



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 2/19/2014

Agenda Placement: 10A

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: Sean Trippi, Principal Planner - 299-1353
SUBJECT: Napa Pipe Design Guidelines Review Process

RECOMMENDATION

NAPA PIPE DESIGN GUIDELINES REVIEW PROCESS

CEQA Status: No action is requested and CEQA does not apply.

Request: The City of Napa and the Napa County Planning Commissions held a joint Special Meeting regarding design guidelines for the Napa Pipe site on February 6, 2014. Design guidelines will ultimately serve to ensure the quality and form of development consistent with the City/County expectations. Subsequent separate meetings of both the City Planning Commission and County Planning Commissions will be held to deliberate on and ultimately forward a recommendation regarding the Guidelines to the Napa City Council and the Board of Supervisors, respectively. At this time, staff is requesting direction from the Napa County Planning Commission regarding our review process.

Staff Recommendation: Discussion on direction on the County's review process.

Staff Contact: Sean Trippi, Principal Planner; (707) 299-1353, strippi@countyofnapa.org

EXECUTIVE SUMMARY

Members of the Napa County Planning Commission and the Napa City Planning Commission will have an opportunity to discuss a variety of issues that will inform the development of Napa Pipe design guidelines including the organization, function and use of the design guidelines, and how the Commissions feedback will be incorporated into the document. The first joint Study Session was held on February 6, 2014. Staff has agendized this item for the purpose of seeking Napa County Commission direction regarding this review process.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

SUPPORTING DOCUMENTS

None

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina