



AGENDA
ST. HELENA PLANNING COMMISSION
VINTAGE HALL BOARD ROOM – 2ND FLOOR
465 MAIN STREET, ST. HELENA
FEBRUARY 18, 2014
6:00 P.M.

Prior to the meeting the public may review and/or request staff reports for agenda items at city hall or view staff reports at the George & Elsie Wood Public Library. Members of the public may also view meetings, including archived meetings, by choosing the 'video on demand' option on the St. Helena website: www.cityofsthelema.org. Please contact the Planning Department at 968-2749 for more information or to speak with a planner about an agenda item.

Appeal. A person who is dissatisfied with a decision of the Planning Commission may appeal that decision to the City Council pursuant to Municipal Code Section 17.08.180, Appeal procedure. Actions of the Planning Commission will be listed on the City Council agenda the following Tuesday to give the City Council opportunity to review the Planning Commission's decision. Absent of an appeal by the City Council or by a citizen, the appeal period will terminate two weeks after the Planning Commission hearing.

Special Assistance for the Disabled. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the meeting, please contact City Hall, (707) 967-2792. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR35.102-35.104 ADA Title II). However, City staff will attempt to assist at any time with accessibility. The City Clerk has equipment to assist those with a hearing impairment.

Public Testimony Procedures. Pursuant to the Government Code Section 54954.3, the public may address the Commission on each agenda item during the Commission's consideration of that item. Each speaker has the option to state his or her name for the record before testifying. Depending on the number of speakers or the interest of the item, the Planning Commission Chairman may also restrict, at his/her discretion, the speaker's time to three minutes. The Chairman may also restrict public comments if they become irrelevant to the agenda item or repetitious of prior comments.

All persons interested may appear and be heard or submit written statements prior to the Planning Commission meeting. Please note that if you challenge the City's decision on any of these matters in court, you may be limited to raising only those issues you or someone else raised at the meeting or in written correspondence delivered to the City at, or prior to, the meeting.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE AND ROLL CALL

3. APPROVAL OF MINUTES: *February 4, 2014*

4. PUBLIC FORUM: This is an opportunity for the public to address the Commission on items of interest to the public that are NOT listed on the agenda. Because of restrictions imposed by the Brown Act, the Commission may not engage in discussion nor take action on matters not described on the agenda.

5. COMMUNICATIONS AND PETITIONS: *None*

6. SCHEDULED MATTERS:

- 6.1 Review of Chapter 17.134 - Short-Term Rentals**
- 6.2 Review of the General Plan Map and Text**
- 6.3 Discussion of Development Standards**

7. RECOMMENDED CONSENT CALENDAR:

7.1 2013-58: Demolition Permit & Design Review Exemption

LOCATION: 2300 Vallejo Street

APPLICANT: Rosemary Cakebread

APN: 009-670-009

CEQA: Exempt pursuant to Section 15303, Class 3.

***DESCRIPTION:** Request of Rosemary Cakebread for a Demolition Permit and Design Review Exemption approval to demolish an existing, non-historic 1,139 sf detached garage and to construct, in the same footprint a 1,174 sf replacement detached garage to accommodate a home office, wine storage, one covered parking space and an attached carport. The subject parcel is 38,916 sf and is located at 2300 Vallejo Street in the zoned A-20: Twenty Acre Agriculture district.*

***REQUIRED ACTION:** Determine that the project is exempt from CEQA pursuant to Section 15303 and accept the required findings and approve the request for a Demolition Permit and Design Review Exemption.*

8. SIGN PERMIT/ADMINISTRATIVE DETERMINATION: None

9. PUBLIC HEARINGS/PLANNING COMMISSION ACTION IS FINAL:

9.1 2014-08: Design Review

LOCATION: 1000 Fulton Lane

APPLICANT: Andrew Clyde

APN: 009-194-004

CEQA: Exempt pursuant to Section 15303 Class 3.

***DESCRIPTION:** Request of Andrew Clyde for Design Review approval to construct a 4,500 sf, 4-bedroom, two-story residence and 700 sf 2nd unit on a 1.1 acre parcel located at 1000 Fulton Lane in the A-20: Twenty Acre Agriculture district.*

***REQUIRED ACTION:** Determine that the project is exempt from CEQA pursuant to 15303 Class 3 and accept the required findings and approve the request for Design Review.*

9.2 2014-04: Design Review

LOCATION: 1795 Fir Hill Drive

APPLICANT: Ken Holder

APN: 009-470-004

CEQA: Exempt pursuant to Section 15303 Class 3.

***DESCRIPTION:** Request of Kenneth Holder representing Holder Design for Design Review to construct a 6,334 sf two-story residence on a 1.0 acre parcel located at 1795 Fir Hill Drive in the A-20: Twenty Acre Agriculture district.*

***REQUIRED ACTION:** Determine that the project is exempt from CEQA pursuant to 15303 Class 3 and accept the required findings and approve the request for Design Review.*

10. PUBLIC HEARINGS/RECOMMENDATIONS TO CITY COUNCIL: None

11. REFERRALS: None

12. REPORTS BY STAFF AND PLANNING COMMISSION: None

13. AGENDA FORECAST: March 4, 2014

- 2500 Spring Mountain Road

- 1870 Ridgeview
- 1175 North Crane

14. ADJOURNMENT

A motion will be in order to adjourn to a regularly scheduled meeting of the Planning Commission on March 4, 2014 at 6:00 p.m. in the Vintage Hall Board Room, 465 Main Street, St. Helena, CA.

A handwritten signature in black ink, appearing to read "Greg Desmond". The signature is fluid and cursive, with a large initial "G" and "D".

Greg Desmond
Interim Planning Director