



A Tradition of Stewardship
A Commitment to Service

AGENDA

NAPA COUNTY CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

Wednesday, February 01, 2012
9:00 AM

COMMISSION MEMBERS

<i>COMMISSIONER</i> <i>Heather Phillips</i> <i>District # 1</i>	<i>VICE-CHAIR</i> <i>Terry Scott</i> <i>District # 4</i>	<i>COMMISSIONER</i> <i>Matt Pope</i> <i>District # 5</i>	<i>COMMISSIONER</i> <i>Bob Fiddaman</i> <i>District # 3</i>	<i>CHAIR</i> <i>Michael Basayne</i> <i>District # 2</i>
<i>COMMISSION COUNSEL</i> <i>Laura Anderson</i>		<i>SECRETARY-DIRECTOR</i> <i>Hillary Gitelman</i>		<i>COMMISSION CLERK</i> <i>Melissa Gray</i>

The Commission welcomes you to its meeting which is regularly scheduled the first and third Wednesday of the month. The Commission meets at 1195 Third Street, Suite 305, Napa. The following information is provided to ensure your understanding and participation in the Commission's meeting and decision making process. Your comments and participation in the meeting are invited and would be welcomed. It is our desire to give everyone an opportunity to speak and be heard in a timely manner and within an atmosphere of respect and diplomacy. These procedures are meant to foster an atmosphere of respect. Assistive listening devices are available for the hearing impaired from the office of the Clerk of the Board. If an ASL interpreter or any other special arrangement is required, please provide the Clerk of the Commission with 24-hour notice by calling 253-4417.

ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY:

Items listed under this section on the agenda are regular items which are recommended for approval or continuance by staff with the applicant's consent concerning conditions of approval, when the applicant has signed any required project revision statement and when no member of the Commission or public indicates a desire to comment or ask questions about the item. These items regardless of their agenda assigned number will be acted upon by the Commission in one motion at the beginning of the meeting. Applicants having items so listed need not speak unless they disagree with the staff recommendation or wish to comment. If an Item requires discussion, it will be heard in the numerical order listed on the agenda.

PERSONS WISHING TO SPEAK CONCERNING AN AGENDA ITEM:

If you wish to speak on an item on the Agenda and under discussion by the Commission, you may do so upon receiving recognition from the Chairperson. After being recognized by the Chairperson, please step to one of the microphones and state your name and address and make your presentation. No comment or testimony shall be shouted from the audience. All comments are to be directed to the Commission, including inquiries requiring staff response. Time limitations shall be at the discretion of the Chair or Commission.

APPEAL PROCEDURE:

If you do not agree with the Commission's decision or the conditions that may have been imposed by the Commission in approving an agenda item, you may appeal the Commission's action to the Napa County

Board of Supervisors. Appeal must be filed within ten (10) working days from the date of the Commission's action. Appeals may be limited to those issues raised at the public hearing relating to the agenda item or to written correspondence delivered to the Planning Commission at or prior to the public hearing. For additional information concerning the County's Ordinance requirements for filing an appeal or to obtain the required forms to file an appeal, please stop at the front counter in the County Executive Office/Clerk of the Board, 1195 Third Street, Suite 310 in Napa. If you have any question concerning the appeals procedure, please call (707) 253 4580 and request assistance.

All materials relating to an agenda item for an open session of a regular meeting of the Planning Commission which are provided to a majority or all of the members of the Commission by Commissioners, staff or the public within 72 hours of but prior to the meeting will be available for public inspection, at the time of such distribution, in the office of the Clerk of the Planning Commission, 1195 Third Street, Suite 210, Napa, California 94559, Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m., except for County holidays. Materials distributed to a majority or all of the members of the Commission at the meeting will be available for public inspection at the public meeting if prepared by the members of the Commission or County staff and after the public meeting if prepared by some other person. Availability of materials related to agenda items for public inspection does not include materials which are exempt from public disclosure under Government Code sections 6253.5, 6254, 6254.3, 6254.7, 6254.15, 6254.16, or 6254.22.

