

## OXBOW SOUTH

### 3. WRITTEN PROJECT DESCRIPTION for Design Review Major App

**Property Owner & Applicant**

Oxbow Holdings, LLC & 933 Water, LLC

**Applicant Representative**

Wayne & Preston O'Connell

**Property**

585-601 First Street & 933 Water Street  
APNs 003-242-004, -005, -006, -007 & -008

**Acreage**

6.7 acres

**General Plan**

OBC, Oxbow Commercial  
DTSP, Downtown Specific Plan Overlay  
Copia Focus Area, Downtown II Zone

**Zoning**

OBC, Oxbow Commercial  
FP, Floodplain Management

#### I. Introduction

On September 29, 2017, the applicants submitted a pre-application to the City of Napa for a mixed-used development consisting of a hotel, some residential units, and retail space. After receiving feedback from staff and members of the community, the proposed development was redesigned to incorporate that feedback. The proposed project is now focused on residential, creating much needed housing in Downtown Napa, with a hotel, retail uses, open space, and various public gathering spaces. The project will be built in multiple phases to be determined prior to construction, and a preliminary phasing plan is detailed below.

With the focus on housing, the project qualifies as a housing development project under the Housing Accountability Act (HAA) by allocating a minimum of two-thirds of the project's total square footage to residential uses. The project also satisfies the requirements of California's Density Bonus Law (DBL) by providing 10% of the project's for-sale residential units as affordable units for moderate-income households — making the project eligible for a 5% density bonus, and waivers and concessions / incentives pursuant to the DBL, as described in Attachment 2 – DBL Statement.

The project design minimizes building massing to preserve view corridors to the Napa River and surrounding hillsides. It also includes two primary pedestrian corridors that provide access to the Napa River. The project emphasizes walkable open spaces that delineate the residential, hotel, and retail uses on the site. With numerous public gathering and recreational areas along the Napa River, including the opportunity for the construction of a new trail adjacent to the riverbank serving pedestrians and other outdoor enthusiasts around the southern half of the Oxbow District. Through the land exchange in process with Napa Valley Flood Control and Water Conservation District, applicants will provide an easement, with an option to convert to fee-simple ownership, the land area needed for the trail improvements. The improvements will be paid through a combination of private funds from the development, City of Napa, and potentially the CFID, or other sources. The project will provide for the land and the soil stabilization along the perimeter of the site, and the long-

term maintenance will be handled by the City of Napa and Napa Valley Flood Control and Water Conservation District. The project will ultimately provide over 3 acres of open space and circulation areas (consisting of 54% of the entire property), where 91,528 sf non-motorized circulation and open space.

The project is designed to maintain 32 non-exclusive easement, parking spaces, which may exist under a historic agreement, located near the corner of First and Vernon Streets.

The project layout is depicted in the site plans in 3b. Proposed Site Plan.

In summary, the project includes a mix of uses totaling approximately 500,000 square feet (SF) in floor area, as follows:

- 130 for-sale residential units, totaling 339,631 SF, 10% of which (13 units) would be provided as affordable units for moderate-income households, both townhomes and condominiums grouped together in 4 residential buildings and 3 townhome clusters;
- A hotel with 170 rooms and amenities, totaling 147,152 SF;
- Retail uses located throughout the residential site focused on the southernmost point and along the circulation path extending McKinstry Street to this southern point, totaling 9,428 SF;
- Public gathering and recreational areas open to the public, including a new pedestrian and biking trail along the Napa River, which extends from the easternmost side of the site, along the entire southern property boundary, and to the westernmost side of the site;
- 3.6 acres (54%) of the property in open space and circulation areas, with 91,528 sf specifically open space excluding impervious driveways;
- 362 parking spaces, including 32 parking spaces provided via a non-exclusive easement for the Oxbow Public Market.

