



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 5/5/2020
Agenda Placement: 9E
Set Time: 9:35 AM PUBLIC HEARING
Estimated Report Time: 5 Minutes
Continued From: 3/10/2020

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: David Morrison - Director
Planning, Building and Environmental Services
REPORT BY: Charlene Gallina, Supervising Planner - 299-1355
SUBJECT: Mathew Bruno Wines Tasting Room Appeal Hearing

RECOMMENDATION

Consideration and possible direction regarding an appeal filed by Grape Lane Association, c/o REB Engineering, to a decision by the Napa County Planning Commission on December 4, 2019 to approve Use Permit No. P17-00387-UP for the **Mathew Bruno Tasting Room** to allow a wine bar with wine storage, tasting, retail sales and marketing events on a re-purposed single-family residential property that is currently being utilized for administrative offices. In addition to renovation of the historic residential structure, on-site construction for the Project would include planting of new landscaping; installation of seven paved, on-site parking stalls; installation of a new, on-site wastewater treatment system; and construction of a wraparound porch, also to be used for wine tasting. Off-site modifications would include widening of the asphalt paved surface of the northern portion of Grape Lane immediately adjacent to the Project site, and installation of a mid-block pedestrian crossing on Rutherford Road. The proposal also includes a public road exception to the requirement under Napa County Road and Street Standards to install a left turn lane in the right-of-way of Rutherford Road at its intersection with Grape Lane. The proposed Project site is a 0.38-acre parcel located at 1151 Rutherford Road/ State Route 128, Napa (Assessor's Parcel No. 030-160-007), in the CL (Commercial Limited) zoning district.

ENVIRONMENTAL DETERMINATION: Consideration and possible adoption of a Negative Declaration (ND). According to the proposed ND, the project would not have a significant impact on the environment. This project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.
(CONTINUED FROM MARCH 10, 2020. APPLICANT, APPELLANT AND STAFF REQUEST A CONTINUANCE TO JUNE 23, 2020 AT 9:45 A.M.)

EXECUTIVE SUMMARY

The matter before the Board involves a neighborhood appeal by the Grape Lane Association of the Planning Commission's decision on December 4, 2019, to approve (4:0– AYES: Gallagher, Whitmer, Hansen and Mazotti;

ABSENT: Cottrell) an application submitted by Mathew and Anthony Bruno (Applicant) for a use permit to allow a new wine bar with wine storage, tasting, retail sales, marketing events and related infrastructure improvements on a re-purposed residential property that is currently being utilized for administrative offices (the Project or Bruno Wine Bar). The proposal also includes a request for a public road exception to the requirement under the County Road and Street Standards (the Road Standards) to install a left lane in the right-of-way of Rutherford Road at the intersection with Grape Lane. The project is proposed on an approximately 0.38-acre parcel located at 1151 Rutherford Road, Napa, California; Assessor's Parcel No. 030-160-007.

Pursuant to the County's appeals ordinance (Napa County Code Chapter 2.88) a public hearing on the appeal must be scheduled not less than fifteen days nor more than ninety calendar days from the submittal of an appeal. In accordance with the County's appeals ordinance, on March 10th, the public hearing was opened and continued to today's meeting. In part as a result of the Covid-19 pandemic, the parties now request that appeal be heard on June 23rd. Staff presentation and public testimony will not occur at the May 5, 2020 hearing. (APPLICANT, APPELLANT AND STAFF REQUEST A CONTINUANCE TO JUNE 23, 2020 AT 9:45 A.M.)

PROCEDURAL REQUIREMENTS

1. Chair introduces item.
2. Motion by a Board member and second by another Board member to continue the item to June 23, 2020 at 9:45 a.m.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact? No
County Strategic Plan pillar addressed: Effective and Open Government

ENVIRONMENTAL IMPACT

Consideration and possible adoption of a Negative Declaration (ND). According to the proposed ND, the project would not have a significant impact on the environment. This project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

BACKGROUND AND DISCUSSION

The matter involves a neighborhood appeal by the Grape Lane Association of the Planning Commission's decision on December 4, 2019, to approve a new wine bar with wine storage, tasting, retail sales, marketing events, daily wine tasting for up to 56 customers per day, with two full-time employees, and related infrastructure improvements on a re-purposed residential property that is currently being utilized for administrative offices. The proposal also includes a request for a public road exception to the requirement under the County Road and Street Standards to install a left lane in the right-of-way of Rutherford Road at the intersection with Grape Lane. The project is proposed on an approximately 0.38-acre parcel located at 1151 Rutherford Road, Napa in a CL zoning district.

The Planning Commission approved the project on December 4, 2019. A timely appeal packet was filed on January 6, 2020 by the Appellant subsequent to the Commission's action. Pursuant to the County's appeals ordinance (Napa County Code Chapter 2.88) a public hearing on the appeal must be scheduled not less than

fifteen days nor more than ninety calendar days from the submittal of an appeal. In accordance with the County's appeals ordinance, on March 10th, the public hearing was opened and continued to today's meeting. In part as a result of the Covid-19 pandemic, the parties now request that appeal be heard on June 23rd. Staff presentation and public testimony will not occur at the May 5, 2020 hearing. All parties and Staff support the continuance.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Helene Franchi