

# NAPA COUNTY

## CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION MINUTES

**JUNE 18, 2008**

**1. CALL TO ORDER / ROLL CALL**

Meeting called to order at 9:05 a.m.

Commissioners Terry Scott, Jim King, Rich Jager, Heather Phillips and Bob Fiddaman present.

**2. CITIZEN COMMENTS AND RECOMMENDATIONS (10 minutes)**

None.

**3. APPROVAL OF MINUTES**

None.

**4. DIRECTOR'S REPORT**

Hillary Gitelman presented the report and thanked the Commissioners for attending the Growth Summit on June 13, 2008.

- **BOARD OF SUPERVISORS ACTIONS**

- ▶ There will be a joint meeting with the Board of Supervisors on June 19th, 2008 to discuss the Housing Element.

- **OTHER DEPARTMENT ACTIVITIES**

- ▶ 2 Public meetings are scheduled at the Library;

- 1- Evening of July 7th, 2008. Continued discussions of the Housing Element.

- 2- Evening of July 8th, 2008 A Public information meeting about the "Bubbles".

**5. AGENDA REVIEW**

Robert Nelson presented the review. No changes.

**6. DISCLOSURES**

**7. PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY - None**

**8. 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.

Commission voted to deny Use permit #P08-00015-UP in 30 days if all fees aren't paid and a complete application isn't received.

BF-JK-RJ-HP-TS

**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.

Commission voted to adopt the Resolution finding the project categorically exempt from the provision of CEQA and approve Use Permit #P08- 00133-UP with conditions expressed by staff on June 17, 2008 and as amended today.

BF-HP-RJ-JK-TS

**9. ADMINISTRATIVE ITEMS - None**

**10. DEPUTY DIRECTOR'S REPORT**

John McDowell presented the report.

- DISCUSSION OF THE ITEMS FOR THE **JUNE 24, 2008** SPECIAL MEETING
  - ▶ There will be a Special Meeting on June 24, 2008 with the Planning Commission and the Board of Supervisors.
  - ▶ The July 2, 2008 Planning Commission meeting will be cancelled.
- DISCUSSION OF ITEMS FOR THE **JULY 16, 2008 CDPC** MEETING
  - ▶ Public Comment Hearing scheduled for the Luciana Project EIR.
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS

**11. COMMISSIONER COMMENTS / COMMITTEE REPORT**

- ▶ Commissioner Fiddaman will not be available for the July 16, 2008 meeting.
- ▶ Commissioner Fiddaman suggested that the Planning Commission have the opportunity to discuss Director Gitelman's notes on the Growth Summit as a Commission at August 6, 2008 Planning Commission meeting.

**12. FUTURE AGENDA ITEMS**

- #00338-UP, 1 year after opening – Caldwell Winery
- #02082-UP, May 2008 – Del Dotto Winery
- #03457-UP, 1 year after opening – Kendal – Jackson (Formerly Pecota) Winery
- #P06-0102, 2 years after opening – Frank Family Winery

**13. ADJOURNMENT**

Adjourned to the Special Meeting of the Conservation Development and Planning Commission and the Board of Supervisors meeting of June 24, 2008.

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TERRY SCOTT, Chairperson

ATTEST: HILLARY GITELMAN, Secretary-Director

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MELISSA VON LOESCH, Clerk

Key

Vote: RJ = Rich Jager; JK = Jim King; BF = Bob Fiddaman; TS = Terry Scott; HP = Heather Phillips;

The maker of the motion and second are reflected respectively in the order of the recorded vote.

Notations under vote: N = No; A = Abstain; X = Excused