



**AGENDA
ST. HELENA PLANNING COMMISSION
VINTAGE HALL BOARD ROOM – 2ND FLOOR
465 MAIN STREET, ST. HELENA
AUGUST 5, 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.cityofstheleena.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: *July 15, 2014 minutes attached***
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:

- Appointment of Planning Commission Chairman and Vice Chairman for Fiscal Year 2014/2015.
 - **RECOMMENDED ACTION:** *Delay selecting a Chairperson and Vice Chairperson for FY 2014/2015 until the ordinance adopted by City Council on July 8, 2014 goes into effect, and the City Council has taken action concerning the Planning Commissioners whose terms are expiring. It is anticipated that City Council will be in a position to make decisions concerning expiring Planning Commission terms approximately 8 to 10 weeks.*

7. CONSENT CALENDAR:

7.1 2014-035: Design Review Exemption Request

LOCATION: 1468 Kearney Street

APPLICANT: Jenelle Potvin

CEQA: Exempt pursuant to §15303, Class 1: Existing Facilities.

DESCRIPTION: *Request by Jenelle Potvin to add a new front door and a small dormer between two existing windows on the front elevation of the house at 1468 Kearney Street.*

REQUIRED ACTION: *Determine that the project is exempt from CEQA pursuant to Section 15303 and determine that the proposed project qualifies for a Design Review Exemption.*

8. SIGN PERMIT/ADMINISTRATIVE DETERMINATION: *None*

9. PUBLIC HEARINGS/PLANNING COMMISSION ACTION IS FINAL:

9.1 PL14-025: Use Permit

LOCATION: 1309 Main Street

APPLICANT: Douglas Clarke

APN: 009-240-012

CEQA: Exempt pursuant to §15303, Class 1: Existing Facilities.

DESCRIPTION: *Request by Douglas Clarke for approval to operate an art gallery within an existing lease space located within the Hotel St. Helena at 1309 Main Street.*

RECOMMENDED ACTION: *Staff recommends that the Planning Commission adopt the attached resolution finding the Project Categorically Exempt (Class 1) and approving the Use Permit for 1309 Main Street.*

9.2 PL14-030: Lot Line Adjustment

LOCATION: 576 Pope Street

APPLICANT: Russell Aves

APN: 009-552-002 & 009-552-003

CEQA: Exempt pursuant to §15305, Class 5: Minor Alterations in Land Use Limitations.

DESCRIPTION: *Request by Russell Aves for approval of a Lot Line Adjustment to modify the boundaries and dimensions of two existing parcels located at 576 Pope Street. The purpose of the requested Lot Line Adjustment is to increase the size of one parcel (APN 009-552-003) from .1 acres to approximately 2.5 acres. This will result in a corresponding decrease in size of the second parcel (APN-009-552-002) from 4.4 acres to approximately 2.0 acres.*

RECOMMENDED ACTION: *Staff recommends that the Planning Commission adopt the attached resolution finding the Project Categorically Exempt (Class 5) and approving the Lot Line Adjustment for 576 Pope Street.*

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

11. REFERRALS: *None*

12. REPORTS BY STAFF AND PLANNING COMMISSION:

12.1 Verbal update concerning status of the General Plan.

12.2 Verbal update concerning the Hunter Project.

12.3 Verbal update concerning the Wydown Hotel Project.

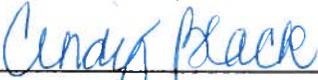
13. AGENDA FORECAST: August 12, 2014

- 1279 Allyn Ave., Design Review
- 1101 Vintage Ave., Sign Permit

14. ADJOURNMENT

A motion will be in order to adjourn to a regularly scheduled meeting of the Planning Commission on August 19, 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 July 29, 2014.



Cindy Black, Interim City Clerk

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://cityofsthenelena.org> and will be available for public review at the respective meeting.

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**ACTION MINUTES
ST. HELENA PLANNING COMMISSION
VINTAGE HALL BOARD ROOM – 2ND FLOOR
465 MAIN STREET, ST. HELENA
JUNE 17, 2014
6:00 P.M.**

**Item No: 3
Agenda Item 3**

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE AND ROLL CALL

Commission Present: Commissioners Kistner, Monnette, Parker, Russell and Chairperson Heil

Commission Absent: None

Staff: Victor Carniglia, Interim Planning Director, Debra Hight, Assistant Public Works Director, Cindy Black, Interim City Clerk

3. APPROVAL OF MINUTES: *June 3, 2014 and July 1, 2014 minutes*
Item number 3 was moved to be heard after Item number 12

4. PUBLIC FORUM: *None*

5. COMMUNICATIONS AND PETITIONS: *None*

6. SCHEDULED MATTERS:

- Appointment of Planning Commission Chairman and Vice Chairman for Fiscal Year 2014/2015.
 - **RECOMMENDED ACTION:** *Delay selecting a Chairperson and Vice Chairperson for FY 2014/2015 until the ordinance adopted by City Council on July 8, 2014 goes into effect, and the City Council has taken action concerning the Planning Commissioners whose terms are expiring. It is anticipated that City Council will be in a position to make decisions concerning expiring Planning Commission terms approximately 8 to 10 weeks.*

It was the consensus of the Commission to delay this item per staff recommendation.

7. CONSENT CALENDAR: *None*

8. SIGN PERMIT/ADMINISTRATIVE DETERMINATION:

8.1 Entry sign for the City's Wappo Park proposed by the St. Helena Rotary: *Rotary is requesting that the Planning Commission provide comments on the design of an identification sign Rotary hopes to install to the existing wooden entry structure at Wappo Park. Copies of the proposed sign are included in the Planning Commission packet. Provide comments on the proposed sign as appropriate. No separate staff report is provided.*

A Rotary representative addressed the Planning Commission regarding the proposed project.

A citizen also addressed the Commission regarding this item.

9. PUBLIC HEARINGS/PLANNING COMMISSION ACTION IS FINAL:

9.1 UP/DR 2013-66: Use Permit & Design Review

LOCATION: 555 Main Street

APPLICANT: Davies Family Winery

APN: 009-160-017

CEQA: Initial Study/Mitigated Negative Declaration Prepared: SCH 2014052016

DESCRIPTION: *Proposed expansion to the existing Davies Winery.*

RECOMMENDED ACTION: *Staff recommends that the Planning Commission continue this item to the August 5, 2014 Planning Commission meeting in order to allow sufficient time for City staff and consultants to make modifications and additions to the environmental documentation for the project. No separate staff report or resolution is provided.*

This item was continued to a later date per staff recommendation.

