



A Tradition of Stewardship
A Commitment to Service

AGENDA

NAPA COUNTY PLANNING COMMISSION

Wednesday April 17, 2013
9:00 AM

COMMISSION MEMBERS

<i>COMMISSIONER</i> <i>Heather Phillips</i> <i>District # 1</i>	<i>COMMISSIONER</i> <i>Michael Basayne</i> <i>District # 2</i>	<i>CHAIR</i> <i>Terry Scott</i> <i>District # 4</i>	<i>VICE-CHAIR</i> <i>Bob Fiddaman</i> <i>District # 3</i>	<i>COMMISSIONER</i> <i>Matt Pope</i> <i>District # 5</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. 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 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 for the Minutes for the meeting held on:
April 3, 2013 (Commissioner Phillips excused)

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- None****9. PUBLIC HEARING ITEMS****A. HARTWELL VINEYARDS, LLC / ROBERT & BLANCA HARTWELL – HARTWELL VINEYARDS USE PERMIT MODIFICATION - USE PERMIT MAJOR MODIFICATION # P11-00389-MOD**

CEQA Status: Subsequent Negative Declaration Prepared. New environmental effects resulting from proposed changes, altered conditions or new information are addressed in the Initial Study; there are no changes proposed in this project which require major revisions to the previous environmental document. This project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval to modify prior Use Permit # 95608-UP to: 1) Increase annual wine production from 12,000 gallons/year to 36,000 gallons/year; 2) Increase daily, appointment-only tours and tastings from three tours/16-people/day to five tours/24-people/day with pre-packaged or caterer-prepared food pairings; 3) Expand the winery marketing plan to increase the allowable number of people at catered events from one End of Harvest 16-20 person event to one with 20-40 persons; two Wine Release Events with 16-20 people to 80-100 people events; one holiday (Christmas) party with 30-36 people to one event with 80-100 people; no changes to the three Wine & Food events of 20-25 people or one Wine Auction Weekend event with 30-50 people are proposed; 4) Increase the days of operation from Wednesday-Sunday to Monday-Sunday; 5) Increase the number of employees from 3.5 full-time to 6 full-time and two part-time, up to 10 total; 6) Increase on-site parking from 10 to 23 spaces; and 7) Allow on-site sale and consumption of wine pursuant to AB 2004. No changes to the existing winery buildings, accessory-to-production use ratio or hours of operation are proposed. The project is located on an approximately 29.81 acre parcel on the west side of Silverado Trail,

approximately 1.95 mile (10,315 feet) south of the intersection with Yountville Cross Road, 5795 Silverado Trail, Napa, CA 94558, APN 039-040-004.

Staff Recommendation: That the Planning Commission adopt the Subsequent Negative Declaration and approve the Use Permit Modification as conditioned.

Staff Contact: Ronald Gee, (707) 299-1351, ronald.gee@countyofnapa.org

Representative Contact: Sudhir Chaudhary, (707) 255-2729

B. INGLENOOK WINERY / NIEBAUM-COPPOLA ESTATE WINERY L.P. (KRISTEN SULLIVAN) - VARIANCE (P13-00072) & USE PERMIT MODIFICATION (P12-00136)

CEQA Status: Categorically Exempt, pursuant to the California Environmental Quality Act, Section 15301, Class 1 - Existing Facilities, Section 15303, Class 3 - New Construction or Conversion of Small Structures, Section 15305, Class 5 - Minor Alterations in Land Use Limitations, Section 15331, Class 31 - Historical Resource Restoration/Rehabilitation, and Napa County's Local CEQA Procedures, Appendix B, Section 3 (Class 1 - Minor Modifications to Existing Wineries).

Request: Approval of a Minor Modification application modifying previous use permits and use permit modifications to allow: 1) the relocation of an existing 1,685 sq. ft. winery office building (the "White House"; 2) the relocation and restoration of the 770 sq. ft. historic observation pavilion and tank house ("Tank House"); 3) conversion of the Tank House to an information center for visitors to the winery; 4) demolition of two existing winery storage buildings totaling 907 sq. ft. (the "Vinegar House" and the "Vinegar Shed") and a 1,000 sq. ft. basement below the White House; 5) increasing parking from 6 spaces to 11 parking spaces; 6) replacing the entry structure with a new entry structure; and, 7) landscape and other site improvements. The request also includes a Variance to allow the White House and the Tank House to be located approximately 208-feet and 300-feet from the centerline of State Route 29, respectively, where a 600-foot setback is required. The project is located on two parcels totaling approximately 95.3 acres parcel on the west side of State Route 29, opposite State Route 128, within an Agricultural Preserve (AP) and Agricultural Watershed (AW) zoning districts. Assessor's Parcel No's. 027-210- 018 & 024, 1991 St. Helena Highway, Rutherford.

Staff Recommendation: Find the project categorically exempt from CEQA and approve the requested variance and use permit modification as conditioned.

Staff Contact: Sean Trippi, (707) 299-1353 or sean.trippi@countyofnapa.org

Applicant Contact: Tom Adams, Dickenson, Peatman & Fogarty, (707) 252-7122

10. ADMINISTRATIVE ITEMS - None

11. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **MAY 1, 2013 REGULAR ALUC MEETING**
- DISCUSSION OF ITEMS FOR THE **MAY 1, 2013 REGULAR PLANNING COMMISSION 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 occupancy - Kendall Jackson (formerly Pecota) Winery
- #P09-00185-UP, 1 year after occupancy - Ca' Nani Winery
- #P10-00206-UP, 1 year after occupancy for visitation - Caravan Serai
- #P11-00123-MOD, 1 year after occupancy - MJA Vineyards
- #P11-00464-MOD, 1 year after occupancy - Oakville Grocery
- #P12-00436 - Cottage Food Ordinance, April 2014 - Status Review

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 4-9-2013 BY 4:00 PM. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

Melissa Gray (By e-signature)
Melissa Gray, Clerk of the Commission