



**AGENDA
ST. HELENA PLANNING COMMISSION
VINTAGE HALL BOARD ROOM – 2ND FLOOR
465 MAIN STREET, ST. HELENA
SEPTEMBER 16, 2014
6:00 P.M.**

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1. CALL TO ORDER AND ROLL CALL:

Chairperson: Mathew Heil

Vice Chair: Brian Russell

Commissioners: Bobbi Monnette, Grace Kistner, Sarah Parker

*Commissioner Bobbi Monnette will be participating via teleconference from:

**The Gold Belt Hotel
Shillat Conference Room
51 Egan Drive
Juneau, Alaska 99801**

City staff present at the meeting will be noted in the minutes.

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES: *August 5, 2014 and August 19, 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 SEPTEMBER 2ND HEARING PL14-027: Use Permit Amendment

LOCATION: 61 Main Street

APPLICANT: Jennifer Chiu

APN: 009-431-027

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

DESCRIPTION: *The Golden Harvest Restaurant, located at 61 Main Street in the SC: Service Commercial district, is requesting Use Permit approval to convert a 495 square foot portion of the existing restaurant that is currently used as a banquet room and an employee lunch room to a bar/lounge.*

RECOMMENDED ACTION: *Staff recommends that the Planning Commission adopt the attached resolution finding the Project Categorically Exempt (Class 1) and approve the Use Permit application for the Golden Harvest Restaurant.*

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9.2 CONTINUED FROM JULY 15TH HEARING 2013-66: Use Permit, Design Review and Sign Permit

LOCATION: 555 Main Street

APPLICANT: Davies Family Winery

APN: 009-160-017

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

DESCRIPTION: Request of FRED ZAMMARATO representing DAVIES VINEYARDS WINERY for a USE PERMIT AMENDMENT to expand the existing production capacity/facilities and to allow hospitality functions including tours, tastings and events at the existing facility, DESIGN REVIEW to remodel and expand the existing production facilities to include crush pad areas, an outdoor tasting area, a rooftop terrace and a hospitality building. The applicant is also seeking a SIGN PERMIT approval to install one (1) 5-sf monument sign and one (1) 17.5-sf identification sign on the secondary frontage (Grayson Avenue) and two (2) identification signs on the primary frontage (Main Street) totaling 35.4-sf. The parcel is located at 555 MAIN STREET.

RECOMMENDED ACTION: Staff recommends that the Planning Commission adopt the Mitigated Negative Declaration and approve the Use Permit, Design Review and Sign Permit application for the Davies Vineyards Winery.

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9.3 CONTINUED FROM SEPTEMBER 2ND HEARING PL14-024: Demolition Permit, Parcel Map, Use Permit, and 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 consider the information presented and the required findings, and based on that consideration, accept or reject the required findings and approve, modify or deny the application.

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9.4 PL14-037: Use Permit Amendment

LOCATION: 1915 Main Street

APPLICANT: The Presidio Companies

APN: 009-490-009

CEQA: Exempt pursuant to §15301, Class 1: additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet.

DESCRIPTION: The Presidio Companies are requesting modifications to a previously approved USE PERMIT for the Las Alcobas Hotel (also known as the Grandview Hotel) to add a total of 13 new hotel rooms and associated parking to an already approved 57 room hotel (for a total of 70 rooms) to be constructed at 1915 Main Street. A Mitigated Negative Declaration will also be considered.

RECOMMENDED ACTION: Continue to October 7th in order to resolve outstanding project issues.

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9.5 PL14-044: Design Review

LOCATION: 1424 Main Street

APPLICANT: Mark Hoffmeister of the Wydown Hotel

APN: 009-211-005

CEQA: Exempt pursuant to §15301, Class 1: additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet.

DESCRIPTION: Request by MARK HOFFMEISTER of the WYDOWN HOTEL for DESIGN REVIEW approval for changes to previously approved additions (2009-56) to the hotel located at 1424 MAIN STREET in the CB: Central Business Zoning district. The applicant has decided to reduce the approved additions from a total of 7,800-sf to 3,100-sf, including reducing each of the new buildings from two stories to one story and reducing the number of new rooms from 8 to 2.

RECOMMENDED ACTION: Staff recommends that the Planning Commission adopt the attached resolution finding the project Categorical Exempt (§15301, Class 1) from CEQA and approve Design Review for the Wydown Hotel located at 1424 Main Street.

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10. PUBLIC HEARINGS/RECOMMENDATIONS TO CITY COUNCIL: None

11. REFERRALS: None

12. REPORTS BY STAFF AND PLANNING COMMISSION:

12.1 Update on the Hunter Project.

13. AGENDA FORECAST:

September 30, 2014

- Special Meeting on the General Plan Update

October 7, 2014

- 1915 Main Street Las Alcobas Hotel
- 899 Adams Street Rooftop Wireless Antenna
- 24 Christine Court Design Review
- 1269 Allyn Avenue Design Review

14. ADJOURNMENT

A motion will be in order to adjourn to a specially scheduled meeting of the Planning Commission on September 30, 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 September 12, 2014.



Cindy Black, Interim 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.