



# Napa County

1195 THIRD STREET  
SUITE 310  
NAPA, CA 94559  
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## Legislation Details

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**File #:** 22-1730      **Version:** 1  
**Type:** Public Hearing      **Status:** Agenda Ready  
**File created:** 9/7/2022      **In control:** Zoning Administrator  
**On agenda:** 9/28/2022      **Final action:** 12/31/2023  
**Title:** Reza Namini / Headlands Drive / Variance Application #P22-00226-VAR

CEQA Status: Consideration and possible adoption of a Categorical Exemption, Section 15303, Class 3: New Construction or Conversion of Small Structures, from the provisions of CEQA. The project site is not included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5.

Request: Approval of a variance application to allow the continued construction of a single-family home to encroach approximately one (1) to six (6) feet into the required front yard setback whereas 10 feet is required. The southeastern corner of the structure is the closest at three (3) feet from the property line. The project is located on a 0.39-acre parcel within the Rural Residential (RR) General Plan and the Planned Development (PD) Zoning District. 1037 Headlands Drive, Napa, CA 94558. APN: 019-482-003-000

Staff Recommendations: Find the project categorically exempt and approve the variance application, as conditioned.

Staff Contact: Kelli Cahill, Planner III, (707) 265-2325, or [kelli.cahill@countyofnapa.org](mailto:kelli.cahill@countyofnapa.org)

Applicant Contact: Reza Namini, (650) 464-1390, or [rnamini@outlook.com](mailto:rnamini@outlook.com)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Attachment A - Findings and Recommendations, 2. Attachment B - Recommended Conditions of Approval, 3. Attachment C - Categorical Exemption Memorandum, 4. Attachment D - Application and Parity Analysis, 5. Attachment E - Graphics, 6. ZA Hearing Namini Comments.pdf

Date	Ver.	Action By	Action	Result
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