



A Tradition of Stewardship
A Commitment to Service

FILE # P09-000021

NAPA COUNTY
CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT
1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4417

APPLICATION FORM

FOR OFFICE USE ONLY

ZONING DISTRICT: CN Date Submitted: 1/5/09
TYPE OF APPLICATION: Use Permit Date Published: _____
REQUEST: TO ALLOW DENTAL LABORATORY AND GIFT/ Date Complete: _____
NOVELTY SHOP USES IN AN APPROXIMATELY 3,610 SQ. FT. COMMERCIAL BUILDING

TO BE COMPLETED BY APPLICANT
(Please type or print legibly)

PROJECT NAME: 75 Sky Oaks Drive, Angwin CA
Assessor's Parcel #: 024-163-010-000 Existing Parcel Size: 4.86
Site Address/Location: 75 Sky Oaks Drive, Angwin CA 94508
No. Street City State Zip
• Property Owner's Name: Jeff Veness
• Mailing Address: 335 Smith Way Angwin CA 94508
No. Street City State Zip
• Telephone #: (707) 227-2827 Fax #: (707) 963-5286 E-Mail: jeff@napa-valley-partners.net
Applicant's Name: Same
Mailing Address: _____
No. Street City State Zip
Telephone #: () - Fax #: () - E-Mail: _____
Status of Applicant's Interest in Property: Owner
Representative Name: Same
Mailing Address: _____
No. Street City State Zip
Telephone #: () - Fax #: () - E-Mail: _____

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, floor plan, building elevations, water supply/waste disposal system site 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.

Jeff Veness 12-8-08
Signature of Property Owner Date
Jeff Veness
Print Name

Signature of Applicant Date

Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

*Application Fee Deposit: \$ 8264.00 Receipt No. 72011 Received by: TA Date: 1/5/09

*Total Fees will be based on actual time and materials

INFORMATION SHEET

I. USE

- A. Description of Proposed Use (attached detailed description as necessary) (including where appropriate product/service provided): General Office Use
- B. Project Phases: ☒ one ☐ two ☐ more than two (please specify): _____
- C. Estimated Completion Date for Each Phase: Phase 1: 05-28-08 Phase 2: _____
- D. Actual Construction Time Required for Each Phase: ☒ less than 3 months
☐ More than 3 months
- E. Related Necessary On- And Off-Site Concurrent or Subsequent Projects: _____
- F. Additional Licenses/Approval Required:
 District: None Regional: _____
 State: _____ Federal: _____

II. BUILDINGS/ROADS/DRIVEWAY/LEACH FIELD, ETC.

- A. Floor Area/Impervious area of Project (in square ft):
 Proposed total floor area on site: 3610 Existing 380
 Total development area (building, impervious, leach field, driveway, etc.) 380
 New construction: _____
 existing structures or portions thereof to be utilized: _____
 existing structures or portions thereof to be moved: _____
- B. Floor Area devoted to each separate use (in square ft):
 living: _____ storage/warehouse: _____ offices: _____
 sales: _____ caves: _____ other: _____
 septic/leach field: _____ roads/driveways: _____
- C. Maximum Building Height: existing structures: 9' new construction: _____
- D. Type of New Construction (e.g., wood-frame): Wood Frame
- E. Height of Crane necessary for construction of new buildings (airport environs): _____
- F. Type of Exterior Night Lighting Proposed: _____
- G. Viewshed Ordinance Applicable (See County Code Section 18.106): ☐ Yes ☒ No
- H. Fire Resistivity (check one; If not checked, Fire Department will assume Type V – non rated):
☐ Type I FR ☐ Type II 1 Hr ☐ Type II N (non-rated) ☐ Type III 1 Hr ☐ Type III N
☐ Type IV H.T. (Heavy Timber) ☐ Type V 1 Hr. ☐ Type V (non-rated)
 (Reference Table 6 A of the 2001 California Building Code)

