



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 10/1/2008

Agenda Placement: 10A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: John McDowell for Hillary Gitelman - Director
Conservation, Development & Planning
REPORT BY: John McDowell, Deputy Director - 299-1354
SUBJECT: Barrel Stop Winery (Former Casa Las Trancas) - Building Permit Elevation Changes

RECOMMENDATION

BARREL STOP WINERY / MARIE SCHUTZ - BUILDING PERMIT B07-01691, USE PERMIT P06-0031-UP

Request: Discussion and possible Commission direction concerning proposed architectural changes to the Barrel Stop Winery (former Johnny Miller Casa Las Trancas Winery) to determine if architectural changes can be processed as a Staff-level use permit modification. The project is located on the north side of Trancas Street approximately 250 ft. east of its intersection with Big Ranch Road, 622 Trancas Street, Assessor Parcel Number 038-190-019, Napa.

Staff Recommendation: Review proposed building design, and direct Staff to process a Staff level minor modification.

Staff Contact: Chris Cahill, 253.4847 or ccahill@co.napa.ca.us

EXECUTIVE SUMMARY

Proposed Action:

That the Planning Commission direct Staff to process a Staff level minor modification to Use Permit No. P06-0031-UP.

Discussion:

The applicant requests County approval of architectural changes to a winery building approved by the Planning Commission on November 15, 2006 (Use Permit No. P06-0031). At the time, the property was owned by John and Linda Miller and was to be called Casa las Trancas Winery. The parcel is now owned/managed by Marie Schutz and will be known as Barrel Stop Winery. The applicant will be submitting revised elevations to the Commission at or before the October 1 hearing, but included with this report are the current elevations submitted with the building

permit. Broadly, the applicant requests approval to delete the approved pitched roof, replace the approved board and batten wood siding with stucco finished panels, and make changes to the approved building entryway.

Consistent with the County Code and established Department practices, changes to exterior elevations require a modification to the use permit. Staff is requesting that the Commission review the proposed elevations and provide direction on whether the changes can be processed as a Staff-level minor modification, or should be processed as a Commission-level modification.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: A negative declaration was previously adopted for the project. The proposed changes to the elevations fall within the scope of the previously certified negative declaration. No new CEQA analysis is required.

BACKGROUND AND DISCUSSION

Owner: Barrel Stop Winery, LLC

Applicant: Marie Schutz

Zoning: AP (Agricultural Preserve)

General Plan Designation: Split-Designated AR (Agricultural Reserve) and C (Cities)

Use Permit Approved: November 15, 2006

Property History & Evolution of this Item:

November 15, 2006

The Planning Commission re-approves the 100,000 gallon per year Casa las Trancas Winery as **Use Permit Approval No. P06-0031**. The submittal is largely unchanged from the one first approved by the Board of Supervisors in 2003, though the stone cladding on the front elevation is deleted and a number of other architectural details are simplified or eliminated.

December 28, 2007

Marie Schutz, through her Barrel Stop Winery LLC, applies for **Building Permit No. B07-01691** to construct the approved winery.

January 7, 2008

The Planning Division determines the building permit application is incomplete. A number of items required by the use permit conditions of approval were not submitted and the design of the proposed facility has changed

markedly from what the Commission approved in 2006. We issue a permit status letter including the above, which is attached as **Attachment D**.

September 4, 2008

Ms. Schutz submits revised plans in an attempt to address the concerns included in Planning's January 2008 letter. Planning indicates that the proposed architecture remains substantially different from what was approved by the Commission in 2006 as **Use Permit Approval No. P06-0031**. A series of meetings with the applicant, her architect, and general contractor ensue, of which the item currently before the Commission is the direct result.

Discussion Points:

Winery Design & Compliance with the Approved Use Permit

The Casa las Trancas/Barrel Stop Winery property is approved to include two buildings, a barrel storage/administration/tasting room building located approximately 330 feet to the north of Old Trancas Street (or about 375 feet north of the main run of Trancas Street) and a fermentation building which would be located to its rear and screened from public view by the larger tasting room building. The tasting room building approved by the Commission in 2006 had an agricultural look, with board and batten wood siding, a sloped roof of composition shingles, and a tall central tower and oversized double barn-style doors at the main entrance (please see **Attachment B** for the approved elevations). The new design submitted with the building permit plans features a Mediterranean style metal building with stucco-finished exterior foam panels, a flat roof screened by a parapet wall, and a shortened classical-style entryway incorporating Doric columns and wood doors (please see **Attachment C**). The applicant has indicated that a new set of elevations is being prepared which will include new and additional exterior treatments and that the revised elevations will be available prior to the meeting.

It is staff's opinion, first stated in our January 7th letter and restated in a number of meetings and other conversations in the months since then, that the changes proposed to the elevations were substantial enough to require public review before the Planning Commission. Staff presented options to the applicant as follows: 1) revise the design such that it was substantially similar to that previously approved by the Commission, in that case the building permit could move forward without need for a use permit modification; 2) process a Commission-level modification and propose whatever exterior elevations the applicant preferred; or 3) process a staff-level modification in which the building exterior, primarily the pitch-roof and tower feature, were substantially similar to that approved by the Commission and consistent with the high architectural standard set by existing Napa Valley wineries in keeping with **General Plan Policies AG/LU-10 and CC-2**. These policies require Napa Valley wineries to convey a "permanence and attractiveness" in keeping with the County's standing as the premium wine growing region in the world. Although staff has not seen the current plans now being prepared by the applicant's architect, it is our hope that the Planning Commission will conclude that the revised elevations can be processed with a staff-level modification which would be processed concurrent with ongoing building permit review.

Alternately, the Commission could choose to either: 1) direct staff to process a Commission-level modification, which would require a subsequent public hearing and would delay processing of the building permit; or 2) the Commission could find the revised plans "substantially conforming" to the originally approved Use Permit which would allow the building permit to proceed without a concurrent use permit modification. Staff would, however, caution the Commission about this approach as it would set precedent that major architectural changes to approved wineries do not require County discretionary review. Given the language of **General Plan Policies AG/LU-10 and CC-2**, such a determination may not be compliant with the County's adopted General Plan.

Building Permit Clearance Status:

Planning Division

The architectural issues discussed above represent the Planning Division's major concern about the submitted

building permit. Additional information related to signage and exterior lighting remains outstanding, but these items do not constitute major obstacles to clearing the building permit for planning.

Building Division

The Building Division referred this building permit application to outside plan checkers for review. According to Plan Check Supervisor Eric Banvard, there are substantial issues identified by Interwest (the outside plan reviewers) which remain unresolved. The Building Division has not completed plan review.

County Fire Department

The Fire Marshall has not cleared the building permit.

Department of Public Works

The Department of Public Works sent a status letter to the applicant in April, 2008 which indicated revisions to the building permit plans were needed to address stormwater pollution prevention and that an encroachment permit would have to be secured from the City of Napa. As of the date of this report, Public Works has not cleared the permit.

Department of Environmental Management

The Department of Environmental Management has not cleared the building permit.

SUPPORTING DOCUMENTS

- A . Commission-Approved Winery Site Plan
- B . Commission-Approved Winery Elevations
- C . Elevations Submitted for Building Permit (September 4, 2008 version)
- D . January 7, 2008 Planning Division Issues Letter

Napa County Planning Commission: Approve

Reviewed By: John McDowell