

Cinedome Focus Area

The Cinedome Focus Area is located in the central part of the Downtown Specific Plan planning area. It is bounded by Soscol Avenue to the east, the future Oxbow Commons Bypass to the south, the buildings that front Main Street to the west, and Clinton Street to the north. Five parcels are included in this Focus Area – (1) the current location of the Cinedome movie theatre, (2) the parking lot to the south of the theatre, (3) the parking lot behind Cole’s Chop House/Ubuntu, (4) West Street, and (5) the block north of Pearl Street which includes the former Napa Sanitation District pump station and the skate park.

In total, this focus area is estimated to result in 3.83 acres (depending on the location of the flood take line). The site is bisected by Pearl and West streets. The Focus Area will be significantly reduced in size by the Flood Control Project. Once the Flood Control Project is completed, most of the parking lot area to the south of the theatre will be lost to the Bypass Channel.

There are designs in the Downtown Riverfront Urban Design Plan for the promenade to continue along the top of the Bypass floodwall and Napa Creek. It is anticipated that the pedestrian bridge to the Opera House plaza will remain following completion of the Flood Control Project.

There is pedestrian access along the creek along the south side of Cole’s Chop House. There is also a dedicated easement for access along the back of the Cole’s Chop House/Ubuntu building.

Development of this site will result in the loss of the current parking lots, therefore any new development should be designed to include a parking structure to accommodate parking for this part of the city.

The surrounding area is characterized by the Wine Train depot across Soscol Avenue, small houses on the east side of Yajome Street, and one story retail storefronts along Pearl and Main Streets.

Cinedome Focus Area

Site	APN	Address	Use	Acreage	Surrounding Uses
<i>South of Pearl St</i>					
Yajome Street easement			Access Roadway		Soscol Avenue
West Street ROW			Access Roadway	0.28	Bisects Cinedome/Parks Office parcel and west parking lot
Parks Bldg/parking lot	003-173-009	1100 West Street	House converted to City Parks and Rec Offices (3,977 sq.ft.) + 48 parking spaces	0.43 (as reduced by flood project)	Future Flood Bypass Channel, parking
Cinedome Site	003-173-012	825 Pearl Street	Movie Theatre (25,000 sq. ft.)	0.70	Pearl Street
West of West St parking lot	003-172-009		Parking lot	1.19	Retail and Restaurant uses to the west
		<i>SUBTOTAL</i>		<i>2.60</i>	
<i>North of Pearl St</i>					
Napa Sanitation District	003-144-009	1105 West Street	Unused Pump station; skate park	1.23	Housing on 3 sides, retail on Pearl St.
		TOTAL		3.83	