III. PARKING

	Existing	Proposed
A. Total On-Site Parking Spaces:	<u>12</u>	_____
B. Customer Parking Spaces:	<u>6</u>	_____
C. Employee Parking Spaces:	<u>6</u>	_____
D. Loading Areas:	<u>3</u>	_____

IV. TYPICAL OPERATION

	Existing	Proposed
A. Days of Operation:	<u>5</u>	<u>—</u>
B. Expected Hours of Operation:	<u>8:00-6:00</u>	<u>—</u>
C. Anticipated Number of Shifts:	<u>1.5</u>	<u>—</u>
D. Expected Number of Full-Time Employees/Shift:	<u>6</u>	<u>—</u>
E. Expected Number of Part-Time Employees/Shift:	<u>None</u>	<u>—</u>
F. Anticipated Number of Visitors		
• busiest day:	<u>3</u>	<u>—</u>
• average/week:	<u>15</u>	<u>—</u>
G. Anticipated Number of Deliveries/Pickups		
• busiest day:	<u>1</u>	<u>—</u>
• average/week:	<u>3</u>	<u>—</u>

V. SUPPLEMENTAL INFORMATION FOR SELECTED USES

A. Commercial Meeting Facilities Food Serving Facilities

- restaurant/deli seating capacity:
- bar seating capacity:
- public meeting room seating capacity:
- assembly capacity:

B. Residential Care Facilities (6 or more residents) Day Care Centers

- type of care:
- total number of guests/children:
- total number of bedrooms:
- distance to nearest existing/approved facility/center:

Existing

Proposed

WATER SUPPLY/WASTE DISPOSAL INFORMATION SHEET

I. WATER SUPPLY

Domestic

Emergency

A. Proposed source of Water (eg., spring, well, mutual water company, city, district, etc.):

HMMWC

B. Name of Proposed Water Supplier (if water company, city, district):
annexation needed?

Huwell Mountain Mutual Water Co

☐ Yes ☒ No

☐ Yes ☐ No

C. Current Water Use (in gallons/day):
Current water source:

.06 acre ft / yr.
HMMWC

D. Anticipated Future Water Demand (in gallons/day):

E. Water Availability (in gallons/minute):

HMMWC

F. Capacity of Water Storage System (gallons):

G. Nature of Storage Facility (eg., tank, reservoir, swimming pool, etc.):

F. Completed Phase I Analysis Sheet (Attached):

II. LIQUID WASTE

Domestic
(sewage)

Other
(please specify)

