



A Tradition of Stewardship
A Commitment to Service

AGENDA

NAPA COUNTY CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

Wednesday, September 07, 2011
9:00 AM

COMMISSION MEMBERS

<i>COMMISSIONER</i> <i>Heather Phillips</i> <i>District # 1</i>	<i>VICE-CHAIR</i> <i>Michael Basayne</i> <i>District # 2</i>	<i>COMMISSIONER</i> <i>Terry Scott</i> <i>District # 4</i>	<i>COMMISSIONER</i> <i>Bob Fiddaman</i> <i>District # 3</i>	<i>CHAIR</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. 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:
July 20, 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 - None****9. PUBLIC HEARING ITEMS****A. MICHAEL AND LORIE BOCK, CARPORT VARIANCE P11-00144-VAR**

CEQA STATUS: Categorically Exempt pursuant to Section 15301, Class 1(e), of the California Environmental Quality Act. The project consists of minor alterations to an existing structure. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

REQUEST: Approval of a variance to reduced the required 6 foot side yard setback to 3 feet to allow construction of an approximately 255 square foot attached carport/garage addition, and to recognize an existing bay window in the side yard setback, approximately 19 inches from the property boundary. The project is located on an .22-acre parcel on the southwesterly side of College Avenue approximately 200 feet north of its intersection with Clark Way within the Residential Single (RS) zoning district. (Assessor's Parcel Number: 024-153-004) 415 College Avenue, Angwin.

Staff Recommendation: Find the project Categorically Exempt and approve the variance with the proposed conditions of approval.

Staff Contact: Mary Doyle, 299-1350 or Mary.Doyle@CountyofNapa.org

B. LANDMARK PRESERVATION ORDINANCE UPDATE, COUNTY-INITIATED ZONING TEXT AMENDMENTS P10-00377-ORD

CEQA Status: In accordance with CEQA and the State CEQA Guidelines (Sections 15168), the

County is proposing to use the program level Environmental Impact Report (EIR) for the General Plan Update (SCH# 2005102088, certified June 2008) as the EIR for the Landmark Preservation Ordinance Update. As discussed in a separate memorandum and checklist (initial study) dated August 15, 2011, this approach is consistent with CEQA and the State CEQA Guidelines because (1) the proposed update is within the scope of the General Plan approved in 2008, and (2) the program EIR prepared for the General Plan Update adequately describes the activity for purposes of CEQA. In addition, (3) the County has not identified any changes in the General Plan, changes in circumstances under which the General Plan Update was adopted, or new information of substantial importance that would necessitate subsequent environmental review pursuant to CEQA Guidelines Section 15162. A copy of the General Plan Update EIR may be reviewed during business hours at the offices of the Department of Conservation, Development and Planning, 1195 Third Street in Napa or on the County's website, www.countyofnapa.org.

Request: Recommend adoption of two County-sponsored ordinances and one resolution. The first ordinance would update the procedures and standards for the preservation and rehabilitation of historic buildings when property owners voluntarily apply for landmark designation, allow five historic farm centers and grange halls to be used as special event venues with non-commercial food service, and provide tax incentives for the rehabilitation and reuse of historic residences and agricultural buildings. The second ordinance would allow qualified historic buildings constructed as commercial/resort buildings to be rehabilitated and reused for their historic use or for uses allowed in either the Commercial Limited (CL) or the Commercial Neighborhood (CN) zoning district upon issuance of a use permit and project-specific environmental review under CEQA. The resolution would establish a Mills Act tax incentive program for qualified historic resources. Both ordinances and the accompanying resolution would implement action items included in the General Plan Update of 2008.

Titles of Ordinances:

1. **AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NAPA, STATE OF CALIFORNIA, AMENDING CHAPTER 15.52 (LANDMARK PRESERVATION) AS IT RELATES TO THE DESIGNATION AND DISPOSITION OF HISTORIC RESOURCES IN NAPA COUNTY**
2. **AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NAPA, STATE OF CALIFORNIA, AMENDING CHAPTER 15.52 (LANDMARK PRESERVATION) AS IT RELATES TO THE DESIGNATION AND DISPOSITION OF COMMERCIAL AND RESORT HISTORIC RESOURCES IN NAPA COUNTY AND MAKING RELATED AMENDMENTS TO CHAPTER 18.124 (USE PERMITS) AND CHAPTER 18.132 (LEGAL NONCONFORMITIES) AND ADDING A NEW SECTION 18.104.430 ENTITLED NAPA COUNTY LANDMARKS ADAPTIVE REUSE - FINDINGS**
3. **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NAPA, STATE OF CALIFORNIA APPROVING A MILLS ACT PROGRAM TO IMPLEMENT THE MILLS ACT (CALIFORNIA GOVERNMENT CODE SECTION 50280, ET SEQ.) IN THE COUNTY OF NAPA AND DIRECTING PREPARATION OF A HISTORIC PRESERVATION ORDINANCE**
hillary.gitelman@countyofnapa.org.

Staff Recommendation: Recommend that the Board of Supervisors find that the proposed project falls within the scope of the General Plan Program EIR and adopt the proposed ordinances and resolution.

Staff Contact: Linda St. Claire, 299-1348, linda.stclaire@countyofnapa.org or Hillary Gitelman, 253-4805. hillary.gitelman@countyofnapa.org.

10. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **SEPTEMBER 21, 2011 REGULAR MEETING**
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS
- OTHER PENDING PROJECTS' STATUS

11. COMMISSIONER COMMENTS / COMMITTEE REPORTS

12. FUTURE AGENDA ITEMS

- #03457-UP, 1 year after opening - Kendall Jackson (formerly Pecota) Winery
- #P09-00185, 1 year after opening - Ca' Nani' Winery
- #P10-00123, 1 year after opening - MJA Vineyards
- #P10-00206, 1 year after opening for visitation - Caravan Serai Winery
- #P10-00177 - MOD, November 2011 Kelham Winery

13. 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 (FILL IN DATE) BY (FILL IN TIME). 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