9.2 UP/DR 2014 PL-14-028: Use Permit and Design Review

LOCATION: 1 Main Street

APPLICANT: Harvest Inn

APN: 027-560-008

CEQA: Exempt, Class 1: Existing Facilities

DESCRIPTION: *Proposed conversion of a portion of the existing registration building into a dining room that will occupy an existing bar and lounge area that will serve hotel patrons and the general public. Proposed seating within the dining room to accommodate approximately 52 people, with the option for seating as many as 50 additional guests at outdoor patio seating. An approximately 600 sq. ft. kitchen will be added on the south side of the existing registration building. The existing dining area, which seats approximately 48 patrons located in the southwest corner of the site, will be converted to three new guest rooms. In addition, an office located in the second story of the registration building will be converted to four new guest rooms, for a total of eight new guest rooms in the facility. Exterior changes will be made primarily to the front of the existing lobby building, and to the exterior of the breakfast building.*

RECOMMENDED ACTION: *Staff recommends that the Planning Commission adopt the attached resolution finding the Project Categorically Exempt (Class 1 and approving the Use Permit and Design Review applications for the Harvest Inn.*

The project architect addressed the Commission and presented a power point presentation.

Pam Simpson and Rick Coughlin addressed the Commission regarding this item.

MOTION: *It was moved by Commissioner Russell and seconded by Commissioner Monnette to approve the Use Permit and Design Review for the Harvest Inn at 1 Main Street with amended conditions.*

Ayes: Commissioners Kistner, Monnette, Russell, Parker & Chairperson Heil

Noes: None

Absent: None

Abstain: None

Chair Heil called for a brief recess at 7:00 PM and reconvened at 7:05 PM.

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

11. REFERRALS: *None*

12. REPORTS BY STAFF AND PLANNING COMMISSION:

12.1 Verbal update concerning status of the General Plan.

12.2 Verbal update concerning the Hunter Project.

3. APPROVAL OF MINUTES: June 3, 2014 and July 1, 2014 minutes

***MOTION:** It was moved by Commissioner Kistner and seconded by Commissioner Parker to approve the minutes of June 3, 2014 and July 1, 2014 as amended to include the request for a joint meeting with the city Council to be included on the July 1, 2014 agenda forecast.*

Ayes: Commissioners Kistner, Monnette, Russell, Parker & Chairperson Heil

Noes: None

Absent: None

Abstain: None

13. AGENDA FORECAST: August 5, 2014

- Davies Winery Expansion (continued from 7-15-14)
- 1309 Main Street, Use Permit, Casterline Art Gallery
- 1468 Kearny, Design Review, remodel
- 576 Pope St, Lot Line Adjustment
- Joint City Council/Planning Commission Meeting

14. ADJOURNMENT: *A motion was made to adjourn to a regularly scheduled meeting of the Planning Commission to August 5, 2014, at 6:00 p.m. in the Vintage Hall Board Room, 465 Main Street, St. Helena, CA.*

Victor Carniglia, Acting Planning Director

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MEMORANDUM



AGENDA ITEM: 7.1

DATE: August 5, 2014

TO: Planning Commission

FROM: Aaron Hecock, City Planner

RE: Design Review Exemption

NOTE: This item has been recommended for consideration under the Consent Calendar

The following application has been reviewed by the Planning Department for compliance with Design Review regulations. The Planning Director is recommending that this project be found exempt from Design Review pursuant to Section 17.164.060(A) of the City of St. Helena Municipal Code which states that whenever the city planner finds that a proposal raises no substantial design problem the planner shall place such an exemption recommendation on the Planning Commission's consent agenda.

1. **Site Address:** 1468 Kearney Street
Applicant: Jenelle Potvin
APN: 009-224-015
CEQA: Exempt pursuant to Section 15303, Class 1.

Project Description: *The applicant has submitted plans to add a new front door and a small dormer between two existing windows on the front elevation of the house. As this addition will damage the existing stucco on the exterior of the house the applicant plans to replace the stucco with board and batten siding on the front façade. The front door will be a single light glass door with a wood frame. The exterior paint of the house will be similar to other homes on the street (Benjamin Moore Chelsea Gray) and the roof of the dormer will match the roof of the house. The brick veneer that currently exists around the bottom of the home will remain. The project is not adding any livable square footage to the house and is not subject to a water use analysis. All proposed improvements meet required development standards.*

Discussion: *Kearney Street is characterized by a mix of housing styles (craftsman, bungalow, Victorian, etc.) with street facing front doors and porches. The existing home at 1468 Kearney Street doesn't reflect this character as it has no street facing front door. The main entry into the home is via a concealed landing adjacent to the driveway. The addition of a front door and accompanying dormer to the home reflects the architectural style of the neighborhood. For these reasons it is believed that this residential door and dormer addition poses no substantial design problems and is therefore recommended for design review exemption pursuant to Section 17.164.060(A).*

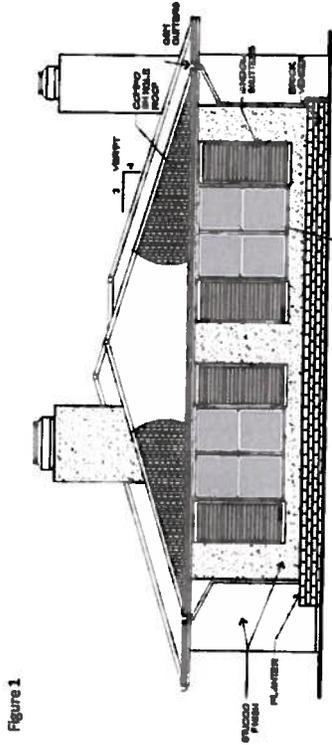


Figure 1: Existing residence at 1468 Kearney Street - elevation

PROPOSED CHANGES TO EXISTING RESIDENCE

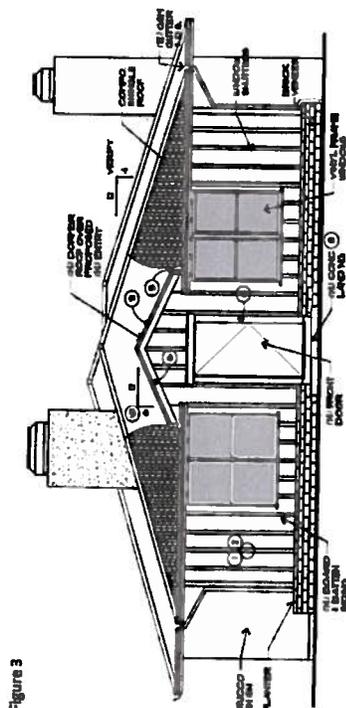


Figure 3: Proposed revised elevation of existing residence at 1468 Kearney Street



Figures 2a, 2b, 2c, 2d: site photos of existing residence, June 19, 2014

- Summary:**
- Add a new front door between the existing windows
 - Add small dormer roof over proposed entry
 - Replace Stucco with Board & Batten siding on front façade
 - Paint exterior with Benjamin Moore Chelsea Gray
 - Clean up existing landscaping and add a permeable paver walkway to access front door.
 - Add a gate to existing fence to provide access from sidewalk to walkway



