

SPECIAL MEETING AGENDA

NAPA COUNTY
PLANNING COMMISSION

Wednesday, September 17, 2014
9:00 AM



A Tradition of Stewardship
A Commitment to Service

**NAPA COUNTY TRANSPORTATION &
PLANNING AGENCY
CONFERENCE ROOM**

**NCTPA
625 BURNELL STREET
NAPA, CA. 94559**

COMMISSION MEMBERS

<i>VICE - CHAIR</i> <i>Heather Phillips</i> <i>District # 1</i>	<i>COMMISSIONER</i> <i>Michael Basayne</i> <i>District # 2</i>	<i>COMMISSIONER</i> <i>Terry Scott</i> <i>District # 4</i>	<i>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>David Morrison</i>		<i>COMMISSION CLERK</i> <i>Melissa Frost</i>

The Commission welcomes you to its **SPECIAL MEETING** which is regularly scheduled the first and third Wednesday of the month. **The Commission will meet at the Napa County Transportation & Planning Agency (NCTPA) conference room at 625 Burnell Street, Napa, Ca. 94559.** 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, 2741 Napa Valley Corporate Drive, 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 - NONE**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. PROPOSED GENERAL PLAN AMENDMENT (2014 HOUSING ELEMENT & AMENDMENTS TO THE SAFETY ELEMENT OF THE GENERAL PLAN)**

Title: A RESOLUTION OF THE NAPA COUNTY PLANNING COMMISSION, STATE OF CALIFORNIA, RECOMMENDING THAT THE NAPA COUNTY BOARD OF SUPERVISORS: (1) REPLACE THE EXISTING HOUSING ELEMENT WITH THE 2014 HOUSING ELEMENT; (2) AMEND THE SAFETY ELEMENT OF THE NAPA COUNTY GENERAL PLAN; AND (3) ACCEPT THE 2014 ADDENDUM TO THE 2009 HOUSING ELEMENT FINAL EIR

CEQA Status: Consideration and possible acceptance of an Addendum to the 2009 Housing Element Final EIR adopted on June 29, 2009 for the 2014 Housing Element (CEQA Guideline Section 15164). The previously adopted Final EIR adequately describes the activities for purposes of CEQA. There is no new information of substantial importance, no new effects would occur and no new mitigation measure would be required as discussed more fully in the attached Addendum which was prepared for this project.

Request: Recommendation to the Board of Supervisors to adopt by Resolution, the 2014 Housing Element for the planning period of January 31, 2015 to January 31, 2023, accept the Final EIR Addendum and adopt an amendment to the General Plan Safety Element to comply with Senate Bill 1241. State law requires every city and county to update the Housing Element of its General Plan periodically. The most recent update of Napa County's Housing Element was adopted in 2009 and covered a period of time that will end this year. The interval between updates had been increased

from five (5) years to eight (8) years, beginning with the current update.

Staff Recommendation: Hold a public hearing and adopt a resolution recommending acceptance of the Final EIR Addendum, adoption of the 2014 Housing Element and amendments to the Safety Element of the General Plan.

Staff Contact: Larry Florin, Director of Housing and Intergovernmental Affairs, (707) 253-4621 or larry.florin@countyofnapa.org; Charlene Gallina, Supervising Planner, (707) 299-1355 or charlene.gallina@countyofnapa.org

B. HALL WINERY DISTILLERY BUILDING DEMOLITION / HALL ST. HELENA WINERY, LLC & HALL HIGHWAY 29 WINERY, LLC - USE PERMIT MODIFICATION (P13-00233)

CEQA Status: A Final Environmental Impact Report (EIR) Prepared. A Draft EIR was prepared and a public hearing was held on the Draft EIR during the 45 day public comment and review period. Written responses to comments received during the public review period have been incorporated into a Final EIR consisting of the Draft EIR, public and agency comments, responses to comments, and required clarifications and changes to the text of the Draft EIR. The Planning Commission will consider approval or denial of the project following certification of the Final EIR.

