



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 2/1/2012

Agenda Placement: 8A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission

FROM: John McDowell for Hillary Gitelman - Director
Conservation, Development & Planning

REPORT BY: LINDA STCLAIRE, PLANNER II - 707.299.1348

SUBJECT: Inglewood Village Business Park Modification and Tentative Parcel Map Revision

RECOMMENDATION

INGLEWOOD VILLAGE BUSINESS PARK - INGLEWOOD BUSINESS PARTNERS, LLC - USE PERMIT MODIFICATION (P11-00107) & TENTATIVE PARCEL MAP (P11-00478)

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

Request: Approval to modify Use Permit #99077-UP to construct an approximately 4,092 square foot one story office building and add an additional 15 parking spaces to an existing 3 building office complex for a total of 27,764 square feet and with a total of 132 parking spaces. The building will be constructed using the same materials and in the same design as the three previously approved and constructed buildings. Approval to re-subdivide the existing 3 unit commercial condominium project into 14 units with a common owner's association responsible for building and property maintenance. The 2.89 acre project site is located on the south side of Inglewood Avenue and the west side of State Highway 29 within a CN (Commercial Neighborhood) zoning district. (Assessor's Parcel 027-590-001), 811 St. Helena Hwy, St. Helena.

Staff Recommendation: Continue the item to a date uncertain.

Staff Contact: Linda St. Claire, 299-1348 or Linda.stclair@countyofnapa.org

(TO BE CONTINUED TO DATE UNCERTAIN)

EXECUTIVE SUMMARY

Proposed Action:

That the Planning Commission:

1. Continue the item to a date uncertain.

Discussion:

The applicant has requested a continuance to a date uncertain in order to address neighbor concerns (see attached letter).

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

BACKGROUND AND DISCUSSION

SUPPORTING DOCUMENTS

A . Request for Continuance

Napa County Planning Commission: Approve

Reviewed By: John McDowell