Figure 4a: new exterior paint color swatch
Figure 4b: example of paint color on another home



Figure 5: example of type of front gate to add to existing fence

Exhibit B

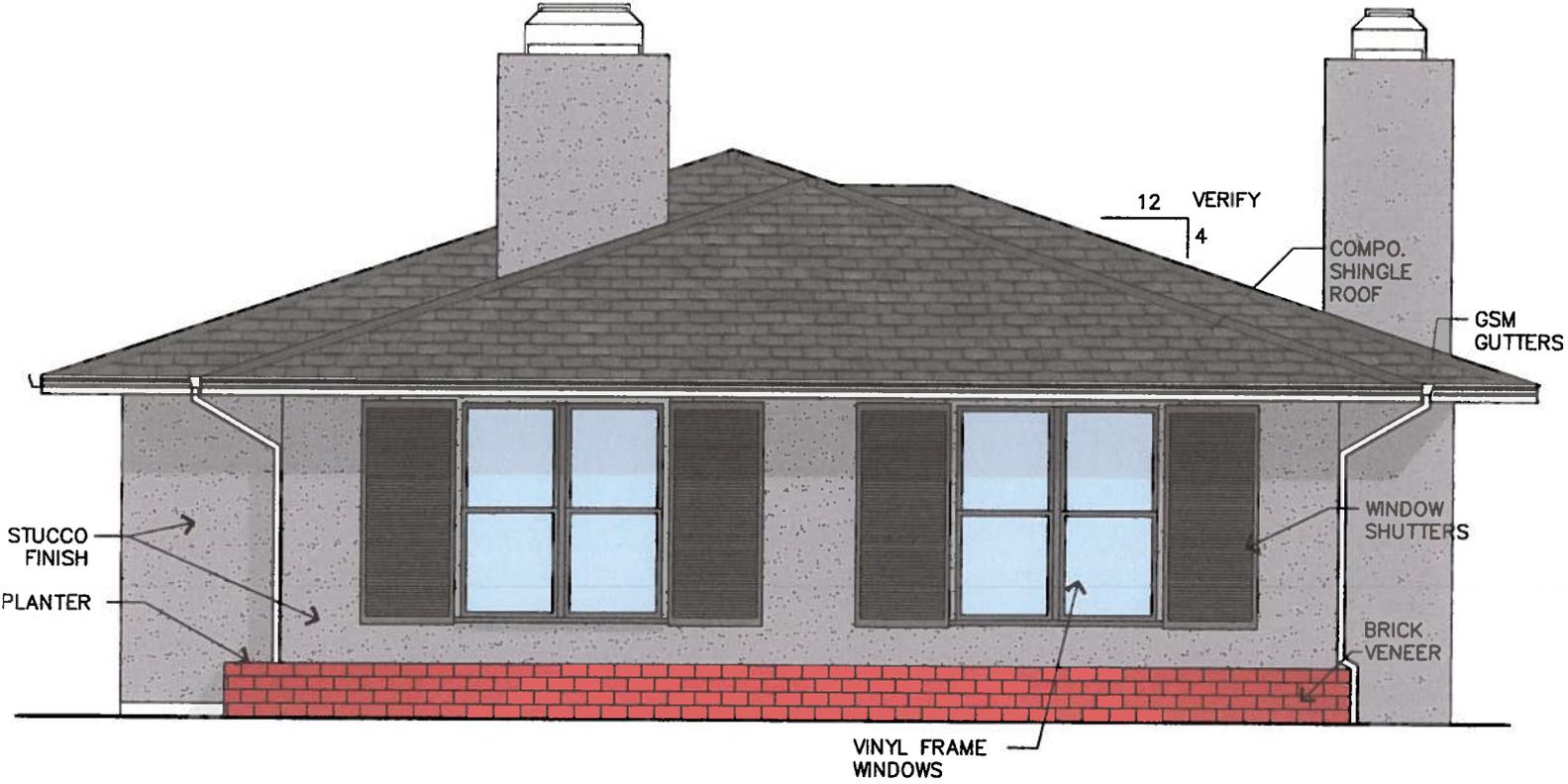
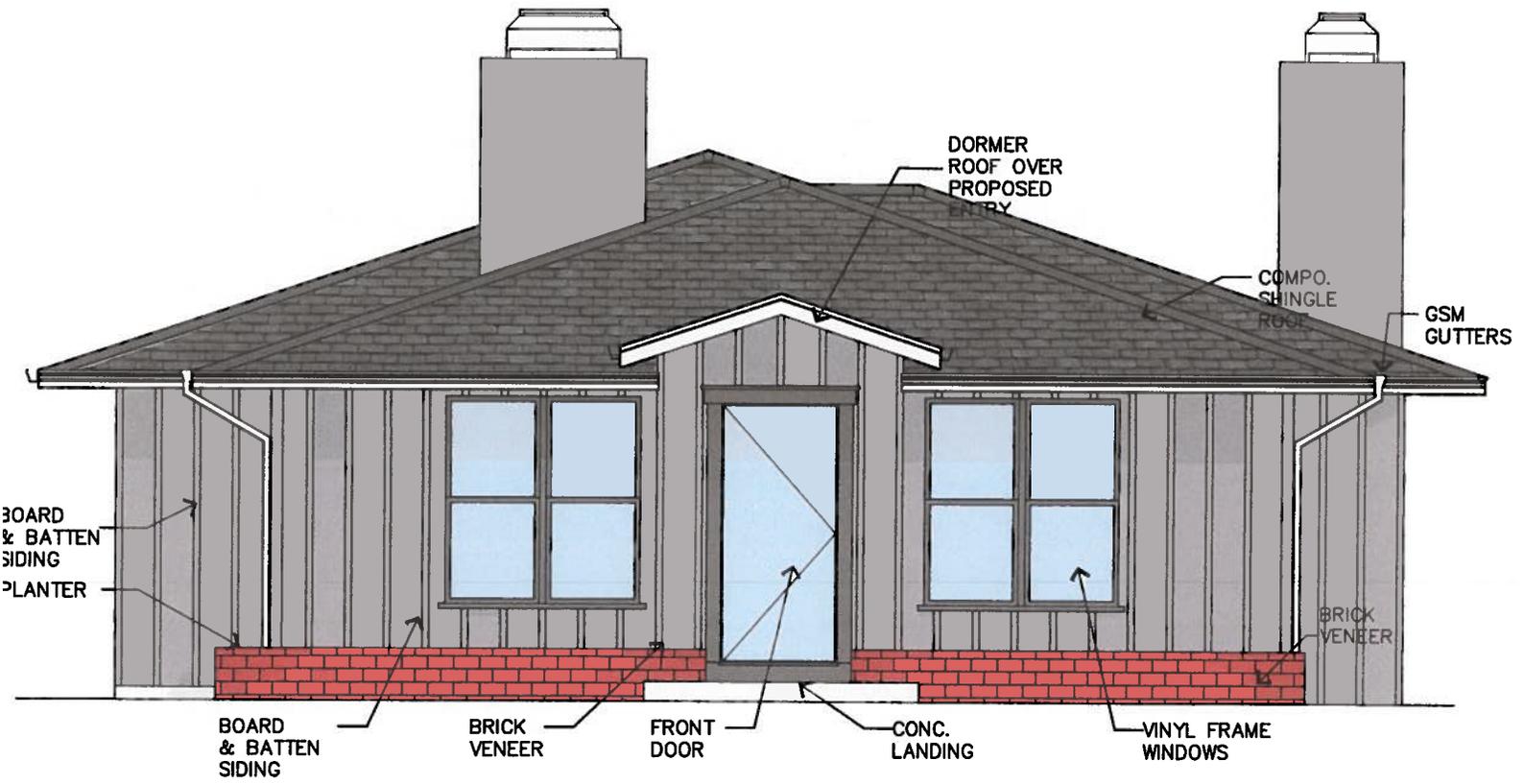


