



**AGENDA
ST. HELENA PLANNING COMMISSION
VINTAGE HALL BOARD ROOM – 2ND FLOOR
465 MAIN STREET, ST. HELENA
NOVEMBER 18, 2014
6:00 P.M.**

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1. CALL TO ORDER AND ROLL CALL:

Chairperson: Brian Russell
Vice Chair: Sarah Parker
Commissioners: Mathew Heil, Bobbi Monnette, Grace Kistner
City staff present at the meeting will be noted in the minutes.

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES: *September 2, 2014, September 16, 2014 and September 30, 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:

7.1 PL14-051: Sign Permit

LOCATION: 659 Main Street

APPLICANT: Kelsea Jimenez and Tony Aguilera

APN: 009-018-041

CEQA: Exempt pursuant to §15311, Class 11: On-premise signs.

DESCRIPTION: *Request by Kelsea Jimenez and Tony Aguilera for approval to put up a new, non-illuminated, identification sign on the front façade of the existing commercial building located at 659 Main Street.*

RECOMMENDED ACTION: *Staff recommends that the Planning Commission approve the request to place a new identification sign at 659 Main Street.*

8. SIGN PERMIT/ADMINISTRATIVE DETERMINATION: *None*

9. PUBLIC HEARINGS/PLANNING COMMISSION:

9.1 AMENDMENTS TO THE CITY'S ZONING ORDINANCE, ST. HELENA MUNICIPAL CODE ("SHMC") CHAPTER 17.144, REGULATING AFFORDABLE HOUSING

DESCRIPTION: *As part of the recent settlement agreement in the Calderon litigation, the City is proposing to make a number of amendments to the Affordable Housing Chapter (SHMC Chapter 17.144) of the City's Zoning Code.*

RECOMMENDED ACTION: *Staff is recommending that the Planning Commission recommend approval of the proposed Ordinance changes to the City Council.*

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9.2 PL14-018: Design Review

LOCATION: 1626 Spring Street

APPLICANT: Steve & Kim Cherensky

APN: 009-313-043

CEQA: Exempt pursuant to §15303, Class 3: Construction of limited numbers of new small structures.

***DESCRIPTION:** Request by Steve and Kim Cherensky for Design Review approval to build a new two-story detached garage and second unit at 1626 Spring Street in the MR: Medium Density Residential district.*

***RECOMMENDED ACTION:** Staff recommends that the Planning Commission adopt the required findings and approve design review for 1626 Spring Street.*

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9.3 PL14-047: Use Permit Amendment

LOCATION: 1304 Main Street

APPLICANT: Jude Wilmoth

APN: 009-212-017

CEQA: Exempt pursuant to §15303, Class 3(c): Conversion of existing structures from one use to another.

***DESCRIPTION:** Request by Jude Wilmoth for Use Permit Amendment approval to establish a tavern in an existing restaurant tenant space located at 1304 Main Street in the CB: Central Business district.*

***RECOMMENDED ACTION:** Staff recommends that the Planning Commission adopt the required findings and approve the Use Permit Amendment for 1304 Main Street.*

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9.4 PL14-049: Use Permit

LOCATION: 1204 Main Street

APPLICANT: Allison Molinatti

APN: 009-083-014

CEQA: Exempt pursuant to §15301, Class 1: Minor alteration of private structure.

***DESCRIPTION:** Request by Allison Molinatti for Use Permit approval to open a women's, children's, and babies clothing store at an existing tenant space located at 1204 Main Street in the CB: Central Business district.*

***RECOMMENDED ACTION:** Staff recommends that the Planning Commission adopt the required findings and approve the Use Permit for 1204 Main Street.*

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9.5 PL14-043: Demolition Permit and Design Review

LOCATION: 1213/1217 Allyn Avenue

APPLICANT: Joseph Farrell

APN: 009-311-015

CEQA: Exempt pursuant to §15301, Class 1 which exempts demolition of one single family residence and accessory structures and Section 15303, Class 3(a) which exempts the construction and location of limited numbers of new small structures including single-family residential homes.

DESCRIPTION: Request by Joseph Farrell on behalf of Ted and Pamela Deikel for a Demolition Permit and Design Review to demolish a majority of an existing single-family residence in order to construct an updated and larger single-family residence at 1213/1217 Allyn Avenue in the MR: Medium Density Residential district.

RECOMMENDED ACTION: Staff recommends that the Planning Commission adopt the required findings and approve a demolition permit and design review for 1213/1217 Allyn Avenue.

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

11. REFERRALS: *None*

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

13. AGENDA FORECAST:

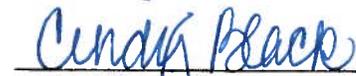
December 2, 2014

- 1269 Allyn Avenue Design Review – Continued from October 7th

14. ADJOURNMENT

A motion will be in order to adjourn to a specially scheduled meeting of the Planning Commission on December 2, 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 November 14, 2014.



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