



**AGENDA  
ST. HELENA PLANNING COMMISSION  
VINTAGE HALL BOARD ROOM – 2<sup>ND</sup> FLOOR  
465 MAIN STREET, ST. HELENA  
FEBRUARY 17, 2015**

**6:00 P.M. REGULAR MEETING**

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**1. CALL TO ORDER AND ROLL CALL:**

Chairperson: Sarah Parker

Vice Chair: Grace Kistner

Commissioners: Mathew Heil, Bobbi Monnette, Tracy Sweeney

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

**2. PLEDGE OF ALLEGIANCE**

**3. APPROVAL OF MINUTES: *February 3, 2015***

**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. **Please observe the time limit of three minutes.**

**CONSENT ITEMS:** Members of the Commission 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)

**5. PL14-061: Design Review Exemption**

**LOCATION:** 1730 Stockton Street

**APPLICANT:** Michael Cooperman & Heidi Metcalf

**APN:** 009-171-011

**CEQA:** Exempt pursuant to Section 15303, Class 1

**DESCRIPTION:** Request by Michael Cooperman & Heidi Metcalf for a Design Review Exemption in order to convert and existing two car garage into an unconditioned accessory room at 1730 Stockton Street in the MR: Medium Density Residential district.

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**6. PL14-057: Design Review Exemption**

**LOCATION:** 1020 Vintage Avenue

**APPLICANT:** John Dean on behalf of Erich Klein

**APN:** 009-580-013

**CEQA:** Exempt pursuant to Section 15303, Class 3

**DESCRIPTION:** Request by John Dean on behalf of Erich Klein for Design Review Exemption to construct a new 1,250-sf private parking and storage garage at 1020 Vintage Avenue in the Industrial (I) zoning district.

**PUBLIC HEARINGS:**

**7. CONTINUED FROM OCTOBER 7<sup>TH</sup> / DECEMBER 2<sup>ND</sup> / JANUARY 20<sup>TH</sup> HEARINGS**

**PL15-001:** Design Review

**LOCATION:** 1269 Allyn Avenue

**APPLICANT:** Andrew Meyer

**APN:** 009-311-008

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

**DESCRIPTION:** Request by Andrew Meyer on behalf of Green Grass Inc. and Bunchgrass LP for Design Review approval to remodel an existing 1,178-sf single-family residence at 1269 Allyn Avenue in the MR: Medium Density Residential district to include a 720-sf one-story addition to the rear of the home.

**RECOMMENDED ACTION:** Staff recommends that the Planning Commission consider the project in light of the design changes since it last appeared before them and decide whether design review findings can now be made.

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**8. PL14-037: Use Permit and Design Review**

**LOCATION:** 1915 Main Street

**APPLICANT:** Las Alcobas Hotel

**APN:** 009-490-009

**CEQA:** Addendum to Mitigated Negative Declaration Prepared

**DESCRIPTION:** The Las Alcobas Hotel (also known as the Grandview Hotel), which is currently under construction at 1915 Main St., St. Helena, is requesting Use Permit and Design Review approval to add a total of thirteen (13) new hotel rooms to the fifty seven (57) rooms already approved, for a total of seventy (70) hotel rooms.

**RECOMMENDED ACTION:** Staff recommends that the Planning Commission recommend approval of the Addendum, Use Permit and Design Review to the City Council.

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**9. PL15-007: Use Permit Amendment**

**LOCATION:** 1210 Main Street

**APPLICANT:** Sam Dalia

**APN:** 009-083-015

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

**DESCRIPTION:** Request by Sam Dalia for a Use Permit Amendment to modify the inventory approved for sale to 80% jewelry and 20% other retail items at an existing tenant space located at 1210 Main Street in the CB: Central Business district.

**RECOMMENDED ACTION:** Staff recommends that the Planning Commission select one of the options presented in the staff report for a Use Permit Amendment at 1210 Main Street.

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**VERBAL REPORTS AND UPDATES BY STAFF AND PLANNING COMMISSION:**

10. *Housing Element Study Session: Staff recommends that the Planning Commission review the proposed updates to the City's Housing Element and provide comments and recommendations to the City Council.*

**ADJOURNMENT** The next Regular Planning Commission meeting is scheduled for March 3, 2015, 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 February 13, 2015.



Aaron Hecock, Planner

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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 90<sup>th</sup> 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.