



**City of St. Helena
Planning Commission
Regular Meeting
Tuesday, April 4, 2017 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena**

PLEASE NOTE: Any person who wishes to speak regarding an item on the agenda or make a comment under the "Oral Communication" portion of the agenda may do so, but please observe the time limit of three minutes.

Page

1. PLEDGE OF ALLEGIANCE
2. CALL TO ORDER AND ROLL CALL
Chairperson: Grace Kistner
Vice Chair: Sarah Parker
Commissioners: Bobbi Monnette, Tracy Sweeney, David Knudsen
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.**
4. 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 that is done, one motion may be used to adopt all recommended actions. (Roll Call Vote)
 - 4.1. Approval of regular meeting Minutes 7 - 12
[COMMISSION MINUTES 3-21-17](#)
 - 4.2. **FILE NUMBER:** PL17-010 13 - 26
LOCATION OF PROPERTY: 609 McCorkle Avenue
PROJECT DESCRIPTION: Brian Anderson of Trainor Builders, on behalf of David Moody, is requesting a design review exemption in order to construct a new shed/pool equipment structure on the 1 ½ acre property at 609 McCorkle Avenue in the Medium Density Residential District (MR).

CEQA Determination: The project is exempt from the requirements of CEQA pursuant to Section 15303 which exempts the new construction of small structures including garages, carports, patios, swimming pools, etc.
Prepared By: Aaron Hecock, Senior Planner
Recommendation:
Staff finds that the proposed shed/pool equipment enclosure raises no substantial design problems and therefore recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15303 which exempts the new construction of small structures including garages, carports, patios, swimming pools, etc.; and
2. Find that the project is exempt from design review and approve the new shed/pool equipment enclosure located at 609 McCorkle Avenue.

[Staff Report- 609 McCorkle Ave](#)

[Attachment 1 - Resolution](#)

[Attachment 2 - APN map](#)

[Attachment 3 - Plan set](#)

5. PUBLIC HEARINGS

5.1. **FILE NUMBER:** PL17-017

27 - 50

LOCATION OF PROPERTY: 995 Vintage Avenue

PROJECT DESCRIPTION: Applicant, Matt Cia, is requesting a use permit to operate a CrossFit based fitness facility; it would serve as a community oriented program with a focus on fitness, nutrition and healthy lifestyle.

CEQA Determination: The project is categorically exempt in accordance with CEQA Section 15301 “existing facilities” as the operation of an existing private structure involving a negligible expansion of use beyond that existing at the time of the lead agency's determination.

Prepared By: Lilly Bianco, Contract Planner

Recommendation:

The Planning and Community Improvement Department recommends that the Planning Commission:

1. Determine that the project is categorically exempt from the requirements of CEQA pursuant to CEQA Section 15301 “existing facilities” as the operation of a business within an existing private structure involving a negligible expansion of use beyond that existing at the time of the lead agency's determination; and
2. Accept the required findings enumerated in Municipal Code Section 17.168 040 and adopt a resolution approving a Use Permit for the proposed Crush St.Helena -Fitness Facility.

[Staff Report- 995 Vintage Ave](#)

[Attachment 1- Resolution](#)

[Attachment 2- APN Map](#)

[Attachment 3- Aerial View](#)

[Attachment 4- Project Narrative](#)

[Attachment 5- Project Site Plans](#)

[Attachment 6- Floor Plan](#)

6. NEW BUSINESS

6.1. **FILE NUMBER:** PL17-009

51 - 67

LOCATION OF PROPERTY: 1380 Main Street #101

PROJECT DESCRIPTION: Applicant is requesting sign permit approval for new signage associated with Sportago which is located in the new Menegon Building on the corner of Main Street and Adams

Street.

CEQA Determination: This project is exempt from the requirements of CEQA pursuant to Section 15311, Class 11(a) of the CEQA Guidelines, which exempts on-premise business signs.

Prepared By: Aaron Hecock, Senior Planner

Recommendation: Staff feels the proposed signs are in general conformance with the requirements of the Municipal Code and is in support of the application. Therefore, staff recommends that the Planning Commission:

1. Determine that the signs are exempt from the requirements of CEQA pursuant to Section 15311, Class 11(a) of the CEQA Guidelines which exempts on-premise business signs; and
2. Approve the request for a Sign Permit in order to place new signage on the building located at 1380 Main Street.

[Staff Report- 1380 Main St. #101](#)

[Attachment 1 - Resolution](#)

[Attachment 2 - Applicant Stmt](#)

[Attachment 3 - Sign Photos](#)

7. SCHEDULED MATTERS

8. DEPARTMENT REPORTS

This is an opportunity for staff to report on or update the Commission on any relevant matters.

8.1. [PC TENTATIVE AGENDA February 2 2017 Update](#)

69 - 71

9. 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.

10. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for April 18, 2017 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 29, 2017.



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 this meeting, please call the City Clerk's Office (707) 967-2792. Notification 48 hours prior to the meeting will enable 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.



**Action Minutes
City of St. Helena
Planning Commission
Regular Meeting
Tuesday, March 21, 2017 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena**

1. PLEDGE OF ALLEGIANCE
2. CALL TO ORDER AND ROLL CALL
Chairperson: Grace Kistner
Vice Chair: Vacant
Commissioners: Sarah Parker, Bobbi Monnette, Tracy Sweeney, David Knudsen
Staff Present: Noah Housh, Planning and Community Improvement Director, Aaron Hecock, Senior Planner, Lilly Bianco, Contract Planner, Thomas B. Brown, City Attorney, Xinia Gamero, Administrative Assistant.
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.**

No Public Comment received.

