

NAPA COUNTY
CONSERVATION, DEVELOPMENT & PLANNING COMMISSION
1195 Third Street, Suite 210, Napa, California 94559 • (707) 253-4416



APPLICATION FOR USE PERMIT
THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY

ZONING DISTRICT: CL Date Submitted: 11-20-06

REQUEST: to use an existing building as an Art Studio. Date Complete: _____

_____ Date Published: _____

_____ ZA CDPC BS APPEAL

_____ Hearing _____

_____ Action _____

TO BE COMPLETED BY APPLICANT
(please print or type)

Applicant's Name: Gordon Huether

Telephone #: (707) 255-5954 Fax#: (707) 255-5991 E-Mail: gh@gordonhuether.com

Mailing Address: 101 South Coombs St, Suite X Napa CA 94559
No Street City State Zip

Status of Applicant's Interest in Property: Owner

Representative's
Property Owner's Name: Kevin Teague

Telephone #: (707) 252-7122 Fax#: (707) 255-6876 E-Mail: KTeague@dpcnapa.com

Mailing Address: 809 Coombs Street Napa CA 94559
No Street City State Zip

Site Address/Location: 1821 Monticello Rd Napa CA 94558
No Street City State Zip

Assessor's Parcel #(s): 049-110-003 Existing Parcel Size: 1.16 acres

I certify that all the information contained in this application, including but not limited to the information sheet, water supply/waste disposal information sheet, site plan, plot plan, floor plan, building elevations, water supply/waste disposal system plot plan and toxic materials list, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, including the right of access to the property involved.

Signature of Applicant _____ Date 11/20/06

Signature of Property Owner _____ Date 11/20/06

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

*Application Fee Deposit: \$5,000.00 + flat fees Receipt No. _____ Received by: 88 Date: 11/20/06

*Total Fees will be based on actual time and materials

IV.	TYPICAL OPERATION	<u>Existing</u>	<u>Proposed</u>
A.	Days of Operation:	<u>n/a</u>	<u>7</u>
B.	Expected Hours of Operation:	<u>n/a</u>	<u>8-5</u>
C.	Anticipated Number of Shifts:	<u>n/a</u>	<u>1</u>
D.	Expected Number of Full-Time Employees/Shift:	<u>n/a</u>	<u>9</u>
E.	Expected Number of Part-Time Employees/Shift:	<u>n/a</u>	<u>2</u>
F.	Anticipated Number of Visitors		
	• busiest day:	<u>n/a</u>	<u>5</u>
	• average/week:	<u>n/a</u>	<u>25</u>
G.	Expected Number of Deliveries/Pickups		
	• busiest day:	<u>n/a</u>	<u>2</u>
	• average/week:	<u>n/a</u>	<u>10</u>

V. SUPPLEMENTAL INFORMATION FOR SELECTED USES

A.	Commercial Meeting Facilities Food Serving Facilities	N/A	
	• restaurant/deli seating capacity:	<u> </u>	<u> </u>
	• bar seating capacity:	<u> </u>	<u> </u>
	• public meeting room seating capacity:	<u> </u>	<u> </u>
	• assembly capacity:	<u> </u>	<u> </u>
B.	Residential Care Facilities (6 or more residents): Day Car Centers	<u>Existing</u>	<u>Proposed</u>
	N/A		
	• type of care:	<u> </u>	<u> </u>
	• total number of guests/children:	<u> </u>	<u> </u>
	• total number of bedrooms:	<u> </u>	<u> </u>
	• distance to nearest existing/approved: facility/center:	<u> </u>	<u> </u>

WATER SUPPLY/WASTE DISPOSAL INFORMATION SHEET

I. WATER SUPPLY

	<u>Domestic</u>	<u>Emergency</u>
A. Proposed source of Water (eg., spring, well Mutual water company, city, district, etc.)	<u>City of Napa</u>	<u>City of Napa</u>
B. Name of Proposed Water Supplier (if water company, city, district): annexation needed?	<u>n/a</u> Yes ___ No <u>x</u>	<u>n/a</u> Yes ___ No <u>x</u>
C. Current Water Use (in gallons/day): Current water source:	<u>n/a</u> <u>City of Napa</u>	<u>n/a</u> <u>n/a</u>
D. Anticipated Future Water Demand (in gallons/day)	<u>100</u>	<u>n/a</u>
E. Water Availability (in gallons/minute):	<u>n/a</u>	<u>n/a</u>
F. Capacity of Water Storage System (gallons):	<u>n/a</u>	<u>n/a</u>
G. Nature of Storage Facility (eg tank, Reservoir, swimming pool, etc.):	<u>n/a</u>	<u>n/a</u>

