



AGENDA
NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION
Wednesday June 18, 2008

COMMISSION MEMBERS

<i>COMMISSIONER</i> Heather Phillips District # 1	<i>COMMISSIONER</i> Jim King District # 2	<i>CHAIRPERSON</i> Terry Scott District # 4	<i>VICE-CHAIRPERSON</i> Bob Fiddaman District # 3	<i>COMMISSIONER</i> Rich Jager District # 5
<i>COMMISSION COUNSEL</i> Laura Anderson		<i>SECRETARY-DIRECTOR</i> Hillary Gitelman		<i>COMMISSION CLERK</i> Renee' Lederer

The Commission welcomes you to its meeting which is regularly scheduled the first and third Wednesday of the month. The Commission meets at 1195 Third Street, Suite 305, Napa. The following information is provided to ensure your understanding and participation in the Commission's meeting and decision making process. Your comments and participation in the meeting are invited and would be welcomed. It is our desire to give everyone an opportunity to speak and be heard in a timely manner and within an atmosphere of respect and diplomacy. These procedures are meant to foster an atmosphere of respect. Assistive listening devices are available for the hearing impaired from the office of the Clerk of the Board. If an ASL interpreter or any other special arrangement is required, please provide the Clerk of the Commission with 24-hour notice by calling 253-4417.

ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY:

Items listed under this section on the agenda are regular items which are recommended for approval or continuance by staff with the applicant's consent concerning conditions of approval, when the applicant has signed any required project revision statement and when no member of the Commission or public indicates a desire to comment or ask questions about the item. These items regardless of their agenda assigned number will be acted upon by the Commission in one motion at the beginning of the meeting. Applicants having items so listed need not speak unless they disagree with the staff recommendation or wish to comment. If an Item requires discussion, it will be heard in the numerical order listed on the agenda.

PERSONS WISHING TO SPEAK CONCERNING AN AGENDA ITEM:

If you wish to speak on an item on the Agenda and under discussion by the Commission, you may do so upon receiving recognition from the Chairperson. After being recognized by the Chairperson, please step to one of the microphones and state your name and address and make your presentation. No comment or testimony shall be shouted from the audience. All comments are to be directed to the Commission, including inquiries requiring staff response. Time limitations shall be at the discretion of the Chair or Commission.

APPEAL PROCEDURE:

If you do not agree with the Commission's decision or the conditions that may have been imposed by the Commission in approving an agenda item, you may appeal the Commission's action to the Napa County Board of Supervisors. Appeal must be filed within ten (10) working days from the date of the Commission's action. Appeals may be limited to those issues raised at the public hearing relating to the agenda item or to written correspondence delivered to the Planning Commission at or prior to the public hearing. For additional information concerning the County's Ordinance requirements for filing an appeal or to obtain the required forms to file an appeal, please stop at the front counter in the County Executive Office/Clerk of the Board, 1195 Third Street, Suite 310 in Napa. If you have any question concerning the appeals procedure, please call (707) 253 4580 and request assistance.

DISCLOSURE – CONFLICT OF INTEREST:

State law requires agency officers (Commissioners, Directors, Board members) to disclose, and then be disqualified from participation in, any proceeding involving a license, permit, or other entitlement for use, if the officer has received from any participant in the proceeding an amount exceeding \$250 within the prior 12 month period. State law also requires any participant in a proceeding to disclose on the record any such contributions to an agency officer.

Agenda available on line at www.co.napa.ca.us

1. CALL TO ORDER / ROLL CALL/ PLEDGE OF ALLEGIANCE**2. CITIZEN COMMENTS AND RECOMMENDATIONS (10 Minutes)**

The Commission invites Citizen comments and recommendations concerning current problems and future prospects of a planning nature which are within the jurisdiction of the Conservation, Development & Planning Commission. Anyone who wishes to speak to the Commission on such a matter, if it is not on the agenda, may do so at this time.

3. APPROVAL OF MINUTES - None**4. DIRECTOR'S REPORT**

- | BOARD OF SUPERVISOR'S ACTIONS
- | OTHER DEPARTMENT ACTIVITIES

5. AGENDA REVIEW**6. PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY****7. PUBLIC HEARING ITEMS****A. KATIE DUNCAN / DENNIS HALL / MARCIA F. HALL ETAL TR – USE PERMIT REQUEST #P08-00015-UP**

Request: Approval of a Use Permit to allow a horse boarding and training stable within existing facilities including: (1) horseback riding lessons Monday through Saturday with a maximum of 12 students daily; and, (2) boarding of up to 6 horses not owned by the applicant.

The project is located on a 2.28 acre parcel on the south side of Darms Lane approximately 2,100 feet west of its intersection with Solano Avenue and within an AW (Agricultural Watershed) zoning district. (Assessor's Parcel # 034-212-004). 1147 Darms Lane, Napa.

Staff Recommendation: Deny the application.

Staff Contact: Chris Cahill 299-4847

B. JOYCE PLOWMAN / NORMAN ALUMBAUGH CO INC. / IRON HORSE GALLERY - USE PERMIT REQUEST #P08-00133-UP

Request: Approval of a use permit to establish an art gallery of 1,700 square feet with outdoor display. The gallery will occupy the former location of the Cafe 29 (no longer in operation). No new construction is anticipated with the exception of minor modifications to the interior of the building. The project is located on a 3.47 acre parcel on the southeast corner of the intersection of Lodi Lane and St Helena Highway North (State Highway 29) within a Agricultural Watershed/Commercial Limited (AW/CL) split zoning district. (Assessor's Parcel # 022-220-028) 3000 St. Helena Highway North, St Helena.

Staff Recommendation: Approve the project as conditioned.

Staff Contact: Mary Doyle 299-1350

8. ADMINISTRATIVE ITEMS - None

9. DEPUTY DIRECTOR'S REPORT

- | DISCUSSION OF THE **JUNE 24, 2008** SPECIAL CDPD MEETING
- | CANCELLATION OF THE **JULY 2, 2008** REGULAR CDPD MEETING
- | CODE COMPLIANCE REPORT
- | ZONING ADMINISTRATOR ACTIONS
- | OTHER PENDING PROJECTS' STATUS

10. COMMISSIONER COMMENTS / COMMITTEE REPORTS

11. FUTURE AGENDA ITEMS

- | #00338-UP, 1 year after opening - Caldwell Winery
- | #02082-UP, December 2008 - Del Dotto Winery
- | #03457-UP, 1 year after opening - Kendall Jackson (formerly Pecota) Winery
- | #P06-0102-MOD, 2 years after opening - Frank Family Winery

12. ADJOURNMENT