

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

Wednesday, October 2, 2024

9:00 AM

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

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*

How to Watch or Listen to the Napa County Planning Commission Meetings

The Napa County Planning Commission will continue to meet pursuant to the adopted calendar located at the following link:

<https://www.countyofnapa.org/DocumentCenter/View/30839/2024-PC-Regular-Meeting-Calendar?bidId=>

The Napa County Planning Commission 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 Planning Commission reserves the right to conduct the meeting without remote access.

Please watch or listen to the Planning Commission meeting in one of the following ways:

1. Attend in-person at the Board of Supervisors Chambers, 1195 Third Street, Napa, Third Floor.
2. Watch online at <https://napa.legistar.com/calendar.aspx> (click the "In Progress" link in the "Video" column).
3. Watch on Zoom using the attendee link: <https://countyofnapa.zoom.us/j/87621457786>. Make sure the browser is up-to-date.
4. Listen on Zoom by calling 1-669-900-6833 (Meeting ID: 876-2145-7786).

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 will not be read aloud but will still become part of the public record and shared with the Planning Commission.
2. Use the Zoom attendee link: <https://Countyofnapa.zoom.us/j/87621457786>. Make sure the browser is up-to-date. When the Chair 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. (Meeting ID: 876-2145-7786). When the Chair 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 COMMISSION:

ON A MATTER ON THE AGENDA

Please proceed to the podium when the matter is called and, after receiving recognition from the Chair, 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 Chair or Commission, 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 Commission. Public comment is limited to three minutes per speaker, subject to the discretion of the Chair. 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 broadcast on live television. The County will not tolerate profanity, hate speech, abusive language, or threats. Also, while public input is appreciated, the Brown Act prohibits the Commission from taking any action on matters raised during public comment that are not on the agenda.

- 1. CALL TO ORDER; ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. CITIZEN COMMENTS AND RECOMMENDATIONS**
- 4. APPROVAL OF MINUTES**
 - A. Approval of Minutes from the regular meeting held on September 4, 2024.
- 5. AGENDA REVIEW**
- 6. DISCLOSURES**
- 7. PUBLIC HEARING ITEMS**

- A. NAPA VALLEY MUSEUM / NAPA VALLEY MUSEUM / USE PERMIT NO. P24-00072-UP AND VARIANCE NO. P24-00241-VAR [24-1647](#)

CEQA status: 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 Class 1 (“Existing Facilities”) and Class 2 (“Replacement or Reconstruction”) which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15301; see also Napa County’s Local Procedures for Implementing the California Environmental Quality Act, Appendix B.]

Request: That the Napa County Planning Commission consider the following:

1. Approval of a Use Permit to convert approximately 10,775 square feet of combined marketplace use (7,880 square feet) and ancillary use (2,895 square feet) to a reduced marketplace use (1,439 square feet) and an increased ancillary use (3,022 square feet), with the introduction of 6,272 new square feet of quasi-public use in the form of a nonprofit museum, for total proposed use of 10,733 square feet. The marketplace will be operated by The Understudy, an affiliate of the neighboring Press Restaurant, while the quasi-public, nonprofit museum will be operated by the Napa Valley Museum.
2. Approval of a Variance to maintain the existing parking and landscaping as described in the Certificate of the Extent of Legal Nonconformity (CLN 96472) as an exception to the landscaping and parking requirements for the Commercial Neighborhood (CN) base zoning district described in Napa County Code (NCC) § 18.32.060 and 18.32.070.

The project is located on an approximately 1.41-acre parcel within the Commercial Neighborhood (CN) base zoning district with an Agricultural Resource (AR) General Plan designation at 607 South St. Helena Highway, St. Helena, CA 94559. APN: 027-150-001-000.

Staff Recommendation: Find the project categorically exempt from CEQA and approve the Use Permit and Variance as conditioned.

