

Attachment A1

Board of Supervisor Meeting

November 21, 2017

Napa Fire Complex Urgency Ordinance

Existing and Proposed Viewshed Requirements

	Administrative Approval	Zoning Administrator	Planning Commission
Non- fire Damaged Structure – current requirements/process	x	x	x
Fire Damaged Structure– In-Kind Replacement (Sec. 8.80.080)	x		
Fire Damaged – Satisfies Specific Design Criteria (Sec. 8.80.090)	x		
Fire Damaged Structure – Modifications to Previous Buildings or New Construction Location/Dimension (Sec. 8.80.100)		x	
Fire Damaged Structure – Modifications to Previous Buildings or New Construction Location/Dimension (Sec. 8.80.110)			x
Fire Damaged Property – Exceptions to Conservation Regs (Sec. 8.80.130)		x	

Existing and Proposed Legal Nonconformity Requirements (Section 8.80.140)

	Administrative Approval	Waive Public Hearing (ZA Meeting) and Approve w/Notice	Zoning Administrator	¹Planning Commission
Non- fire damaged Structure – rehabilitate or remodel building with no changes to Nonconformity			x	x
Non-fire damaged Structure – rehabilitate or remodel building with minor changes decreasing but not eliminating Nonconformity			x	x
Fire Damaged Structure – rehabilitate or remodel building with no changes to Nonconformity	x	x		
Fire Damaged Structure – rehabilitate or remodel building with minor changes decreasing but not eliminating Nonconformity	x	x		

¹: Planning Commission Review depending upon significance of project.