Exhibit C



**CITY OF ST. HELENA
PLANNING DEPARTMENT ONE MAIN STREET-ST. HELENA, CA
PLANNING COMMISSION**

51 ; I GH') , 2014

AGENDA ITEM:

2014-25: Application by Douglas Clarke requesting Use Permit approval for an art gallery to be located within the Hotel St. Helena, 1309 Main Street

PREPARED BY: Victor Carniglia, Acting Planning Director

LOCATION OF PROPERTY: 1309 Main Street

GENERAL PLAN/ZONING: Central Business District

OWNER OF PROPOSED BUSINESS: Casterline/Goodman, C&C Gallery

APPLICANT: Douglas Clarke

DATE APPLICATION SUBMITTED: May 8, 2014

PROJECT DESCRIPTION:

The applicant is requesting Use Permit approval to locate a fine art gallery within the ground floor of the Hotel St. Helena located at 1309 Main Street. Attached is a statement from the applicant that describes in detail the proposed art gallery, the type of art that will be displayed, proposed hours of operation etc. As can be seen from the attached statement, the proposed Casterline/Goodman Gallery, will offer a range of what could best be described as “high end” art, with a typical price for artwork in the \$25,000 to \$4 million range.

Attached with the statement from the applicant is a hand drawn diagram of the hotel lease space submitted with the application.

PROJECT BACKGROUND:

The lease space in the St. Helena Hotel where the fine art gallery is proposed is currently vacant. The same space was occupied by an art gallery a number of years ago. The applicant’s original intent was to occupy the hotel space beginning in March/April 2014. Due to a misunderstanding concerning the need for a use permit, as well as the planning staff change over that occurred in early June 2014 along with some procedural complications, the applicant’s request has taken longer to bring to hearing than either the applicant or City staff would have preferred.

CEQA REVIEW:

The proposed use permit is Categorically Exempt from the requirements of CEQA, Class 1 Existing Facilities.

PROJECT ANALYSIS:

The proposed use permit process is simplified by the fact that it involves a commercial use occupying an existing commercial lease space. Appropriate conditions have been added to the attached resolution to ensure current code requirements are met. Public notice of the proposed use permit was provided both in the newspaper and to all property owners within 300 ft of the site. To date no comments or questions from the public have been received concerning the proposed art gallery.

While staff is not aware of any specific project related concerns, in the past issues have been raised by the public and others about the perceived proliferation and/or overconcentration of certain types of uses within the City's downtown commercial area. Specific uses that have been mentioned in this regard at past Planning Commission meetings include wine tasting, jewelry stores, and art galleries. As discussed at previous Commission meetings, it is important to emphasize that while the proliferation/concentration of certain uses is an issue that can be a legitimate land use question for a City to study and appropriately address, this is best done in the context of a broad Citywide analysis. Even then, the City needs to be thoughtful, and clearly document the City's intent and purpose, and necessary data needs to be generated to explain and justify decisions made. In this specific case it would appear that the proposed gallery is offering a service and range of items for sale that occupies a different "niche" than several of the art galleries in town. The applicant has indicated that he has contacted a number of local businesses concerning the proposed gallery.

RECOMMENDATION:

Staff recommends that the Planning Commission approved the proposed Use Permit for the art gallery to be located at 1309 Main Street subject to the conditions contained in the resolution of approval.

ATTACHMENTS:

- Written statement from gallery owner
- Diagram of lease space within hotel

**PLANNING COMMISSION RESOLUTION,
CITY OF ST. HELENA**

**USE PERMIT REQUEST TO LOCATE A FINE ART GALLERY WITHIN THE
GROUND FLOOR OF THE HOTEL ST. HELENA LOCATED AT 1309 MAIN STREET**

WHEREAS, A Use Permit has been requested to locate a fine art gallery within the ground floor of the Hotel St. Helena located at 1309 Main Street, and

WHEREAS, an art gallery is allowed within the Central Business District Zoning subject to the approval of a use permit, and

WHEREAS, a public hearing was properly noticed as required, public hearing held, and all comments received at the hearing were duly considered by the Planning Commission at a public hearing held on August 5, 2014.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission can make the following required findings for a Use Permit, Section 17.168.050, to support the Use Permit:

1. That the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community.
2. That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses.
3. That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan.
4. That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.
5. That the proposed use would provide adequate ingress and egress to and from the proposed location.
6. That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local serving economy.
7. That the proposed use would be compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located.
8. That the proposed use would not be in conflict with the City's General Plan.
9. That the proposed use would not be injurious to public health, safety, or welfare.
10. That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan.
11. That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long term parking needs of employees and business owners and customers is available.
12. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.

BE IT FURTHER RESOLVED that the requested art gallery occupying a portion of the ground floor of the St. Helena Hotel is Categorically Exempt from the requirements of CEQA, Class 1: Existing Structures.

