



AGENDA
ST. HELENA PLANNING COMMISSION
VINTAGE HALL BOARD ROOM – 2ND FLOOR
465 MAIN STREET, ST. HELENA
JUNE 3, 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.

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1. **CALL TO ORDER**
 2. **PLEDGE OF ALLEGIANCE AND ROLL CALL**
 3. **APPROVAL OF MINUTES:** *May 20, 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 **Design Review Exemptions**

REQUIRED ACTION: *Accept the required findings and approve the list of Design Review Exemptions as noted by staff.*

7. SIGN PERMIT/ADMINISTRATIVE DETERMINATION: *None*

8. PUBLIC HEARINGS/PLANNING COMMISSION ACTION IS FINAL:

8.1 PL014-015: Design Review

LOCATION: 1230 Spring Brook Court

APPLICANT: Don Gleason

APN: 009-481-033

CEQA: Exempt pursuant to Section 15301 Class 1

DESCRIPTION: *Request by Don Gleason for Design Review approval to remodel and expand an existing 1,973-sf, 3-bedroom, 2-bath single family residence. The project will result in an addition of 507-sf which will consist of additions to each bedroom and the addition of a study. The subject parcel is 10,000-sf and is located at 1230 Spring Brook Court in the LR: Low Density Residential 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 design review.*

8.2 PL014-017: Use Permit Amendment

LOCATION: 1269 Main Street

APPLICANT: Steve Padis

APN: 009-250-015

CEQA: Exempt pursuant to Section 15301 Class 1

DESCRIPTION: *Request by Steve Padis for Use Permit Amendment approval to establish a jewelry store offering precious stones and precious metal at an existing tenant space located at 1269 Main Street in the CB: Central Business 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 amendment.*

8.3 PL14-007: Demolition Permit & Design Review

LOCATION: 1380 Main Street

APPLICANT: Joel Miroglio

APN: 009-212-001

CEQA: Initial Study/Mitigated Negative Declaration Prepared: SCH 2014042010

DESCRIPTION: *Request of Joel Miroglio representing Gary and Roberta Menegon for Demolition Permit approval to relocate an existing 500-sf historic structure from its current site to the city owned Wappo Park site where the structure will be adaptively re-constructed and used as a public restroom. The applicant is requesting Design Review approval to develop a new 2-story commercial building consisting of 2,898-sf on the ground floor and 2,791-sf on the second floor for a total of 5,689-sf. on an 8,250-sf parcel located at 1380 Main Street in the CB: Central Business district.*

REQUIRED ACTION: *(1) Adopt a mitigated negative declaration for the project and approve a mitigation monitoring and reporting program. (2) Accept or reject the required findings and approve or deny a demolition permit to remove, relocate and rebuild the existing 500-sf historic commercial building from the project site to the city-owned Wappo Park parcel located at 201 Pope Street. (3) Recommend to the City Council that the City of St Helena approve of the adaptive re-use of the existing 500-sf historic commercial building as a public restroom and exhibition area for Wappo Park. (4) Review and discuss the proposed new 2-story commercial building and provide direction to staff regarding specific concerns, findings and or conditions for the project proposed at 1380 Main Street.*

9. PUBLIC HEARINGS/RECOMMENDATIONS TO CITY COUNCIL:

9.1 PL014-013: Use Permit

LOCATION: 1136 Main Street

APPLICANT: Martha Caldera

APN: 009-083-021

CEQA: Exempt pursuant to Section 15301 Class 1

DESCRIPTION: Request by Martha Caldera for Use Permit approval to establish a delicatessen in an existing tenant space located at 1136 Main Street in the CB: Central Business district.

REQUIRED ACTION: Recommendation to the City Council to; (1) determine that the project is exempt from CEQA pursuant to Section 15301 Class 1, (2) approve or deny the request to increase the Regulated Food and Beverage Establishments Inventory from 34 to 35 restaurant and (3) approve or deny a use permit to establish delicatessen/cafe in the existing tenant space located at 1136 Main Street.

10. REFERRALS: None

11. REPORTS BY STAFF AND PLANNING COMMISSION: None

12. SCHEDULED MATTERS: None

13. AGENDA FORECAST: June 17, 2014

- 700 Dowdell – Rezone, Design Review & Use Permit

14. ADJOURNMENT

A motion will be in order to adjourn to a regularly scheduled meeting of the Planning Commission on June 17, 2014 at 6:00 p.m. in the Vintage Hall Board Room, 465 Main Street, St. Helena, CA.



Greg Desmond
Interim Planning Director