



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 11/3/2010

Agenda Placement: 8A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: John McDowell for Gitelman, Hillary - Director
Conservation, Development & Planning
REPORT BY: Kirsty Shelton, Planner - 707 253 4417
SUBJECT: Kelham Winery - Use Permit Modification # P10-00177 UP

RECOMMENDATION

SUSANNA ROGERS KELHAM TR/ KELHAM VINEYARDS - KELHAM VINEYARDS WINERY USE PERMIT MODIFICATION #P010-00177-MOD

CEQA Status: Negative Declaration has been prepared. According to the proposed Negative Declaration, the proposed project would not have any potentially significant environmental impacts. The project site is not on any of the the lists of hazardous waste sites enumerated under Government Code Section 65962.5

Request: Approval of a major modification to Use Permit # 98372-UP to 1) convert an existing 1,576 sq. ft. residence to be used for wine tasting, sales, and marketing; 2) convert 1,641 sq. ft. of second floor area of the existing winery to be used as a residence; 3) include a 1,254 sq. ft. outdoor trellised area for wine tasting and marketing; and 4) adoption of a marketing plan that proposes ten additional visitors per day, for a maximum of 20 per day/140 per week for food and wine pairing, and six events per year for up to 80 people. The project site is located on a 10.9 acre parcel on the north side of Zinfandel Lane, approximately 0.75 of a mile east of its intersection with State Route 29 within an Agricultural Preserve (AP) Zoning District (Assessor's Parcel Number 030-260-029) 360 Zinfandel Lane, St. Helena.

Staff Recommendation: Continue item to November 17, 2010 hearing.

Staff Contact: Kirsty Shelton, Project Planner, 707-299-1377, or kirsty.shelton@countyofnapa.org

(CONTINUED FROM OCTOBER 20, 2010 REGULAR COMMISSION MEETING)

(TO BE CONTINUED TO NOVEMBER 17, 2010 REGULAR COMMISSION MEETING)

EXECUTIVE SUMMARY

Proposed Action:

That the Planning Commission:

1. Continue the item to the Regular Planning Commission hearing of November 17, 2010.

Discussion:

The applicant has requested the item be continued until the next regular meeting to allow additional time for them to work with the neighbor representative, and to work with County departments to determine the feasibility of the project description changes discussed at the October 20th hearing.

Staff recommends continuing the project. The public hearing remains open.

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