## II. Project Vision

The vision for Oxbow South is to create a new neighborhood with a strong residential component supplemented by a commercial program that will complement the existing fabric of the Oxbow District, as well as the Downtown Napa area. The Oxbow District is already a desirable place for visitors due to existing restaurants and retail amenities. The Oxbow District is strongly anchored by the Oxbow Public Market and CIA at Copia, and Oxbow South will only serve to enhance the Oxbow District's reputation and attractiveness to visitors, while offering locals the opportunity to live in the District by adding residences to the area. These permanent residences, hotel rooms and complementary retail space will increase local and visitor use of the Oxbow District year-round.

Oxbow South will be more than just an extension of Downtown and the Oxbow area; it will be a contributor to the entire Napa Valley. Therefore, the project is designed to reflect Napa's historical character and provide opportunities to expand the activities, products and personality of the area.

The hotel, which will face First Street, features ground-level indoor/outdoor spaces for shopping, dining, art, product exhibitions, and fairs to be utilized by both locals and visitors. These spaces will provide an opportunity to curate events that express the history, identity, and roots of Napa. The

layout of the site is characterized by interesting, connecting walkways that will tie the retail uses to the Napa River. The project includes open spaces and public gathering areas adjacent to the river that will provide opportunities for art installations, music, and gastronomic and shopping kiosks. As the open space reaches the river it will open into a large park at the southern tip of the property with ample space to enjoy the river frontage.

City comments on the 2017 development proposal indicated that the project should highlight aesthetic resources that contribute to the City's identity, such as views of the Napa River and surrounding hills. Oxbow South incorporates this feedback with reduced massing that prioritizes view corridors to allow for views of the Napa River. The project now features terraced down buildings, with deep façade step backs and decks that will become green outdoor spaces for new residents and visitors. Additionally, the buildings on First Street provide deeper setbacks than required in order to provide a wider, more inviting First Street frontage. Notably, the project would have an FAR of 1.7, which is well below the applicable 4.0 FAR set under the DTSP. Also, by providing 10% of the project's residential units as moderate-income affordable units, the project has a right to develop 7 additional residential units (5%) pursuant to the DBL but is opting not to do so to ensure appropriate scale and massing and to provide more open space and view corridors.

In addition to increasing view corridors to the Napa River, Oxbow South will also include improvements to eliminate the need for the flood wall that was originally proposed under the Flood Control Project, which would have cut-off views of the Napa River and adjacent riparian area. The portion of the property that would have been utilized for the flood wall will instead be available for a new river trail that will be another important means of making the Oxbow District a real walkable and bikeable experience with connections to the Napa River. The river trail would be part of an existing trail system that is integrated into a comprehensive pedestrian network of public streets with new publicly accessible paths, alleys, and driveways. This will further support the vision of a walkable experience for the proposed expanded Oxbow District.

With a vision for a mixed-use community that fits seamlessly within and helps to amplify the existing vibrancy of the Oxbow District, Oxbow South also proposes a comprehensive long-term plan to parking and circulation for the Oxbow District and Downtown Napa area. As part of this plan, the project would provide on-site parking consistent with current parking needs, as determined by a traffic study. A phased, comprehensive parking solution, described in more detail below, would contribute to the pedestrian-oriented look and feel of the project, which is consistent with the City's goal of creating a vibrant, dynamic, and pedestrian-oriented Oxbow District.

### III. Existing Conditions

The existing land is comprised of gardens, parking and warehouse space for 3 tenants – Napa Rio, NVTT and Oxbow Yard. Please see 15c. Existing Conditions and Property Boundary Plans for a graphic representation of the existing uses and layout.

The easternmost portion of the land is used for gardens and parking for the Oxbow Yard tenant. The parking in this area is private parking, predominantly used as non-exclusive parking for tenants at

the site and also has been available as a courtesy for our neighbors and for public parking.

The westernmost portion of the land has 2 structures and associated parking areas. These 2 structures are occupied by Napa Rio and NVTT, and parking for these tenants is approximately 25 spaces between the 2 structures, and approximately 100-125 parking spaces that are gated and used exclusively for our tenants.

