

MINUTES OF THE MEETING OF THE
CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION
COUNTY OF NAPA

May 17, 2006

1. Call to Order.
THE CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION OF THE COUNTY OF NAPA MET IN REGULAR SESSION, TUESDAY, MAY 17, 2006, AT 9:00 A.M. THE MEETING WAS CALLED TO ORDER BY CHAIR JAGER AT 9:02 A.M.
 2. Roll Call.
THE FOLLOWING MEMBERS WERE PRESENT: CHAIR RICH JAGER, COMMISSIONERS TERRY SCOTT, JIM KING, DAVID GRAVES, AND BOB FIDDAMAN.
 3. Pledge of Allegiance.
PETER RIECHERS LED THE SALUTE TO THE FLAG.
 4. Citizen Comments and Recommendations.
NONE
 5. Closed Session.

A. CONFERENCE WITH LEGAL COUNSEL – SIGNIFICANT EXPOSURE TO LITIGATION Pursuant to (GC § 54956.9 (b)): (1 case)
NOT HELD
 6. Director's Report / Deputy Director's Report.
DEPUTY PLANNING DIRECTOR STEVE LEDERER REPORTED THAT THE BOARD OF SUPERVISORS UPHELD THE PLANNING COMMISSION'S DECISION ON TWO APPEALS THAT CAME BEFORE THE BOARD. THEY INCLUDED THE STANLEY LANE PUMPKIN PATCH DELI APPEAL AND THE ABRUE APPEAL REGARDING THE MONDAVI ROCKY RIDGE WINERY.
 7. Agenda Review.
SUPERVISING PLANNER ROBERT NELSON NOTED THE FOLLOWING CHANGES TO THE AGENDA:
 - **FOR ITEMS #9 AND #10 THE PUBLIC HEARING NEEDED TO BE CLOSED AND BOTH MATTERS CONTINUED TO JUNE 7, 2006;**
 - **IF NO ONE WAS PRESENT TO SPEAK ON ITEM #12, IT COULD BE MOVED TO THE CONSENT CALENDAR WITH STAFF RECOMMENDATION FOR APPROVAL; AND,**
 - **ITEM #13 SHOULD BE CONTINUED TO JUNE 7, 2006.**
- Public Hearings
8. Items to be decided without additional testimony.
SEE ITEMS #10, #11, #12 and #13.

9. **9:15 A.M. REVOCATION OF USE PERMIT NO. U-5-68** is requested on the grounds that a person making use of the use permit is violating or has violated conditions thereof; the use for which the use permit was granted is being, or has been, exercised contrary to the terms or conditions of such approval; the use for which the approval was granted is being exercised as to be detrimental to the public health, safety or general welfare; the use for which the approval was granted is being exercised in such a manner as to constitute a nuisance.

PUBLIC HEARING OPENED - TESTIMONY PRESENTED

THE COMMISSION CONTINUED THE MATTER TO JUNE 7, 2006.

JK-TS-DG-BF-RJ

10. **NICK & CARA NAYLOR / NICHOLAS NAYLOR ETAL - VARIANCE REQUEST
#P05-0462-VAR**

CEQA Status: See Item #11.

Request: Approval of a Variance to reduce the combined minimum 48 foot road and side yard setbacks to 22 feet and reduce the designated slope easement from Stagecoach Canyon Road from 50 feet to 13 feet. The project is located on a 0.51 acre parcel on the northwest side of Stagecoach Canyon Road approximately 200 feet southwest of Harness Drive within a PD (Planned Development) zoning district. (Assessor's Parcel #: 016-191-003) Pope Valley. (Continued from April 5, and April 19, 2006) (Drop from Agenda, re-noticed for June 7, 2006)

SEE ITEM #11.

11. **NICK & CARA NAYLOR / NICHOLAS NAYLOR ETAL - USE PERMIT EXCEPTION
REQUEST #P05-0461-UPCONSETB**

CEQA Status: Mitigated Negative Declaration Prepared. According to the Mitigated Negative Declaration, the proposed project would have, if mitigation measures are not included, potentially significant environmental impacts in the following areas: biological resources, hydrology and water quality.