II. LIQUID WASTE

	<u>Domestic</u> (sewage)	<u>Other</u> (please specify)
A. Disposal Method (e.g., on-site septic system On-site ponds, community system, district, etc.)	<u>On-site septic</u>	<u>n/a</u>
B. Name of Disposal Agency (if sewage district, city, community system): annexation needed?	<u>n/a</u> Yes ___ No ___	<u>n/a</u> Yes ___ No ___
C. Current Waste Flows (peak flow in gallons/day):	<u>n/a</u>	<u>n/a</u>
D. Anticipated Future Waste Flows (peak flows in gallons/day)	<u>200</u>	<u>n/a</u>
E. Future Waste disposal Capacity (in gallons/day):	<u>810</u>	<u>n/a</u>

III. SOLID WASTE DISPOSAL

A. Operational Wastes (on-site, landfill, garbage co., etc)	<u>garbage co</u>	<u>garbage co</u>
B. Grading Spoils (on-site, landfill, construction, etc.)	<u>n/a</u>	<u>n/a</u>

IV. HAZARDOUS/TOXIC MATERIALS

A. Disposal Method (on-site, landfill, garbage co., waste hauler, etc)	<u>waste hauler</u>	<u>waste hauler</u>
B. Name of Disposal Agency (if landfill, garbage co private hauler, etc.):	<u>Napa</u>	<u>Napa</u>



Napa County Department of Environmental Management CUPA-Related Business Activities Form

Business Name: Gordon Huether Studio

Business Address: 1821 Monticello Road, Napa

Contact: Gordon Huether **Phone #:** 707-255-5994

A. HAZARDOUS MATERIALS

Have on site (for any purpose) hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in AST's and UST's or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?

YES NO

B. UNDERGROUND STORAGE TANKS (UST's)

1. Own or operate underground storage tanks?
2. Intend to upgrade existing or install new UST's?

YES NO

YES NO

C. ABOVE GROUND STORAGE TANKS (AST's)

- Own or operate AST's above these thresholds:
- Any tank capacity is greater than 660 gallons, or
 - The total capacity for the facility is greater than 1,320 gallons?

YES NO

D. HAZARDOUS WASTE

1. Generate hazardous waste?
2. Recycle more than 100 kg/month of excluded or exempted recyclable materials (per H&SC §25143.2)?
3. Treat hazardous waste on site?
4. Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?
5. Consolidate hazardous waste generated at a remote site?

YES NO

YES NO

YES NO

YES NO

YES NO

E. OTHER

1. Does the business activity include car/fleet washing, mobile detailing, auto-body related activities?
2. Does the business handle Extremely Hazardous Substances in amounts that would qualify for the Risk Management Program? Some examples and their thresholds common to Napa County include: Ammonia – 500 lbs, Sulfur Dioxide – 500 lbs, Chlorine – 500 lbs.

YES NO

YES NO

GORDON HUETHER STUDIO USE PERMIT
STATEMENT OF REQUEST

Date: November 17, 2006

Owner/Applicant: Gordon Huether
101 South Coombs Street, Suite X
Napa, California 94559-4577
255-5954
mail@gordonhuether.com

Representative: Kevin Teague
809 Coombs Street
Napa, California 94559
252-7122
KTeague@dpsnapa.com

Project Location: 1821 Monticello Road, Napa

APN: 049-110-003

Zoning: CL, Commercial Limited

Project Description:

This application seeks approval to use an existing building as an art studio. The building was originally constructed as a feed store and has been approved to be used as a winery with a production capacity of 30,000 gallons/year. The existing building is \pm 9,000 square feet. The interior is proposed to be modified slightly to provide two 1600 square foot lofts to be used for storage and additional office space. A small, 200 square foot addition is proposed to the front office and the artist intends to alter the appearance of the building to make it more attractive and reflect the original purpose of the building as an agricultural feed store. The entire building will be painted barn red and a trellis structure will be constructed on the east side of the building to add visual interest and provide covered parking. The front offices will be updated with contemporary glazing systems which will increase natural light into the building and from the exterior, dramatically increasing the visual integrity of the appearance of the building.