### III. Project Components: Residential, Hotel, Retail, Parking & Open Space

#### A. Residential

The residential component of the project will be located on the proposed Parcels 2, 3 and 4 as depicted in 3b. Proposed Site Plan. It will include a combination of townhomes and condominiums that minimizes massing by utilizing 2- to 3-story structures along transportation corridors (i.e., streets, primary walkways, and river trail) with a transition to the taller 6-story buildings in the interior. As recommended by staff and community members, the building frontages incorporate architectural features such as upper-level façade step backs and decks to reduce massing. In addition, the buildings are designed to create views through the site.

##### 1. Townhomes

The project includes 21 townhomes that are clustered into 3 buildings and will be in 3-stories in height. See building areas Townhomes 1, Townhomes 2, and Townhomes 3 in the site plans depicted in 3b. Proposed Site Plan.

The townhomes are designed as 3 and 4 bedrooms with 3.5 bathrooms with an average size of 2,417 SF. The townhomes will range approximately 35 ft to 42 ft in height. The townhouses will include features like decks, solar arrays, and outdoor spaces. Each townhome will have a 2-car garage and access to additional surface parking located adjacent to the homes.

The project also includes some ground floor 2 story condominiums in the Residential Condominium 1, 2, 3 and 4/Flats buildings that are designed as 3 and 4 bedrooms with 3.5 bathrooms, and range from 1,864 SF to 3,669 SF, with an average size of 2,511 SF. These condominiums will have parking in a shared garage and have features like decks and outdoor spaces. These condominiums are designed to step up the exterior elevations of the larger buildings and contribute to the street level, residential feel of the residential community.

##### 2. Condominiums

The project includes 109 condominium units. See building areas Residential Condominium 1, Residential Condominium 2, Residential Condominium 3, and Residential Condominium 4/Flats depicted in 3b. Proposed Site Plan.

The condominiums range from 2 to 4 bedrooms with 2 to 3.5 bathrooms and vary in size from 840 SF to 3,056 SF (with an average size of 2,045 SF). There will be a central parking area located on the ground floor of the Residential Condominium 1, Residential Condominium 2, and Residential Condominium 4/Flats depicted in 3b. Proposed Site Plan, that utilizes mechanically stacked parking

stalls, operated by a management company facilitated by a local homeowners' association. Access to the individual units will be via elevators and stairwells. The units will incorporate decks and open views of the river and hills. The first and mezzanine floors of each building will include amenities such as workspaces, meeting rooms, exercise facilities, and common social areas.

The buildings identified as Residential Condominium 1, Residential Condominium 2, Residential Condominium 3, and Residential Condominium 4/Flats will be approximately 75 feet tall excluding appurtenances like vent pipes, exhaust ducts and rooftop mechanical equipment, etc.. While this exceeds the height requirements under the DTSP, the project requests a development waiver pursuant to the DBL to increase the height limits, as described in Attachment 2 – DBL Statement.

In total, Oxbow South will provide approximately 339,631 SF of residential space. The combination of townhomes and condominiums will attract a diverse range of homeowners to create a vibrant and lively neighborhood that will positively impact both existing and proposed businesses. The residential component of Oxbow South will be overseen by a homeowner's association.

#### B. Hotel

Oxbow South will pair the new supply of residential units with a 170-key hotel providing accommodations and amenities for visitors looking for a vibrant, walkable experience. The hotel will be located on proposed Parcel 1, as depicted in 3b. Proposed Site Plan.

The hotel will offer guests close proximity to world-class Napa amenities, like the Oxbow Public Market and CIA at Copia. Oxbow South can be the catalyst to create a pedestrian-oriented Napa that is centered on the Oxbow District with strong connections to Downtown Napa.

The hotel is approximately 147,152 SF of gross built area, including interior retail space. It will include amenities such as a restaurant, dining and bar spaces, meeting rooms, and a freestanding barn for private events to serve locals and visitors. In addition, the hotel will provide a swimming pool, fitness center, spa, and relaxing areas for taking in views of the river and hills surrounding the property. The hotel and residential uses may share amenities, including the parking facilities located in the podium of Residential Condominium 1 and 2 buildings.