Request: Approval of a request to modify Use Permit Modification No. P13-00233 to allow; a) demolition of the 1,752 sq. ft. Distillery Building; b) construction of a 3-4 foot high wall constructed of materials from the Distillery Building behind or as a back drop to a bench; c) construction of an historic marker; and d) new landscaping in the area of the Distillery Building. The project site consists of approximately 33.2 acres of land currently occupied by the Hall Winery complex located on the west side of State Route 29 between Lewelling Lane and Inglewood Avenue within the unincorporated portion of Napa County. 401 St. Helena Highway South, St. Helena, 94574. APN's 027-120-061 & 062 (SFAP).

Staff Recommendation: That the Planning Commission certify the Final Environmental Impact Report; adopt CEQA findings and an MMRP; and approve the project with conditions of approval.

Staff Contact: Sean Trippi, 707-299-1338 or sean.trippi@countyofnapa.org

Applicant Contact: Mike Reynolds, 707-967-2621 mreynolds@hallwines.com

C. THE SHED/COUNTY STORE & BBQ (AKA THE PUMPKIN PATCH DELI)/WILLIAM K. WILCOXSON - USE PERMIT APPLICATION, #P14-00110

CEQA Status: Consideration and possible adoption of a Negative Declaration. According to the proposed Negative Declaration, the proposed project would not have any potentially significant environmental impacts. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Approval of Use Permit P14-00110 to allow the following: Phased improvements to an existing commercial development consisting of a 5,280 sq. ft. market (Stanly Lane Marketplace), seasonal pumpkin patch, seasonal Christmas tree lot, 59-space parking lot, two business signs, and a 5,280 sq. ft. cold storage building as indicated: Phase 1, (a) Add a delicatessen with prep-kitchen, indoor and outdoor seating, outdoor barbecue, and wine tasting bar within the existing 5,280 sq. ft. "Market Place" structure; (b) Install freestanding shade covers over the outdoor barbecue and picnic area; (c) Employ a maximum 11-24 employees; and Phase 2, (a) Expand the existing

wastewater system; and, (b) Expand the 5,280 "cold storage building" to add one (1) 80± sq. ft. unisex restroom. The project is located on a 4.2-acre parcel on the south side of Golden Gate Drive, the west side of Stanly Lane, north of its intersection with State Highway 12/121 within the Agricultural Watershed:Agricultural Produce Stand (AW:PS) Zoning District, 3100 Golden Gate Dr., Napa, CA 94558; APN: 047-230-034.

Staff Recommendation: Adopt the Negative Declaration and approve the Use Permit, as conditioned.

Staff Contact: Wynress Balcher; (707) 299-1351; wynress.balcher@countyofnapa.org

Applicant Contact: William K. Wilcoxson; (707) 225-5082; wilcoxsonbill@gmail.com

10. ADMINISTRATIVE ITEMS

A. NAPA REDEVELOPMENT PARTNERS, LLC. / NAPA PIPE PROJECT - APN's: 046-400-030 & 046-412-005, 1025 Kaiser Road, Napa

CEQA Status: No action is requested and CEQA does not apply.

Request: The Napa County Planning Commission is holding a meeting to receive a presentation regarding the Development Plan prepared for the Napa Pipe site. The General Plan and Zoning for the Napa Pipe property approved by the Board of Supervisors in June 2013 requires that all development within the Napa Pipe Zoning District be in accordance with an approved Development Plan. The Development Plan will guide development of the property.

Staff Recommendation: No action required. Presentation and discussion regarding Development Plan for the Napa Pipe site.

Staff contact: Larry Florin 253-4621 or larry.florin@countyofnapa.org or Sean Trippi, 299-1353 or sean.trippi@countyofnapa.org

(THIS ITEM IS SET TO BE DISCUSSED AT 1:00 P.M.)

11. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **OCTOBER 1, 2014 SPECIAL 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

- #P12-00347-UP, 1 year after occupancy - Diogenes Ridge Winery
- #P09-00185, UP, 1 year after occupancy - Ca' Nani Winery
- #P10-00206-UP, 1 year after occupancy for visitation - Caravan Serai Winery
- #P10-00123-MOD, 1 year after occupancy - MJA Vineyards
- #P11-00464-MOD, 1 year after occupancy - Oakville Grocery

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 9-11-14 BY 4:00. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

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