



**ACTION MINUTES
ST. HELENA PLANNING COMMISSION
VINTAGE HALL BOARD ROOM – 2ND FLOOR
465 MAIN STREET, ST. HELENA
APRIL 19, 2016
6:00 P.M. REGULAR MEETING**

1. PLEDGE OF ALLEGIANCE
2. CALL TO ORDER AND ROLL CALL:

Chairperson: Sarah Parker

Vice Chair: Grace Kistner

Commissioners: Bobbi Monnette, Tracy Sweeney, Mary Koberstein

Staff present: Noah Housh, Planning and Community Improvement Director,
Steven Palmer, Director of Public Works, Aaron Hecock, Senior Planner, Jim
Kerrigan, Building Permit Technician.

3. **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.**

Chair Parker opened Public Forum.

Geoff Ellsworth, Polly Ogden, and Susan Shea addressed the Commission.

Chair Parker closed Public Forum.

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 this is done, one motion may be used to adopt all recommended actions. (Roll Call Vote)

4. **APPROVAL OF MINUTES:** *April 5, 2016*
5. **PL16-015:** Design Review Exemption
LOCATION: 929 Main Street
APPLICANT: Michael Flanagan / Jay Behmke
APN: 009-180-038
CEQA: Exempt pursuant to Section 15311

DESCRIPTION: *Request by the applicant on behalf of Yao Family Wines for a sign permit in order to place a new projecting sign at the Yao Family Wines tasting room at 929 Main Street in the SC: Service Commercial district.*

RECOMMENDED ACTION: *Staff recommends that the Planning Commission approve the request for a sign permit at 929 Main Street.*

MOTION: Commissioner Kistner moved to approve the consent calendar as presented. The motion was seconded by Commissioner Monnette and roll call carried by the following vote:

AYES: Commissioners Kistner, Monnette, Sweeney, Koberstein and Chair Parker

NOES: None

ABSENT: None

Chair Parker, with the consensus of the Commission, requested that Items 7, 8, and 9 be heard before Item 6.

STUDY SESSION:

6. DESCRIPTION: *A Study Session by the Planning Commission to discuss and provide comments and direction to staff on the April 2016 Draft General Plan.*

RECOMMENDED ACTION: *No formal action required*

Victor Carniglia, Planning Consultant, reported on Item 6.

Chair Parker opened Public Comment.

Geoff Ellsworth, Doug Barr, and George David addressed the Commission.

Chair Parker closed Public Comment.

PUBLIC HEARINGS:

7. PL15-066: Use Permit
LOCATION: 1915 Main Street
APPLICANT: Spring Mountain, LLC
APN: 009-490-016
CEQA: Mitigated Negative Declaration, adopted on August 24, 2010, and as amended on March 10, 2015, September 11, 2015, and February 29, 2016.

DESCRIPTION: *Request from Spring Mountain Hotel LLC, for Use Permit approval to add 'Brewery' operations as an accessory use to the Las Alcobas Hotel located on a 3.83 acre parcel located at 1915 Main Street in the Service Commercial Zoning District.*

RECOMMENDED ACTION: *Staff recommends that the Planning Commission accept the required findings and approve the Use Permit for the proposed project located at 1915 Main Street.*

Noah Housh reported on Item 7.

Chair Parker opened Public Hearing.

David Shipmann addressed the Commission on behalf of the applicant.

Geoff Ellsworth and Mike Qualia addressed the Commission.

Chair Parker closed Public Hearing.

MOTION: Commissioner Kistner moved to approve the Use Permit for the proposed project located at 1915 Main Street. The motion was seconded by Commissioner Monnette and roll call carried by the following vote:

AYES: Commissioners Kistner, Monnette, Sweeney, Koberstein and Chair Parker

NOES: None

ABSENT: None

8. **PL15-072:** Design Review & Parcel Map
LOCATION: 601 Fulton Lane
APPLICANT: Brad Oldenbrook
APN: 009-050-001
CEQA: Exempt pursuant to Sections 15315 & 15303

DESCRIPTION: *The applicant requests a Parcel Map Modification (to rescind and replace a previous approval) and Design Review approval to modify the boundaries of a previously approved parcel map and to construct a new single-family home, second unit and garage on the property located at 601 Fulton Lane in the A-20: Twenty Acre Agriculture district.*

RECOMMENDED ACTION: *Staff recommends that the Planning Commission accept the required findings and grant parcel map modification and design review approval for the proposed project located at 601 Fulton Lane.*

Aaron Hecock, Senior Planner, reported on Item 8.

Chair Parker opened Public Hearing.

Jeff Zimmerman and Brad Oldenbrooke addressed the Commission on behalf of the applicant.

David Brotemarkle, Kathy Brotemarkle, and Lou Lavigne addressed the Commission.

Chair Parker closed Public Hearing.

MOTION: Commissioner Monnette moved to *accept the required findings and grant parcel map modification and design review approval for the proposed project located at 601 Fulton Lane.* The motion was seconded by Commissioner Kistner and roll call carried by the following vote:

AYES: Commissioners Kistner, Monnette, Sweeney, Koberstein and Chair Parker

NOES: None

ABSENT: None

9. **PL15-057:** Design Review
LOCATION: 603 Fulton Lane
APPLICANT: Brad Oldenbrook
APN: 009-050-001 / TBD
CEQA: Exempt pursuant to Sections 15303

DESCRIPTION: *The applicant requests design review approval to construct a new single-family home, second unit and garage on the property located at 603 Fulton Lane in the A-20: Twenty Acre Agriculture district.*

RECOMMENDED ACTION: *Staff recommends that the Planning Commission accept the required findings and grant design review approval for the proposed project located at 603 Fulton Lane.*

Aaron Hecock, Senior Planner, reported on Item 9.

Chair Parker opened Public Hearing.

Jeff Zimmerman addressed the Commission on behalf of the applicant.

Lou Lavigne and Kathy Brotemarkle addressed the Commission.

Chair Parker closed Public Hearing.

MOTION: Commissioner Kistner moved to *accept the required findings and grant design review approval for the proposed project located at 603 Fulton Lane.* The motion was seconded by Commissioner Monnette and roll call carried by the following vote:

AYES: Commissioners Kistner, Monnette, Sweeney, Koberstein and Parker

NOES: None

ABSENT: None

10. **DEPARTMENT REPORT:** This is an opportunity for staff to report on or update the Commission on any relevant matters.
- *General update on Department activities.*

AGENDA FORCAST: Attached is a summary document of pending projects and up coming and items of priority and interest that will be placed on future agendas. This is also an opportunity for the Commission as a whole to request items be placed on future agendas for discussion. These items should be consistent with, and work to implement adopted Council Goals.

ADJOURNMENT: Chair Parker adjourned the meeting at 9:05 p.m.

APPROVED:



Sarah Parker
Chair, Planning Commission

ATTEST:



Noah Housh
Planning Director