#### C. Retail

Oxbow South includes approximately 9,428 SF of retail uses, outside the hotel, concentrated in 4 different nodes of the site as depicted in Attachment 3c. The retail spaces will be located in the hotel along First Street and adjacent to the river and in the first level of the condominium buildings in the southern portion of the site. This layout enhances the amenities on First Street and integrates with the activities at Oxbow Public Market, CIA at Copia, and other existing commercial uses adjacent to the project property, while integrating with the river and connecting to the open spaces. These spaces will celebrate the natural beauty of the site and feature outdoor sitting areas and public art to help activate the area.

#### D. Parking

The project includes 362 parking spaces provided in parking in parking garages and surface

parking. Based on recent parking studies for different variations of the project, Oxbow South has capacity to accommodate parking on-site for all project uses. (See DTSP, Chapter 6, Table 6.2 [Downtown Automobile Parking Standards]; Napa Municipal Code § 17.54.080(B) [encouraging shared parking for reduction of parking minimums].) The Oxbow Visioning Task Force, consisting of community members and business owners in the Oxbow District, has recommended that the City update its parking standards in the Downtown Specific Plan. If the City adopts the Task Force's recommendations, the project may utilize those standards.

The applicant will be conducting a shared parking program as part of its environmental review that will park the project to code inclusive of using the State Bonus Density Law. The parking study will take into consideration the time of day parking demand by different use types i.e. retail, hotel and residential. The project provides parking by integrating parking into the podiums of the new residential buildings. See 3d. Parking Layout Plan for graphic representation of this. While the majority of the parking is located in the Residential Condominium 1 and 2 podium, additional parking is located in the first level of Residential Condominium 4, totaling 34,618 SF, and supplemented by open, at-grade parking around the site, as well as new parking spaces created on Water Street.

Based on previous parking studies performed on the property and the updated General Plan, the applicant anticipates that the project parking study will conclude that the project will be able to accommodate all project parking on-site. Notwithstanding the foregoing, the applicant requests a waiver under the DBL from the residential parking standards while reserving its rights to reduce the City's minimum parking standards as may be applicable under NMC Section 17.54.080 through a shared parking plan.

#### E. Open Space

The project will provide significant open space for the community, with approximately 1.5 acres of open space along the Napa River which generally constitutes the river trail, riparian area and adjacent areas to the river. The project also proposes another approximately 2.0 acres of non-motorized circulation, walkways, landscaping and gardens, generally open to the public, and also subject to future rules and regulations governing the open spaces. These combined areas not only add open, landscaped space, but also a network of paths for pedestrian walking, running, and cycling. It also offers space for community art, benches, kiosks, and photo destinations while providing access to previously inaccessible stretches of the river. Over an additional acre of space down to the median waterline and along the slope and bank of the existing corporate yard parcel is planned to be added to the site for additional public access and open space.

#### F. Construction Phasing Plan

The project is anticipated be constructed two phases. The first phase includes the development of the Residential Buildings #1 and #2 and the Hotel and other commercial areas. The second phase would include Residential Buildings #3 and #4 and the Townhome buildings. The project will maintain its proportional share of affordable units throughout the development. Initial construction activities—consisting of demolition, grading and partial horizontal construction (serving the phase one development and portions of phase two)—will take approximately 12 months, with a rough, initial estimate of 10,000 cubic yards of import. The vertical construction of the first phase for the hotel and Residential Buildings #1 and #2 will take approximately 18 months. The vertical construction and

remaining horizontal construction of the second phase for Buildings #3 and #4 and the Townhomes will take approximately 12 months. During construction activities, the non-exclusive easement parking spaces will remain available for use subject to the terms of the easement agreement.

#### IV. Statement of Applicability of the State Density Bonus Law and Request for Waivers

See Attachment 2 – DBL Statement.

