



More Accomplices?

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Ag or development? You decide

Q, R and S: Three measures on Tuesday's ballots ask voters to re-think zoning designations

By JAY GOETTING
Register Staff Writer

Since 1990, there have been periodic attempts to change zoning in agricultural areas so some form of commercial endeavor can move ahead. Half of them have been successful in winning voter approvals.

Three more will appear on Tuesday's Napa County ballot as measures Q, R and S.

When voters passed Measure J 14 years ago, they mandated a vote of the people in order to remove agricultural zoning designations.

If Measure Q were to pass, the former Pometta's Deli at Highway 29 and the Oakville Grade, now known as The Nest, would gain the ability to expand.

Measure R would allow the Pope Valley Market to expand, and reopen a restaurant, retain the post office and pump gas. Owner Bryant Morris has conceptual drawings of a small shopping plaza he envisions for the location.

Measure S would allow camping and other improvements in the area around the Napa Valley Marina off of Cut-

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tings Wharf Road in Carneros.

All three are seen by foes as encroachments into the agricultural areas of Napa County and are strongly opposed by the Farm Bureau and open space advocates.

Only Measure Q has garnered much publicity as election day approaches. Owner of The Nest, Kathy Smith, who is listed on financial disclosure documents as the director of operations for Alliance Bancorp, has funneled funds into her campaign coffers to help pay for mailings and print ads.

The Napa County Elections Office reported she made a personal contribution to the passage of Measure Q in the amount of \$11,000.

Attorney Tom Carey, of Dickenson, Peatman and Fogarty, represents the proponents of all three measures. He indicated there is little in the way of organized support for the plans.

Measure Q

Measure Q, the only one to attract significant funding, is also backed by the former deli operator on the site, Louis Pometta.



STEVE KEEGAN/REGISTER

Measure R will decide the fate of this historic market and post office, located near the intersection of Pope Valley and Howell Mountain Roads.

The slow growth group, Get a Grip on Growth, has contributed slightly more than \$2,000 to help defeat Q, R and S.

The property in question had a commercial zoning designation until the formation of the Agricultural Preserve in 1968.

The deli then became a non-conforming use.

The owners say, "Because we support the protection of agricultural lands, no other properties are eligible for this zoning unless they have operated commercially since 1968 and win a

subsequent vote of the people."

The measure would allow up to 15 percent expansion of the current building footprint, but opponents point out that it also would let them subdivide the property and build up to three stories, calling it "tourist-serving sprawl."

Owners say they have no plans to subdivide, but are simply seeking to do what the business has done for 45 years, but in a more comfortable setting.

Measure R

Measure R presents similar opportunities and arguments, although it was called into question early on because of the way owner Bryant Morris worded the petition to place it on the ballot.

Instead of rezoning the Pope Valley Store across Pope Valley Road — which some residents of the area consider to be more historic — the measure would rezone the Pope Valley Market. Opponents say the petition used to get the measure on the ballot was misleading.

Morris says he wants to do what other businesses in Napa County are allowed to do. That is, to apply for a use permit, allowing him to abide by land use ordinances to expand the facility.

Opponents say passage of Measure R would create more growth and development in that rural area. They also point out

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Measure J projects on the ballot since 1993

- In November, 1993, Thomas West sought approval for a boat storage expansion at Lake Berryessa, although he hoped to alter more than 30 acres. Voters turned it down, with a 49.4 percent affirmative vote.
- In November, 1994, Bistro Don Giovanni sought to add outdoor seating at the restaurant on Highway 29 north of Napa. Sixty-five percent of voters gave it their OK.
- In March, 1996, a Texas firm proposed a massive housing and commercial development at Soscol Ridge south of Napa. It was overwhelmingly turned down. Measures W and X garnered only 16 and 14 percent yes votes, respectively.
- November, 1996, the Pumpkin Patch produce stand wanted to go beyond the

agricultural use allowing only goods grown on the property to be sold there. Fifty-five percent of voters said yes.

- In November, 1996, Brix Restaurant, formerly the Grape Vine Inn north of Yountville, sought to add seating and expand its septic system. Voters agreed with the proponents with a 52 percent affirmative vote.
- In January, 2000, following a hotly contested political debate, plans to renovate the old Aelna Springs Resort and create a resort there were defeated. Only 38.5 percent of voters felt that was a worthy plan.
- In March, 2002, Tom Aswad and John Campagna won approval for the expansion of a boat storage facility near Lake Berryessa.

Glovemaker keeps trade alive

By KEVIN COURTNEY
Register Staff Writer

John Ferrogiaro is Napa's last old-time glovemaker.

At age 88, from his small glove factory on B Street, Ferrogiaro is still filling orders. His last employee left four or five years ago. He carries on by himself.

With three mighty blows from a nine-pound maul on an iron die, he cuts five-fingered pieces of buckskin. He stitches on ancient Singers. Firing up a small steam boiler, he smoothes out wrinkles on glove irons. The finished product is a thing of supple beauty.

Ferrogiaro is carrying on the business started by his father, Louie, on the same site in 1926. His dad was a Napa glovemaker for 73 years. If his good health continues, John could outdo him.

Glovemaking is one of Napa's pioneer industries. It thrived here in the late 19th and early 20th centuries when Napa had tanneries to supply the essential raw material.

At its peak, there were hundreds of workers and competing

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ANDREA ROTH/REGISTER

John Ferrogiaro fits a glove over a glove iron in the Ferro Glove Factory. He's the only one still making gloves at the factory, which once employed 15 workers.

Molly's Angels Cafe closes

By CARLOS VILLATORO
Register Staff Writer

Molly Banz and her angels descended on Molly's Angels Cafe Saturday evening to say good-bye to the restaurant through music and food.

Dozens of Napers crammed into Banz's restaurant making her cash register do something it hadn't done in a long time: sing.

"We've never had nights like this," Banz said, adding that if the restaurant had had more nights like Saturday, the eatery wouldn't have had to close.

Banz said that one of the reasons she had to close the restaurant was because it wasn't making money. Another reason was that she often found herself working 15-hour shifts, which didn't leave a lot of time to help people in need through her charitable non-profit agency, Molly's Angels.

Patrons were treated to the acoustic sounds of Amber Estrada, a local musician, and Banz's English-style cuisine, including her tasty fish n' chips.

Among the people who came for the event were Molly's volunteers, friends and people she has helped.

"It's a sad thing to see it close,

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SARAH ORR/REGISTER

Molly Banz says hello to Jim McCombs and friends during her cafe's closing dinner party, Saturday.

Angels move to new headquarters

By MARSHA DORGAN
Register Staff Writer

Molly's Angels have new digs.

After hanging up her apron with the closure of Molly's Angels Cafe on Saturday, Molly Banz and her angels have taken up residence in a sprawling office complex on the corner of Highway 29 and Sierra Avenue.

Molly's Angels, a grassroots organization started in May 1999, is a nonprofit with an eight-member board of directors

and about 5,000 volunteers dedicated to helping residents of the Napa community in times of trouble. With Banz at the helm, Molly's Angels fill the needs of those who may not qualify for help from such agencies as the Red Cross, Salvation Army and Catholic Charities.

The two-year restaurant venture at Jefferson Street and Pueblo Avenue, where all the proceeds were routed back into the operation of Molly's Angels,

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