There will be 10-12 artists and employees at the facility on a daily basis. A portion of the building will be used for display and sale of art created on the premises and two offices are proposed for administrative purposes. It is anticipated that there will be an average of 25 visitors to the property per week.

The studio will generate far less wastewater than the previously approved winery and the septic system serving the property can adequately serve the proposed use. The previous owner covered over a portion of the leach lines with asphalt and this application proposes modifications to the

Gordon Huether Studio Use Permit
Statement of Request

system to conform to current County standards. Water is supplied by the City of Napa and there will be no increase in groundwater use. The use will also generate substantially less traffic than other uses permitted in the CL zoning district, such as retail stores and restaurants.

Art studios and galleries are not currently listed as a specific use allowed in the CL zoning district, but are consistent with the intent of the classification which is to cater to tourists and visitors to the County. This use is also consistent with general plan policies of providing commercial uses that do not adversely impact agriculture or other surrounding land uses. For these reasons, it is proposed that the CL district text be amended to include art studios as a use permitted with the approval of use permit. A sample ordinance amendment is included with this application.

ORDINANCE NO.

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF NAPA, STATE OF CALIFORNIA, AMENDING
SECTION 18.28.030 OF THE NAPA COUNTY CODE TO INCLUDE
ART STUDIOS AS A USE PERMITTED WITH THE APPROVAL OF
A USE PERMIT IN THE CL, COMMERCIAL LIMITED ZONING
DISTRICT**

The Board of Supervisors of the County of Napa, State of California, ordains as follows:

SECTION 1. Chapter 18.28.030 (CL, Commercial Limited) of the

Napa County Code is amended to read in full as follows:

18.28.030 Uses permitted upon grant of a use permit.

The following uses may be permitted in all CL districts upon grant of a use permit pursuant to Section 18.124.010:

- A. Gasoline service stations, including minor auto repair facilities;
- B. Hotels, motels, inns and bed and breakfast establishments (defined in Section 18.08.080 and regulated by Section 18.104.050) with no more than fifty guest rooms;
- C. Restaurants, cafes, coffee shops, delicatessens, bars and taverns with no more than one hundred seats;
- D. Tourist information facility;
- E. Retail stores less than five thousand square feet in gross floor area selling groceries, candy, ice cream or alcoholic beverages; laundromat as an accessory use;
- F. Child day care centers;
- G. Wineries, located within an existing structure(s) upon an existing lot of record which is presently being commercially used for the production, processing or storage of wine and which is also located in one of those areas designated as urban on the general plan land use map;
- H. Private schools (institutional) subject to compliance with criteria specified in Section 18.104.160.
- I. Tourist and excursion transportation facilities as defined by Section 18.08.610;
- J. Telecommunication facilities, other than satellite earth stations, that do not meet one or more of the performance standards specified in Section 18.119.200;
- K. Satellite earth stations that cannot, for demonstrated technical reasons acceptable to the director, be located in an Industrial (I), Industrial Park (IP), or General Industrial (GI) zoning district.
- L. Art studios and galleries.

SECTION 2. If any section, subsection, sentence, clause, phrase or word of this Ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of Supervisors of the County of Napa hereby declares it would have passed and adopted this Ordinance and each and all provisions hereof irrespective of the fact that any one or more of said provisions be declared invalid.

SECTION 3. This ordinance shall be effective thirty (30) days from and after the date of its passage.

SECTION 4. A summary of this ordinance shall be published at least once 5 days before adoption and at least once before the expiration of 15 days after its passage in the Napa Valley Register, a newspaper of general circulation published in the County of Napa, together with the names of members voting for and against the same.