#### V. Required Approvals & Entitlements

The land use regulations governing the project consist of the City's General Plan, the DTSP, and the Napa Municipal Code. Oxbow South is entirely within the DTSP's "Downtown II" zone and "Copia Focus Area," and is subject to its building form standards. Except for the requested development waivers for height for a portion of the residential development and parking (subject to a new parking study), Oxbow South complies with the development standards, including density, floor-area ratios, and setbacks as outlined in these local land use regulations.

The Project is expected to require the following discretionary and ministerial approvals from the City:

- Conditional Use Permit
- Design Review Permit
- Vesting Tentative Map and Final Map
- Flood waiver approval
- Permit for comprehensive sign program
- Tree removal permit
- Construction permits

A portion of the Oxbow South property is located in the flood plain, but none of the site is in the flood way. Oxbow South will file, in cooperation with municipalities and stakeholders, an application with FEMA to resolve FEMA requirements to take the entire project area out of the flood plain. The project is also within the Floodplain Management Overlay District and Flood Control Project area, so it will require the approval of the Napa County Flood Control and Water Conservation District (FCD) and the Flood Administrator. The applicant will continue to work with the Federal, State, and local agencies to comply with all regulations to ensure public safety and flood protection for the area. However, the project does not propose any work to the bed, bank, or channel of the Napa River and, thus, does not require a streambed alteration agreement. (See Cal. Fish & Wildlife Code § 1600 et seq.)

#### VI. Assumptions & Site Constraints

PG&E and Napa Sanitation

A PG&E high voltage transmission line crosses the center of the project site between the proposed hotel and residential areas, and another power line crosses between the river and Water Street. There also exist sewer easements in two areas of the site. The site plan provides the necessary setbacks so that no structures will be located in the transmission line easement area; rather the area will be limited to surface parking, driveways, walkways, and landscaping. And the existing, unused sanitary sewer will be removed, and the easement vacated. Structures and improvements have been located to respect the existing location of other sanitary sewer easements.



## Flood Control

Oxbow South proposes raising the entire project site above the 100-year floodplain thereby removing the entire site from the floodplain. This process will also remove the need for a floodwall around the Oxbow Island and provide area for an open river frontage and opportunity to connect the existing river trail around the south half of the island. Oxbow South supports the proposed trail concept and FCD's river frontage improvements contemplated under the Flood Control Project. FCD has indicated a strong interest in working with the project to construct a river trail and possibly some other Flood Control Project improvements, upon finalizing the easements to FCD (as may be necessary) in order to access, construct, and maintain said improvements.

## Site Waste Management

The project sponsor has retained American Trash Management (ATM) to create a refuse and waste management plan for the project. An initial study has been completed and a summary of initial findings will be provided by ATM. The initial review creates a central waste/recycling and delivery location at the back of the hotel, accessed by the corner of Water and Vernon streets, where all trash and recycling are consolidated to this location and local trash services this one central location. The hotel and residential buildings will utilize on site vehicles and trailers sized to navigate on-site paths to move compacted waste and recyclables to the central area, in conformance with local franchise agreements. Deliveries to retail and hotel uses are also consolidated to this location as well. Please see 3e. Waste Management letter-3-28-23 and 21. Waste & Refuse Site Plan for more information on Waste Management.

## Easements

The project site includes easements for PGE and sewer and will maintain these easements in the site plan. Easements for flood control are addressed in the modification to replacing the flood wall with raised site conditions. Sewer easements will be relocated if necessary per the new sewer connections, and others will remain. Please see 3f. Easement Detail letter-2-16-23 for more information on easements.

## Geotechnical and Soil Conditions

The project's geotechnical and soil conditions have been assessed by Miller Pacific Engineering Group. The site is believed to be filled in some areas with up to 10 feet of artificial fill below the ground surface. Below the artificial fill, the site consists of alluvial deposits of mixtures of clay, sand, gravel, and silt.

Ground water was encountered at 15 to 20 feet below the existing ground surface. A Phase 1/Phase 2 environmental assessment was completed and did not show the presence of any unmitigable hazardous materials above required regulatory thresholds.

