



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 3/21/2012

Agenda Placement: 9E

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: Charlene Gallina for Hillary Gitelman - Director
Conservation, Development & Planning
REPORT BY: LINDA STCLAIRE, PLANNER II - 707.299.1348
SUBJECT: Oakville Grocery Use Permit Modification

RECOMMENDATION

OAKVILLE GROCERY / OGC INVESTMENT LLC - USE PERMIT MAJOR MODIFICATION - P11-00464-MOD

CEQA Status: This project is Categorical Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 - Existing Facilities, Section 15302 - Reconstruction, and Section 15303 - New Construction. The project site is not on any of the lists of hazardous sites enumerated under Government Code section 65962.5.

Request: Modification to Use Permit #02591-UP amending the permitted uses in four phases to: 1) remodel the existing grocery store with a 75 square foot deli eating area and tasting bar with a maximum of 10 seats; 2) expand the grocery with a 1,600 square foot addition; 3) remodel the interior of the Victorian structure for use as a wine bar with a maximum of 30 seats; 4) construct a new 600 square foot post office; 5) add two employees; 6) reduce parking spaces from 52 to 47; and, 7) install a new onsite wastewater system. The 1.02 acre project site is located on the east side of State Route 29 (St. Helena Hwy) approximately 119 feet north of Oakville Cross Road, within the CL - Commercial Limited zoning district (Assessor's Parcel Number: 031-020-010) 7856 St. Helena Hwy, St. Helena.

Staff Recommendation: Approve the use permit modification as conditioned.

Staff Contact: Linda St. Claire, 299.1348 or linda.stclaire@countyofnapa.org

EXECUTIVE SUMMARY

Proposed Action:

That the Planning Commission:

1. Find the project categorically exempt based on finding 1 of Exhibit A; and
2. Approve Use Permit Modification P11-00464 based on findings 2-6, subject to the recommended conditions of approval (Exhibit B).

Discussion:

This project consists of a request to modify the use permit at Oakville Grocery. The grocery store and the Victorian structure were both nominated and designated a National Historic Place in 1993. In 1992, a Certificate of Legal Nonconformity was issued recognizing the grocery store, post office, the Victorian residence and various accessory structures. The site was brought under a Use Permit in 1993, recognizing the Victorian structure as an accessory use for offices and storage to the grocery store, and 55 parking spaces. A 2008 use permit modification allowed for interior changes to the grocery and Victorian which are currently underway. Proposed changes will include utilizing the Victorian structure and 75 square feet of area in the grocery store as a tasting bar, constructing a new post office, an addition to the grocery store for offices, storage and restrooms, and installing a new wastewater system. Parking will be reduced from 55 to 47 spaces, thus limiting visitors to the site. Staff has determined the request, as conditioned, has no adverse environmental impacts and is consistent with all applicable Zoning standards and the General Plan. As such, staff recommends approval of the request as conditioned.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

This project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 - Existing Facilities, Section 15302 - Reconstruction, and Section 15303 - New Construction.

BACKGROUND AND DISCUSSION

Owner/Applicant: OGC Investment LLC

Representative: Avila Design

General Plan Designation: AR (Agricultural Resource)

Zoning: CL (Commercial Limited)

Filed: December 5, 2011

Deemed Complete: February 14, 2012

Square Feet: Current: 5,155 square feet. Proposed: 7,056 square feet

Days and Hours of Operation:

Current - Seven days a week Monday through Thursday: 7 am - 6pm, Friday and Saturday: 7am - 7pm, Sunday: 7am - 5pm.

Proposed - No change

Number of Employees: Current: 21 full-time, 9 part-time. Proposed: 23 full time and 9 part-time total (2 additional employees for the wine bar).

Parking: Current - 52 spaces; Proposed - 47

Parcel Size: 1.02 acres

Adjacent Zoning/Land Use:

North & East - AW - Vineyards (49.34 acres)

South - AP - Napa Wine Company (11 acres)

West - AP - Oakville Pump Service (3.35 acres) and Beckstoffer Vineyards (44.54 acres)

Property History: The Oakville Grocery is a National Register listed false-front commercial building originally built in the 1880s and modified during the 20th century. The Victorian house is also on the Historic Register and was constructed circa 1885.

1992- The site was granted a Certificate of Legal Nonconformity (CLN), recognizing the continual use of a grocery store, post office, residences and accessory uses.

1993- The property was nominated and awarded National Historic Register status.