A. Disposal Method (e.g., on-site septic system on-site ponds, community system, district, etc.):

On site Septic
4 years old

B. Name of Disposal Agency (if sewage district, city, community system):
annexation needed?

☐ Yes ☒ No

☐ Yes ☐ No

C. Current Waste Flows (peak flow in gallons/day):

D. Anticipated Future Waste Flows (peak flows in gallons/day):

E. Future Waste Disposal Capacity (in gallons/day):

III. SOLID WASTE DISPOSAL

A. Operational Wastes (on-site, landfill, garbage co., etc.):

None

B. Grading Spoils (on-site, landfill, construction, etc.):

None

IV. HAZARDOUS/TOXIC MATERIALS (Please fill out attached hazardous materials information sheet, attached)

A. Disposal Method (on-site, landfill, garbage co., waste hauler, etc.):

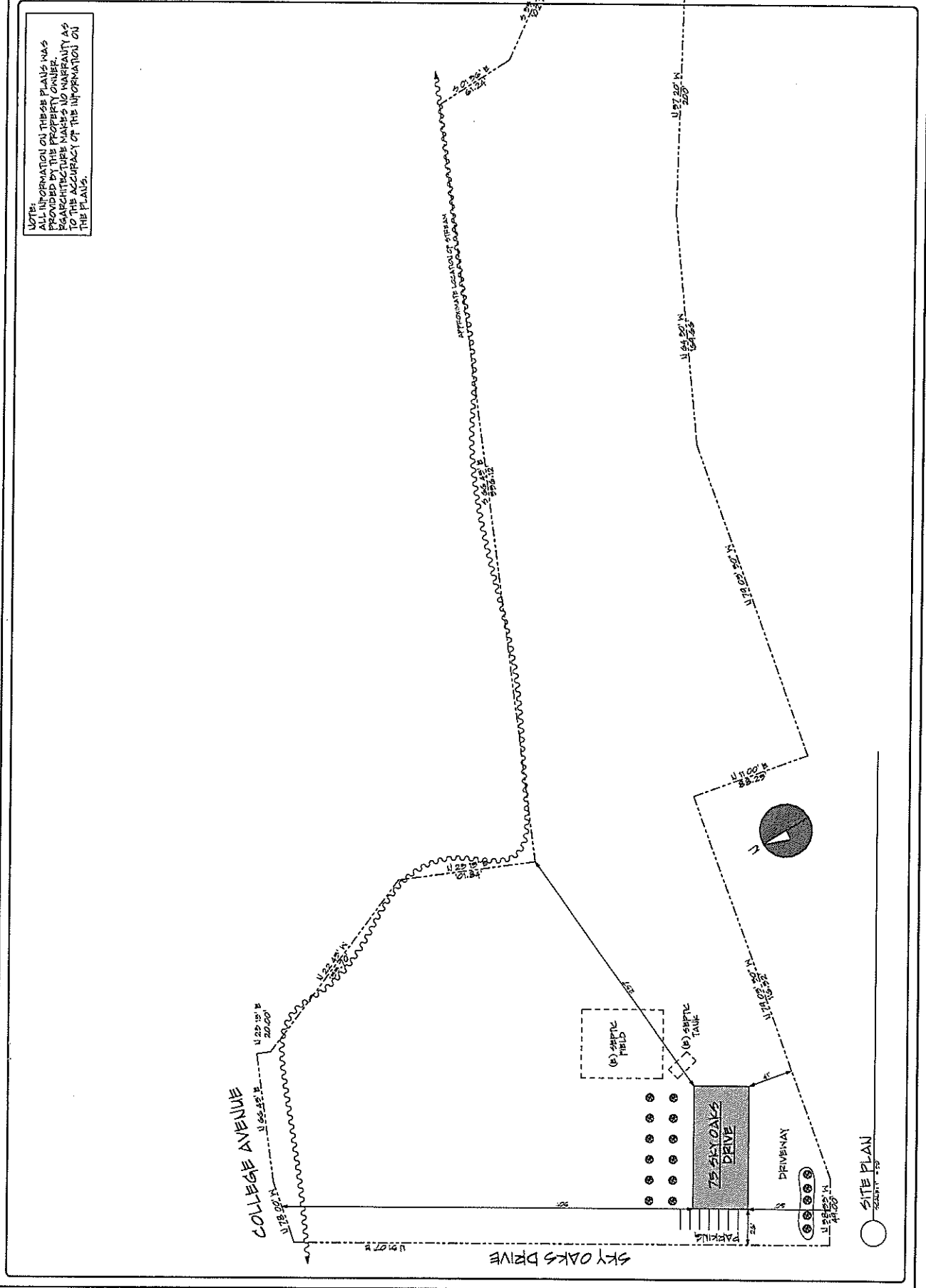
None

B. Name of Disposal Agency (if landfill, garbage co., private hauler, etc.):

None

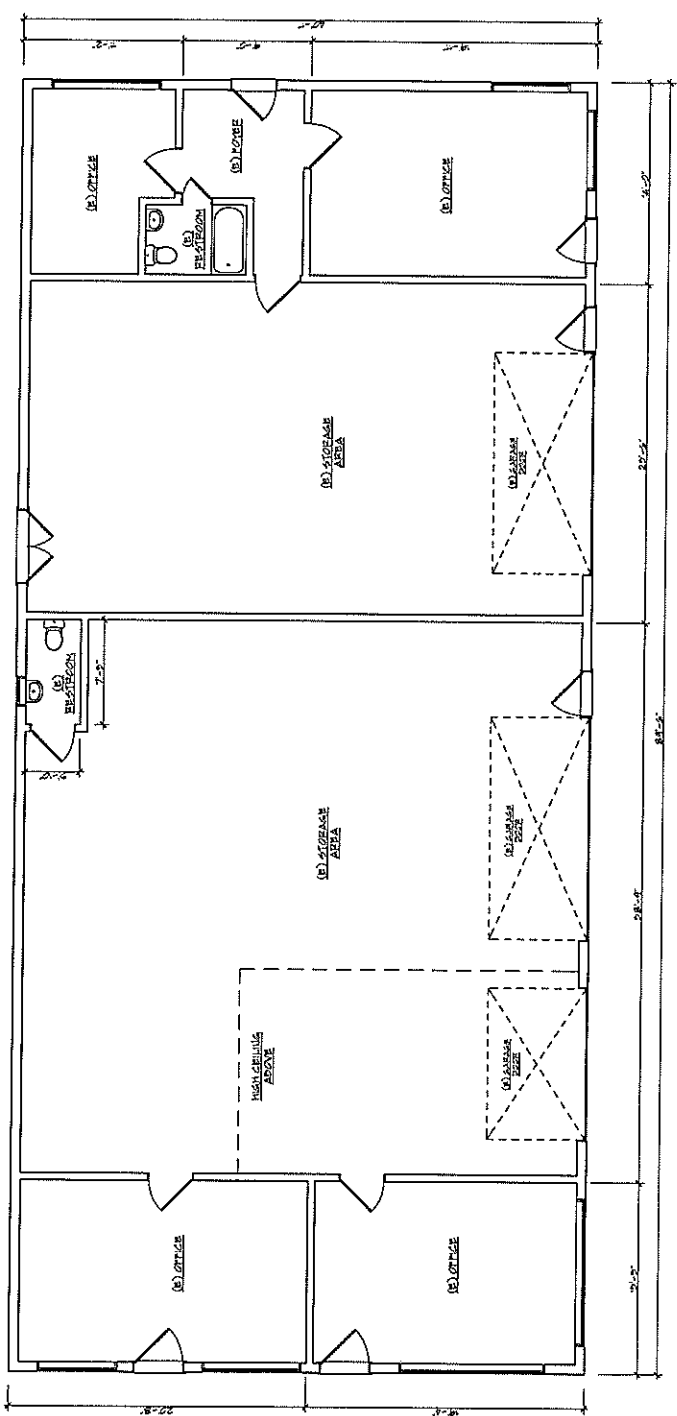
NOTES:
ALL INFORMATION ON THESE PLANS HAS
BEEN PROVIDED BY THE PROPERTY OWNER.
REGISTRATION ARCHITECTURE MAKES NO WARRANTY AS
TO THE ACCURACY OF THE INFORMATION ON
THE PLANS.

PROJECT: 75 Sky Oaks Drive, Laguna, CA 92653 SHEET: A1 DATE: 12/8/08		REGISTRATION ARCHITECTURE ARCHITECT: [Signature] APPROVED BY: [Signature] PRINT DATE: 12/8/08	
OWNER: ROBERT L. GREGORY, ARCHITECT LICENSE NO. C 9830 REGISTERED ARCHITECT IN THE STATE OF CALIFORNIA PHONE: 714-943-7650 FAX: 714-943-7650 WEB: WWW.REGISTRATIONARCHITECTURE.COM		REGISTRATION ARCHITECTURE ARCHITECT: [Signature] APPROVED BY: [Signature] PRINT DATE: 12/8/08	