The ground improvement plan for the site consists of using Vibro-Replacement Stone Columns placed on designed grid patterns across the project site. The Vibro-Replacement Stone Columns

increase foundation bearing capacity, decrease settlement, and mitigate potential liquefaction hazards. The installation process is relatively quiet, and vibration is limited to the immediate area.

Wet soil mix columns will be placed as shear panels around the perimeter of the site adjacent to the river, and under the river trail. This wet soil mix stabilized soil was engineered specifically for the trail to prevent the riverbank from failing in high waters and during an earthquake event.

#### Landscape

There is a double row of non-native trees running North-South at a height of approximately 80 feet on the eastern portion of the site. These trees substantially blocks views from the surrounding areas such as the roof of the Archer Hotel, Alta Heights, and the local neighborhoods. These trees are to be removed as they cannot tolerate the raised soil level needed for flood control improvements. There is one oak tree on the site which cannot be preserved. The project is unlikely to require removal of any other protected native trees. (Napa Municipal Code Chapter 12.45.) The entire riverbank on the south section will be planted to show natural and vernacular palette and will adhere to the Flood District Project.

The landscape plans include reuse of some of the design elements of the Copia gardens. However, there is no requirement under the DTSP to maintain the portion of the garden on the project site. The raised beds portion of the project will replicate Copia garden elements to be used for plantings, landscaping, and bioretention (C-3) purposes.

At the western end of the project, east of McKinstry Street, the project proposes an expanded gathering area with connections to the any future river trail, which could include pop-outs or kiosks with an outside electric and communications docking station and lighting. Open spaces along the river also allow for programming on the private side of the trail including art walks, live music, or other events of interest to the residents and public, to further promote the walkable, expanded pedestrian experience.

The environmental sensitivity maps on file in the City of Napa Planning Department indicate that the project site is not in an environmentally sensitive area with respect to cultural resources and special species of plants and animals. A preliminary overview of the site landscape plan is depicted on attached 17a. Landscape Plan.

**South Oxbow SB 330 Application**  
**Statement of Applicability of the California Density Bonus Law & Request for Waivers**

In recognition of the need for affordable housing to help address the City's Regional Housing Needs Allocation obligations mandated by the California Department of Housing and Community Development and the State, regional, and local housing crisis generally, the proposed project would provide 10% of its residential units to moderate income households instead of paying in-lieu fees. Of the total 130 "for sale" units, 117 would be market-rate and 13 would be affordable to moderate income households. The project therefore qualifies as a density bonus project under California's Density Bonus Law (DBL). (Gov. Code §§ 65915(b)(1).)

The proposed density of 30 dwelling units per acre complies with the Downtown Specific Plan's residential density standard of 20 to 40 dwelling units per acre for the Downtown II zone. The project would not exceed the maximum density nor increase the number of market-rate units as permitted under the DBL in order to remain compatible with the existing development pattern and surrounding land uses. This is consistent with the DBL as a density bonus can be either an increase over the otherwise maximum allowable gross residential density, or a lesser percentage, including, but not limited to, no increase in density. (Gov. Code § 65915(f).)

In order to accommodate the amount of housing proposed for the site, the applicant is requesting waivers from the requirement to comply with the height limit for a portion of the residential development and residential parking standards. As detailed below, waivers are necessary because those standards would physically preclude the construction of the project. Density bonus projects are entitled to an unlimited number of "waivers" and "modifications" to development standards, which are distinct from the limited number of concessions/incentives that are available based on the percentage of affordable units in a project. Waivers are also distinct from concessions/incentives in that they are applicable where a development standard would physically preclude the construction of the project while concessions/incentives can include non-physical factors such as fee waivers that result in identifiable and actual cost reductions. The project would otherwise comply with all objective development standards applicable to the hotel, retail, and residential condominium and townhome buildings.

Importantly, granting a density bonus is not a discretionary action. Developers are afforded "broad discretion to design projects with additional amenities even if doing so would conflict with local development standards," and "a city may not apply any development standard that would physically preclude construction of *that project as designed*, even if the building includes 'amenities' beyond the bare minimum of building components." (*Bankers Hill 150 v. City of San Diego* (2022) 74 Cal.App.5th 755, 775 [emphasis added].)

