



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 4/1/2015

Agenda Placement: 8B

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission

FROM: John McDowell for David Morrison - Director
Planning, Building and Environmental Services

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

SUBJECT: The Wright Corner P14-00022-MOD

RECOMMENDATION

THE WRIGHT CORNER / THE WRIGHT CORNER INC. - USE PERMIT MINOR MODIFICATION (#P14-00022-MOD)

CEQA Status: Consideration and possible adoption of a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1, which exempts minor alterations to existing buildings; and Appendix B, Class 1 (existing facilities), of the Napa County's Local Procedures for Implementing the California Environmental Quality Act. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Approval of a Use Permit Modification to existing Use Permit U-348283 to allow conversion of a 1,448 square foot existing antique furniture store to allow: (a) 340 square foot Art Gallery (display and for sale of art); (b) 788 square foot Bike Rental/Guided Tour Business and Luxury Car Excursion; (c) 331 square foot shared storage area for all three businesses; (d) sale of riding gear, pre-packaged food and convenience items; (e) employee bathrooms located in an adjacent existing structure; (f) construction of a 24± square foot trash enclosure; (g) recognize 4 pre-existing legal non-conforming parking spaces; (h) upgrade 4 additional existing parking spaces to meet current Napa County Road and Street Standards; (i) amend prior Public Works approval requiring on-site parking improvements; (j) remove prior Public Works requirement for public road widening, with concrete curb, gutters and sidewalks. The 2.35 acre project parcel is located on the corner of Old Sonoma Highway and Old Sonoma Road, 0.19 miles east of its intersection of Old Sonoma Road and State Highway 12/121 within a CL (Commercial Limited) zoning district: 4370 Old Sonoma Highway, Napa, (APN: 047-110-017)

Staff Recommendation: Continue the item to the next regular Planning Commission meeting of April 15, 2015

Staff Contact: John McDowell; (707) 299-1354; john.mcdowell@countyofnapa.org

Applicant Contact: Kerry Smith; (707) 812-5006; TheWrightCorner@earthlink.net

REQUEST TO BE CONTINUED TO APRIL 15, 2015

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission:

1. Continue the item to the April 15, 2015 regular Planning Commission meeting.

Discussion:

Staff is requesting that the Planning Commission continue this item to its next regular meeting of April 15, 2015 to allow staff additional time to address the details of the request.

The Wright Corner is an existing underutilized commercially zoned parcel in the Carneros region located at the southeast corner of Old Sonoma Road and Old Sonoma Highway. The project consists of a major modification to expand the allowed uses of the existing use permit to include art display/sales, a tourist serving bicycle rental/touring business, and a two vehicle luxury car tour service. Prepackaged food and ancillary retail, such as cycling apparel, sunscreen, sunglasses, etc. would be offered as well.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

BACKGROUND AND DISCUSSION

SUPPORTING DOCUMENTS

None

Napa County Planning Commission: Approve

Reviewed By: John McDowell