4. 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 that is done, one motion may be used to adopt all recommended actions. (Roll Call Vote)
 - 4.1. Approval of regular meeting minutes
[COMMISSION MINUTES 11-15-16](#)
[COMMISSION MINUTES 12-20-16](#)
[COMMISSION MINUTES 3-7-17](#)
 - 4.2. **FILE NUMBER:** PL17-018
LOCATION OF PROPERTY: 1050 Charter Oak Ave.
PROJECT DESCRIPTION: Applicant is requesting sign permit approval for a sign associated with a new restaurant (The Charter Oak) set to occupy the former Tra Vigne space.

CEQA Determination: This project is exempt from the requirements of CEQA pursuant to Section 15311 of the CEQA Guidelines, which

exempts on-premise business signs.

Prepared By: Aaron Hecock, Senior Planner

Recommendation:

Staff finds that the proposed sign is in compliance with all required standards and therefore recommends that the Planning Commission:

1. Determine that the signs are exempt from the requirements of CEQA pursuant to Section 15311, Class 11(a) of the CEQA Guidelines which exempts on-premise business signs; and
2. Approve the request for a Sign Permit in order to place a new monument sign on the property located at 1050 Charter Oak Avenue.

- 4.3. **LOCATION OF PROPERTY:** 2555 Main and 830 Pratt Ave.
PROJECT DESCRIPTION: Denial Resolution

Commissioner Sweeney recused herself from Item 4.3 and the meeting Minutes of March 7, 2017 on the Consent Calendar.

Chuck Meibeyer, CIA attorney addressed the Commission.

MOTION: Commissioner Parker moved to approve the Minutes from the November 15, 2016 and December 20, 2016 meetings and Item 4.2 on the Consent Calendar. The motion was seconded by Commissioner Monnette and roll call carried by the following vote:

AYES: Commissioner Parker, Monnette, Knudsen, Sweeney and Kistner
NOES: None
ABSENT: None
ABSTAIN: None

MOTION: Commissioner Parker moved to approve the Minutes from the March 7, 2017 meeting on the Consent Calendar. The motion was seconded by Commissioner Monnette and roll call carried by the following vote:

AYES: Commissioner Parker, Monnette, Knudsen and Kistner
NOES: None
ABSENT: None
RECUSED: Commissioner Sweeney

Commissioner Sweeney left the dais.

Chuck Meibeyer, CIA attorney addressed the Commission.

Commissioner Knudsen disclosed to have met with Chuck Meibeyer to discuss project prior to Public Hearing.

MOTION: Commissioner Parker moved to adopt the Denial Resolution on the Consent Calendar as amended. The motion was seconded by Chair Kistner and roll call carried by the following vote:

AYES: Commissioner Parker, Monnette, Knudsen and Kistner

NOES: None

ABSENT: None

RECUSED: Commissioner Sweeney

Commissioner Sweeney returned to the dais.

5. PUBLIC HEARINGS

5.1. **FILE NUMBER:** PL17-004

LOCATION OF PROPERTY: 1380 Main Street, Suite #102

PROJECT DESCRIPTION: Applicant is seeking a use permit in order to open a combination sporting goods, hobby, and housewares store with an ancillary wine shop in Suite #102 of the Menegon Building at 1380 Main Street.

CEQA Determination: Staff finds that the project is exempt from the requirements of CEQA pursuant to Section 15301, Class 1, which exempts the operation, leasing, or minor alteration of existing facilities.

Prepared By: Aaron Hecock, Senior Planner

Recommendation:

Staff recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301, Class 1, which exempts the operation, leasing, or minor alteration of existing facilities; and
2. Accept the required findings and approve a Use Permit for 1380 Main Street Suite #102.

Senior Planner Aaron Hecock reported on Item.

Applicant Corey Milligan addressed the Commission.

Chair Kistner opened Public Comment.

Chair Kistner closed Public Comment.

MOTION: Commissioner Parker moved to approve staff's recommendation. The motion was seconded by Commissioner Sweeney and roll call carried by the following vote:

AYES: Commissioner Parker, Sweeney, Knudsen, Monnette and Kistner

NOES: None

ABSENT: None

ABSTAIN: None

5.2. **FILE NUMBER:** PL16-088

LOCATION OF PROPERTY: 1764 Park Street

PROJECT DESCRIPTION: Applicant, Kevin Horowitz, on behalf of property owners, Tom Rinaldi and Beverly Kinney, is requesting Design Review approval to construct a new unenclosed wraparound porch extending along the west and south elevations of the existing residence.

CEQA Determination: The project is exempt from the requirements of CEQA pursuant to Section 15301, which exempts the minor alteration of existing private structures.

Prepared By: Lilly Bianco, Contract Planner

Recommendation:

Staff recommends that the Planning Commission adopt a resolution finding that:

1. The project is exempt from the requirements of CEQA pursuant to CEQA Section 15301 as the minor alteration of an existing structure.
2. Accepts the required findings and approve Design Review for the Kinney/Rinaldi Porch project.

Contract Planner Lilly Bianco reported on Item.

Owner Tom Rinaldi addressed the Commission.

Chair Kistner opened Public Comment.

Anthony Micheli addressed the Commission.

Chair Kistner closed Public Comment.

MOTION: Commissioner Parker moved to approve staff's recommendation. The motion was seconded by Commissioner Sweeney and roll call carried by the following vote:

AYES: Commissioner Parker, Sweeney, Knudsen, Monnette and Kistner.

NOES: None

ABSENT: None

ABSTAIN: None

5.3. **PROJECT DESCRIPTION:** Draft Ordinance making Municipal Code amendments to Chapter 17.126 expanding the application of the City of St. Helena's Medical Marijuana regulations in response to the passage of the California Proposition 64, or the Adult Use of Marijuana Act (AUMA), effective November 9, 2016.

