



Mayor: Ann Nevero
Vice Mayor Sharon Crull
City Council: Greg Pitts
***Mario Sculatti will participate via phone from**
100 Colter Bay village Road, Moran, WY 83013
Peter White

REGULAR MEETING
ST. HELENA CITY COUNCIL
VINTAGE HALL BOARD ROOM – SECOND FLOOR
465 MAIN STREET, ST. HELENA
JULY 22, 2014
5:00 PM CLOSED SESSION
6:00 PM REGULAR MEETING

PLEASE NOTE: Any person who wishes to speak regarding an item on the agenda or make a comment under the “Oral Communication” portion of the agenda may voluntarily complete a “Speaker Card” and submit it to the City Clerk BEFORE that portion of the agenda is called. Speaker cards are available on the table in back of the room. Please observe the time limit of three minutes.

- 1. PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL**
- 3. PUBLIC COMMENTS PERTAINING TO THE CLOSED SESSION**
- 4. CLOSED SESSION**
 - a. CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION**
Government Code section 54956.9(d)(1): Esvin Calderon et al. v. City of St. Helena, U.S.D.C. No. C-12-05819
- 5. OPEN SESSION – COUNCIL WILL RETURN TO OPEN SESSION AND ANNOUNCE ACTIONS TAKEN IF ANY (6:00 P.M.)**
- 6. PUBLIC FORUM:** Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Forum. Each person’s comments shall be limited to 3 minutes. Each person is entitled to speak on any non-agendized item only once at any meeting. Brief questions by Councilmembers for clarifications may be posed and answered, and Councilmembers may make requests that items be placed on future agendas, but in accordance with state law, no substantive discussion or action may take place unless and until the matter properly appears on the agenda.
- 7. REPORTS BY STAFF AND CITY COUNCIL, FUTURE AGENDA ITEMS, and AB 1234 REPORTS:** Reports by staff and/or Councilmembers on items of general interest.

Brief questions for clarification may be posed and answered, and Councilmembers may request that items be placed on a future agenda. Except under certain circumstances, the Brown Act prohibits any other discussion or action by the City Council.

CONSENT ITEMS: Members of the Council or the public may ask that any items be considered individually for purposes of considering alternative action, for extended discussion, or for public comment. Unless that is done, one motion may be used to adopt all recommended actions. (Roll Call Vote)

8. Consideration of Second Reading and adopting ordinance amending St. Helena Municipal Code Chapter 2.52 "Board of Library Trustees," Chapter 2.56 "Parks and Recreation Commission," Chapter 12.24 "Trees and Other Vegetation" to revise residency requirements and terms for trustees, commissioners and committee members and to increase the time period allowed to file an appeal of a tree committee action

Recommended Action: Adopt

9. Consideration to adopt resolution authorizing the filing of an application for the St. Helena pedestrian plan for funding assigned to MTC from the Active Transportation Program

Recommended Action: Adopt

10. Authorize the City Manager to correct the technical error in the Police Officers Foundation MOU

Recommended Action: Approve

11. Authorization for out-of-country travel for library employee, Mari Martinez, to present at the Baja California Library Association the Guadalajara International Book Fair, November 29 through December 5, 2014

Recommended Action: Approve

12. Appointment of City Manager and approval of an Employee Agreement between the City of St. Helena and Jennifer Phillips

Recommended Action: Approve

13. Consideration of a resolution establishing a tax rate for servicing debt obligations incurred by the issuance of 1996 general obligation fire bonds, to be effective for the 2014-2015 fiscal year.

Recommended Action: Adopt

14. Consideration of a resolution approving change order #2 for additive alternate and budget appropriation of \$63,355 from the General Fund to CIP Project C-62 St. Helena Library HVAC

Recommended Action: Adopt

PUBLIC HEARING

15. **PL14-015:** Request for Rezoning, Use Permit, and Design Review

LOCATION: 700 Dowdell Lane

APPLICANT/PROPERTY OWNER: Charles Crocker

APN: 009-120-059

CEQA: Mitigated Negative Declaration

PROJECT DESCRIPTION: Request of CHARLES CROCKER to REZONE an existing 22.3-acre parcel located at 700 Dowdell Lane from the A-20: Twenty-Acre Agriculture designation to the W: Winery designation. The applicant is also requesting USE PERMIT and DESIGN REVIEW approval to establish and construct a new 9,950-sf, 25,000-gallon per year wine production facility at this location. The subject parcel is currently developed with an existing 1800-square foot historic farmhouse and an existing 600-square foot stone agricultural structure with the remainder of the site planted to vineyard. The applicant wishes to convert the existing structures to winery uses--the farmhouse for winery storage and overflow administration use, and the stone structure to winery tastings and other marketing events held on-site. The existing structures represent 2,400-sf and a proposed new wine production structure is 9,950-sf, for a total of 13,350-sf of winery use on the parcel. The parcel is located at 700 DOWDELL LANE.

REQUIRED ACTION: The Council must consider the following actions:

- A. Adopt the Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program prepared for the project;
- B. Approve the Use Permit and Design Review recommended by the Planning Commission, subject to the conditions of approval set forth in the draft Resolution of Findings; and
- C. Introduce the Ordinance entitled "An Ordinance of the City Council of the City of St. Helena approving a Zoning Map Amendment to change the Zoning Designation on Property Generally Located at 700 Dowdell Lane in the City of St. Helena from Twenty Acre Agriculture (A-20) District to the W:Winery District (Crocker & Starr Winery)"

Lead Staff: Interim Planning Director

Estimated Time: 20 minutes

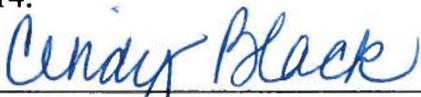
SCHEDULED MATTERS

- 16. Informational Update on the Project Recently Approved for 1380 Main Street

Lead Staff: Interim Planning Director

Estimated Time: 10 minutes

ADJOURNMENT The next Regular City Council meeting is scheduled for August 12, 2014 at 6:00 p.m. in the Vintage Hall Board Room located at 465 Main Street. This agenda was posted at City Hall, 1480 Main Street, and at Vintage Hall, 465 Main Street, St. Helena, California on July 18, 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 City Council regarding any item on this Agenda, after the posting of the Agenda, will be available for public review in the City Clerk'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.