BE IT FURTHER RESOLVED, that the Planning Commission does hereby approve the requested Use Permit for the Art Gallery as requested to be located at 1309 Main Street, subject to the following conditions of approval:

1. The Use Permit shall be vested (any required building permits must be issued and the site occupied) within one (1) year from the date of approval, or the use permit will expire unless extended.
2. This permit is valid for an art gallery only. New permits must be applied for upon any change in use.
3. The Use Permit shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14 day period.
4. All required fees shall be paid prior to issuance of any required building permit. Fees shall be those in effect at the time of the issuance of the building permit.
5. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
6. The applicant will defend and indemnify and hold the City, its agents, officers, and employees harmless of any claim, action or proceedings to attack, set aside, void or annul an approval so long as the City promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
7. Provided they are in general compliance with the Use Permit, minor modifications may be approved by the Planning Director.
8. A key purpose of this review is for compliance with the General Plan and Zoning Ordinance. The owner/applicant is responsible for meeting with the Building Official / Fire Inspector to review compliance with Building and Fire Codes, including fire protection systems and the accessibility standards of Title 24.
9. Fire equipment shall be inspected annually by the Fire Department.
10. To reduce disturbance of residents in the project vicinity, any construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these

time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The City Engineer must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

I HEREBY CERTIFY that the foregoing Use Permit was duly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on August 5, 2014 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Victor Carniglia, Interim Planning Director

Douglas Clarke, Applicant/Owner

RECEIVED
PLANNING DEPARTMENT

MAY - 8 2014

City of St. Helena

Written Statement for C&C Gallery Use Permit

Applicant:

C&C Gallery

Location:

1309 Main Street, St. Helena, CA 94574

Type of Business:

Fine Art Gallery: Selling museum-quality post-war and contemporary original artworks

Summary Description of Business:

C&C Gallery desires to operate a high-end contemporary art gallery at 1309 Main Street. C&C Gallery will be owned and managed by Douglas Clarke, and will operate as an affiliate of the well-established Casterline|Goodman Gallery. Casterline|Goodman is a high-end gallery focusing on investment grade contemporary art owned and operated by Robert Casterline and Jordan Goodman in Aspen, CO. As a partner of the gallery for the past few years, Doug Clarke is looking to branch out and bring this successful concept to a location that is meaningful to him, Napa Valley. Much like Aspen, Napa has a wonderful and supportive community that may appreciate and connect with the quality of art this gallery presents.

While we are aware that there are many other galleries in the area, as of right now, there are not any galleries in St. Helena that sell the same type of art as we are intending to sell or showcase any of the artists that we focus on. *The quality of art and breadth of artists we focus on is of the highest caliber, which we feel would further the diversity and vibrancy of the central business district.*

Our goal is to add to the city's already strong and viable cultural core by bringing a new and diverse asset to the community. While our business model is to ultimately sell the artwork we showcase, we thrive on educating our local community and providing a cultural experience to everyone who walks in, whether they desire to buy a painting or not. Often people who come into our gallery have never seen an original artwork by many of the artists we showcase, especially outside of a museum. Our success comes from cultivating long-lasting relationships within the

local community, which often take years to mature into a sale. As we are not a high volume business, we do not rely on the walk-in traffic of the local tourists. We strive to set roots in the town by cultivating relationships with the local community through events and community sponsorships. Our clientele are not customers; they are our clients whom we spend vast amounts of time educating and advising, long before they ever make their first purchase.

Type of Artwork and List of Artists:

Specializing in post-war & contemporary art, we are committed to continually showcasing first-tier original artworks from the 20th and 21st century. The gallery will show museum-quality original paintings, sculptures and drawings by established artists including; Alexander Calder, Joseph Cornell, Willem de Kooning, Roy Lichtenstein, Sam Francis, Andy Warhol, Alex Katz, Gerhard Richter, Carl Andre, Ed Ruscha, Richard Prince, David Salle, Donald Baechler, Jean-Michel Basquiat and many others.

CURRENT ARTIST LIST:

Carl Andre – Donald Baechler – Jean-Michel Basquiat – Louise Bourgeois – Alexander Calder – Christo – Joseph Cornell – Willem de Kooning – Jim Dine – Sam Francis – Keith Haring – Damien Hirst – Alex Katz – Jeff Koons – Roy Lichtenstein – Joan Mitchell – Vik Muniz – Yoshitomo Nara – Robert Rauschenberg – Gerhard Richter – Ed Ruscha – Robert Ryman – David Salle – Donald Sultan – Andy Warhol – Ai Weiwei – Tom Wesselmann

Price Point:

Our gallery focuses on original artworks individually priced between \$25,000 and \$4 million.

Sales Generated:

While our business model is to ultimately sell the artwork we showcase, we thrive on educating our local community and providing a cultural experience to everyone who walks in, whether they can afford to buy a painting or not. Our success comes from cultivating long-lasting relationships within the local community, which often take years to mature into a sale. As we are not a high volume business, we do not rely on the walk-in traffic of the local tourists. We strive to set roots in the town by cultivating relationships with the local community through events and community

sponsorships. Our clientele are not customers; they are our clients whom we spend vast amounts of time educating and advising, long before they ever make their first purchase. At our Aspen location, roughly 80% of our clients have primary or secondary homes in Aspen.

Community Investment:

Much of our past success has come from imbedding ourselves in the local community and participating in all cultural events through attendance, partnerships and sponsorships. In Aspen, we have partnered with the local Museum and sponsored many of their events as a way to give back to the community and further develop the high-level of arts education that they provide. We would be looking to do the same in St. Helena by participating in any cultural events including April Arts Month, the Film Festivals and the Wine Auctions, among other things.

Local Competition:

We have researched all of the local art galleries in St. Helena, and reached out to speak with most of them. We are confident that we sell vastly different art and would not pose as competition to any of the existing galleries, and each of them has welcomed our opening. We feel the local community is made up of very sophisticated individuals, many of whom collect the type of art we sell but purchase it in Los Angeles, San Francisco, New York, or Miami. We would like to be able to provide them with the type of art they desire in their hometown.

Partnership:

C&C Gallery will be a new and separate gallery, but will be wholly supported by Casterline|Goodman Gallery of Aspen, CO. Doug Clarke, who has been working under Robert Casterline and Jordan Goodman for a number of years, will be the Director of C&C Gallery. C&C Gallery will showcase artwork sourced and supplied by Casterline|Goodman Gallery and will maintain the high quality of artwork and the premier show schedule that has given Casterline|Goodman Gallery the excellent reputation that it has.

Specializing in post-war and contemporary art, Casterline|Goodman Gallery is committed to bringing first-tier investment-grade original artworks from the 20th and 21st centuries to market. Casterline|Goodman works as a boutique investment art firm with a strong background in the art market and art fund management.

With a combined total of over 30 years in the business, Robert Casterline and Jordan Goodman assist clients in all aspects of building a fine art collection. By utilizing long-term relationships, industry knowledge, and a strong presence in the global art community, Casterline|Goodman is able to help collectors acquire significant works of art from both established and emerging artists. Casterline|Goodman's staff travels around the world regularly exhibiting in art fairs and attending gallery openings, museum exhibitions, and auctions in order to provide its clientele with the most current information regarding the global art market.

