



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 10/1/2008

Agenda Placement: 8B

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: John McDowell for Gitelman, Hillary - Director
Conservation, Development & Planning
REPORT BY: LINDA STCLAIRE, PLANNER II - 707.299.1348
SUBJECT: Ward Residence Use Permit Exception

RECOMMENDATION

TIM WARD / WARD RESIDENCE / USE PERMIT EXCEPTION REQUEST #P08-00361-UP

CEQA Status: Categorically exempt from the provisions of CEQA, under Section 15303(a) for one single family residence in a residential zone (Class 3).

Request: Approval of a Use Permit Exception to the Conservation Regulations to construct an approximately 1,500 square foot residence with an attached garage on slopes exceeding an average of 30%. The project is located on a 1.18 acre parcel on the north side of Bentley Drive, approximately 900 feet west of its intersection with Highway 29 within an AW (Agricultural Watershed) zoning district. (Assessor's Parcel # 017-180-001) 1250 Bentley Drive, Calistoga.

Staff Recommendation: Drop the item from agenda for renoticing to a future public hearing.

Staff Contact: Linda St. Claire 299-1348

EXECUTIVE SUMMARY

Proposed Action:

1. That the Planning Commission drop the item from the agenda for renoticing to a future public hearing date to be determined.

Discussion:

Staff requests continuance to address comments received from neighbors to the project.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

BACKGROUND AND DISCUSSION

SUPPORTING DOCUMENTS

None

Napa County Planning Commission: Approve

Reviewed By: John McDowell