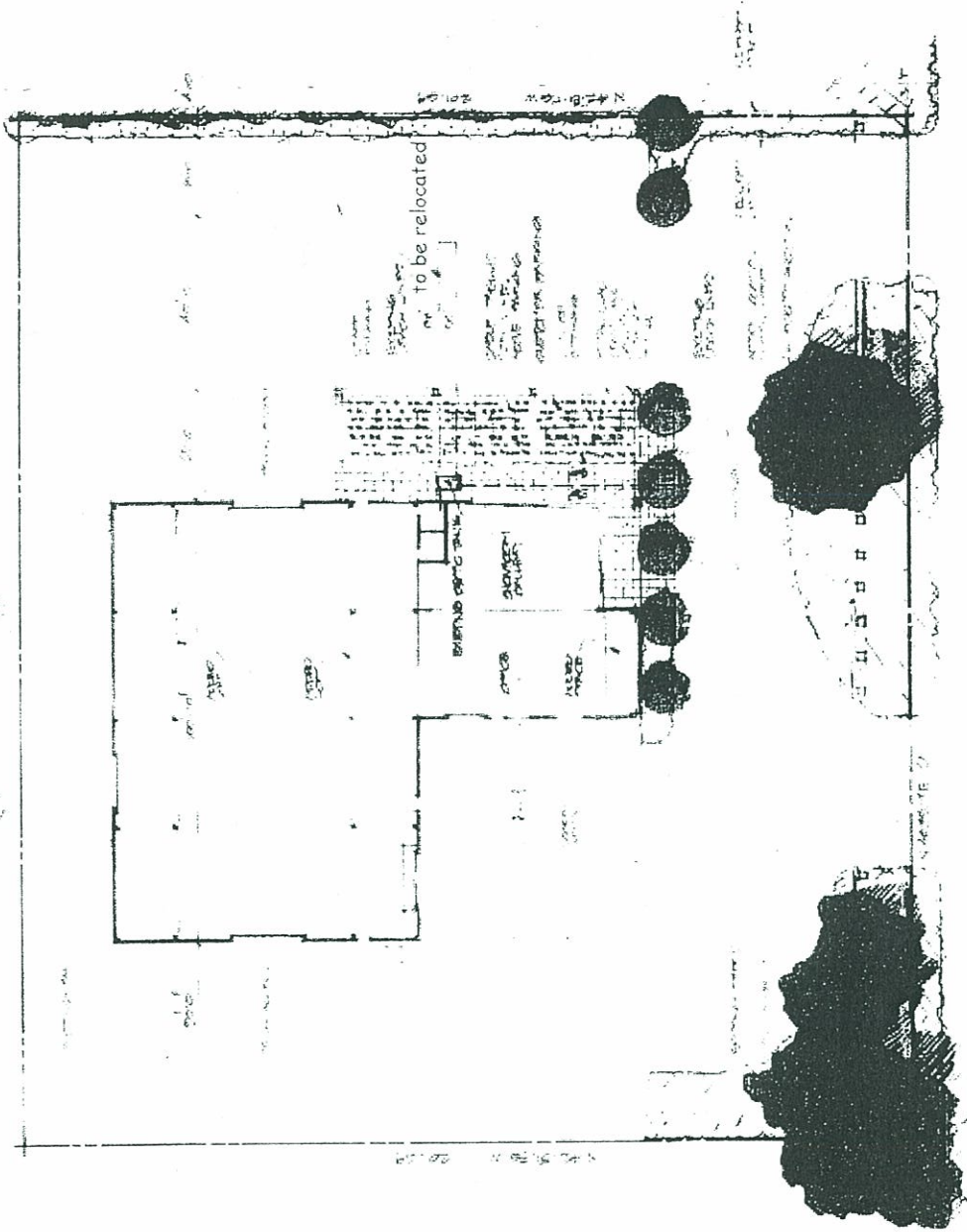
The foregoing ordinance was introduced and public hearing held thereon before the Napa County Conservation, Development and Planning Commission at a regular meeting of the Commission on the day of , 2006, and was passed at a regular meeting of the Board of Supervisors of the County of Napa, State of California, held on the day of , 2006, by the following vote:

