



AGENDA
ST. HELENA PLANNING COMMISSION
VINTAGE HALL BOARD ROOM – 2ND FLOOR
465 MAIN STREET, ST. HELENA
MAY 6, 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: *April 15, 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. RECOMMENDED CONSENT CALENDAR:

6.1 PL14-011: Demolition Permit
LOCATION: 1301 Mitchell Drive

APPLICANT: Alfonso Ang

APN: 009-263-005

CEQA: Exempt pursuant to Section 15301 Class 1.

DESCRIPTION: Request by Alfonso Ang representing PG&E for Demolition Permit approval to demolish an 832-sf shed. The shed was constructed in 2007 to temporarily house equipment used in the remediation process which ended in April of 2012. The parcel is located at 1301 Mitchell Drive in the CB: Central Business district.

REQUIRED ACTION: Determination that the project is exempt from CEQA, pursuant to Section 15301, Class 1 which exempts demolition of accessory structures. Approve the request for a demolition permit.

7. SIGN PERMIT/ADMINISTRATIVE DETERMINATION: None

8. PUBLIC HEARINGS/PLANNING COMMISSION ACTION IS FINAL:

8.1 PL14-007: Use Permit

LOCATION: 1151 Vintage Ave

APPLICANT: Raju Sidhu

APN: 009-580-014

CEQA: Exempt pursuant to Section 15301 Class 1.

DESCRIPTION: Request by Raju Sidhu representing Crown Hill Stone Supply for Use Permit approval to establish a building materials yard and display room. The parcel is located at 1151 Vintage Avenue in the I: Industrial district.

REQUIRED ACTION: Determine that the project is exempt from CEQA pursuant to Section 15301 Class 1 and accept the required findings and approve the request for a use permit.

9. PUBLIC HEARINGS/RECOMMENDATIONS TO CITY COUNCIL: None

10. REFERRALS: None

11. REPORTS BY STAFF AND PLANNING COMMISSION: None

12. SCHEDULED MATTERS:

12.1 Discussion of Development Standards for the MR: Medium Density residential district

12.2 Discussion of Wine Tasting regulations in the CB: Central Business & Service Commercial districts

12.3 Discussion of Sign Ordinance

13. AGENDA FORECAST: May 20, 2014

- 1000 Main - Merryvale - Design Review
- 1380 Main – Menegon – Design Review/CEQA

14. ADJOURNMENT

A motion will be in order to adjourn to a regularly scheduled meeting of the Planning Commission on May 20, 2014 at 6:00 p.m. in the Vintage Hall Board Room, 465 Main Street, St. Helena, CA.



Greg Desmond
Interim Planning Director