### Requested Waiver from Height Standard for Residential Buildings

The Downtown Specific Plan imposes a height limit of 60 feet.<sup>1</sup> The project incorporates various residential buildings, including four, six-story residential buildings that are 75 feet tall excluding appurtenances like vent pipes, exhaust ducts and rooftop mechanical equipment, etc.. The proposed buildings – Residential Condominium 1, 2, 3 and 4/flats – account for 109 residential units with a mix of unit sizes, as well as retail and amenity space. The increased height is dictated by the need to provide above-grade parking, since the City's floodplain regulations (See Napa Municipal Code Chapter 17.38) require that for all residential construction, the lowest floor—including basement—must be elevated at least one foot above the base (100-year) flood elevation. The limitation on any below grade construction to accommodate parking for the residential component reduces the height available to accommodate the units. There is insufficient space within the building footprint to accommodate the parking spaces along with the other uses, so triple stackers will be utilized to make more efficient use of the limited parking area. The need for stackers increases the height of the parking area which elevates the portion that accommodates the occupied floor area.

For these reasons, the 60 foot height limit would have the effect of physically precluding development of the project as designed and at the permitted densities. (See Gov. Code § 65915(e)(1).) The applicant is therefore requesting a waiver from the height standards to allow four six-story buildings of 75 feet.

### Requested Waiver from Parking Standards for Residential Uses

The proposed project provides the parking required by the Downtown Specific Plan for the hotel, and retail uses, as well as the reciprocal easement spaces with Oxbow Public Market. The parking requirements for residential uses under the Downtown Specific Plan vary by the type of unit: one space per studio, 1.1 space per each 1-bedroom unit, 1.2 spaces per each 2-bedroom unit, and 1.3 spaces per each 3-bedroom unit. The total parking required for the residential component of the project is therefore 169 spaces. The project provides 144 dedicated stalls of parking for the 130 units of residential plus access to 32 non-exclusive easement stalls totaling 176 stalls of parking available to the residential component of the project. This results in a deficiency of 25 stalls per the city's code, if the 32 non-exclusive easement stalls are not included.

Based on a parking study performed on the property and changes related to the general plan update, the applicant anticipates that the City will conclude that the project can accommodate all parking demand on-site. Notwithstanding the foregoing, the applicant is requesting a waiver as part of this SB 330 application to address the parking shortfall in relation to the objective parking standards until the City has an opportunity to evaluate said parking study.

~~As detailed above in the applicant's request for a waiver from the height limit, there are a number of constraints that limit the area available for parking based on the current design and, among other things, the need to comply with the City's floodplain regulations which limits below grade~~

<sup>1</sup>The height is measured from the ground to the mid-point of a pitched roof, or to the parapet of a flat roof.

parking. If strictly applied, complying with the parking requirement would require additional space that is currently designated for residential floor area. The potential loss of units to provide parking means that, without a waiver, the parking requirement would physically preclude development of the project.

Please note that the applicant may amend this density bonus statement as the project is refined through the development review process, including the use of an incentive or concession pursuant to Government Code Section 65915(d).

OXBOW SOUTH PROJECT - SUMMARY OF PROPOSED USES

2/5/23

general information									
Total site size	6.7 acres	292,462	sf						
Total residential site size	4.3 acres	188,683	sf						
Total commercial site size	2.3 acres	103,231	sf						
Total gross building area		496,211	sf						
FAR	1.80 Residential FAR	<b>1.70</b>	FAR						
	1.52 Commercial FAR								
Residential Density		30	units/acre						
Total Lot Coverage		46%	134,693	sf					
Total Open Space & Circulation Areas		54%	157,221	sf					
								RESI Required Parking Ratios:	
								studio:	1.0
								1 bedroom:	1.1
								2 bedroom:	1.2
								3 bedroom:	1.3
								RETAIL Required Parking Ratios:	3.2 per 1000 sf
								Hotel Required Parking Ratio/key as per DTSP	1/key + 0.5/employee + 1/Manager

