



**AGENDA
ST. HELENA PLANNING COMMISSION
VINTAGE HALL BOARD ROOM – 2ND FLOOR
465 MAIN STREET, ST. HELENA
AUGUST 19, 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*

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:

5.1 *Overview of proposed solar installation at Wappo Park.*

6. SCHEDULED MATTERS: *None*

7. CONSENT CALENDAR: *None*

8. SIGN PERMIT/ADMINISTRATIVE DETERMINATION:

8.1 PL14-036: Sign Permit

LOCATION: 1101 Vintage Avenue

APPLICANT: Paramount Sign Contractors

APN: 009-580-027

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

DESCRIPTION: Request by Paramount Sign Contractors for approval to replace an existing non-illuminated, double sided monument sign with a new double sided, externally illuminated, monument sign on the frontage of the existing American AgCredit and Maher Advisors building located at 1101 Vintage Avenue.

RECOMMENDED ACTION: Staff recommends that the Planning Commission approve the request to construct a new monument sign at 1101 Vintage Avenue.

9. PUBLIC HEARINGS/PLANNING COMMISSION ACTION IS FINAL:

9.1 PL14-029: Design Review

LOCATION: 1279 Allyn Avenue

APPLICANT: Robert Fisher & Heather Jordan

APN: 009-311-007

CEQA: Exempt pursuant to §15303, Class 3: Construction or conversion of small structures.

DESCRIPTION: Request by Robert Fisher and Heather Jordan for Design Review approval to remodel, expand and update an existing 1,450-sf, 3-bedroom, 1 ½-bath single family residence at 1279 Allyn Avenue.

RECOMMENDED ACTION: Staff recommends that the Planning Commission determine that the project is exempt from CEQA pursuant to 15303 Class 3 and accept the required findings and approve the request for Design Review approval.

9.2 CONTINUED FROM AUGUST 5TH HEARING PL14-025: Resolution of Denial for Use Permit at 1309 Main Street. At the August 5, 2014 Planning Commission hearing, the Commission directed staff to prepare a resolution of denial for the proposed art gallery at 1309 Main Street.

RECOMMENDED ACTION: Staff recommends that the Planning Commission vote on the resolution of denial for a Use Permit at 1309 Main Street.

9.3 PL14-024: Demolition Permit, Parcel Map, Use Permit, Design Review

LOCATION: 1837 Pine Street

APPLICANT: Marc Kaye & Michael Fahn

APN: 009-304-003

CEQA: Exempt pursuant to §15301, Class 1; §15315, Class 15; and §15303, Class 3(a)

DESCRIPTION: Request by Marc Kaye and Michael Fahn of MDK Homes for a Demolition Permit, Parcel Map, Use Permit and Design Review in order to demolish an existing single-family residence, subdivide the existing parcel into two parcels (creating a flag lot) and develop a new single-family residence on each of the new parcels. The existing 16,686 s.f. parcel is located at 1837 Pine Street in the MR: Medium Density Residential district.

RECOMMENDED ACTION: Staff recommends that the Planning Commission accept or reject the required findings and approve, modify or deny a Demolition Permit, Parcel Map, Use Permit and Design Review in order to demolish an existing single-family residence, subdivide the existing parcel into two parcels (creating a flag lot) and develop two new single-family two-story residences at 1837 Pine Street.

10. PUBLIC HEARINGS/RECOMMENDATIONS TO CITY COUNCIL:

10.1 PRE-APPLICATION REVIEW: Request by **Carl Doumani** for a pre-application Planning Commission review of the "Inn at Saint Helena's" preliminary conceptual plans. The hotel project will consist of approximately 80 rooms on 6 acres located at 1000 Mills Lane in the SC: Service Commercial and A-20 Twenty-acre Agricultural Districts. In addition, a caretaker's house with a barn structure are proposed on a 2.5 acre parcel adjacent to the proposed hotel. (APN: 009-070-052, 009-070-053 & 009-070-054) (Not subject to CEQA at this time)

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.

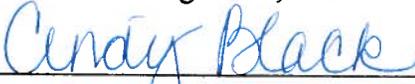
13. AGENDA FORECAST: September 2, 2014

- 61 Main Street, Modification to Use Permit for the Golden Harvest Restaurant
- General Plan "Roadmap"

14. ADJOURNMENT

A motion will be in order to adjourn to a regularly scheduled meeting of the Planning Commission on September 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 August 15, 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://cityofstheleena.org> and will be available for public review at the respective meeting.