Prepared By: Lilly Bianco, Contract Planner

CEQA Determination: The Ordinance is exempt from CEQA pursuant to Guidelines Sections 15061(b)(1), 15061(b)(2), and specifically, the "General Rule" Section 15061(b)(3), where it can be seen with certainty that the proposed action will have no significant effect on the

environment. Moreover, the adoption of this Ordinance is further exempt from CEQA because the Ordinance does not change, but instead codifies existing City law and practice.

Recommendation:

Staff recommends that the Planning Commission review the proposed text amendments to Municipal Code Chapter 17.126 and recommends the following:

1. Determine that the proposed amendments to Municipal Code Chapter 17.126 are exempt under Public Resources Code Section 21080.17, and
2. Review and accept the proposed amendments to Municipal Code Chapter 17.126 and recommend that the City Council approve the proposed amendments in order to establish compliance with the amended text of the Control, Regulate and Tax Adult Use of Marijuana Act, No. 15-0103.

Planning Director Noah Housh reported on Item.

Chair Kistner opened Public Comment.

Chair Kistner closed Public Comment.

MOTION: Commissioner Monnette moved to approve staff's recommendation including a recommendation to the City Council, to allow possession for the intent of delivery, up to the allowable amounts under the current state regulations for transportation of medical and recreational marijuana. The motion was seconded by Chair Kistner and roll call carried by the following vote:

AYES: Commissioner Monnette, Parker, Knudsen, Sweeney and Kistner.

NOES: None

ABSENT: None

ABSTAIN: None

6. NEW BUSINESS

- 6.1. **PROJECT DESCRIPTION:** Consideration of a Proposed Resolution to Approve and Submit Annual Housing Element Progress Reports for Calendar Years 2011 through 2016

CEQA Determination: Annual Reporting of the Housing Element Implementation Progress Reports is not a Project Under CEQA.

Prepared By: Noah Housh, Planning Director

Recommendation:

It is recommended by the Planning and Community Improvement Department that the Planning Commission:

1. Review and comments as needed and file and receive the provided report.

Planning Director Noah Housh reported on Item.

MOTION: Commissioner Parker moved to accept staff's report. The motion was seconded by Chair Kistner and roll call carried by the following vote:

AYES: Commissioner Parker, Sweeney, Knudsen, Monnette and Kistner.
NOES: None
ABSENT: None
ABSTAIN: None

7. SCHEDULED MATTERS

8. DEPARTMENT REPORTS

This is an opportunity for staff to report on or update the Commission on any relevant matters.

8.1. Vote for Planning Commission Vice-Chair

MOTION: Commissioner Monnette moved to nominate Commissioner Parker as new Vice-Chair of the Planning Commission. The motion was seconded by Commissioner Sweeney and roll call carried by the following vote:

AYES: Commissioner Monnette, Sweeney, Knudsen, Kistner and Parker
NOES: None
ABSENT: None
ABSTAIN: None

9. 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.

9.1. PC TENTATIVE AGENDA February 2 2017 Update

10. ADJOURNMENT: Chair Kistner adjourned the meeting at **7:26 p.m.**

APPROVED:

ATTEST:

Grace Kistner
Chair, Planning Commission

Noah Housh
Planning and Community
Improvement Director

**CITY OF ST. HELENA
PLANNING DEPARTMENT 1480 MAIN STREET- ST. HELENA, CA 94574
PLANNING COMMISSION**

APRIL 4, 2017

AGENDA SECTION: Consent

This item has been recommended for consideration under the Consent Calendar

The following application has been reviewed by the Planning Department for compliance with Design Review regulations. The Planning Department is recommending that this project be found exempt from Design Review pursuant to Sec. 17.164.060 which states that whenever the city planner finds that a proposal raises no substantial design problems the planner shall place such an exemption recommendation on the Planning Commission's consent agenda.

FILE NUMBER: PL17-010

SUBJECT: The applicant is seeking approval in order to construct a new shed/pool equipment enclosure on the property located at 609 McCorkle Avenue in the MR: Medium Density Residential district.

PREPARED BY: Aaron Hecock, Senior Planner

REVIEWED BY: Noah Housh, Planning Director

APPLICATION FILED: 02/01/17

ACCEPTED AS COMPLETE: 03/15/17

LOCATION OF PROPERTY: 609 McCorkle Avenue

APN: 009-100-014

GENERAL PLAN/ZONING: MR: Medium Density Residential

APPLICANT: Brian Anderson

PHONE: (707) 963-9020

PROJECT DESCRIPTION

Brian Anderson of Trainor Builders, on behalf of David Moody, is requesting a design review exemption in order to construct a new shed/pool equipment structure on the 1 ½ acre property at 609 McCorkle Avenue in the Medium Density Residential District (MR). The proposed new structure would comprise of an approximately 81-sf shed space and a 115-sf equipment pad. Approximately 36-sf of the equipment pad would be covered and partially fenced. The structure would be finished with horizontal wood siding and a standing seam metal roof. The proposed structure would have a maximum height of approximately 13 ½ feet at its peak.

609 McCorkle Avenue
Design Review Exemption
April 4, 2017

ANALYSIS

CEQA

The project is exempt from the requirements of CEQA pursuant to Section 15303 which exempts the new construction of small structures including garages, carports, patios, swimming pools, etc.