Agenda available on line at www.countyofnapa.org

1. CALL TO ORDER / ROLL CALL**2. PLEDGE OF ALLEGIANCE****3. CITIZEN COMMENTS AND RECOMMENDATIONS**

The Commission invites Citizen comments and recommendations concerning current problems and future prospects of a planning nature which are within the jurisdiction of the Conservation, Development & Planning Commission. Anyone who wishes to speak to the Commission on such a matter, if it is not on the agenda, may do so at this time.

4. APPROVAL OF MINUTES

Clerk of the Commission requests approval of Minutes for the meeting held on:
November 2, 2011 (All Commissioners present)

5. DIRECTOR'S REPORT

- BOARD OF SUPERVISORS ACTIONS
- OTHER DEPARTMENT ACTIVITIES

6. AGENDA REVIEW**7. DISCLOSURES****8. PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY****A. INGLEWOOD VILLAGE BUSINESS PARK - INGLEWOOD BUSINESS PARTNERS, LLC - USE PERMIT MODIFICATION (P11-00107) & TENTATIVE PARCEL MAP (P11-00478)**

CEQA Status: Subsequent Negative Declaration prepared. According to the proposed Subsequent Negative Declaration, the project would not have any potentially significant effects. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code section 65962.5.

Request: Approval to modify Use Permit #99077-UP to construct an approximately 4,092 square foot one story office building and add an additional 15 parking spaces to an existing 3 building office complex for a total of 27,764 square feet and with a total of 132 parking spaces. The building will be constructed using the same materials and in the same design as the three previously approved and constructed buildings. Approval to re-subdivide the existing 3 unit commercial condominium project into 14 units with a common owner's association responsible for building and property maintenance. The 2.89 acre project site is located on the south side of Inglewood Avenue and the west side of State Highway 29 within a CN (Commercial Neighborhood) zoning district. (Assessor's Parcel 027-590-001), 811 St. Helena Hwy, St. Helena.

Staff Recommendation: Continue the item to a date uncertain.

Staff Contact: Linda St. Claire, 299-1348 or Linda.stclaire@countyofnapa.org

(TO BE CONTINUED TO DATE UNCERTAIN)

9. PUBLIC HEARING ITEMS

A. 2012 OMNIBUS ZONING CODE UPDATE ORDINANCE, COUNTY-INITIATED ZONING CODE TEXT AMENDMENT No. P11-00215-ORD

CEQA Status: Categorically Exempt - Class 5, Minor Alterations in Land Use Limitations, *CEQA Guidelines Section 15305* and General Rule, *CEQA Guidelines Section 15061(b)(3)*. **Statutorily Exempt** - Ordinances Regarding Second Units in a Single-Family or Multifamily Residential Zone, *CEQA Guidelines Section 15282(h)*.

Request: County-sponsored ordinance to correct and otherwise update Title 18 (Zoning) of the Napa County Code in order to delete archaic zoning districts, update internal references, and improve consistency with the General Plan and the existing administrative policy of the Department of Conservation, Development, and Planning. The proposed text amendments would apply to unincorporated areas countywide.

