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Previous Project Conditions

C-Store Replacement and New Car Wash Use Permit P23-00300-
MOD
Planning Commission Hearing Date (May 7, 2025)

construction of new improvements or establishment of new uses which may be subject to damage or destruction in areas subject to flooding and/or inundation.

9. That, therefore, the proposed amendments to Ordinance 186 and corresponding revisions to the precise zone plan of the County of Napa are essential to promote and protect the health, welfare, safety and comfort of the residents of the County of Napa.

USE PERMIT REQUEST OF PACIFIC UNION COLLEGE to establish a commercial shopping center on land located on the westerly side of Howell Mountain Road south of its intersection with College Avenue in a PC District. Prior to the commencement of the formal public hearing on this matter, the Secretary displayed the completed plan which the Planning Commission had recently approved. The detailed plan of the proposed shopping development was then explained to the Commission by the Secretary, after which time, Vice-Chairman McFarland opened the public hearing on the request. Speaking briefly in favor of the proposal was Dr. Johnson of the Pacific Union College and there were no objectors present nor were written protests filed. After review and discussion by the Commission, during which time the Secretary read the Staff Report on the request, it was moved by Pelissa and seconded by Blaufuss that the use permit request of Pacific Union College be approved subject to the following conditions:

1. That detail elevations of all proposed structures be submitted to the Planning Commission for architectural approval prior to the issuance of building permits.
2. That all parking areas serving the proposed development be provided with an all-weather, dust free type surface.
3. That such off-street parking be installed prior to commencement and/or occupancy of the uses within the development.
4. That sufficient right of way to one half of the Master Planned status of Howell Mountain Road along the abutment of the proposed development be granted to the County of Napa, and that said abutment be improved to its ultimate Master Planned status.
5. That sufficient right of way to one half of the ultimate status of the northerly side of Farm Road between Howell Mountain Road and the most westerly access to the proposed parking area be provided and that said portion of Farm Road be improved to prevailing County standards as determined by the Napa County Engineer.
6. That right of way to one half of the ultimate status of the southerly side of Brookside Drive between Howell Mountain Road and the most westerly entrance to the proposed parking area be granted to the County of Napa and that said abutment be improved to its ultimate status, as determined by the County Engineer.

This motion carried on the following roll call vote:

AYES: Blaufuss, Bentley, Berry, Pelissa, and McFarland

NOES: None

ABSENT: Ingalls and Vanderschoot

THE FINDINGS OF THE PLANNING COMMISSION WERE:

1. That at the request of the Planning Commission, a comprehensive plan was prepared for the Pacific Union College as a guide to its orderly growth and development.
2. That said Plan was reviewed and approved by the Planning Commission.
3. That said Plan contemplated a commercial development on the westerly side of Howell Mountain Road across from the PUC campus area.
4. That a detail plan of the proposed improvements was submitted for review and acceptance by the County.
5. That review of said detail commercial plan indicates that the uses proposed are not in conflict with those permitted in the PC District Article of Napa County Ordinance 186.
6. That the proposed number of parking spaces for the development are adequate to meet the needs of the development (301 spaces).
7. That the proposed development abuts a major roadway in a location generally convenient to all residents of the area.
8. That under the circumstances, the use should not prove detrimental or injurious to surrounding property and improvements, nor should the uses proposed be detrimental to the public health, welfare, safety, peace, comfort and general welfare.