GENERAL PLAN/ZONING

The property has a General Plan and Zoning designation of Medium Density Residential (MR). This district provides for single-family detached homes, accessory dwelling units and other compatible uses. Accessory buildings or structures without toilet plumbing or cooking facilities are a permitted use in the MR district. In addition, non-habitable accessory buildings less than one hundred twenty (120) square feet in size are exempt from Floor Area Ratio (F.A.R.) maximums. The 81-sf shed in combination with the approximately 36-sf of covered and partially enclosed equipment pad is approximately 117-sf and therefore exempt from FAR maximums. The accessory structure as proposed meets all other development standards in the MR district including location, setbacks, and height.

HISTORIC RESOURCES

The existing home on the property was constructed around the year 1890 and is located in one of the City's 3 Historic Resource Districts (the Charter Oak District) and is also listed on the City of St Helena's 1978 historic resource inventory. However, changes to the building over the years have been significant and the home is in the process of completing a major remodel and renovation approved in 2015. Construction of the new shed/pool equipment enclosure will not affect the historical status of the main residence.

CORRESPONDENCE

At the time of packet distribution staff had received no letters in support or opposition to this application.

STAFF RECOMMENDATION

Staff finds that the proposed shed/pool equipment enclosure raises no substantial design problems and therefore recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15303 which exempts the new construction of small structures including garages, carports, patios, swimming pools, etc.; and
2. Find that the project is exempt from design review and approve the new shed/pool equipment enclosure located at 609 McCorkle Avenue.

ATTACHMENTS

1. Resolution / Conditions of Approval
2. APN Map
3. Plan Set

**CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO. PC2017-
GRANTED TO 609 McCORKLE AVENUE**

PROPERTY OWNER: David Moody

APN: 009-100-014

Recitals

1. The applicant is requesting a design review exemption in order to construct a new shed/pool equipment structure on the property at 609 McCorkle Avenue in the Medium Density Residential District (MR).
2. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on April 4, 2017.

Resolution

- A. The Planning Commission hereby finds that the project is exempt from CEQA pursuant to Section 15303, which exempts the construction of small structures including garages, carports, patios, swimming pools, etc.
- B. The Planning Commission determines the project is in compliance with the following Design Review criteria of Municipal Code Section 17.164.030:
 1. *Consistency and compatibility with applicable elements of the general plan;*
 2. *Compatibility of design with the immediate environment of the site;*
 3. *Relationship of the design to the site;*
 4. *Determination that the design is compatible in areas considered by the board as having a unified design or historical character;*
 5. *Whether the design promotes harmonious transition in scale and character in areas between different designated land use;*
 6. *Compatibility with future construction both on and off the site;*
 7. *Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;*
 8. *Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;*
 9. *Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;*
 10. *Whether sufficient ancillary functions are provided to support the main functions of the project and whether they are compatible with the project's design concept;*
 11. *Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;*
 12. *Whether natural features are appropriately preserved and integrated with the project;*
 13. *Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions;*

609 McCorkle Avenue
Design Review Exemption
April 4, 2017

14. *In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character;*
15. *Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;*
16. *Whether plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which is suitable to the climate of St. Helena;*
17. *Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials.*

Planning Department Conditions of Approval

- C. The Planning Commission approves the design review exemption for the above-described project with the following conditions of approval. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.
 1. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit.
 2. The design review shall be vested within one (1) year from the date of final action. A building permit for the use allowed under this approval shall have been obtained within one (1) year from the effective date of this action or the approval shall expire, provided however that the approval may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals. Any request for an extension of this approval shall be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
 3. The approvals shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.
 4. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.
 5. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.

609 McCorkle Avenue
Design Review Exemption
April 4, 2017

6. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
7. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
8. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with the Building Official, Fire Inspector and or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.
9. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on April 4, 2017, except as modified herein.
10. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.
11. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The City Engineer must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

Public Works Department Conditions of Approval

12. Approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with, the most current version at the time of improvement plan submittal, Caltrans Standards and Specifications, the City of St. Helena Municipal Code, the St. Helena Water and Sewer Standards, the St. Helena Street, Storm Drain and Sidewalk Standards, and all current federal, state and county codes governing such improvements.
13. For any improvements outside the existing building envelope, a grading and drainage plan showing topographic data, all easements, infrastructure onsite and directly adjoining, and an erosion control plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit. If the project entails more than 50 cubic yards of soil disturbance, 10,000 square feet of disturbance area, a cut or fill of 3 feet or more, or alteration of any drainage pattern, a grading permit shall be required.

609 McCorkle Avenue
Design Review Exemption
April 4, 2017

14. Drainage needs to be routed to prevent inundation of neighboring properties. Grading and/or site improvement plans shall show how 2-year and 10-year storm flows shall be infiltrated on site and/or diverted at the property lines to prevent inundation of neighboring properties.

Building Department Conditions of Approval

15. A building permit is required for all onsite demolition, construction and/or change of occupancy.
16. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. At this time the City of St. Helena utilizes the 2013 Title 24 codes.
17. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
18. The applicant shall provide a construction waste management plan with the building permit application.
19. The plans for construction shall include a checklist for compliance with the California Green Buildings Standards Code, mandatory measures. Provide a reference on the checklist indicating where the mandatory measures can be found on the plans.
20. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
21. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.