FIELDS OF EXPERTISE INCLUDE:

- Buying and selling investment art
- Personal and Corporate consultation
- Management of collections
- Current market appraisals
- Art fund management
- Auction house liaison
- Art fair advisement
- Art market analysis

Proposed Hours of Operation:

Monday through Saturday: 10 am to 6 pm

Sunday: 11 am to 5 pm

Staffing:

In an effort to support the local community and bring jobs to the area, we plan to hire a local employee to act as our full-time associate director. Additionally, we will hire one part-time employee to serve as a sales associate. While these will be our only in-house employees, we will be relying on the local businesses as our support system. We often need to have artworks re-framed which we prefer to handle locally, which would bring business to the local frame shops: Frameworks and Alan's Studio. Additionally, we need to have artworks packed, shipped or stored as we sell pieces and change out inventory. This again would be using the local workforce and community businesses in an effort to further stimulate the local economy.

Interior Modifications:

We do not plan any interior modifications other than a fresh coat of paint.

Parking:

There are numerous free parking spaces on the street outside of this location. Additionally, there is hotel accessible parking.

Signage: (Awning, Storefront Windows, Hours of Operation)

Storefront Windows: The gallery name will be placed on 2 windows using vinyl appliques. A small sign with gallery hours will be applied to the main door.

Hanging Sign: We will have one small hanging sign displaying the gallery's name.

Signage will be consistent with the other tenants in the building.



Douglas Clarke

Owner and Director

C&C Gallery



Date

RECEIVED
PLANNING DEPARTMENT

MAY - 8 2014

City of St. Helena

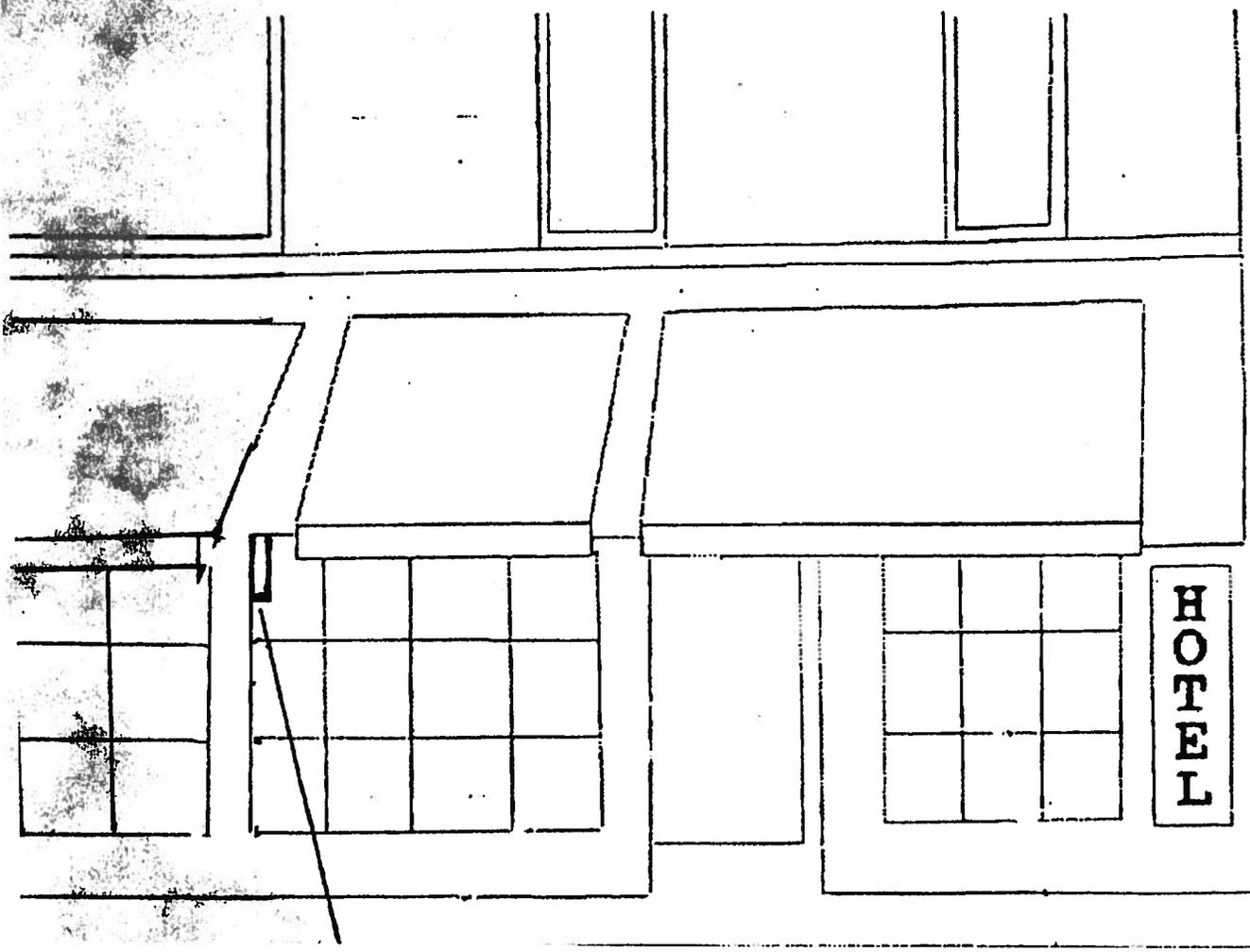
Hotel St. Helena

5-7-14

Dear Mr. Desmond,

Enclosed is the floor plan for C&C Gallery
at 1309 Main St. If you have any questions
please do not hesitate to call. 707-963-4388

Sincerely,
Mary Harey



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**CITY OF ST. HELENA
PLANNING DEPARTMENT ONE MAIN STREET-ST. HELENA, CA
PLANNING COMMISSION**

August 5, 2014

AGENDA ITEM:

2014-30: Request of Russell Aves for a Lot Line Adjustment to increase the size of an existing .1 acre parcel to 2.5 acres, with a corresponding reduction in the size of the existing 4.4 acre parcel to 2.0 acres. The site is located at 576 Pope Street at the corner of Pope Street and Starr Avenue.

PREPARED BY: Victor Carniglia, Acting Planning Director

LOCATION OF PROPERTY: 576 Pope Street

APN: 009-552-002, 009-552-003

GENERAL PLAN/ZONING: Medium Density Residential (4 to 16 units/acre)

OWNER: Russell Aves

APPLICANT: Same

PROJECT DESCRIPTION:

There are currently two legal parcels on the site in question, one of only .1 acre (one tenth) in size, with a larger property of approximately 4.4 acres. Both properties are currently owned by Russell Aves. A Lot Line Adjustment is proposed by Mr. Aves to increase the size of the smaller existing .1 acre parcel to 2.5 acres, with a corresponding reduction in the size of the existing much larger 4.4 acre parcel to 2.0 acres. The total number of parcels (in this case two) will not change as a result of this proposal.