building	Level/Floor	use	residential units	hotel keys	residential (sf)	commercial (sf)	parking required under current DTSP	parking provided
H1-H3		*170 keys at .6 spaces per key - Applicant to request parking study shared easement parking		170		147,152	188	188
				170		147,152	220	220
RES 1 RES 2	L1	retail				7,788	25	25
RES 1 RES 2	L1	parking/res. condominium/amenities	4		52,973		5	3
RES 1 RES 2	M1	res. condominium/amenities						
RES 1	L2	res. condominium	14		25,772		18	14
RES 1	L3	res. condominium	12		25,847		16	14
RES 1	L4	res. condominium	12		25,847		16	16
RES 1	L5	res. condominium	10		20,164		13	13
RES 2	L2	res. condominium	5		10,874		7	3
RES 2	L3	res. condominium	5		10,143		7	5
RES 2	L4	res. condominium	5		10,143		7	5
RES 2	L5	res. condominium	5		8,856		7	5
RES 3	L1	res. condominium/amenities	3		11,357		4	-
RES 3	M1	res. condominium/amenities						
RES 3	L2	res. condominium	3		5,707		4	2
RES 3	L3	res. condominium	3		5,707		4	2
RES 3	L4	res. condominium	2		5,709		3	3
RES 3	L5	res. condominium	2		4,054		3	3
RES 4	L1	retail				1,640	5	5
RES 4	L1	parking/res. condominium/amenities	4		14,350		5	5
RES 4	M1	res. condominium/amenities						
RES 4	L2	res. condominium	5		13,766		7	-
RES 4	L3	res. condominium	5		13,766		7	3
RES 4	L4	res. condominium	5		13,766		7	3
RES 4	L5	res. condominium	5		10,074		7	3
TH1-TH3 (Stand Alone)		townhomes	21		50,757		27	42
			130		339,631	9,428	199	174
<b>Project Totals:</b>			<b>130</b>	<b>170</b>	<b>339,631</b>	<b>156,580</b>	<b>387</b>	<b>362</b>
<b>Percentage of Residential and Commercial:</b>					<b>68%</b>	<b>32%</b>	<b>Net Parking Stalls: Required vs. Provided:</b>	<b>(25)</b>



# DEVELOPMENTSUMMARY TABLE

PLANNING APPLICATION FORM ATTACHMENT

Submit to: [planningdepartment@cityofnapa.org](mailto:planningdepartment@cityofnapa.org)

Mailing Address:  
PO Box 660  
Napa, CA 94559

Planning Division  
1600 First Street  
707.257.9530

## 1. Site size

Acres / square footage of the lot(s) in the project site

6.7 / 292,462

condo

## 2. Nonresidential building square footage totals by type

	hotel Retail/service	General Office	Medical/Dental	Industrial/ warehouse	Other (specify)
Existing square feet (sq. ft.)	0				
- Sq. ft. to be demolished	0				
+ New sq. ft.	9,428 + 147,152				
= Total proposed	156,580				

## 3. Parking

Existing parking spaces 0

Proposed additional parking spaces 362

## 4. Nonresidential Floor Area Ratio

Calculate the site square footage divided by the gross building square footage 1.52

## 5. Residential Units by Type and Number

	Single Family Detached	Single Family attached	Duplex/ triplex	condos Apartments	Accessory second units	Other Type (specify)
Number of existing units						
-Units to be demolished/lost						
+ New units		21		109		
=Total proposed		21		109		

## 6. Residential Density

Calculate overall number of residential units/gross acre 30

## 7. Residential Units by Size (sq. ft.) and Number of Bedrooms (BR)

Number of units each size	Single Family Detached		Single Family attached		Duplex/triplex		condos Apartments		Accessory second units		Other	
	Size	#BR	Size	#BR	Size	#BR	Size	#BR	Size	#BR	Size	#BR
21			2417	3								
25							882-1323 sf	2				
79							1500-2400 sf	3				
26							2150-3056 sf	4				