



**AGENDA**  
**ST. HELENA PLANNING COMMISSION**  
**VINTAGE HALL BOARD ROOM – 2<sup>ND</sup> FLOOR**  
**465 MAIN STREET, ST. HELENA**  
**MARCH 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](http://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.

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**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE AND ROLL CALL**

**3. APPROVAL OF MINUTES:** *March 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 Discussion of Development Standards**

## **7. RECOMMENDED CONSENT CALENDAR:**

### **7.1 Administrative Determination**

**LOCATION:** 1340 Main

**APPLICANT:** Karl Frisinger

**APN:** 009-212-012

**CEQA:** Exempt pursuant to Section 15301 Class 1.

***DESCRIPTION:** Request for an Administrative Determination that the sale of beer and wine in addition to existing concession items is consistent with the existing use permit for the Cameo Cinema.*

***REQUIRED ACTION:** Review the Interim Planning Directors memorandum and confirm or deny that the sale of beer and wine items is consistent with the existing use permit for the Cameo Cinema.*

## **8. SIGN PERMIT/ADMINISTRATIVE DETERMINATION: None**

## **9. PUBLIC HEARINGS/PLANNING COMMISSION ACTION IS FINAL:**

### **9.1 2014-14: Use Permit**

**LOCATION:** 393 La Fata Street

**APPLICANT:** Nile Zacherle

**APN:** 009-580-031

**CEQA:** Exempt pursuant to Section 15301 Class 1.

***DESCRIPTION:** Request of the Nile Zacherle for Use Permit approval to establish a micro beer brewery. Production volume is proposed to be 65 gallons per week initially with the ability to ramp up to a maximum of 325 gallons per week. The use would include production, bottling and packaging of beer. Packaging will consist of 12.5 gallon kegs and 750ml glass bottles. Deliveries, including all production water, will occur 1 to 3 times per week and will be limited to small trucks and/or sprinter vans. There will be no sales on site and all products will be distributed and sold off-site. The project is proposed in an existing 1,620 sf tenant space located at 393 La Fata Street in the I: Industrial district.*

***REQUIRED ACTION:** Determine that the project is exempt from CEQA pursuant to Section 10301 Class 1 and accept the required findings and approve the request for a use permit.*

### **9.2 2014-06: Design Review**

**LOCATION:** 1870 Ridgeview Lane

**APPLICANT:** Mike Neil

**APN:** 025-140-033

**CEQA:** Exempt pursuant to Section 15303 Class 3.

***DESCRIPTION:** Request by Mike Neil for Design Review approval to construct a new 3,501 sf, 2-story, 3-bedroom, 3-bathroom residence and a 599 sf 2<sup>nd</sup> unit. The subject parcel consists of 8.5-acres and is located at 1870 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.*

### **9.3 2014-11: Design Review**

**LOCATION:** 1764 Scott Street

**APPLICANT:** Karen Aldoroty

**APN:** 009-291-014

**CEQA:** Exempt pursuant to Section 15303 Class 3.

***DESCRIPTION:** Request by Karen Aldoroty for Design Review approval to remodel and expand an*

*existing 1,716 sf, 3-bedroom, 3-bathroom residence. The remodel will convert the existing residence to a 2,156 sf, 2-bedroom, 3-bathroom configuration, will enclose existing covered porches at the front and rear of the existing structure, construction of a 528 sf 2<sup>nd</sup> unit and a 2-car garage. The subject parcel is 9,148 sf and is currently developed with a single-family residence and detached carport. The parcel is located at 1764 Scott 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.*

**10. PUBLIC HEARINGS/RECOMMENDATIONS TO CITY COUNCIL:** *None*

**11. REFERRALS:** *None*

**12. REPORTS BY STAFF AND PLANNING COMMISSION:** *None*

**13. AGENDA FORECAST:** *April 1, 2014*

- 1701 Madrona – Parcel Map
- 2265 Boysen – Design Review
- 1611 Madrona – Design Review/Use Permit (small lot)

**14. ADJOURNMENT**

A motion will be in order to adjourn to a regularly scheduled meeting of the Planning Commission on April 1, 2014 at 6:00 p.m. in the Vintage Hall Board Room, 465 Main Street, St. Helena, CA.



Greg Desmond  
Interim Planning Director