



AGENDA
ST. HELENA PLANNING COMMISSION
VINTAGE HALL BOARD ROOM – 2ND FLOOR
465 MAIN STREET, ST. HELENA
FEBRUARY 12, 2013
7:00 P.M.

Prior to the meeting the public may review and/or request staff reports for agenda items at city hall or view staff reports at the George & Elsie Wood Public Library. Members of the public may also view meetings, including archived meetings, by choosing the 'video on demand' option on the St. Helena website: www.cityofsthelema.org. Please contact the Planning Department at 968-2749 for more information or to speak with a planner about an agenda item.

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.

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1. **CALL TO ORDER**
 2. **PLEDGE OF ALLEGIANCE AND ROLL CALL**
 3. **APPROVAL OF MINUTES:** *January 15, 2013*
 4. **PUBLIC FORUM:** This time is an opportunity for the public to directly address the Commission on items of interest to the public that are NOT listed on the agenda. Before testifying it is appreciated if speakers would identify themselves; however, name and address are optional. Because of restrictions imposed by the Brown Act, the Commission may not engage in substantive discussion nor take action on matters not described on the agenda.
 5. **COMMUNICATIONS AND PETITIONS:** *None*
 6. **SCHEDULED MATTERS:**
 - 6.1 Election of Planning Commission Vice Chairperson

6.2 Discussion of regulating commercial use in residential districts

7. RECOMMENDED CONSENT CALENDAR:

7.1 Design Review Exemptions

***REQUIRED ACTION:** Accept the required findings and approve the list of Design Review Exemptions as noted by staff.*

7.2 2012-77: Use Permit Extension

LOCATION: 880 College Avenue

APPLICANT: Elena Heil

Request for a one year extension to permit 2010-03.

CEQA: Exempt

***REQUIRED ACTION:** accept or reject the required findings and approve the request to extend permit 2010-03 for an additional year.*

7.3 2013-02: Use Permit - Relocation

LOCATION: 1309 Main Street

APPLICANT: Maria Furst

Request for a use permit to relocate an existing retail jewelry store at 1220 Adams Street to a vacant tenant space located at 1309 Main Street in the CBD: Central Business zoning district.

CEQA: Exempt

***REQUIRED ACTION:** Accept or reject the required findings and approve the request for a use permit to relocate an existing retail jewelry store from 1220 Adams Street to 1309 Main Street in the Central Business District.*

7.4 2013-04: Use Permit - Relocation

LOCATION: 1371 Main Street

APPLICANT: Maura Wilson

Request for a use permit to relocate an existing retail furniture store at 1269 Main Street to a vacant tenant space located at 1371 Main Street in the CBD: Central Business zoning district.

CEQA: Exempt

***REQUIRED ACTION:** Accept or reject the required findings and approve the request for a use permit to relocate an existing retail furniture store from 1269 Main Street to 1371 Main Street in the Central Business District.*

8. SIGN PERMIT/ADMINISTRATIVE DETERMINATION: None

9. PUBLIC HEARINGS/PLANNING COMMISSION ACTION IS FINAL:

9.1 2012-72: Design Review

LOCATION: 1360 Big Rock

APPLICANT: Larry Mueller

Request of Larry Mueller representing Napa Big Rock Estate for Design Review to construct a 11,166 sq ft split-level residence on a 8.92 acre undeveloped parcel located at 1360 Big Rock Road in the WW: Woodlands & Watershed zoning district. (APN: 025-420-021)

CEQA: Exempt

REQUIRED ACTION: *Accept or reject the required findings and approve or deny the request for design review to construct a 11,166 sq ft split-level residence on a 8.92 acre undeveloped parcel located at 1360 Big Rock Road in the Woodlands & Watershed zoning district.*

10. PUBLIC HEARINGS/RECOMMENDATIONS TO CITY COUNCIL: *None*

11. REFERRALS: *None*

12. REPORTS BY STAFF AND PLANNING COMMISSION: *None*

13. AGENDA FORECAST:

The next regularly scheduled meeting will occur on February 19, 2013.

2012-73– 1795 Fir Hill – Design Review (continued from 12/04/12)

14. ADJOURNMENT: A motion will be in order to adjourn to a regularly scheduled meeting of the Planning Commission on February 19, 2013 at 7:00 p.m. in the Vintage Hall Board Room, 465 Main Street, St. Helena, CA.



Greg Desmond
Interim Planning Director