I HEREBY CERTIFY that the foregoing variance and design review were duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on April 4, 2017 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

609 McCorkle Avenue
Design Review Exemption
April 4, 2017

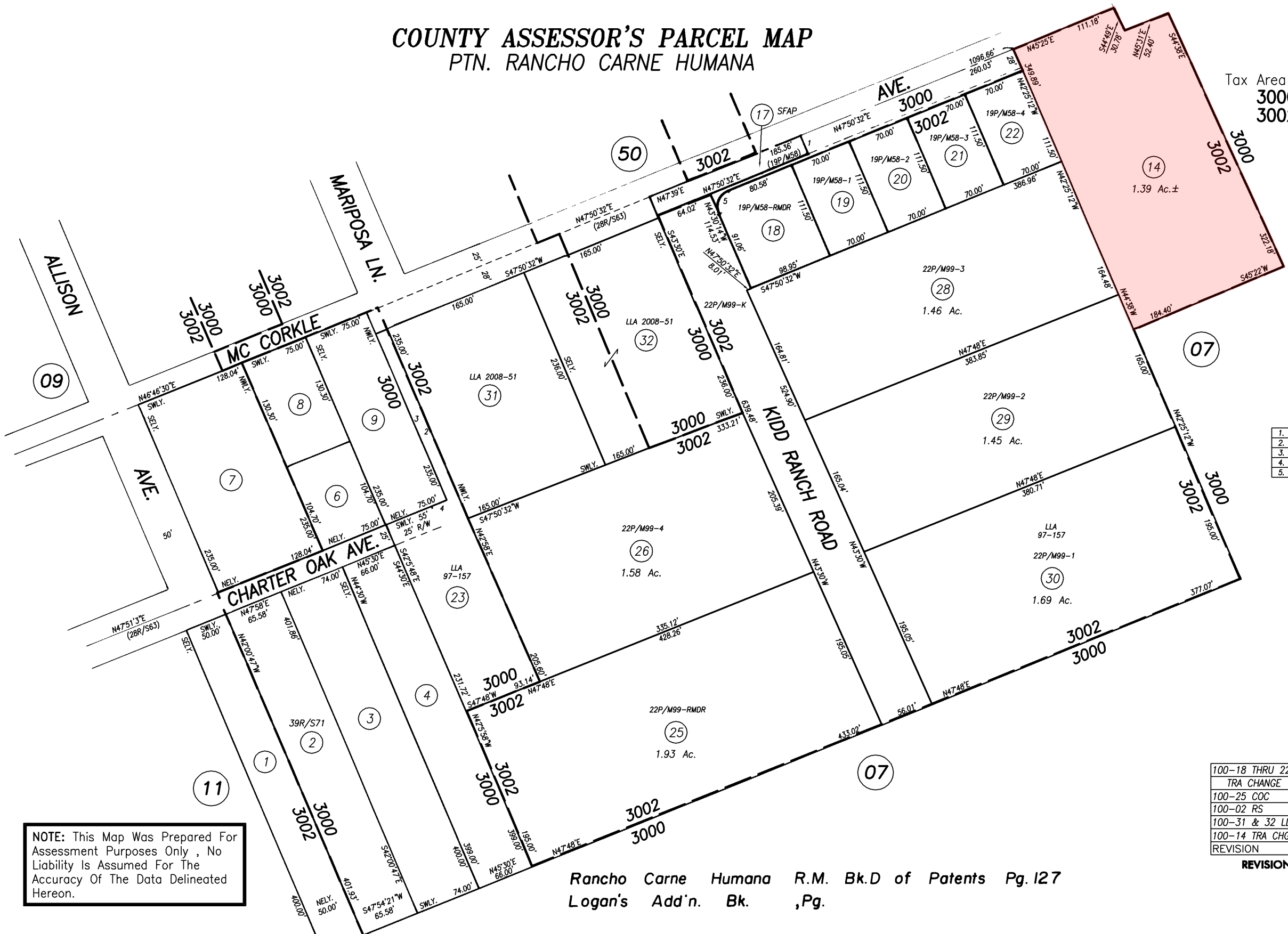
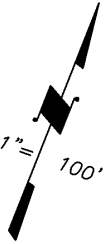
Grace Kistner
Chair, Planning Commission

Noah Housh
Planning Director

COUNTY ASSESSOR'S PARCEL MAP
PTN. RANCHO CARNE HUMANA

9-10

Tax Area Code
3000
3002



NOTE: This Map Was Prepared For
Assessment Purposes Only , No
Liability Is Assumed For The
Accuracy Of The Data Delineated
Hereon.