The configuration of the existing parcels can be seen on the map marked as "Existing". The proposed lot configuration (see attached map identified as "Proposed") will result in the two parcels being roughly equivalent in size (2.0 and 2.5 acres), with the new boundary between the lots located perpendicular to Pope St in a generally north/south direction. There are a number of existing structures on site including a large garage, shed, and swimming pool, all of which are located on proposed Parcel "A". It is staff's understanding that Mr. Aves intends to retain the 2.0 acre Parcel "A" and build a house on that property, while selling the 2.5 acre Parcel B.

The majority of the site is occupied by a vineyard. There is a large garage on site, along with two smaller sheds, and an in ground swimming pool. There is currently storage of materials/equipment on site located in containers and in some cases in the open. A number of abandoned vehicles and equipment are located in the northern

portion of the site near Sulphur Springs Creek. Conditions have been added to address the removal of any abandoned vehicles, shipping containers, and temporary storage on the existing parcels, as well as to secure the pool.

PROJECT BACKGROUND

In 1991 the City of St. Helena through eminent domain proceedings took the existing home on the property in order extend/widen Starr Avenue from Hunt St. to Pope St. It is staff's understanding that it is the applicant's intent to utilize funds received from the sale of Parcel B to build a home on Parcel A. At this point in time plans have not been prepared for new homes/structures that will be located on Parcels A and B. Any such structures would require Design Review Approval by the Planning Commission.

The Lot Line Adjustment Application was received by the City on June 4, 2014.

PROJECT ANALYSIS:

CEQA Compliance: The requested lot line adjustment is Categorically Exempt from the requirements of CEQA, "Class 5: Minor Alterations to Land Use Limitations".

Process for Lot Line Adjustments: The City's Subdivision Ordinance grants the Planning Director and the Public Works Director the joint discretion to jointly approve a Lot Line Adjustment. If jointly approved by the Planning Director and Public Works Director, the approval of the Lot Line Adjustment must be then brought to the Planning Commission for consideration. If the Planning Commission decides by majority vote to formally "review" the Lot Line Adjustment, then a Planning Commission hearing date is set and public notice is sent out, and the proposal is heard by the Commission. If the Planning Commission decides not to review the Lot Line Adjustment, then the Planning Director must publish the action to approve the Lot Line Adjustment in the newspaper, and send out a notice to all property owners within 300 feet of the site. Upon receipt of such notice property owners may then choose to appeal the action of the Planning Director/Public Works Director back to the Planning Commission, and pay the required appeal fee.

Given that this lot line adjustment involves more than just a minor adjustment to property lines, staff, in reviewing the application made the decision to use the discretion staff inherently has to refer a staff decision to the Planning Commission. This approach has the added benefit of "streamlining" the process, as it avoids the necessity described above of staff bringing its decision to the Planning Commission for "validation", and then coming back at a separate meeting if the Commission disagrees with that staff decision. In addition, this approach avoids the scenario whereby property owners end up being informed by staff "after the fact" of an approval made by staff, which would then require residents/property owners to appeal a staff decision in order for it to be considered at a public hearing.

Zoning/General Plan Consistency: The property is Zoned and has a General Plan designation of Medium Density Residential. The proposed lot sizes (2 and 2.5 acres) greatly exceed the minimum lot size requirements of 7,000 sq.ft. It should be noted that

the proposed Lot Line Adjustment enlarges the existing 5775 sq.ft. lot that currently does not meet the minimum lot size (7000sq.ft), or minimum width (70 feet). In effect, the Lot Line Adjustment results in a currently nonconforming parcel (Parcel B), becoming conforming.

City staff received a number of concerns from nearby residents over the possibility of multiple family housing being built on the site. It is important to note that any multiple family housing on the property would require approval of a use permit by the Planning Commission. Aside from that fact, the reality is that the proposed Lot Line Adjustment does not increase the maximum underlying density allowed on the site. The applicant's stated intent is to build a single family home on Parcel A, with the expectation that the vineyards will remain and a single home would be built on Parcel B.

It should also be noted that while the Lot Line Adjustment process allows conditions to be placed to ensure the proposal is consistent with and implement current zoning and building code requirements, restrictions cannot be placed on the density/intensity allowed by the underlying zoning.

Infrastructure and Related Issues:

Sewer: The two existing parcels are currently served by septic systems. The City has an existing sewer line near the Starr/Pope intersection. As a result, a condition has been added requiring that any new development built on Parcels A and B must hook up to City sewer.

Water: City water is currently available to the site. Water neutrality reports will be required to be submitted when development is proposed on the parcels. As noted on the submitted plans, an easement will need to be located on Parcel B to allow water and sewer to access Parcel B in order to avoid tearing up the recent pavement placed on Pope St. There is an inactive well on site. The existing vineyard is "dry farmed" with the vines tap roots being deep enough to eliminate the need to irrigate. No well water is used or needed for irrigation of the vineyard.

Roads/Sidewalks: The site's Starr Avenue frontage has standard curb and sidewalk improvements. In the case of Pope Street, there is an existing asphalt path that runs the length of the Pope Street frontage, along with mature trees. Given the limited discretion inherent in a Lot Line Adjustment, it would not be appropriate for the City to require frontage improvements on Pope St. However, as part of a future discretionary action, such an improvement could be considered.

Access/Driveways: There are two existing driveways located on Parcel A, one on Pope Street and the other on Starr Avenue. A new driveway will need to be created on Pope St. to access Parcel B. The ultimate configuration of the driveways on parcels A and B will be determined when the site develops.

:

RECOMMENDED ACTIONS

Staff recommends that the Planning Commission approve the Lot Line Adjustment as requested, subject to the conditions contained in the attached resolution.

ATTACHMENTS

- Lot Line Adjustment Map Existing
- Lot Line Adjustment Map Proposed

PLANNING COMMISSION RESOLUTION

LOT LINE ADJUSTEMENT ADJUSTMENT TO INCREASE THE SIZE OF AN EXISTING .1 ACRE PARCEL TO 2.5 ACRES, WITH A CORRESPONDING REDUCTION IN THE SIZE OF THE EXISTING 4.4 ACRE PARCEL TO 2.0 ACRES. FOR PROPERTY LOCATED AT 576 POPE STREET AT THE CORNER OF POPE STREET AND STARR AVENUE

WHEREAS, a Lot Line Adjustment has been requested by Russell Aves to increase the size of an existing .1 acre parcel to 2.5 acres, with a corresponding reduction in the size of the existing 4.4 acre parcel to 2.0 acres, and

WHEREAS, one of the existing properties (Parcel B) currently does not meet the minimum lot size requirements of 7000 square feet of the Medium Density Residential District, and

WHEREAS, as a result of the proposed Lot Line Adjustment both parcels will meet and exceed all the minimum Zoning Code requirements of the Medium Density Residential District, and

WHEREAS, action on the requested Lot Line Adjustment was referred by staff to the Planning Commission given that the proposed lot line changes were more than minor adjustments, and

