



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 1/5/2011
Agenda Placement: 10A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: JESSICA JORDAN for Hillary Gitelman - Director
Conservation, Development & Planning
REPORT BY: John McDowell, Deputy Planning Director - 299-1354
SUBJECT: Design Review Guidelines

RECOMMENDATION

DESIGN REVIEW GUIDELINES

Request: Presentation of a draft informational handout containing a compilation of all existing County policies and requirements related to project design. Commission and public comments are requested.

Staff Recommendation: Information item. Commission may provide direction.

Staff Contact: John McDowell, 299-1354 or john.mcdowell@countyofnapa.org or Linda St. Claire, 299-1348 or linda.stclaire@countyofnapa.org

EXECUTIVE SUMMARY

Between August 2009 and September 2010, the Commission held a series of study sessions investigating options for establishing some form of limited design review process. At the September 15, 2010 meeting, a considerable portion of the study session centered on the extent of existing design policies and requirements the County current applies to various development proposals. At the conclusion of the meeting, the Commission opted not to pursue establishment of a formal design review board at this time, and instead directed staff to compile all existing design standards and practices into a single document for use by the public, staff and the Commission.

Attached is a draft for Commission review and comment. Although this is not a formal public hearing, the Commission is encouraged to receive comments from any interested members of the public.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

See attached draft Napa County Design Guidelines.

SUPPORTING DOCUMENTS

A . Draft Design Guidelines

Napa County Planning Commission: Approve

Reviewed By: John McDowell