Request: Approval of a Use Permit Exception Request to reduce the 65 feet-85 feet stream setback to zero to allow construction of a new single-family home. The project is located on a 0.51 acre parcel on the northwest side of Stagecoach Canyon Road approximately 200 feet southwest of Harness Drive within a PD (Planned Development) zoning district. (Assessor's Parcel #: 016-191-003) Pope Valley. (Continued from April 5, and April 19, 2006)(Drop from Agenda, re-noticed for June 7, 2006)

ITEM #10 AND #11 HEARD TOGETHER

PUBLIC HEARING CLOSED

THE COMMISSION CONTINUED ITEMS #10 AND #11 TO JUNE 7, 2006.

TS-BF-JK-DG-RJ

12. **PETER RIECHERS – TENTATIVE PARCEL MAP REQUEST #P05-0363-PM**
CEQA Status: Categorically Exempt pursuant to Section 15301(g) of the California Environment Quality Act (Class 1 - subdivision of an existing industrial building, where no physical changes occur).
Request: Approval to subdivide an existing single-story 40,526 square foot office building, with ancillary warehousing, into 10 industrial airspace condominium units ranging in size from 2,810 square feet to 7,703 square feet of floor area. The site is located on a 2.89 acre parcel on the northeast corner of Airport Boulevard and Gateway Drive within the IP:AC (Industrial Park: Airport Compatibility) zoning district. (Assessor's Parcel #: 057-220-025) 570 Gateway Drive, Napa.
SEE ITEM #13.

13. **VIEWSHED ORDINANCE** – Commission to hold public hearing on sections of the Viewshed Ordinance per the Commission's work plan (adopted at the January 4th meeting) for clarifying (but not making weaker or stronger) the subject Ordinance, and to discuss subject Ordinance and provide direction to staff. (Continued from February 1, March 1, and April 5, 2006) (Staff request continuance to June 7, 2006)
ITEMS #12 AND #13 MOVED TO CONSENT CALENDAR.

APPROVED CONSENT CALENDAR ITEMS #12 AND #13.
BF-TS-JK-DG-RJ

Other Business

14. City Referrals:
NONE
15. Discussion and possible action regarding One True Vine / Jayson Woodbridge (Use Permit No. P04-0551) failure to comply with Condition of Approval (COA) No. 20 (Retainment of an independent third party monitor and posting of security for payment of the monitor) and discussion and possible direction to the staff/applicant regarding the method of implementing COA No. 28 (implementation of a "telephone hotline"). (APN 021-072-044-000)
DISCUSSION HELD – NO ACTION TAKEN
16. Department of Public Works to provide an update on the Match Winery (Use Permit No. 03409-UP) Road Improvement (APN – 022-080-004) NG / NJ
UPDATE GIVEN
17. Discussion of items for the June 7, 2006 Meeting.
DEPUTY LEDERER ADVISED THAT THE FOLLOWING ITEMS WERE SCHEDULED FOR DISCUSSION:
1. **JAYSON WOODBRIDGE / ONE TRUE VINE #P04-0551-UP;**
 2. **BEKKER USE PERMIT AND VARIANCE REQUEST;**
 3. **ST. HELENA HOSPITAL – USE PERMIT REQUEST #P05-0139-UP;**
 4. **CINGULAR WIRELESS REQUESTS (TWO TELECOM TOWERS); AND,**
 5. **FURTHER DISCUSSION ON UPDATING THE VIEWSHED ORDINANCE.**

18. Commissioner Comments.
NONE

19. Future Agenda Items.

- #P04-0551-UP, 6/7/06
ONE TRUE VINE
- #03318-UP, 10/4/06
JOHN CALDWELL & VINEYARDS, LLC
- #02082-UP, 1 YEAR AFTER OPENING
DEL DOTTO
- #03457-UP, 1 YEAR AFTER OPENING
TWO SISTERS/PECOTA
- STANDARD CONDITION REGARDING BUILDING COLORS, 6/21/06

20. Adjournment.

**ADJOURNED TO A REGULAR MEETING OF THE CONSERVATION, DEVELOPMENT
AND PLANNING COMMISSION, WEDNESDAY, JUNE 7, 2006 AT 9:00 A.M.**

TERRY SCOTT, Chair

ATTEST:

HILLARY GITELMAN, Secretary-Director

GLADYS I. COIL, Clerk

Key

Vote: DG = David Graves; JK = Jim King; TS = Terrence Scott; RJ = Rich Jager; BF = Bob Fiddaman;

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