

Planning, Building & Environmental Services  
**Wrights Corner**  
**Use Permit Major Modification**  
**P22-00241**

Presented by Kelli Cahill



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The Project Presentation was heard at the April 16th Planning Commission meeting. Today's presentation focus:

- Use Permit Major Modification Request
- Questions & Topics raised at the April 16<sup>th</sup> Meeting



## Project Parcel

4370 (also addressed as 4372 and 4374) Old Sonoma Highway, Napa

047-110-017

## General Plan Designation

Agriculture, Watershed & Open Space (AWOS)



## NAPA COUNTY LAND USE PLAN 2008 – 2030



SCALE IN MILES  
0 1/2 Mile]

### LEGEND



#### URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential\*
- Rural Residential\*
- Industrial
- Public-Institutional

#### TRANSPORTATION

- Mineral Resource
- Limited Access Highway
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Road
- Airport
- Railroad
- Airport Clear Zone

#### OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

\* See Action Item AGLU-114.1 regarding agriculturally zoned areas within these land use designations.

APN: 047-110-017-000 Map Date: 01-27-2025

# Project Parcel

2.35 acres

## Zoning

Commercial Limited (CL)



**LEGEND**

— Zoning  
— Parcels

0 1/2 Mile

N

**ZONING MAP**

## Project Parcel

- 4370 Old Sonoma Highway - Bike rental/guided tour and luxury tour car staging business (1,447 square feet)
- 4372 Old Sonoma Highway - Furniture store with art, antique and retail products (1,917 square feet)
- 4374 Old Sonoma Highway - Single family residence (2,738 square feet, 3 bedroom)
- 8 approved parking spaces



