



AGENDA
ST. HELENA PLANNING COMMISSION
VINTAGE HALL BOARD ROOM – 2ND FLOOR
465 MAIN STREET, ST. HELENA
MARCH 4, 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 18, 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 Discussion of Development Standards

7. RECOMMENDED CONSENT CALENDAR:

7.1 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.*

7.2 2014-05: Design Review Exemption

LOCATION: 1175 North Crane

APPLICANT: Carlo Di Fede

APN: 009-032-005

CEQA: Exempt pursuant to Section 15303 Class 3.

***DESCRIPTION:** Request by Carlo Di Fede for Demolition Permit and Design Review approval to demolish an existing 460 sf detached garage and to replace it with a 460 sf garage in the same footprint. The subject parcel consists of 5.6 acres and is located at 1175 North Crane Street in the MR: Medium Density Residential 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.*

8. SIGN PERMIT/ADMINISTRATIVE DETERMINATION: None

9. PUBLIC HEARINGS/PLANNING COMMISSION ACTION IS FINAL:

9.1 2012-86: General Plan Amendment, Rezoning, Use Permit, Lot Line Adjustment & Design Review

LOCATION: 2500 Spring Mountain Road

APPLICANT: Hernandez Family Trust

APN: 009-131-002 & 131-047-047

CEQA: Exempt pursuant to Sections 15061(b)(3), 15303 Class 3, 15304 Class 4 and 15305 Class 5.

***DESCRIPTION:** Request of the Hernandez Family Trust to approve a General Plan Amendment, Rezoning, Use Permit, Variance, Lot Line Adjustment and Design Review to construct a 25,000 sf, single-family residence, a detached guest house, a detached guest cottage, a detached garage, a detached barn, improvements to the existing Bieber Road, construction of on-site driveways, a water storage tank, an on-site septic system and grading the site to accommodate proposed improvements. The project is located on two parcels consisting of 62.5 acres and is located at 2500 Spring Mountain Road in the WW: Woodlands and Watershed district.*

***REQUIRED ACTION:** Determine that the project is exempt from CEQA pursuant to Sections 15061(b)(3), 15303 Class 3, 15304 Class 4 and 10305 Class 5 and accept the required findings and approve the requested for a general plan amendment, rezoning, use permit, lot line adjustment & design review.*

9.2 2014-07: Design Review

LOCATION: 1890 Ridgeview Lane

APPLICANT: Paulina Michelek

APN: 025-140-032

CEQA: Exempt pursuant to Section 15303 Class 3.

DESCRIPTION: Request by Paulina Michelek for Design Review approval to construct a new 3,400 sf, 2-story, 4-bedroom, 4-bathroom residence. The subject parcel consists of 5.6 acres and is located at 1890 Ridgeview Lane in the WW: Woodlands and Watershed 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 18, 2014

- 393 La Fatta – Use Permit for a Microbrewery
- 1764 Scott Street – Design Review
- 1870 Ridgeview Lane – Design Review

14. ADJOURNMENT

A motion will be in order to adjourn to a regularly scheduled meeting of the Planning Commission on March 18, 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', with a stylized flourish at the end.

Greg Desmond
Interim Planning Director