08 Veneiss Use Permit Drawings 75 Sky Oaks Drive, Angwin, CA 94908		02 SHEET DESCRIPTION EXISTING PLAN - SOUTH BUILDING	
OWNER: ROBERT R. GREGORY ARCHITECT REGISTERED ARCHITECT IN THE STATE OF CALIFORNIA LICENSE NO. C 9870 P.O. BOX 2123, SAINT HELENA, CA 94574 PHONE: 707-943-7650 FAX: 707-320-0620 WEB: WWW.RGARCHITECTURE.COM		ARCHITECT: DATE: APPROVED BY: THE USE OF THE PLANS AND SPEC SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED AND NO RIGHTS RESERVED BY ARCHITECTURE	
PRINT DATE: 12/16/08		TITLE:	

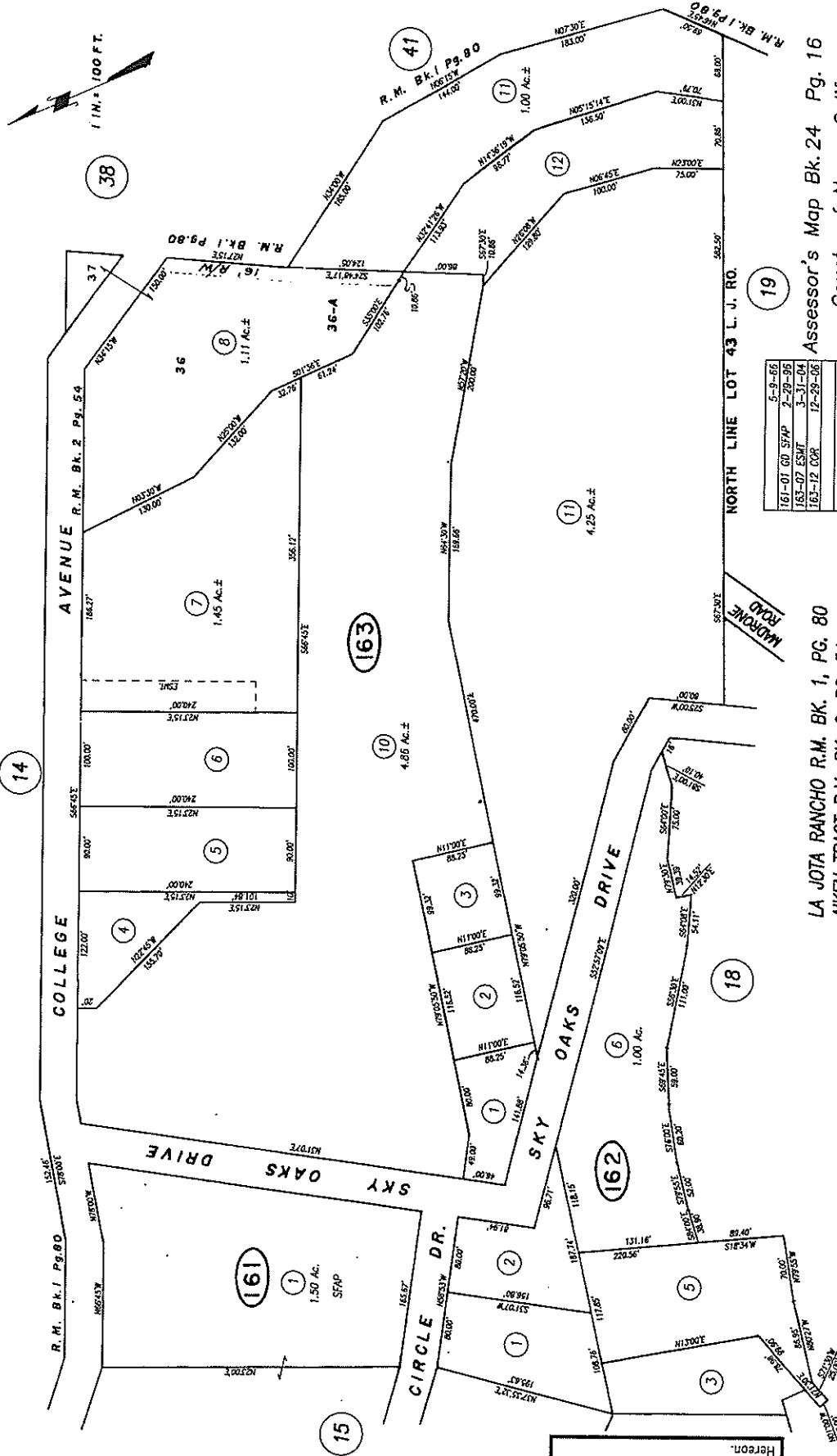
NOTE:
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 PROVIDED BY THE PROPERTY OWNER.
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 TO THE ACCURACY OF THE INFORMATION ON
 THE PLANS.