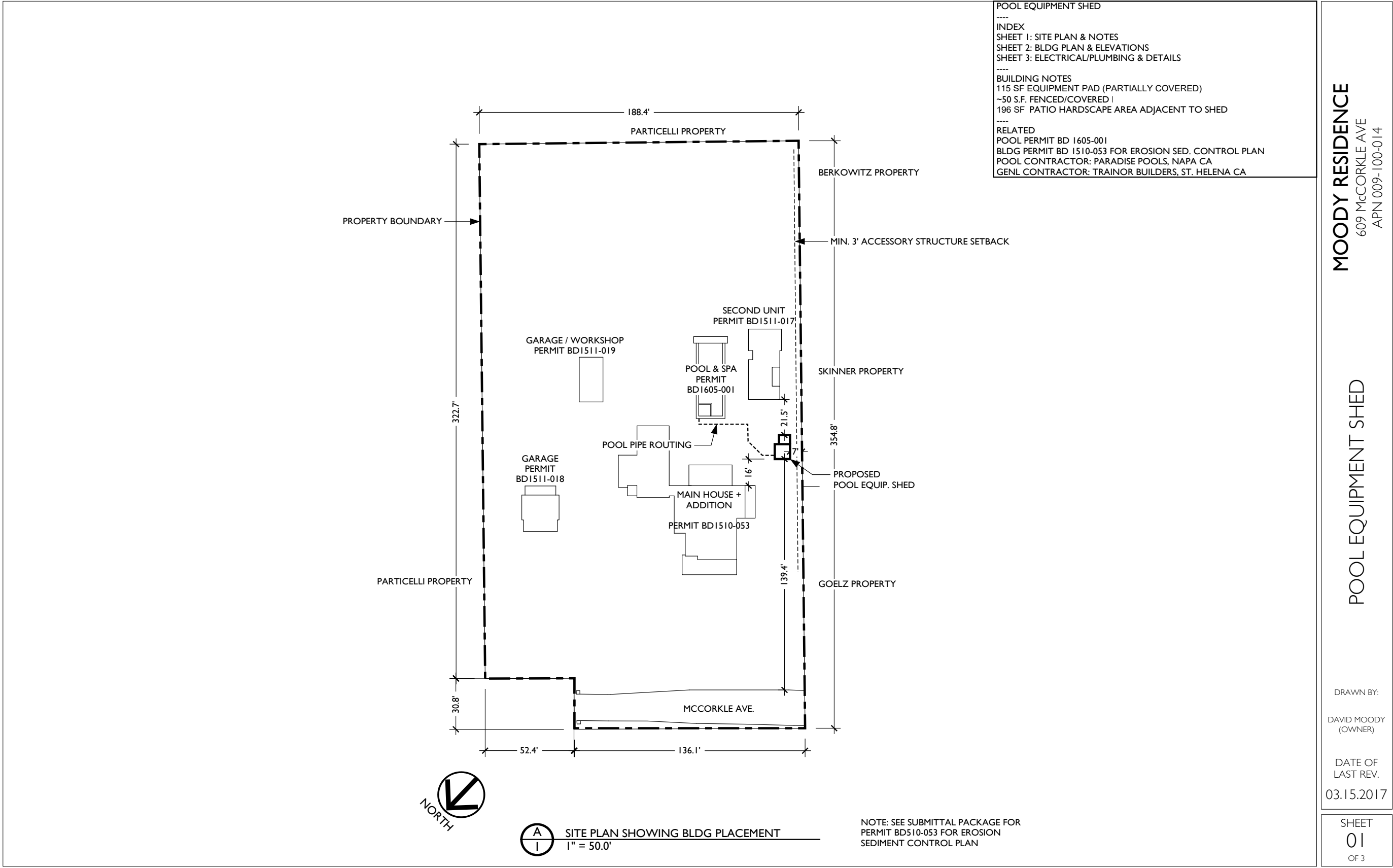
1.	N43°40'W	25.01'
2.	N42°58'W	264.00'
3.	S42°58'E	237.93'
4.	S47°51'3"W	19.63'
5.	R=20.00'	L=31.89'

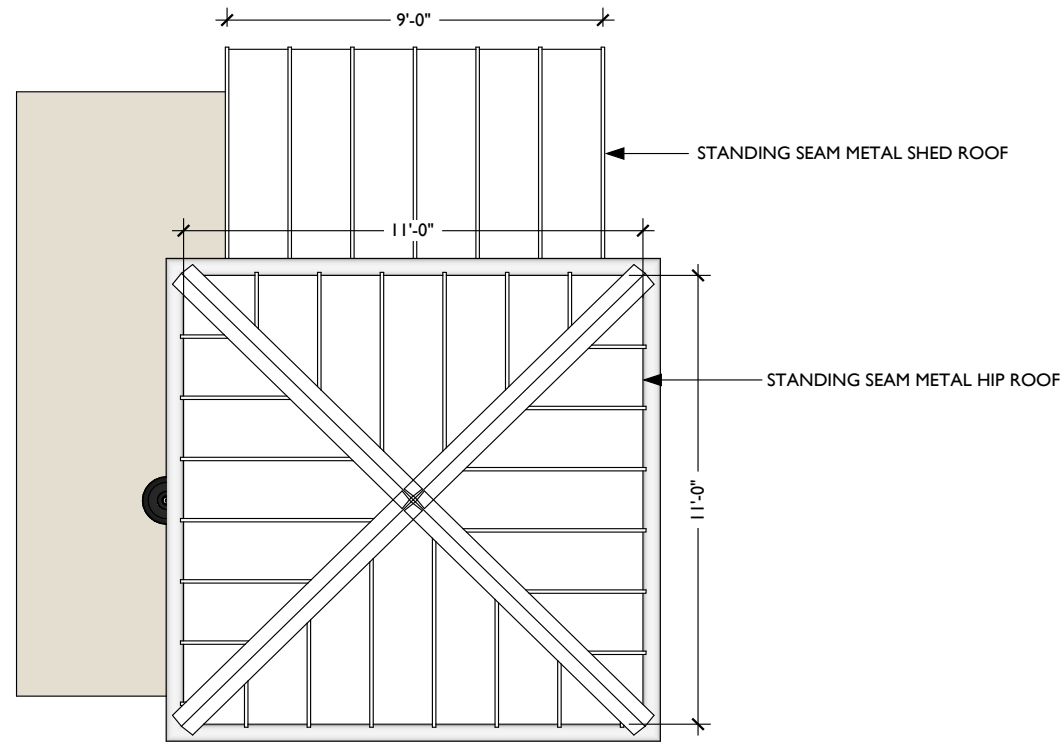
100-18 THRU 22 & 25 THRU 30	
TRA CHANGE	12-31-00
100-25 COC	1-9-02
100-02 RS	12-17-08
100-31 & 32 LLA	12-18-08
100-14 TRA CHG	12-31-15
REVISION	DATE