AYES: SUPERVISORS

NOES: SUPERVISORS

ABSTAIN: SUPERVISORS

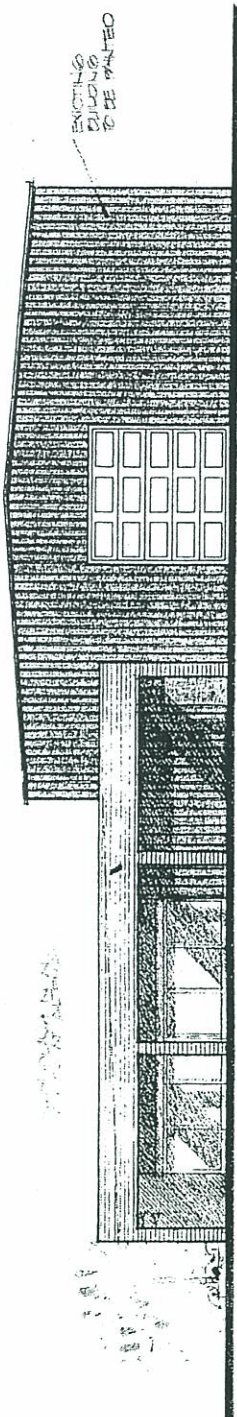
ABSENT: SUPERVISORS



SITE PLAN

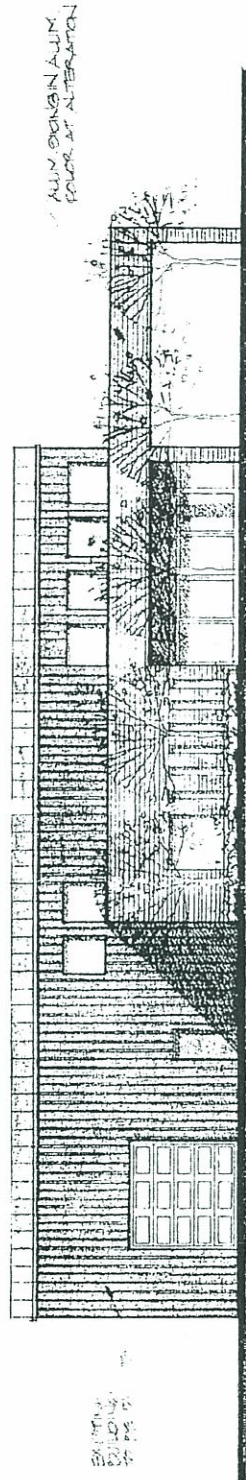
GORDON HUETHER STUDIO

J.P. architecture



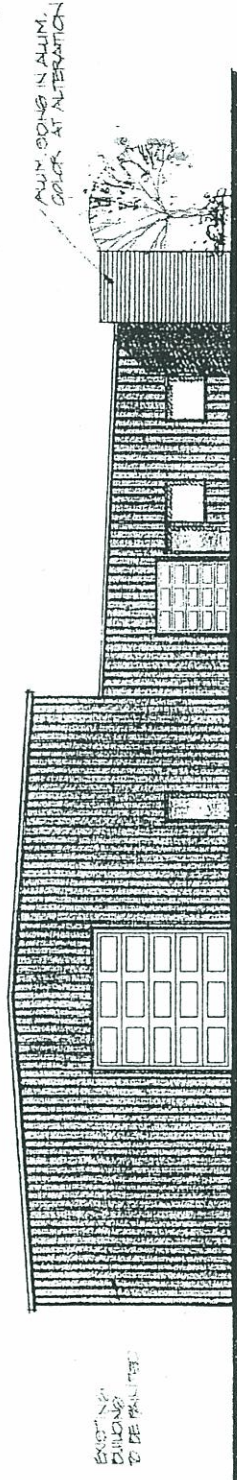
EXISTING BUILDING TO BE PAINTED

WEST ELEVATION



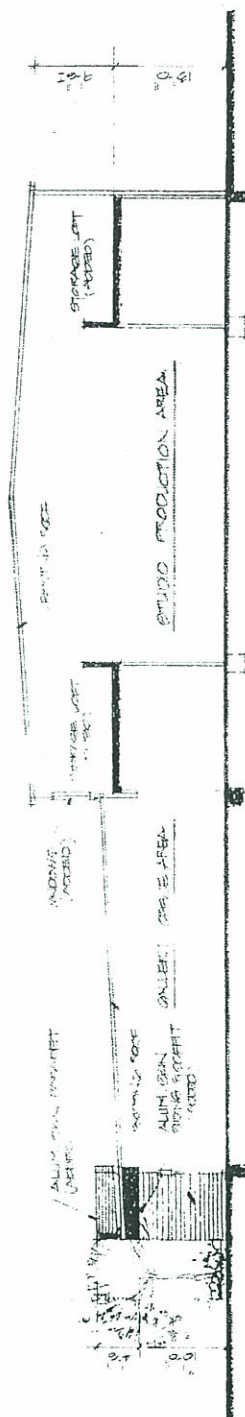
ALUM. DOORS IN ALUM. COLOR AT ALTERATION

NORTH ELEVATION



ALUM. DOORS IN ALUM. COLOR AT ALTERATION

EAST ELEVATION



BUILDING SECTION

BUILDING ELEVATIONS - SECTION

GORDON HUETHER STUDIO

IP3 architecture