WHEREAS, a public hearing was properly noticed as required, and comments at the hearing were duly considered by the Planning Commission at a public hearing held on August 5, 2014.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission finds that the requested Lot Line Adjustment is Categorically Exempt from the requirements of CEQA, Class 5: Minor Alterations to Land Use Limitation,

BE IT FURTHER RESOLVED, that the Planning Commission does hereby approve the Lot Line Adjustment as requested subject to the following conditions of approval:

1. At the time of submittal of the deeds with legal descriptions for the adjusted lots, the applicant shall submit a plan or map, prepared to scale, that accurately locates all existing utilities, access drives and drainage patterns for all parcels as required by St. Helena Municipal Code, Title 16, Section 16.08.070. The plan shall be prepared under the supervision of and sealed by a California Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying.
 - a. The plan or map shall be reviewed by the Planning Director and the Public Works Director before the applicant is authorized to record the revised deeds. The Planning Director shall confirm that the locations of existing structures

conform to setback and other zoning requirements and the director of Public works shall identify the need for easements as described in item b below.

- b. The applicant shall submit for review and record easements for all utilities, access drives and drainage patterns where such facilities or features cross one parcel to serve another other parcel as determined by the Public Works Director.
2. The applicant or property owner shall submit two (2) copies of the lot line adjustment draft deed documents' legal descriptions. The deeds shall include legal descriptions of the lots before and after the lot line adjustment describing the entire boundary of each parcel. The legal descriptions shall be prepared, signed and stamped by a registered Land Surveyor or a licensed Civil Engineer, authorized to practice land surveying in California. The purpose of the revised deeds is to show the lot line adjustment in the chain of title.
3. The following statement shall be included on each revised deed document:
The purpose of this conveyance and the conveyances being recorded concurrently herewith is to create a lot line adjustment pursuant to California Government Code Section 66412(d) and all local subdivision ordinances.
4. The applicant shall record easements for all utilities, access and drainage patterns where facilities or features cross one parcel to serve another parcel, as determined by the City's Public Works Director.
5. The property owners shall submit two (2) copies of the title reports including all backup documents issued within 30 days of the date of submittal of the revised deed and legal descriptions.
6. The property owners shall submit proof of payment of the mapping services fee, as required by the Napa County Board of Supervisors, Resolution 92-119, prior to recording documents.
7. The property owners shall submit proof of prepayment of property taxes to the City prior to recording documents.
8. The property owners shall advise all lenders associated with the parcels subject to this lot line adjustment of the City's action to approve the application and any deeds of trust on the subject properties shall be modified to conform to the new boundary configurations and submitted to the City prior to recording documents.
9. Within 30 days of approval of the revised deeds and their recording by the Napa County Recorder's Office, two (2) conforming copies of the recorded deed documents shall be submitted to the Planning Department for its files and use in issuing "Notice of Completion" statements.

10. All parcels must have a separate service lateral to City water, City sewer, and other utilities.
11. Prior to recordation of the lot line adjustment the outdoor storage of materials located on the property, both in the open and in containers shall be removed or screen from off-site view as determined by the Planning Director. In addition, the abandoned vehicles and other dilapidated equipment on the northern portion of the property located near the creek shall be removed.
12. The existing pool located on Parcel A shall be properly secured consistent with City requirements as determined by the Planning Director.

I HEREBY CERTIFY that the foregoing lot line adjustment was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on August 5, 2014 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Victor Carniglia, Interim Planning Director

Russell Aves, Owner

MAP FOR A LOT LINE ADJUSTMENT

OF THE LANDS OF AVES

APN 009-552-002 & 003

576 POPE ST

ST HELENA, CALIFORNIA

PREPARED BY:
TERRA FIRMA SURVEYS, INC.
P.O. BOX 533
ST. HELENA CA 94574
PHONE: (707) 963-7565

EXISTING



SCALE 1"=80'

MEADOW CREEK SUBDIVISION 20 RM 17-20

MEADOWCREEK CIRCLE

SULPHUR SPRINGS CREEK

N71°49'10"E 110.97'
S46°25'18"W 123.90'
N29°03'02"E 181.17'

BRIDGE

NOTES:

EXISTING PARCEL A IS ON CITY WATER FROM POPE ST. AND SANITARY SEWER FROM STARR AVENUE.

A TEMPORARY WATER LINE EASEMENT OVER PROPOSED PARCEL B WILL REMAIN IN PLACE DURING THE POPE STREET EXCAVATION MORATORIUM.

HARVEST LANE

N48°24'44"W 513.42'

EXISTING PARCEL A
4.4 ACRES
009-552-002

DRIVEWAY

SHED

39.5'

SHED/OFFICE

32.3'

31.7'

BARN

EXISTING PARCEL B
5,775 SQ FT
(0.1 ACRE)
009-552-003

S49°05'47"E 507.60'

HOLLIS LANE (18' PRIVATE RD)

PEPPERTREE 12 RM 18-19

SUMMERBROOK ESTATES 12 RM 14

STARR AVENUE
(60' WIDE)

INACTIVE WELL

DRIVEWAY

R=25.00
L=39.53
D=90°35'16"

105.00'

55.00'

105.00'

55.00'

DCV

N41°00'00"E 377.01'

POPE STREET
(60' WIDE)

DATE: May 19, 2014

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MAP FOR A LOT LINE ADJUSTMENT

OF THE LANDS OF AVES

APN 009-552-002 & 003

576 POPE ST

ST HELENA, CALIFORNIA

PREPARED BY:
TERRA FIRMA SURVEYS, INC.
P.O. BOX 533
ST. HELENA CA 94574
PHONE: (707) 963-7565

PROPOSED



SCALE 1"=80'

MEADOW CREEK SUBDIVISION 20 RM 17-20

MEADOWCREEK CIRCLE

SULPHUR SPRINGS CREEK

N71°49'10"E
110.97'

N46°25'18"E
79.41'

N29°03'02"E
181.17'

BRIDGE

HARVEST LANE

N48°24'44"W
368.80'

PROPOSED LLA LINE

PROPOSED PARCEL A
2.0 ACRES

DRIVEWAY

SHED

39.5'

SHED/OFFICE

32.3'

HOUSE

31.7'

PROPOSED PARCEL B
2.5 ACRES

80.7'

N49°05'47"W
507.60'

HOLLIS LANE (18' PRIVATE RD)

PEPPERTREE 12 RM 18-19

STARR AVENUE
(60' WIDE)

513.42'

INACTIVE WELL

DRIVEWAY

177.1'

S48°24'44"E
368.80'

149.75'

227.26'

N41°00'00"E

WM DCV

POPE STREET
(60' WIDE)

R=25.00
L=39.53
D=90°35'16"

DATE: May 19, 2014

691_5 LLA.dwg