



AGENDA
ST. HELENA PLANNING COMMISSION
VINTAGE HALL BOARD ROOM – 2ND FLOOR
465 MAIN STREET, ST. HELENA
SEPTEMBER 15, 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: Bobbi Monnette, Tracy Sweeney, Mary Koberstein

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

- 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.**

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: *September 1, 2015*

- 5. PL15-027:** Design Reivew Exemption
LOCATION: 1800 Spring Mountain Court
APPLICANT: Rod Ellison
APN 009-411-040
CEQA: Exempt pursuant to Section 15303

DESCRIPTION: *Request by Rod Ellison for a Design Review Exemption to construct a two-car carport at 1800 Spring Mountain Court in the MR: Medium Density Residential district.*

RECOMMENDED ACTION: *Staff recommends that the Planning Commission approve the design review exemption for the two-car carport at 1800 Spring Mountain Court. (PC2015-032)*

6. **PL15-021:** Sign Permit
LOCATION: 1424 Main Street
APPLICANT: Mark Hoffmeister
APN 009-211-005
CEQA: Exempt pursuant to Section 15311

DESCRIPTION: *Request by Mark Hoffmeister of the Wydown Hotel for a sign permit in order to replace existing signage at the Wydown Hotel at 1424 Main Street in the CB: Central Business district.*

RECOMMENDED ACTION: *Staff recommends that the Planning Commission approve the request for a Sign Permit to replace existing signage at the Wydown Hotel. (PC2015-33)*

7. **ACTION:** Consistency Determination

DESCRIPTION: *Richard Kaufman of the Harvest Inn has requested that the Planning Commission make a determination regarding the proposed brewing of beer as a permitted accessory land use under their existing Use Permit for the hotel and restaurant.*

RECOMMENDED ACTION: *Staff recommends that the Planning Commission review the applicant's request and make a determination regarding the proposed brewery use as either a consistent accessory use to the existing use permit for the Harvest Inn and Harvest Table or identify it as an expansion of use requiring approval of a use permit amendment.*

PUBLIC HEARINGS:

8. **PL15-026:** Demolition Permit, Design Review & Variance
LOCATION: 679 Dowdell Lane
APPLICANT: Chris Garwood
APN 009-580-012
CEQA: Exempt pursuant to Section 15301 and 15303

DESCRIPTION: *Request by Chris Garwood for a Demolition Permit, Design Review and Variance approval to demolish an existing single-family residence and garage in order to construct a new single-family home and garage on the property located at 679 Dowdell Lane in the A-20: Twenty Acre Agriculture district.*

RECOMMENDED ACTION: *Staff recommends that the Planning Commission accept the required findings and approve the Demolition Permit, Design Review and Variance for 679 Dowdell Lane. (PC2015-034)*

9. **PL15-024:** Demolition Permit, Use Permit, Variance & Design Review
LOCATION: 1340 Tainter Street & 1255 Oak Avenue
APPLICANT: St. Helena Catholic Church
APN 009-231-005 & 009-233-021
CEQA: Exempt pursuant to Section 15332

DESCRIPTION: *Request by the St. Helena Catholic Church for Demolition, Use Permit, Variance and Design Review approval to demolish the existing Parish Life Center and Second Time Around thrift store and construct a new Parish Life Center on the church property at 1340 Tainter Street and relocate the Second Time Around Thrift Store to an existing residential building at 1255 Oak Avenue. The proposed parking for the project is short of the required number of spaces for an assembly use. Both properties are in the Public and Quasi-Public Zoning District.*

RECOMMENDED ACTION: *Staff recommends that the Planning Commission accept the required findings and approve the Demolition Permit, Use Permit, Variance and Design Review for the Catholic Church Parish Life Center and Second Time Around Thrift Store. (PC2015-028)*

10.PL15-029: Demolition Permit, Design Reivew & Variance
LOCATION: 1220 Edwards Street
APPLICANT: Carl Dene
APN 009-081-011
CEQA: Exempt pursuant to Section 15301 and 15303

DESCRIPTION: *Request by Carl Dene for a Demolition Permit, Variance and Design Review in order to renovate and remodel an existing home and property located at 1220 Edwards Street in the Medium Density Residential District.*

RECOMMENDED ACTION: *Staff recommends that the Planning Commission accept the required findings and approve the Demolition Permit, Variance and Design Review for 1220 Edwards Street. (PC2015-035)*

11.ACTION: Recommendation to adopt Municipal Code Section 15.26

DESCRIPTION: *In 2014, the state passed a new law, AB 2188 (Expedited Solar Permitting Act), that modifies the existing Solar Rights Act and requires each city or county to adopt an ordinance that creates an expedited, streamlined, residential solar permitting ordinance by September 30, 2015.*

RECOMMENDED ACTION: *The Planning Commission should recommend that the City Council adopt Municipal Code Section 15.26 (Expedited Permit Process for Small Residential Rooftop Solar Systems) in order to comply with the state mandated requirements of AB 2188. (PC2015-036)*

SPECIAL REPORT: Report from Mary Stephensen of Our Town St. Helena regarding the building of affordable housing in conjunction with hotel development.

DEPARTMENT REPORT: This is an opportunity for staff to report on or update the Commission on any relavant matters.

- *Upcoming: Short-term Rental Town Hall Meeting on September 23rd from 5-7pm at Vintage Hall.*

- *Joint City Council / Planning Commission Meeting Tentatively Scheduled for October – Land Use 101.*
- *Planning Commission Policy and Procedure Review.*

ADJOURNMENT: The next Regular Planning Commission meeting is scheduled for October 6, 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 September 11, 2015.



Noah Housh, Planning Director

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

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