



**AGENDA
ST. HELENA PLANNING COMMISSION
VINTAGE HALL BOARD ROOM – 2ND FLOOR
465 MAIN STREET, ST. HELENA
MARCH 17, 2015
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: Matthew Heil, Bobbi Monnette, Tracy Sweeney

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

3. APPROVAL OF MINUTES: *March 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 this is done, one motion may be used to adopt all recommended actions. (Roll Call Vote)

5. **PL15-002:** Design Reivew Exemption
LOCATION: 2630 Spring Street
APPLICANT: Carolyn Sweeney
APN: 009-543-004
CEQA: Exempt pursuant to Section 15301, Class 1

DESCRIPTION: *Request by Ivan Lukrich on behalf of Carolyn Sweeney for a Design Review Exemption in order to add a 408-sf addition to the rear of an existing single-family residence at 2630 Spring Street in the LR: Low Density Residential district. (PC2015-11)*

6. **PL15-009:** Design Reivew Exemption
LOCATION: 1550 Sulphur Springs Avenue
APPLICANT: Tapan Ganuli & Stephanie Robotham
APN: 009-362-020

CEQA: Exempt pursuant to Section 15301, Class 1

DESCRIPTION: *Request by Tom Crowley on behalf of Tapan Ganguli & Stephanie Robotham for a Design Review Exemption in order to remove approximately 328-sf from the right side of the home and add approximately 320-sf to the rear of an existing single-family residence at 1550 Sulphur Springs Avenue in the MR: Medium Density Residential district. (PC2015-12)*

7. (PL)2013-16: Design Review Modification
LOCATION: 700 Dowdell Lane
APPLICANT: Crocker & Starr Winery
APN: 009-120-059
CEQA: Categorically Exempt

DESCRIPTION: *A request by Crocker & Starr Winery to relocated the previously approved winery building 264 feet from Dowdell Lane as opposed to the 221 feet previously approved (an additional 43 feet) in order to accommodate moving the three parking spaces from the rear of the winery building to the front of the building, increasing the side setback from 45 feet to 50 feet in order to comply with the side setback requirement in the "W" Winery Zoning District, and enclosing a mechanical equipment area in order to reduce noise generation and better protect the mechanical equipment. The proposed changes are Categorically Exempt from the requirements of CEQA, and is located in the "W" Winery District.*

PUBLIC HEARINGS

8. PL15-005: Design Reivew
LOCATION: 1523 Madrona Avenue
APPLICANT: Al & Nancy Mueller
APN 009-270-042
CEQA: Exempt pursuant to Section 15301, Class 1

DESCRIPTION: *Request by Al & Nancy Mueller for Design Review approval to remodel and expand an existing 2,947-sf, two-story, single-family residence at 1523 Madrona Avenue in the MR: Medium Density Residential district.*

RECOMMENDED ACTION: *Staff recommends that the Planning Commission accept the required findings and approve design review for the proposed remodel and expansion for the residence located at 1523 Madrona Avenue.*

9. Consider Amendments to St. Helena Municipal Code ("SHMC") Chapter 17.40, Eliminating Floor Area Ratio (FAR) Exemptions in the MR: Medium Density Residential District.

RECOMMENDED ACTION: *Staff recommends that the Planning Commission direct staff to update the residential FAR requirements of the City Zoning Ordinance.*

OTHER ITEMS:

10. Set a date for a Planning Commission Study Session on the Housing Element Update.

ADJOURNMENT The next Regular Planning Commission meeting is scheduled for April 7, 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 March 13, 2015.



Aaron Hecock, Planner

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://cityofsthelema.org> and will be available for public review at the respective meeting.