

Recording requested
by and return to:

City of Napa
P.O. Box 660
Napa, CA 94559

VOL 1602 PAGE 384
RECORDED IN
OFFICIAL RECORDS ___M
OF NAPA COUNTY, CA. ___R

1988 AUG 19 PM 12: 54

ELEANOR E. KIMBROUGH ___F
COUNTY RECORDER ___LF

N. J. Lee

RESOLUTION NO. PC-88-080-UP

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NAPA
GRANTING USE PERMIT TO MERLION WINERY

PROPERTY OWNER: Napan Partners - Carl Lenzi APN: 03-111-39
P. O. Box 2610
Napa, CA 94558

WHEREAS, the Planning Commission of the City of Napa, State of California, has considered said application; and

WHEREAS, said Planning Commission finds that the establishment or maintenance of the use for which application is made, namely to establish a bonded winery and tasting room in an existing 5,940 square foot industrial building on a square foot lot at 880 Vallejo Street, will not be injurious to property or improvements or detrimental to the health, safety, morals, comfort, convenience or general welfare of persons residing or working in the neighborhood of such use; and

WHEREAS, said Planning Commission finds that the use as proposed by the applicant will conform to all respects of the adopted 1982 General Plan and Environmental Impact Report of the City of Napa as adopted by resolution of the City Council on February 8, 1983; and

WHEREAS, the Planning Commission, at the conclusion of a noticed public hearing on Thursday, June 2, 1988, approved said use permit.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Napa as follows:

Section 1. That the issuance of said use permit was granted subject to compliance with the following conditions:

Design Review:

1. A landscape plan for the adjacent parking area shall be submitted for the review and approval of the Planning Director prior to the occupancy of the building. Said landscape plan shall indicate all areas to be planted and shall provide lighting and irrigation plans.

2. All signage for the project shall be subject to separate Design Review approval.

Planning Department Special Conditions:

1. The parking to be provided on the adjacent parcel (APN 03-111-31) shall be secured by an agreement, of a form acceptable to the City Attorney, for the life of the proposed winery use.

Planning Department Standard Conditions:

1. The use permit must be used within one (1) year of approval or it shall expire. This permit is valid for this use only. A new permit must be applied for upon any change in use. The permit will also expire if the use is discontinued.
2. This use permit shall not become effective until ten (10) days after approval or until any required Use Permit Agreement is executed, whichever occurs later.
3. Any request for an extension of the use permit must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
4. Compliance with all permit conditions and payment of fees required by this approval shall occur prior to occupancy of the building or property (unless additional time is allowed by this approval).

Public Works Department:

1. Installation of street trees on Vallejo Street.
2. The access drive and parking area shall be graded and paved in accordance with City standards.
3. The project site is located in the Flood Hazard Area of the Napa River and as such is subject to the special floodplain regulations of NMC Section 30-356. The base flood elevation is 22.50 feet.
4. Execute and record a joint access and parking agreement that encumbers both this parcel and the parcel to the north.
5. Construction plans for the on- and off-site improvements shall be prepared by a registered civil engineer and submitted to this department for review and approval. The plan will also include the grading, paving and drainage details, and must be approved by the City Engineer before the issuance of the building permit.
6. The applicant shall pay an inspection fee for the required on and off-site improvements.
7. Because the structure is existing, the applicant will be allowed six months from the date of Use Permit approval to complete all the required improvements, unless the Planning Commission authorizes a different amount of time. To guarantee completion of the improvements, the applicant will be required to enter into an agreement with the

City, provide a faithful performance bond and have any required plans approved within 2 months of the date of Use Permit approval.

Fire Marshal:

1. Post address on building, minimum of 6 inch letter.
2. Exiting shall conform to the Uniform Building Code.
3. The building or occupancy must conform to U.B.C., U.F.C., and City Standards.
4. A storage diagram must be submitted to the Fire Department for approval.
5. Fire extinguishers (2A-10BC rated) shall be provided per Uniform Fire Code.
6. Storage exceeding 12 feet in height will require a special permit from the Fire Department.
7. Other Fire and Life Safety items may be required following further plan review or field inspection.

Environmental Health Department:

1. All waste water lines at the proposed development shall be connected to the Napa Sanitation District.
2. The proposed parcel shall be connected to the Napa City water system.
3. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.

Napa Sanitation District:

1. The current Napa Sanitation District Fees and Charges for this proposed use of the property are as follows. The District should be contacted by the owner prior to development, as these fees change from time to time and vary with the proposed use. Any additional plumbing on fixture unit basis. Manhole may be required.

Parks and Recreation Department:

1. Meter locations in sidewalk and roof overhang make street trees impractical.

Section 2. Use of this conditional use permit requires compliance with these conditions.

Section 3. The City Clerk is hereby directed to record this Resolution at the office of the County Recorder of the County of Napa.

I HEREBY CERTIFY that the foregoing resolution was duly and regularly adopted by the City Council of the City of Napa at a regular meeting of

Merlion Winery - UP

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said City Council held on the 4th day of August, 1988, by
the following roll call vote:

AYES: Jonas, Perlman, Macomber and Busenbark

NOES: None

ABSENT: None

ATTEST:

John R. Got
SECRETARY OF THE PLANNING COMMISSION

END OF DOCUMENT