Staff Contact: Andrew Amelung, Planner II, 1195 Third St, Suite 210, Napa, CA 94559; (707) 253-4307; andrew.amelung@countyofnapa.org

Applicant Contact: Napa Valley Museum, P.O. Box 3567, Yountville, CA 94599; (707) 944-0500; laura@napavalleymuseum.org

Other Representative: Restaurant 209, 2416 E. Wichita, KS, 67219; (316)
847-4821; just.williams@pressnapavalley.com

Applicant Agent: Jeff Dodd, 700 Main St. Suite 301, Napa, 94559; (707)
603-2722; jdodd@coblentzlaw.com

Attachments: [A. Recommended Findings](#)
[B. Recommended Conditions of Approval and Final Agency Approval Memos](#)
[C. CEQA Exemption Memo](#)
[D. Use Permit Application and Project Statement](#)
[E. Variance Application and Narrative](#)
[F. Wastewater Feasibility Study](#)
[G. Traffic Impact Study](#)
[H. Graphics](#)
[I. Public Comments](#)
[Item 7A - Additional Public Comment \(received after initial agenda posting\).pdf](#)

- B.** HESS COLLECTION WINERY & LAIRD KENNETH E & GAIL TR / [24-1672](#)
HESS COLLECTION - LAIRD GENERAL PLAN AMENDMENT
P21-00055 & REZONE P24-00221

CEQA Status: Consideration and recommendation that the Board of Supervisors adopt an addendum to the 2008 General Plan Environmental Impact Report (EIR). Pursuant to CEQA Guidelines Section 15164, an addendum to a certified EIR may be prepared if only minor technical changes or additions are necessary or if none of the conditions contained in Section 15162 calling for preparation of a subsequent EIR have occurred. The project area is not on any of the lists of hazardous waste sites enumerated under Government Code sec. 65962.5.

Request: That the Planning Commission make the following recommendations to the Board of Supervisors:

- (1) Adopt a resolution to amend the General Plan to change the project site's land use designation from Agriculture, Watershed and Open Space (AWOS) to Industrial (I); and
- (2) Adopt an ordinance changing the project site's zoning district from Agricultural Watershed: Airport Compatibility (AW:AC) to Industrial Park: Airport Compatibility (IP:AC).

The ±280-acre project site is located on the west side of State Route 29, south of its intersection with South Kelly Road, located at 5750 South Kelly Road. Assessor's Parcel Numbers: 057-090-065 (Hess Collection) & 057-090-066 (Laird). The project site is zoned AW:AC and has a general plan designation of AWOS.

Staff Recommendation: That the Planning Commission conduct a public hearing and forward a recommendation to the Board of Supervisors on the requested actions.

Staff Contact: Sean Trippi, (707) 299-1353, sean.trippi@countyofnapa.org

Applicant Agent Contact: Clark Morrison, Cox, Castle & Nicholson LLP, 50 California Street, Suite 3200, San Francisco, CA 94111, (415) 262-5100, cmorrison@coxcastle.com

- Attachments:** [A. Planning Commission Resolution Recommendation to the Board of Supervisors](#)
[B. Recommended Resolution for General Plan Amendment – Exhibit A](#)
[C. Recommended Ordinance for Rezone – Exhibit B](#)
[D. General Plan Consistency Analysis](#)
[E. Zoning District Comparison Table](#)
[F. CEQA Addendum](#)
[G. June 22, 2021, Board of Supervisors Staff Report](#)
[H. Application Materials](#)
[I. Newell Drive Extension Right-of-Way Dedication Agreement](#)
[J. Graphics](#)

8. ADMINISTRATIVE ITEMS - NONE.

9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT

- DISCUSSION OF ITEMS FOR THE OCTOBER 16, 2024 REGULAR MEETING
- BOARD OF SUPERVISORS ACTIONS
- OTHER DEPARTMENT ACTIVITIES
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS
- OTHER PENDING PROJECTS' STATUS

10. COMMISSIONER COMMENTS/COMMITTEE REPORTS

11. 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 9/27/24 BY 5:00P.M. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

ALEXANDRIA QUACKENBUSH(By e-signature)
Alexandria Quackenbush, Clerk of the Commission