**AGENDA**
**ST. HELENA PLANNING COMMISSION**
**VINTAGE HALL BOARD ROOM – 2ND FLOOR**
**465 MAIN STREET, ST. HELENA**
**JANUARY 20, 2015**
**6:00 P.M.**

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1. **CALL TO ORDER AND ROLL CALL:**
   Chairperson: Sarah Parker
   Vice Chair: Grace Kistner
   Commissioners: Mathew Heil, Bobbi Monnette, Tracy Sweeney
   City staff present at the meeting will be noted in the minutes.

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF MINUTES:** ***September 30, 2014, October 7, 2014, and October 21, 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:** ***None***

7. **CONSENT CALENDAR:** ***None***

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

9. **PUBLIC HEARINGS/PLANNING COMMISSION:**

**9.1 CONTINUED FROM OCTOBER 7TH / DECEMBER 2nd HEARINGS - PL14-043:** Design Review
**LOCATION:** 1269 Allyn Avenue
**APPLICANT:** Andrew Meyer
**APN:** 009-311-008
**CEQA:** Exempt pursuant to §15301, Class 1: Minor alteration of private structure.

***DESCRIPTION:*** *Request by Andrew Meyer on behalf of Green Grass Inc. and Bunchgrass LP for Design Review approval to remodel an existing 1,178-sf single-family residence at 1269 Allyn Avenue in the MR: Medium Density Residential district to include a 919-sf two-story addition to the rear of the home.*

***RECOMMENDED ACTION:*** *Staff recommends that the Planning Commission consider the project in light of the design changes since it last appeared before them and decide whether design review findings can now be made.*

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**9.2 PL14-053:** Variance and Design Review
**LOCATION:** 933 Main Street
**APPLICANT:** Joel Gott
**APN:** 009-180-036

**CEQA:** Exempt pursuant to §15303, Class 3(a): Construction of a small structure.

***DESCRIPTION:*** *Request by Joel Gott for Variance and Design Review approval to add a 500-sf restroom to the existing Gott's Roadside restaurant located at 933 Main Street in the SC: Service Commercial district.*

***RECOMMENDED ACTION:*** *Staff recommends that the Planning Commission adopt the required findings and approve a variance and design review for 933 Main Street.*

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**9.3 PL14-054:** Design Review
**LOCATION:** 1426 Kearney Street
**APPLICANT:** Mary Wilson
**APN:** 009-224-011
**CEQA:** Exempt pursuant to §15301, Class 1 which exempts the minor alteration of private structures.

***DESCRIPTION:*** *Request by Polly Ogden on behalf of Mary Wilson for Design Review approval to remodel an existing 1,525-sf single-family residence at 1426 Kearney Street in the MR: Medium Density Residential district.*

***RECOMMENDED ACTION:*** *Staff recommends that the Planning Commission adopt the required findings and approve design review at 1426 Kearney Street.*

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

**11. REFERRALS:** ***None***

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

**13. ADJOURNMENT**

A motion will be in order to adjourn to a scheduled meeting of the Planning Commission on February 3, 2015 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 January 16, 2015.

Cindy Black

Cindy Black, City Clerk

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**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.

**Challenging Decisions of City Entities.** The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City of St. Helena is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision, including without limitation Government Code section 65009 applicable to many land use and zoning decisions, Government Code section 66499.37 applicable to the Subdivision Map Act, and Public Resources Code section 21167 applicable to the California Environmental Quality Act (CEQA). Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. Government Code section 65009 and 66499.37, and Public Resources Code section 21167, impose shorter limitations periods and requirements, including timely service in addition to filing.

If a person wishes to challenge the above actions in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of St. Helena, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

**Supplemental Material Received After the Posting of the Agenda.** Any supplemental writings or documents distributed to a majority of the Planning Commission regarding any item on this Agenda, after the posting of the Agenda, will be available for public review in the Planning Department's Office located at 1480 Main Street, St. Helena, California, during normal business hours. In addition, such writings or documents will be made available on the City's web site at http://cityofsthelena.org and will be available for public review at the respective meeting.