



Action Minutes

Napa County Zoning Administrator Meeting

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

Wednesday, July 24, 2024

9:00 AM

Board of Supervisors Chambers
1195 Third Street, Third Floor

1. **AGENDA REVIEW**

Brian Bordona gave the agenda review.

2. **PUBLIC HEARING ITEMS**

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

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.
Riley Hebb presented the staff report and recommendation. The applicant was not present. There was one public comment heard on this item. After receiving testimony, the Zoning Administrator decided to find that the project is Ministerially Exempt from the CEQA; and approve the Temporary Event Category 4 License P24-00165.

B. Festival Colin Reynolds/ Elizabeth Boyd/ Napa Mini House/ Variance Application #P19-00294-VAR

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:

- I. 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;
- II. 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;
- III. 3) reduction in off-street parking from two (2) spaces to one (1) space;
- IV. 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
- V. 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.

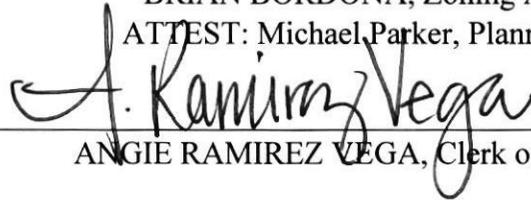
Staff Contact: Wendy Atkins, Planner II, (707) 259-8757, or wendy.atkins@countyofnapa.org

Applicant Contact: Elizabeth Boyd, (206) 491-2860, or boyd.elizabethr@gmail.com
Wendy Atkins presented the staff report and recommendation. The applicant was present. There was no public comment heard on this item. After receiving testimony, the Zoning Administrator decided to move the project as categorically exempt and approve the variance as conditioned, and authorize clearance for processing of an associated building permit for the residence.

3. **ADJOURNMENT**
Meeting adjourned.



BRIAN BORDONA, Zoning Administrator
ATTEST: Michael Parker, Planning Manager



ANGIE RAMIREZ VEGA, Clerk of the Meeting