

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

Wednesday, July 24, 2024

9:00 AM

**Board of Supervisors Chambers, Third Floor
1195 Third Street
Napa CA 94559**

Zoning Administrator

*Brian D. Bordona, Zoning Administrator
Laura Anderson, County Counsel
Michael Parker, Planning Manager
Alexandria Quackenbush, Meeting Clerk
Angie Ramirez-Vega, Meeting Clerk*

How to Watch or Listen to the Napa County Zoning Administrator Meetings

The Napa County Zoning Administrator will continue to meet the 4th Wednesday of each month when a meeting is scheduled.

The Napa County Zoning Administrator realizes that not all County residents have the same ways to stay engaged, so several alternatives are offered. Remote Zoom participation for members of the public is provided for convenience only. In the event that the Zoom connection malfunctions for any reason, the Zoning Administrator reserves the right to conduct the meeting without remote access.

Please watch or listen to the Zoning Administrator meeting in one of the following ways:

1. Attend in-person at the location posted on the agenda.
2. Watch on Zoom using the attendee link: <https://countyofnapa.zoom.us/j/81121621728>. Make sure the browser is up-to-date.
3. Listen on Zoom by calling 1-669-900-6833 (Meeting ID: 811-2162-1728).

If you are unable to attend the meeting in person and wish to submit a general public comment or a comment on a specific agenda item, please do the following:

1. Email your comment to meetingclerk@countyofnapa.org. Emails received will not be read aloud but will still become part of the public record and shared with the Zoning Administrator.
2. Use the Zoom attendee link: <https://countyofnapa.zoom.us/j/81121621728>. Make sure the browser is up-to-date. When the Zoning Administrator calls for the item on which you wish to speak, click "raise hand." Please limit your remarks to three minutes.
3. Call the Zoom phone number 1-669-900-6833 and enter the webinar ID: 811-2162-1728. When the Zoning Administrator calls for the item on which you wish to speak, press *9 to raise hand. Please limit your remarks to three minutes.

****Please note that phone numbers in their entirety will be visible online while speakers are speaking****

For more information, please contact us via telephone at (707) 253-4417 or send an email to meetingclerk@countyofnapa.org.

ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE ZONING ADMINISTRATOR:

ON A MATTER ON THE AGENDA

Please proceed to the podium when the matter is called and, after receiving recognition from the Zoning Administrator, give your name and your comments or questions. In order that all interested parties have an opportunity to speak, please be brief and limit your comments to the specific subject under discussion. Time limitations shall be at the discretion of the Administrator but is generally limited to three minutes.

ON A MATTER NOT ON THE AGENDA

Public comment is an opportunity for members of the public to speak on items that are not on the agenda but are within the subject matter jurisdiction of the Zoning Administrator. Public comment is limited to three minutes per speaker, subject to the discretion of the Administrator. Comments should be brief and focused, and speakers should be respectful of one another who may have different opinions. Please remember this meeting is being recorded and broadcasted live via ZOOM. The County will not tolerate profanity, hate speech, abusive language, or threats. Also, while public input is appreciated, the Brown Act prohibits the Zoning Administrator from taking any action on matters raised during public comment that are not on the agenda.

- 1. AGENDA REVIEW**
- 2. PUBLIC HEARING ITEMS**

- A. Harvest Stomp 2024 - Category 4 Temporary Event Application
#P24-00165

[24-1213](#)

CEQA Status: Ministerially Exempt from the provisions of the California Environmental Quality Act (CEQA). The project site is not included in the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Approval of an application for Temporary Event License P24-00165 filed by Quincy Scott of the Napa Valley Grapegrowers to hold Harvest Stomp 2024. This event will be held on August 24, 2024, from 6:00pm-11:00pm with a maximum of 600 people in attendance. This event will be located off of Tubbs Lane, 850 ft. down on the Northeast side of Bennett Lane, Assessor's Parcel # 017-150-007-000 (event site) 017-130-008-000 (parking site).

Staff Recommendation: Find that the project is Ministerially Exempt from CEQA and approve the Temporary Event Application.

Staff Contact: Riley Hebb, Permit Technician I, (707)299-1334 or riley.hebb@countyofnapa.org

Applicant Contact: Quincy Scott, Event Manager, Napa Valley Grapegrowers, (707)914-1591

Attachments: [Attachment A - Application](#)
[Attachment B - Site Plan](#)

**B. COLIN REYNOLDS / ELIZABETH BOYD / NAPA MINI HOUSE /
VARIANCE APPLICATION #P19-00294-VAR**

[24-1257](#)

CEQA Status: Consideration and possible adoption of a Categorical Exemptions, Section 15303, Class 3, 4, and 5. It has been determined that this type of project does not have a significant effect on the environment and is exempt from the California Environmental Quality Act. [See Section 15301, Section 15303, Class 3 New Construction or Conversion of Small Structures, Section 15304, Class 4 Minor Alterations to Land, and Section 15305, Class 5 Minor Alterations in Land Use Limitations]. 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 following:

- 1) the construction of a 1,415 sq. ft., 34-foot tall single-family home four (4) feet from the side (north and south) property boundaries, which would reduce the required first story side yard setbacks from five (5) feet to four (4) feet;
- 2) allow the second and third stories of a 34-foot tall single-family home four (4) feet from the side (north and south) property boundaries, which would reduce the required three (3) additional feet of side yard setback for each story above the first story of any building from eight (8) feet to four (4) feet for the second story and 11 feet to four (4) feet for the third story;
- 3) reduction in off-street parking from two (2) spaces to one (1) space;
- 4) allow an on-site parking space in the road setback (12 feet setback from centerline of road), front setback (0 setback from property line), and reduce the required side setbacks from five (5) feet to four (4) feet; and
- 5) allow a covered deck to extend six (6) feet into the rear setback, reducing the required setback from 20 feet to 14 feet.

Staff Recommendation: Find the project categorically exempt and approve the variance application, as conditioned, and authorize clearance for processing of an associated building permit for the residence.

Staff Contact: Wendy Atkins, Planner II, (707) 259-8757, or
wendy.atkins@countyofnapa.org

Applicant Contact: Elizabeth Boyd, (206) 491-2860, or
boyd.elizabethr@gmail.com

Attachments: [Attachment A Recommended Findings](#)
[Attachment B Recommended Conditions of Approval](#)
[Attachment C Categorical Exemption Memorandum](#)
[Attachment D Variance Application](#)
[Attachment E Graphics](#)
[Item 2B Memorandum \(added after meeting\).pdf](#)

3. ADJOURNMENT

I HEREBY CERTIFY THAT THE AGENDA FOR THE ABOVE STATED MEETING WAS POSTED AT A LOCATION FREELY ACCESSIBLE TO MEMBERS OF THE PUBLIC AT THE NAPA COUNTY ADMINISTRATIVE BUILDING, 1195 THIRD STREET, NAPA, CALIFORNIA ON 7/19/2024 BY 2:30pm. A HARDCOPY SIGNED VERSION OF THE CERTIFICATES IS ON FILE WITH THE SECRETARY OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

ALEXANDRIA QUACKENBUSH(By e-signature)

Alexandria Quackenbush, Secretary of the Zoning Administrator