

“A”

Application Letter and Proposed Ordinance Change

Project Name P17-00391-ALUC
Airport Land Use Commission Hearing Date December 6, 2017



October 23, 2017

Sent Via Email and US Mail to:
John.McDowell@countyofnapa.org

John McDowell
Napa County Airport Land Use Commission
1195 Third Street, Suite 210
Napa, CA 94559

Subject: Napa County Airport Land Use Commission Review of a Recreation Zoning District amendment

Dear Mr. McDowell:

Enclosed are materials for the Napa County Airport Land Use Commission ("ALUC") to review an amendment to the Recreation zoning district development standards ("zoning amendment"). We appreciate and look forward to the December 6, 2017 tentatively scheduled ALUC meeting.

The Recreation zoning district was originally adopted prior to annexation of the Eucalyptus Grove property located north of Eucalyptus Drive off the future alignment of Commerce Boulevard. In the Recreation zoning district, winery uses are currently permitted with approval of a Conditional Use Permit. With respect to avigation easements, Table 19.15.020, Footnote #1 states that permitted and conditionally permitted uses are subject to the American Canyon general plan and the Napa County Airport land use compatibility plan. Restrictions may include the requirement for recordation of overflight or avigation easements. The zoning amendment would not change the requirement for wineries to obtain a conditional use permit, nor change ALUCP recordation of overflight or avigation easements for uses subject to the Napa County Airport land use compatibility plan.

On October 7, 2009, the ALUC reviewed the prezoning and deemed it consistent with the Napa Airport Land Use Compatibility Plan ("ALUCP"). A vicinity map of the Recreation zoning district is included as Attachment 1. A copy of the existing zoning is included as Attachment 2.

The proposed zoning amendment would accomplish the following:

- Clarify the definition of allowable winery uses;
- Allow a maximum of 25% of the floor area within one building or the collective square footage of two or more buildings to be allocated to non-wine related uses subject to a conditional use permit approval;



- Increase lot coverage from 10% to 50%; and
- Include three new footnotes as shown below:
 1. Outdoor winery related equipment such as tanks and crushing equipment customarily located outside of buildings are not included within the lot coverage standards.
 2. Site design must accommodate onsite trail connectivity with adjacent properties.
 3. Outdoor winery related equipment shall be screened from view of public streets, parks and trails with landscaping, opaque fence, or wall. Landscape screening shall include sufficient quantities, types, heights and densities of materials to provide at least 50 percent opacity within five years of planting, and shall be maintained by the property owner at 50 percent or greater opacity thereafter.

All other Recreation zoning district zoning standards would remain the same. The Planning Commission is scheduled to review the proposed zoning code amendment on October 26, 2017. A copy of the Planning Commission staff report is included as Attachment 3. A copy of mailing labels for property owners within 300 feet of the zoning code amendment boundary is included as Attachment 4. The application fee will be submitted within the next week.

If you have any questions, I may be contacted at (707) 647-4336 or by e-mail at bcooper@cityofamericancanyon.org.

Sincerely,



Brent Cooper, AICP
Community Development Director

Attachments:

1. Vicinity Map
2. Recreation Zoning
3. Planning Commission staff report
4. 300-foot Property Owners Mailing Labels

Recreation Zoning District Vicinity Map



REDLINE CHANGES TO RECREATION ZONING REGULATIONS

(Double underline text are additions)

Chapter 19.15 RECREATION AND OPEN SPACE

19.15.010 Purpose.

The purpose for establishing these recreation and open space districts and permitted uses is to:

- A. Maintain adequate open spaces to protect environmental resources, provide recreational opportunities, and contribute “relief” from urban and suburban activities;
- B. Preserve the important environmental resources of the city;
- C. Accommodate passive recreation, hiking and equestrian activities;
- D. Preclude development or activities in wetlands and significant habitats.
- E. Support compatible commercial activities which capitalize on local and regional agricultural vineyard resources.

(Ord. 2009-15 § 3, 2009; Ord. 2001-02 § 1, 2001)

19.15.020 Permitted uses.

Table 19.15.020 of this chapter sets forth the permitted and conditionally permitted uses for each public district. A “P” designates a permitted use. A “C” indicates a conditionally permitted use subject to approval of a use permit by the planning commission. If no letter is found opposite a particular use, it is not permitted in that district.