2003- The Napa County Planning Commission approved a Use Permit (#02591-UP) which approved use of and recognition of the existing commercial grocery, post office use of the Victorian for accessory uses to the grocery store for offices and light storage and 52 parking spaces.

2009- Use Permit Minor Modification P08-00465 was approved allowing the relocation of the post office into the Victorian, converting the post office space to grocery use, and improvements to the Victorian to include two (2) accessible bathrooms. This work has been started although this proposed modification is a request to change the location of the post office and bathrooms.

Discussion:**Historic Resources**

The applicant contracted with a local historic consultant throughout the process beginning with the Use Permit Modification P08-00465. The applicant's intent is to maintain the structures' existing exterior historic character and remove some alterations done during the 20th century. The original site included additional residential structures, which did not meet the Secretary of the Interior Standards for historic recognition and were later demolished. The Grocery Store, awarded historic status in 1993, was constructed as a commercial building in the 1880s and was heavily modified in the 20th century. Interior alteration have been proposed and they do not affect the exterior integrity of the buildings. The Durant/Giugni (the Victorian) house is a circa 1885 two story Italianate residence associated with the grocery store in the National Register. The house is in its original location and remains largely unaltered. Alterations include changes to doors and windows. No changes are proposed to the west and south elevations. They are the principle views of the residence from the public right of way. Interior alterations are also proposed which do not affect the integrity of the building. According to the consultant, Julianna

Inman, in her letter dated January 23, 2012, all changes (as conditioned) meet the Secretary of the Interior Standards and therefore will have a less than significant impact under the California Environmental Quality Act (CEQA).

Parking

This proposal reduces the number of parking spaces by 8 spaces but still meets the necessary number of spaces for the uses. The reduction of spaces allows for the addition of the post office and septic reserve area at the northwest corner of the parcel. In the 1992 Use Permit, condition 4B states "parking or waiting shall be discouraged along Hwy 29". A formal request (separate from this permit) to install No Parking signs was presented by the Department of Public Works to the Board of Supervisors on February 28, 2012. Resolution No. 2012-12 authorizes the restriction of parking of vehicles on State Route 29 along the east side from Oakville Cross Road north for a distance of 410 feet, which covers the area in front of the Oakville Grocery store.

Post Office

The applicant has proposed to construct an approximately 600 square foot structure for the Post Office. Current trends with the United States Postal Service indicated a large number of closures nation-wide and it is unknown at this time if this post office will be among those that eventually are shut down. If they decide to end service at this station, the applicant will utilize the space for additional storage needs.

Green House Gas (GHG)

Bay Area Air Quality Management District (BAAQMD) has screening criteria in their CEQA guidelines (May 2011) with regards to greenhouse gas emissions. Projects may use the screening criteria Table 3-1 of the guidelines to assess an individual project's potential for a cumulative impact to air quality. The proposed project is below the screening criteria of 7,000 square feet (the BAAQMD's screening criterion for a "high turnover restaurant", a close comparable to the Oakville Grocery), therefore would not contribute to a cumulative significant increase in greenhouse gas emissions. Emission reduction is achieved by reusing the historic site, as opposed to using new materials.

Once adopted, the County's draft Climate Action Plan (CAP) would require discretionary projects to reduce their greenhouse gas emissions by 38% below "business as usual" by applying a combination of state, local and project-specific measures. Proposed projects like this one which include minimal construction and increased activities on site will find it challenging to reduce emissions as required by the CAP.

Consistency with Standards:**Zoning**

County Code Section 18.28.010 describes the Intent of Commercial Limited (CL) zoned sites as areas that provide the tourist, vacationer, and highway traveler with needed uses and services. This has been the general use of the Oakville Grocery for over one hundred years. The addition of the post office also afforded local residents these services. Uses in CL zoning allowed with a use permit also include bars and taverns with no more than 100 seats (Napa County Code Section 18.28.030.C). The addition of a wine bar to the site meets this code section.

Department Comments

The Departments of Environmental Management, Public Works and the Fire have all reviewed the application and provided comments and conditions (see attached memos).

SUPPORTING DOCUMENTS

A . Exhibit A - Findings

- B . Exhibit B - Proposed Conditions of Approval
- C . Previous Conditions
- D . Department Comments
- E . Application
- F . Cultural Resources Study
- G . Resolution 2012-12
- H . Graphics

Napa County Planning Commission: Approve

Reviewed By: John McDowell