Ordinance Title: AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NAPA, STATE OF CALIFORNIA, AMENDING TITLE 18 OF THE NAPA COUNTY CODE BY DELETING CHAPTERS 18.26 (GC GENERAL COMMERCIAL DISTRICT), 18.56 (RD RESIDENTIAL DOUBLE DISTRICT), 18.84 (:FR FIRE RISK COMBINATION DISTRICT), 18.88 (:GR GEOLOGICAL RISK COMBINATION DISTRICT) 18.96 (:A AGRICULTURAL COMBINATION DISTRICT), 18.101 (:V VIEWSHED PROTECTION COMBINATION DISTRICT), ADDING A NEW SECTION 18.08.638 (WILDLIFE RESCUE CENTER), AND AMENDING CERTAIN SECTIONS IN THE FOLLOWING CHAPTERS: 18.08 (DEFINITIONS), 18.10 (ZONING ADMINISTRATOR), 18.12 (ESTABLISHMENT OF ZONING DISTRICTS), 18.20 (AW AGRICULTURAL WATERSHED DISTRICT), 18.24 (AV AIRPORT DISTRICT), 18.28 (CL COMMERCIAL LIMITED DISTRICT), 18.32 (CN COMMERCIAL NEIGHBORHOOD DISTRICT), 18.40 (IP INDUSTRIAL PARK ZONING DISTRICT), 18.48 (PD PLANNED DEVELOPMENT DISTRICT), 18.52 (RS RESIDENTIAL SINGLE DISTRICT), 18.60 (RM RESIDENTIAL MULTIPLE DISTRICT), 18.64 (RC RESIDENTIAL COUNTRY DISTRICT), 18.100 (:UR URBAN RESERVE COMBINATION DISTRICT), 18.104 (ADDITIONAL ZONING DISTRICT REGULATIONS), 18.108 (CONSERVATION REGULATIONS), 18.112 (ROAD SETBACKS), 18.116 (SIGNS), 18.120 (EXCEPTIONS), 18.124 (USE PERMITS), 18.126 (ADMINISTRATIVE PERMITS), 18.128 (VARIANCES), 18.132 (LEGAL NONCONFORMITIES).

Staff Recommendation: That the Planning Commission conduct a public hearing and recommend to the Board of Supervisors that they find this project categorically and statutorily exempt from CEQA and that they adopt the proposed ordinance.

Staff Contact: Chris Cahill, 253-4847 or chris.cahill@countyofnapa.org

10. ADMINISTRATIVE ITEMS

A. COUNTYWIDE BICYCLE PLAN PRESENTATION - NAPA COUNTY TRANSPORTATION AND PLANNING AGENCY

Request: Presentation and discussion on the updated NCTPA Countywide Bicycle Plan.

Staff Recommendation: Information and discussion item. No action proposed.

Staff Contact: Rick Marshall, Deputy Public Works Director, 259-8381, rick.marshall@countyofnapa.org

B. PRESENTATION ON THE AIRPORT INDUSTRIAL AREA BLUE RIBBON COMMITTEE

Request: Presentation and discussion on a report prepared for the Board of Supervisors concerning

economic development constraints and opportunities within the Napa County Airport Industrial Area located in the southern portion of Napa Valley.

Staff Recommendation: Information and discussion item. No action proposed.

Staff Contact: John McDowell, 299-1354 or john.mcdowell@countyofnapa.org

11. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE *FEBRUARY 15, 2012 REGULAR MEETING*
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS
- OTHER PENDING PROJECTS' STATUS

12. COMMISSIONER COMMENTS / COMMITTEE REPORTS

13. FUTURE AGENDA ITEMS

- #03457-UP, 1 year after opening - Kendall Jackson (formerly Pecota) Winery
- #P09-00185-UP, 1 year after opening - Ca'Nani Winery
- #P10-00123-MOD, 1 year after opening - MJA Vineyard
- #P10-00206-UP, 1 year after opening Caravan Serai Winery
- #P10-00177-MOD, 1 year after final - Kelham Winery

14. ADJOURNMENT

I HEREBY CERTIFY THAT THE AGENDA FOR THE ABOVE STATED MEETING WAS POSTED AT A LOCATION FREELY ACCESSIBLE TO MEMBERS OF THE PUBLIC AT THE NAPA COUNTY ADMINISTRATIVE BUILDING, 1195 THIRD STREET, NAPA, CALIFORNIA ON JANUARY 25, 2012 BY 4:45 PM. A HARD COPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

Sarah Minahen (By e-signature)
Sarah Minahen, Acting Clerk of the Commission