



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 11/20/2013

Agenda Placement: 9A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: Charlene Gallina for Pete Parkinson - Interim Director
Planning, Building and Environmental Services
REPORT BY: Linda St. Claire, Planner III - 707.299.1348
SUBJECT: Martini Winery Use Permit Modification

RECOMMENDATION

G3 ENTERPRISES / MARTINI WINERY / USE PERMIT MODIFICATION P12-00202

CEQA Status: Consideration and possible adoption of a Negative Declaration. According to the Negative Declaration the project would not have a potentially significant environmental impact. This project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a Modification to Use Permit U-298283 et al., to: 1) construct a 28,600 square foot addition (Building D) to the existing cooperage; 2) construct an 8,385 square foot tank pad/production area on the east side of the cooperage addition and an approximately 20,000 square foot tank pad/production area on the east side of Building B; 3) construct a 8,116 square foot canopy over an existing crushpad; 4) demolish the existing 10,000 square foot office/laboratory/tasting room addition to the historic winery building (Building A) and relocate these uses; 5) demolish the 5,000 square foot metal building south of the Monte Rosso Building; 6) demolish the 800 square foot shed east of Building B; 7) remove the existing temporary employee bathroom/locker room trailers and relocate the uses temporarily to Building E until completion of Building C; 8) installation of a left turn lane (installation of the TWLTL on SR-29 in 2014 will satisfy this condition); 9) relocate the existing northern access road 180 feet to the south, to serve as the main entrance; 10) relocate the existing monument sign as part of the road realignment; 11) realign the existing southern access road for winery truck traffic; 12) relocate visitor and employee parking; 13) reduce public tours and tastings from 1500 per week to a maximum of 1400 visitors per week; 14) add tours and tastings by appointment only for a maximum of 294 visitors per week; 15) establish the marketing plan to include one (1) event per year with a maximum of 75 guests, one (1) event per year with a maximum of 200 guests, one (1) event per year with a maximum of 225 guests, and one (1) harvest event per year with a maximum of 500 guests; 16) allow a commercial kitchen; 17) increase employees from 32 full-time and 10 part-time to 69 employees; 18) increase parking from 104 to 109 spaces with five ADA spaces; 19) changes the hours of operation from 7:30am-5:00pm to 7:00am-6:00pm; 20) upgrade to the landscaping; 21) replace and relocate the septic system; 22) allow Evans Bill (AB2004) on-premise consumption, adjacent to the existing winery structures, and; 23) re-instate the historic winery wall sign on the west face of the original winery structure.

The 27.83 acre project site is located at the southeastern corner of State Highway 29 and Chaix Lane, bordering the City of St. Helena limits within the Agricultural Preserve (AP) Zoning District at 254 St. Helena Hwy, St. Helena, CA. (APNs: 030-020-032 & 030-240-033).

Staff Recommendation: Continued the item to the December 4, 2013 Planning Commission hearing.

Staff Contact: Linda St. Claire, Planner linda.stclaire@countyofnapa.org (707) 299-1348

Applicant Contact: Chuck Conner (707) 431.5536

EXECUTIVE SUMMARY

Proposed Action:

That the Planning Commission:

1. Continue the item to the December 4th Planning Commission in order for staff to complete its assessment of the proposed 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