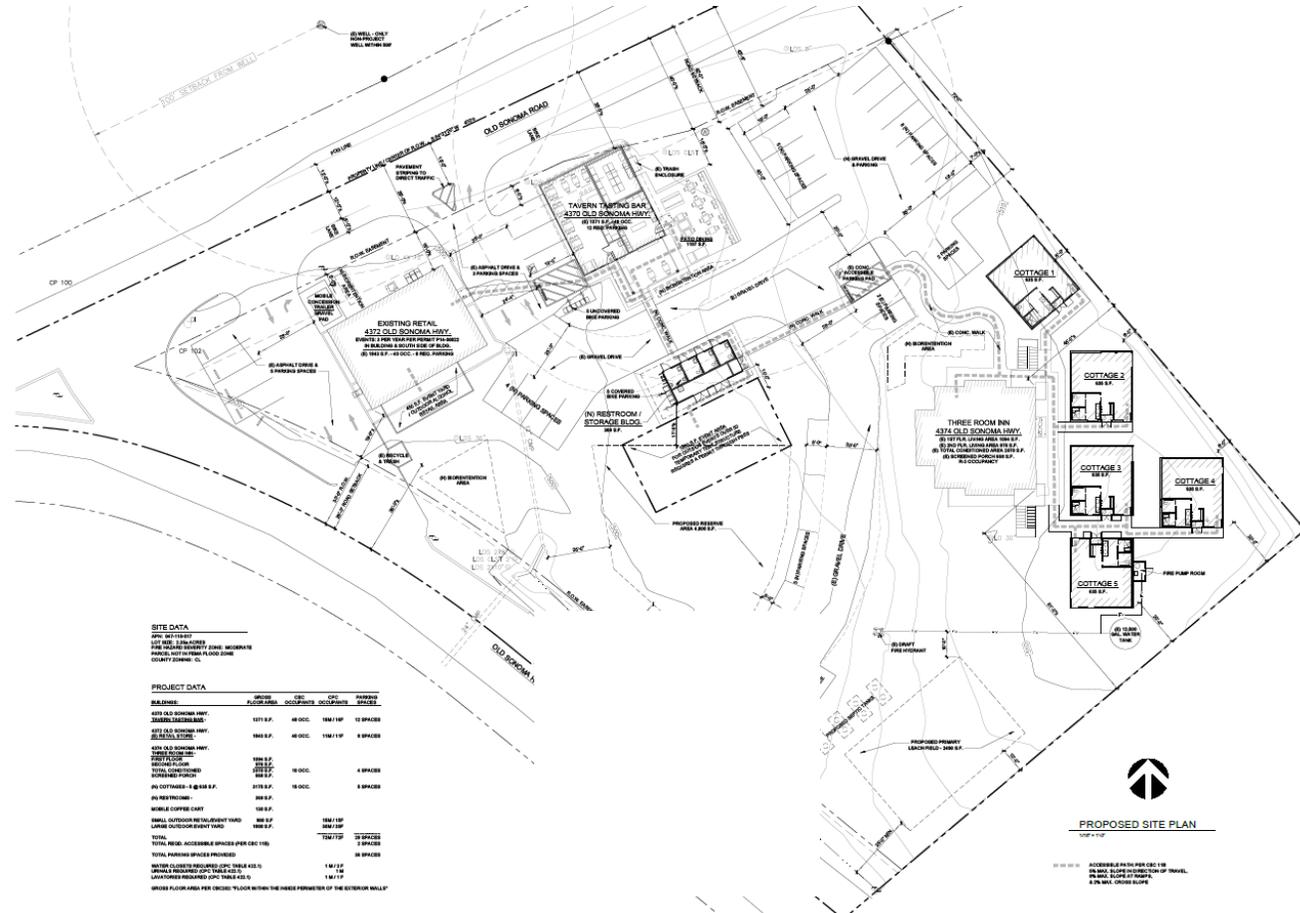
Existing Conditions

# Major Modification Request

- Convert an existing bike rental/guided tour and luxury tour car staging business, referred to as 4370 Old Sonoma Highway to a beer and wine Tavern with indoor and outdoor seating;
- Convert an existing furniture store with art, antique, and retail products, refer to as 4372 Old Sonoma Highway to a Mercantile store with wine tastings with indoor and outdoor areas;
- Converting an existing 2,738 sf three (3) bedroom single-family residence, referred to as 4374 Old Sonoma Highway to an eight (8) room Guest Inn with five (5) new free standing guest units/cottages at 635 sf per unit for a total 3,175 sf;
- Construct a concrete pad for a new concession trailer, known herein as the Coffee Cart for the sale of coffee and morning snacks;
- Construct a 397 sf new restroom and storage structure to service the property;



# Major Modification Request



**SITE DATA**

APN: 021-101-010  
 LOT AREA: 1.66 ACRES  
 PERMITTED ZONING: (ZONING INFORMATION)  
 PARCEL: 021-101-010-001  
 COUNTY: SONOMA, CA

**PROJECT DATA**

USE/SPACE	AREA (S.F.)	TYPE	PERMITS	SPACES
EXISTING RETAIL	1,571 S.F.	40 OCC.	198 / 11 P	12 SPACES
TAVERN/TASTING BAR	1,571 S.F.	40 OCC.	198 / 11 P	12 SPACES
THREE ROOM INN	1,571 S.F.	40 OCC.	198 / 11 P	12 SPACES
COTTAGE 1	1,571 S.F.	40 OCC.	198 / 11 P	12 SPACES
COTTAGE 2	1,571 S.F.	40 OCC.	198 / 11 P	12 SPACES
COTTAGE 3	1,571 S.F.	40 OCC.	198 / 11 P	12 SPACES
COTTAGE 4	1,571 S.F.	40 OCC.	198 / 11 P	12 SPACES
COTTAGE 5	1,571 S.F.	40 OCC.	198 / 11 P	12 SPACES
RESTROOM / STORAGE BLDG.	1,571 S.F.	40 OCC.	198 / 11 P	12 SPACES
MOBILE COFFEE CART	1,571 S.F.	40 OCC.	198 / 11 P	12 SPACES
SMALL OUTDOOR SEATING/TARD	1,571 S.F.	40 OCC.	198 / 11 P	12 SPACES
LONG OUTDOOR SEATING/TARD	1,571 S.F.	40 OCC.	198 / 11 P	12 SPACES
<b>TOTAL</b>	<b>15,710 S.F.</b>	<b>400 OCC.</b>	<b>1,980 / 110 P</b>	<b>120 SPACES</b>
<b>TOTAL, INCL. ACCESSIBLE SPACES PER CBC 11B</b>				<b>12 SPACES</b>

MINIMUM ACCESSIBLE SPACES PER CBC 11B: 1.0% MIN. SLOPE DIRECTION OF TRAVEL, 2% MAX. CROSS SLOPE  
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 GROSS FLOOR AREA PER ORIGINAL YIELD WITHIN THE BOUNDARIES OF THE EXISTING WALLS



# Questions & Topics Raised at April 16<sup>th</sup> PC Meeting

- Revised Condition of Approval addressing event parking
- Biological Resources – CDFW Comment Letter regarding Swaison's Hawk
- Septic Field
- Building Permit and Code Requirements
- Transient Noncommunity Water System
- Groundwater Well
- Underground Storage Tank



# Public Comments

## Public Comments

- Received Prior to April 16<sup>th</sup>
  - California Department of Fish and Wildlife
  - Water Audit California
- Received on April 24<sup>th</sup>
  - California Department of Fish and Wildlife



# Staff Recommendation

- Based on Findings in Attachment A
  - Adopt the Negative Declaration
  - Adopt the Use Permit Major Modification and Revised Conditions of Approval



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# Thank you

Kelli Cahill

[Kelli.Cahill@countyofnapa.org](mailto:Kelli.Cahill@countyofnapa.org)

(707) 265-2325

