



AGENDA
ST. HELENA PLANNING COMMISSION
VINTAGE HALL BOARD ROOM – 2ND FLOOR
465 MAIN STREET, ST. HELENA
SEPTEMBER 20, 2016
6:00 P.M. REGULAR MEETING

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

Chairperson: Grace Kistner
Vice Chair: Mary Koberstein
Commissioners: Sarah Parker, Bobbi Monnette, Tracy Sweeney
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 6, 2016*

5. **PL16-057:** Design Review Extension
LOCATION: 1057 Pratt Avenue
APPLICANT: Donna Hinds
APN: 009-142-003
CEQA: Exempt pursuant to Section 15303

DESCRIPTION: *The applicant requests a one-year extension on the Design Review approval they received on August 18, 2015 for the construction of a new single-family home, second unit, and accessory structures on the property located at 1057 Pratt Avenue in the MR: Medium Density Residential district.*

RECOMMENDED ACTION: *Staff recommends that the Planning Commission accept the required findings and approve a one-year design review approval extension for the proposed project located at 1057 Pratt Avenue.*

6. **PL16-061:** Design Review Exemption
LOCATION: 1660 Spring Street
APPLICANT: Richard Walloch
APN: 009-313-047
CEQA: Exempt pursuant to Section 15303

DESCRIPTION: *The applicant is requesting Design Review approval to construct an enclosed garage in place of one of the two previously approved carports at 1660 Spring Street in the MR: Medium Density Residential District.*

RECOMMENDED ACTION: *Staff recommends that the Planning Commission accept the required findings and approve the design review exemption for the proposed garage at 1660 Spring Street.*

SIGN PERMITS / ADMINISTRATIVE DETERMINATIONS:

7. **PL16-063:** Sign Permit
LOCATION: 1210 Grayson Avenue
APPLICANT: Hugh Davies
APN: 009-180-071
CEQA: Exempt pursuant to Section 15311

DESCRIPTION: *The applicant requests sign permit approval in order to place five (5) new signs on the Davies Vineyards Winery property located at 1210 Grayson Avenue in the SC: Service Commercial district.*

RECOMMENDED ACTION: *Staff recommends that the Planning Commission accept the required findings and approve the request for a Sign Permit in order to place five (5) new signs on the property located at 1210 Grayson Avenue.*

8. ADMIN DETERMINATION-1320 Main Street

DESCRIPTION: *Staff has determined that the existing Use Permit allowing restaurant uses at 1320 Main Street applies to a proposal to allow multiple restaurant tenants to operate from the location with no expansion in the number of seats or water use.*

RECOMMENDED ACTION: Receive and File as Appropriate

PUBLIC HEARINGS:

9. **PL16-049:** Sutter Home Winery Demolition and Design Review
LOCATION: 100 Main Street
APPLICANT: Tye Taylor
APN: 009-313-270
CEQA: Exempt pursuant to Sections 15301, 15302, and 15303

DESCRIPTION: *Request from Sutter Home Winery for Demolition and Design Review approval to demolish two existing freestanding canopy structures (30' x 140' and 30' x 30'); demolish existing maintenance and office buildings (totaling approximately 10,000 square feet); demolish/de-commission four 202,000 gallon*

wine tanks (totaling 810,552 gallons); remodel the existing “tank farm” including the installation of tank pads, walkways, and equipment needed to relocate 47 existing wine storage tanks (ranging from 5,000 gallons-30,000 gallons) and allow the installation of 55 new wine storage tanks (ranging in volume from 7,300 gallons to 21,000 gallons); remodel an existing multi-purpose building to house the maintenance facilities and offices; and to construct two new free standing canopy structures (20’x 270 ‘ and 30’ x 140’). The total volume of storage capacity will be reduced, leaving a credit balance of 91,852 gallons for the overall cooperage capacity of the Sutter Home facility, located at 100 Main Street in the Industrial Zoning District.

RECOMMENDED ACTION: Staff recommends that the Planning Commission accept the required findings and approve the Demolition and Design Review entitlements for the proposed project at 100 Main Street.

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.*
 - General Plan and EIR Updated Schedule
 - Hunter EIR
 - RFP Response and Review Update

11. 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: The next Regular Planning Commission meeting is scheduled for October 4, 2016 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 16, 2016.



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