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Agenda Date: 2/19/2014

Agenda Placement:

9B

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission

FROM: Charlene Gallina for Pete Parkinson - Interim Director
Planning, Building and Environmental Services

REPORT BY: John McDowell, Deputy Planning Director - 299-1354

SUBJECT: Mobilehome Park Ordinance Update - County Code Chapter 15.40 (P13-00437-ORD)

RECOMMENDATION

MOBILEHOME PARK ORDINANCE UPDATE / MATT MUMFORD, HALL VINELAND LLC - ORDINANCE TEXT AMENDMENT P13-00437-ORD

CEQA Status: General Rule. It can be seen with certainty that there is no possibility the proposed action may have a significant effect on the environment and therefore CEQA is not applicable. [See Guidelines For the Implementation of the California Environmental Quality Act, 14 CCR 15061(b)(3)].

Request: Applicant-sponsored ordinance to update the Mobilehomes Chapter of Napa County Code, Chapter 15.40, to be consistent with the requirements of State Law and to establish regulations enabling project decision makers to grant variations to development standards for projects of superior design quality. Applicant for the ordinance change is Hall Vineland LLC, 401 St. Helena Highway South, St. Helena. Hall Vineland LLC has also proposed Major Modification P13-00164-MOD to redevelop the existing Vineland Vista Mobile Home Park located at 341 St. Helena Highway South (Assessor's Parcel Number 027-130-005 & 006), which is presently a pending, but incomplete, application with no planned date for hearing.

Ordinance Title: AN ORDINANCE OF THE BOARD OF SUPERVISORS OF NAPA COUNTY, STATE OF CALIFORNIA, AMENDING CHAPTER 15.40 RELATING TO MOBILEHOMES AND MOBILEHOME PARKS

Staff Recommendation: That the Planning Commission continue the item to its regular meeting of March 5, 2014.

Staff Contact: John McDowell, Deputy Planning Director 707-299-1354, johnmcdowell@countyofnapa.org

Applicant Contact: Tom Carey, Attorney, 707-479-2856, tcareylaw@g-mail.com

CONTINUED FROM THE JANUARY 15, 2014 REGULAR MEETING.

EXECUTIVE SUMMARY**Proposed Action:**

That the Planning Commission continue the public hearing to March 5, 2014.

Discussion:

The owner of one of the existing mobilehome parks, Vineland Vista located south of St. Helena, has requested consideration of the proposed amendments to Chapter 15.40 to bring the County Code into conformance with State law, and to add provisions allowing decision makers on a project to grant variations to development standards. The applicant has applied for a use permit major modification to upgrade their facility, but before moving forward with that application they request that the Commission and Board first update the County Code.

On January 15, 2014, the Planning Commission conducted a public hearing on the ordinance. During the hearing, Staff requested that the item be continued so that the ordinance could be considered in concert with the initial public comment draft of the Housing Element Update currently in process. The applicant expressed concern over continuing the item. At the conclusion of the hearing, the Commission voted to continue the item to February 19, 2014.

Since the continuance, County Staff have made diligent efforts to complete the Housing Element Update draft but comments from County Counsel's office as it relates to ongoing Housing Element litigation have resulted in the draft Element being delayed. Consequently, Staff is recommended that this item be continued off of this meeting to the next regular Commission hearing on March 5, 2014. At this point, it appears that the draft Housing Element Update will be completed in time for it to be heard on March 5th. It is Staff's understanding that the applicant does agree to this continuance and will be requesting that the Commission move forward with a recommendation to the Board of Supervisors without further delay.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

General Rule. It can be seen with certainty that there is no possibility the proposed action may have a significant effect on the environment and therefore CEQA is not applicable. [See Guidelines For the Implementation of the California Environmental Quality Act, 14 CCR 15061(b)(3)].

BACKGROUND AND DISCUSSION**SUPPORTING DOCUMENTS**

None

Napa County Planning Commission: Approve