NEW SOUTH BUILDING PLAN

LOTS 36, 36A & 37 AIKEN TRACT
BEING PORTION OF
LOT 42 LA JOTA RANCHO

24-16
Tax Area Code
65000



NOTE: This Map Was Prepared For
Assessment Purposes Only, No
Liability Is Assumed For The
Accuracy Of The Data Delineated
Herein.

REVISION	DATE
5-9-88	
161-01 CO SFAP	2-29-95
163-07 ESM	3-31-04
163-12 COR	12-29-06

LA JOTA RANCHO R.M. BK. 1, PG. 80
AIKEN TRACT R.M. BK. 2, PG. 54

Assessor's Map Bk. 24 Pg. 16
County of Napa, Calif.

1961-62

REDRAWN FROM 24-12

Gee, Ronald

From: Jeff Veness [jvenesss@gmail.com] on behalf of jeff@napavalleypartners.net
Sent: Sunday, July 26, 2009 9:21 PM
To: Gee, Ronald
Cc: BryanBreck@aol.com
Subject: Draft Proposal for 75 Sky Oaks

Dear Ron,

Here is a draft of a historical sketch of the building located at 75 Sky Oaks Drive:

The County Assessors office has on record that 75 Sky Oaks was built in approximately 1947. Angwin historians have placed the date closer to 1949 for the grand opening. It was planned for a Burger Establishment but prior to its opening a fire broke out on the interior which required that renovations be done to the building. A lamp shade company and also a furniture factory, manufacturing church pews was established in the early years. During the 60's the building was used to a great extent for storage of cars and miscellaneous items. For 28 years it was used by multiple firms doing automotive repairs. Over the past five years the building has been used for office and storage space.

In giving research to the history of the building, information was acquired of the modifications to the structure. As far back as 1962, it appears that the 22 foot high portion was existing at that time. CCBJ Properties LLC acquired the building in 2003 and submitted architectural renderings to raise the roof of the front portion of the building to add more character but this was never completed. In 2004 a septic was installed by Jim Clifton to replace the existing cess pool. In 2007 new windows, doors, garage doors, trim, gutters and paint added a different complexion to the facility.

Presently the building has two tenants. Approximately 1500 square feet is housed by an office fabricating fixed or remove-able prosthetics supporting local dentist's with needed oral care. A portion of this space is used for storage. On the north wing, 2200 square feet is used to house a tray company. Two offices facing Sky Oaks drive are used to support the enterprise. The owner of the "Tray Chic" company takes orders for distribution and also does sales on site of her product. Over 70% of this space is used to store the trays and supplies. No hazardous waste is used on site.

The Napa County Planning Department would like to recommend that a use permit be granted for office and storage space for 75 Sky Oaks Drive as per outlined in the application.

***Feel free to recommend any modification that will enhance this rough draft of the history, renovations and present use of this building. Thank you in advance for working with me on this project.

Best Personal Regards,
Jeff

Jeff J. Veness
Frank Howard Allen Realtors
1316 Main Street,
St. Helena, CA 94574
Office (707) 963-5266
Mobile (707) 227-2827
Residence: (707) 965-0219
Web Page: <http://jeffveness.com>

08/10/2009