



AGENDA
ST. HELENA PLANNING COMMISSION
VINTAGE HALL BOARD ROOM – 2ND FLOOR
465 MAIN STREET, ST. HELENA
JUNE 17, 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:** *None. The minutes of June 3, 2014 will be brought to a future Planning Commission meeting*
 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:** *None*
 7. **SIGN PERMIT/ADMINISTRATIVE DETERMINATION:** *None*

8. PUBLIC HEARINGS/PLANNING COMMISSION ACTION IS FINAL: *None*

9. PUBLIC HEARINGS/PLANNING COMMISSION RECOMMENDATION TO CITY COUNCIL:

9.1 PL014-015: Rezoning, Use Permit, Design Review

LOCATION: 700 Dowdell Lane

APPLICANT: Charles Crocker

APN: 009-120-059

CEQA: Mitigated Negative Declaration

DESCRIPTION: The proposal is for a Rezoning, Use Permit, and Design Review for a 25,000-gallon per year new winery to be located on a 22.34-acre parcel at 700 Dowdell Lane. The applicant has requested a Zone Change from the existing A-20 Twenty Acre Agricultural District to the W: Winery Designation. The applicant wishes to convert two existing structures to winery uses, an existing farmhouse for winery storage and overflow administration use, and an existing stone structure to winery tastings and other marketing events held on-site. The existing structures represent 2,400 sq. ft. and a proposed new wine production structure is 9,950 sq. ft., for a total of 13,350 sq. ft. of winery use on the parcel.

REQUIRED ACTION: Recommendation to the City Council concerning the following items: 1) The adequacy of the Draft Mitigated Negative Declaration prepared for the Project, including the mitigation monitoring Program, 2) The proposed Rezoning from A-20 Agricultural zoning to the W: Winery Zoning Designation, 3) The Use Permit application, and 4) the Design Review application, and accept the required findings relevant to the preceding actions.

10. NEW ITEMS

10.1 PLANNING COMMISSION TERM LIMITS: *The Planning Commission is requested to provide the City Council with comments from individual Planning Commissioners on the length of Planning Commission terms.*

REQUIRED ACTION: *Opportunity for Planning Commissioners to provide comments to the City Council on the issue of the length of term of Planning Commission terms*

11. REFERRALS: *None*

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

13. SCHEDULED MATTERS: *None*

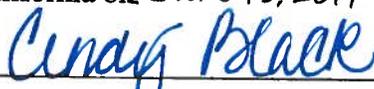
14. AGENDA FORECAST: *July 1, 2014*

- 1269 Main Street, Gas station demolition, new office building

15. ADJOURNMENT

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

This agenda was posted at City Hall, 1480 Main Street, and at Vintage Hall, 465 Main Street, St. Helena, California on *June 13, 2014*


Cindy Black, Interim City Clerk