



Agenda Date: 5/20/2008
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: Hillary Gitelman, Director - 253-4805
SUBJECT: Joint Meeting with Board of Supervisors

RECOMMENDATION

Joint meeting of the Board of Supervisors and the Planning Commission, with discussion and possible action concerning the following topics:

1. Code enforcement program update;
2. Input regarding policy questions raised by staff; and
3. Other Commissioner/Supervisor comments or concerns related to Code Enforcement.

STAFF CONTACT: David Giudice

EXECUTIVE SUMMARY

The Conservation, Development and Planning Commission meets periodically with the Board of Supervisors to discuss items of a Planning nature. The current meeting is intended to provide both the Commission and the Board with a report regarding the scope and status of the County's code enforcement program. At their last discussion of this topic, the Planning Commission and the Board requested further discussion of illegal vacation rentals, and strategies for improving cost recovery associated with code enforcement efforts. Staff would like to present some ideas regarding these and other enforcement issues, and receive direction from the Board and the Commission.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

There is no Environmental Impact for this item.

BACKGROUND AND DISCUSSION

Code enforcement is a labor intensive activity that involves many departments/divisions of the County, including Conservation, Development and Planning, Public Works, Environmental Management, County Counsel, District Attorney and Sheriff. Staff of the Conservation, Development and Planning Department will provide a power point presentation summarizing the scope and status of the current program, and seek Board and Commission input regarding a number of policy questions related to the following:

1. **Illegal vacation rentals:** Staff will present options to improve current enforcement efforts. Examples of other jurisdictions enforcement programs, their effectiveness, and possible changes to current county code will be presented.
2. **Vehicle storage:** Staff will present options to address the accumulation of operable and inoperable vehicle storage on private property. Text changes to the current County zoning and property nuisance code will be discussed.
3. **Animal boarding:** Staff will be seeking direction from the Board and Commission regarding the boarding or keeping of animals on small parcels.
4. **Cost recovery for code enforcement:** Staff will present options for cost recovery for code enforcement efforts on properties that fail to voluntarily abate violations.
5. **Streamlined nuisance abatement process:** Staff will propose a streamlined process for hearings on property nuisance abatement actions and will seek direction from the Board.

SUPPORTING DOCUMENTS

None

Napa County Planning Commission: Approve

Reviewed By: John McDowell