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Agenda Date: 2/17/2016
Agenda Placement: 10A
Continued From: 01/20/2016

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: John McDowell for David Morrison - Director
Planning, Building and Environmental Services
REPORT BY: EMILY HEDGE, PLANNER II - 259-8226
SUBJECT: Summers Estate Winery Use Permit Modification P14-00232 and Variance P14-00233

RECOMMENDATION

SUMMERS WINERY - USE PERMIT MAJOR MODIFICATION P14-00232 & VARIANCE P14-00233

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

Request: Approval to modify the previous approvals for an existing winery (#U-238384, #U-108586, #96408-UP, #03075-MOD) to allow the following activities: 1) Recognize and approve the conversion of the existing 2,350 square foot residence to a tasting room; 2) Recognize and approve the conversion of the existing 530 square foot tasting room within the winery into a storage room; 3) Expand the visitation program from maximum tours and tastings by appointment only for 12 person per day to 20 persons per day; 4) Increase wine production from 50,000 to 100,000 gallons; 5) Construct a new 5,400 square foot covered tank farm; 6) On-premises consumption of the wines produced on-site, consistent with Business and Professionals Code Sections 23356, 23390, and 23396.5 in the tasting room and on the adjacent patio; 7) Deletion of condition #10 of Use Permit #96408-UP that prohibits outside social activities; 8) Allow the sale of wine-related merchandise in compliance with Napa County Code Section 18.16.030(H)(4); 9) Update fire suppression facilities and install two additional 21,000 gallon water storage tanks and a pump; 10) Install new domestic and process wastewater treatment and disposal with authorization for the use of a hold and haul system during the construction transition period and very extended wet weather periods; 11) Install storm water detention and conveyance facilities; 12) Decrease the number of on-site parking spaces from 16 to 15 spaces; 13) Realign the existing parking and landscaped areas; 14) Add one loading dock; and 15) Architectural modifications to the existing residential structure. The project also includes an application for a variance to allow construction of the covered tank farm within the required 600 foot winery setback from Tubbs Lane. The covered tank farm is proposed approximately 327 feet from the centerline of Tubbs Lane. The proposed project site is located at 1171 Tubbs Lane, Calistoga, on a 25.3-acre site, in the Agricultural Preserve (AP) Zoning District. Assessor's Parcel No. 017-160-015.

Staff Recommendation: Continue item to the regular Planning Commission Meeting of March 2, 2016.

Staff Contact: Emily Hedge, Planner II, (707) 259-8226, or emily.hedge@countyofnapa.org

Applicant Contact: Jim and Beth Summers, Property Owners, (707) 942-5508

Applicant's Representative: Jeff Redding, Land Use Planning Services, (707) 255-7375 or jreddingaicp@comcast.net

TO BE CONTINUED TO THE MARCH 2, 2016 REGULAR MEETING.

EXECUTIVE SUMMARY

Proposed Action:

That the Planning Commission

- 1) Continue the item to the regular Planning Commission meeting of March 2, 2016.

Discussion:

On November 18, 2015, the Planning Commission held a public hearing to consider Use Permit Modification # P14-00232 to modify the existing winery Use Permit to increase production, construct a new covered tank farm, expand/recognize the visitation program, allow on premises consumption, and recognize the unpermitted conversion of the existing residence into a tasting room facility. The item was continued to January 20, 2016, to address questions and concerns raised by the public and members of the Commission. The proposed project was discussed at the January 20, 2016 hearing and was continued at the recommendation of the Commission in order to prepare a new design that would not require a variance and to address other items of concern raised by the public, staff, and members of the Commission.

Staff is in receipt of an alternative design and a response to comments from the January hearing. Staff did not have sufficient time to complete our analysis of the submitted materials prior to the staff report publishing deadline for the February 17, 2016 hearing. Staff requires additional time to meet and confer with the applicant on project details. It is therefore requested that the item be continued to the March 2, 2016 regular Commission meeting. The applicant is accepting of this request.

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