Table 19.15.020				
PERMITTED AND CONDITIONALLY PERMITTED USES¹				
RECREATION AND OPEN SPACE DISTRICT				
Use Classifications	Zoning District			Related Provision
	OS	OS-CRW	REC	
Agriculture				
Animal husbandry	-	P	P	
Crop production	-	P	P	
Winery (<u>Footnote #2</u>)	-	-	C	
Commercial				
Boarding kennel	-	C	C	
Lodging services	-	-	-	
On-premises liquor consumption	-	-	-	
Restaurant	-	-	-	
Retail sales, incidental to primary use	-	C	C	
Recreational				
Campground	-	C	C	
Marina	-	-	-	
Recreational facilities, private	-	-	C	

**Table 19.15.020
PERMITTED AND CONDITIONALLY PERMITTED USES¹
RECREATION AND OPEN SPACE DISTRICT**

Use Classifications	Zoning District			Related Provision
	OS	OS-CRW	REC	
Recreational facilities, public	C	C	C	
Recreation and sports, indoor	-	-	-	
Recreation and sports, outdoor	C	C	C	
Recreation, passive	P	P	P	
Recreational vehicle park	-	-	-	
Staging area	C	C	C	
Residential				
Single-family residential—Detached	-	-	P	GP Goal 1N
Public and Quasi-Public				
Animal shelter	-	C	C	
Antenna	-	P	P	
Exceeding height limitations	-	C	C	
Cemetery	C	-	-	
Club, lodge	-	C	-	
Community center	-	C	-	
Conference center	-	-	-	
Cultural facility	P	P	-	
Maintenance and service facility	-	-	-	
Public information center	P	P	-	
Public parking	P	P	-	
Public safety facility	-	C	-	
Religious facility	-	-	-	GP Policy 1.23.4
Transportation terminal	-	-	-	
Utilities, major	C	-	-	
Utilities, minor	P	P	P	
Accessory				
Caretaker's quarters		P	P	
Horticulture	-	P	P	
Tent	-	C	C	
Temporary				
Commercial filming	C	P	C	
Mobile structure	C	C	C	Chapter 19.30
Seasonal sales	-	P	P	
Special event	-	P	P	Chapter 5.05

Note:

“OS” denotes Open Space District

“OS-CRW” denotes Open Space—Clarke Ranch West District

“REC” denotes Recreation District

Footnotes:

1. Permitted and conditionally permitted uses on parcels located within a designated Napa County Airport compatibility zone may be restricted or prohibited subject to the requirements of the policies related to airport compatibility in the American Canyon general plan and the Napa County Airport land use compatibility plan. Restrictions may include the requirement for recordation of overflight or avigation easements.
2. For purposes of Table 19.15.020, “Winery” shall include the uses defined in Section 19.05.090 in conjunction with viticulture related activities such as bottling, storage, logistics, distribution, wine packing, and wine-related services.
3. Subject to a conditional use permit approval, a maximum of 25% of the floor area within one building or the collective square footage of two or more buildings in the Recreation Zoning District may be allocated to non-wine related uses. (Ord. 2010-05 § 1, 2010; Ord. 2010-03 § 3, 2010; Ord. 2009-15 § 3, 2009; Ord. 2001-02 § 1, 2001)

19.15.030 Development standards.

Table 19.15.030 of this chapter sets forth the development standards for each recreation and open space district.

Table 19.15.030 DEVELOPMENT STANDARDS RECREATION AND OPEN SPACE DISTRICT		
Development Standard	Zoning District	
	Recreation	OS, OS-CRW
Minimum site size	10 acres	10 acres
Maximum site coverage	50% (Footnote #1,2 and 3)	10%
Maximum residential intensity (recreation district only)	1 dwelling unit	
Maximum building height	35 feet	35 feet
Building setbacks from:		
Major highways	50 feet	50 feet
Primary highways	42 feet	42 feet
Secondary highways:		
In nonresidential areas	35 feet	35 feet
In residential areas	25 feet	25 feet
Commuter highways and local streets	15 feet	15 feet
Interior boundary if adjacent to residential uses:		
Side	35 feet	35 feet
Rear	20 feet	20 feet
Interior boundary if adjacent to nonresidential uses:		
Side	35 feet	35 feet
Rear	35 feet	35 feet
Building to building	10 feet	10 feet

Footnotes:

1. Outdoor winery related equipment such as tanks and crushing equipment customarily located outside of buildings are not included within the lot coverage standards.

2. Site design must accommodate onsite trail connectivity with adjacent properties.

3. Outdoor winery related equipment shall be screened from view of public streets, parks and trails with landscaping, opaque fence, or wall. Landscape screening shall include sufficient quantities, types, heights and densities of materials to provide at least 50 percent opacity within five years of planting, and shall be maintained by the property owner at 50 percent or greater opacity thereafter.

(Ord. 2009-15 § 3, 2009)