REVISIONS 1974

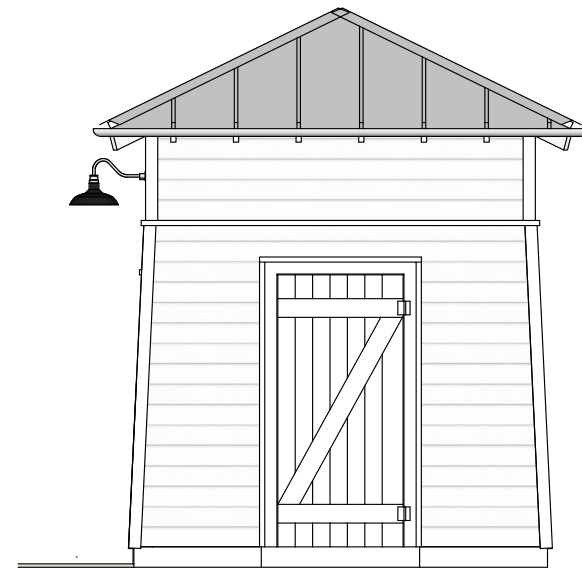
Rancho Carne Humana R.M. Bk.D of Patents Pg.127
Logan's Add'n. Bk. ,Pg.

9-10

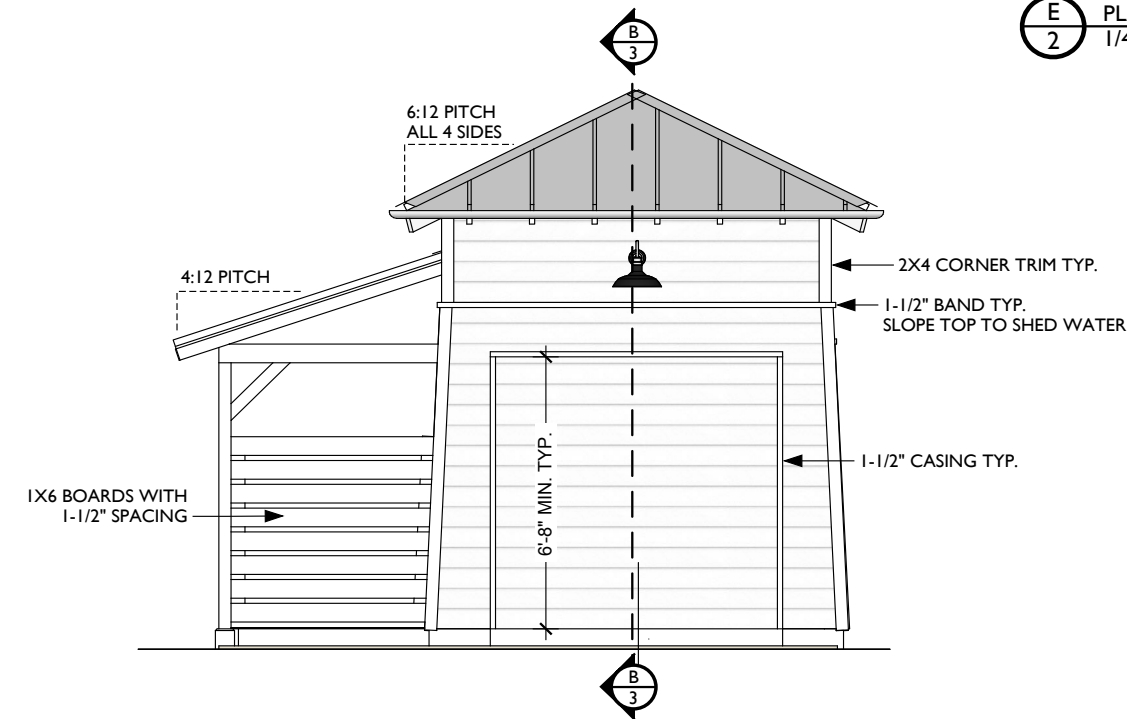




A
2 ROOF PLAN
1/4" = 1'-0"

