



# Meeting Minutes

## Napa County Planning Commission

District 1, Kara Brunzell  
District 2, Dave Whitmer (*Chair*)  
District 3, Heather Phillips (*Vice-Chair*)  
District 4, Andrew Mazotti  
District 5, Megan Dameron

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

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**Wednesday, December 4, 2024**

**9:00 AM**

**Board of Supervisors Chambers  
1195 Third Street, Third Floor**

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

Commissioners Present: Kara Brunzell, Heather Phillips, Dave Whitmer  
Commissioners Absent: Andrew Mazotti, Megan Dameron

**2. PLEDGE OF ALLEGIANCE**

Pledge was held during the preceding ALUC meeting.

**3. CITIZEN COMMENTS AND RECOMMENDATIONS**

None.

**4. APPROVAL OF MINUTES**

Motion by Member Phillips to approve minutes for the November 20, 2024, regular meeting as presented, seconded by Member Brunzell.

Vote: Carried 3-0-1-1

Yes: Phillips, Brunzell, Whitmer

No: None

Absent: Mazotti, Dameron

**5. AGENDA REVIEW**

Michael Parker gave the agenda review.

**6. DISCLOSURES**

Yes: None

No: Brunzell, Phillips, Whitmer

Absent: Mazotti, Dameron

## 7. PUBLIC HEARING ITEMS

### A. SOLAR PAVILION VARIANCE / GREGORY SIEWART / NO. P24-00122-VAR

**CEQA STATUS:** It has been determined that this type of project is statutorily exempt from the California Environmental Quality Act. [See “Projects Which are Disapproved” subsection (a) and (b) which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15270.]

**REQUEST:** That the Napa County Planning Commission consider the following: denial of a Variance Application to maintain an existing unpermitted pavilion located within the side and rear yard setbacks.

The project is located on an approximately 0.16-acre parcel within the Residential Single (RS) base zoning district and Urban Reserve (UR) combining district with a Rural Residential (RR) designation at 2234 Sandra Dr., Napa, CA 94558; APN: 042-081-012-000.

**STAFF RECOMMENDATION:** Deny the Variance Application.

**STAFF CONTACT:** Andrew Amelung, Planner II, 1195 Third St, Suite 210, Napa CA 94559, (707) 253-4307; [Andrew.amelung@countyofnapa.org](mailto:Andrew.amelung@countyofnapa.org)

**APPLICANT CONTACT:** Gregory Siewert, 2234 Sandra Dr., Napa, CA 94558; (707) 478-9214; [gregsiewert@gmail.com](mailto:gregsiewert@gmail.com)

Motion by Member Whitmer to deny the variance, seconded by Member Brunzell.

Vote: Carried 3-0-2

Yes: Whitmer, Brunzell, Phillips

No: None

Absent: Mazotti, Dameron

## 8. ADMINISTRATIVE ITEMS – NONE

### 9. DIRECTOR OR DIRECTOR’S DESIGNEE REPORT

DISCUSSION OF ITEMS FOR THE **DECEMBER 18, 2024 REGULAR MEETING**

Michael Parker discussed potential items for the December 18, 2024 meeting.

BOARD OF SUPERVISORS ACTIONS

Michael Parker reported out on BOS actions.

OTHER DEPARTMENT ACTIVITIES

CODE COMPLIANCE REPORT

Michael Parker provided an update.

ZONING ADMINISTRATOR ACTIONS


OTHER PENDING PROJECT’S STATUS

**10. COMMISSIONER COMMENTS / COMMITTEE REPORTS**

- Member Brunzell reported out on the Airport Advisory Committee meeting.

**11. ADJOURNMENT**

Meeting adjourned at 11:42am



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ALEXANDRIA QUACKENBUSH, Meeting Clerk