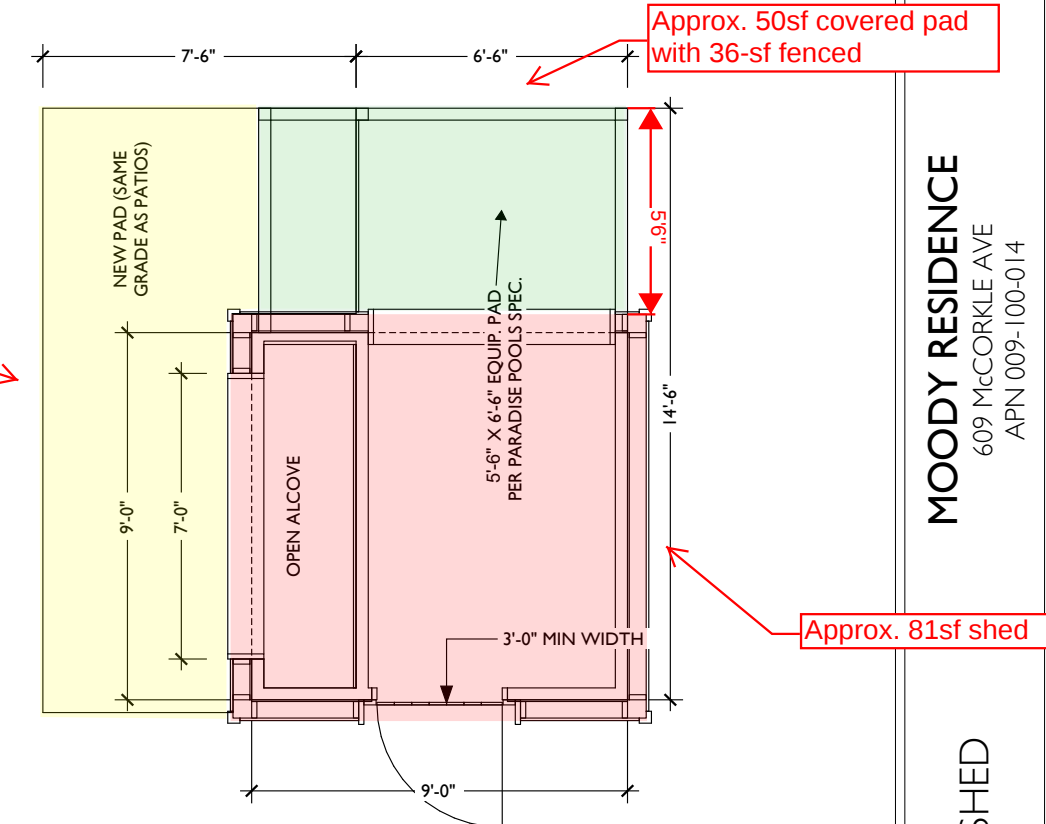


B
2 FRONT ELEVATION
1/4" = 1'-0"

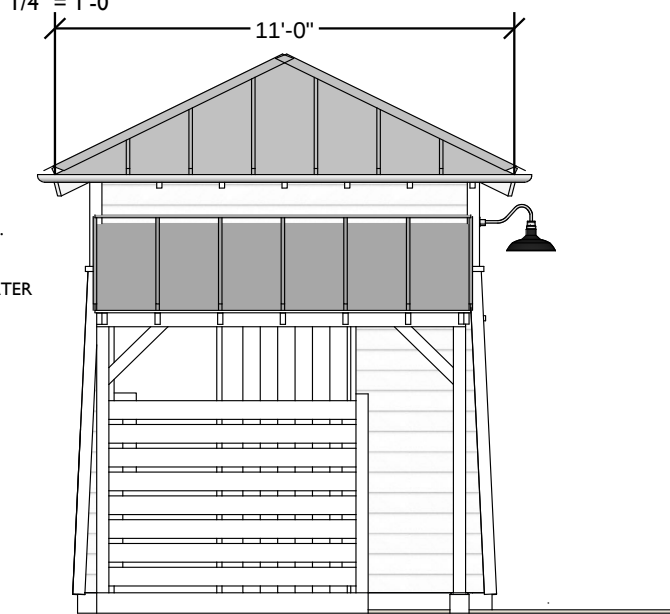


C
2 POOL SIDE ELEVATION
1/4" = 1'-0"

Approx. 65sf uncovered pad



E
2 PLAN VIEW
1/4" = 1'-0"



D
2 REAR ELEVATION
1/4" = 1'-0"

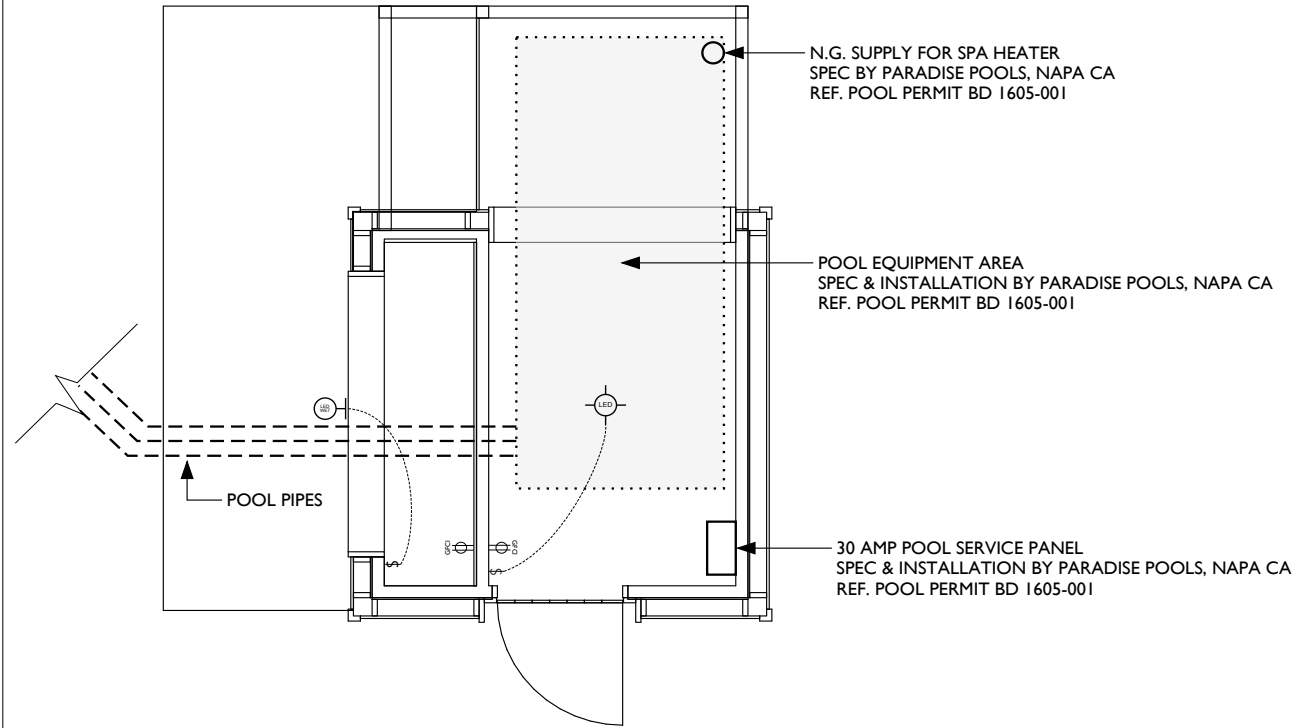
MOODY RESIDENCE
609 MCCORKLE AVE
APN 009-100-014

POOL EQUIPMENT SHED

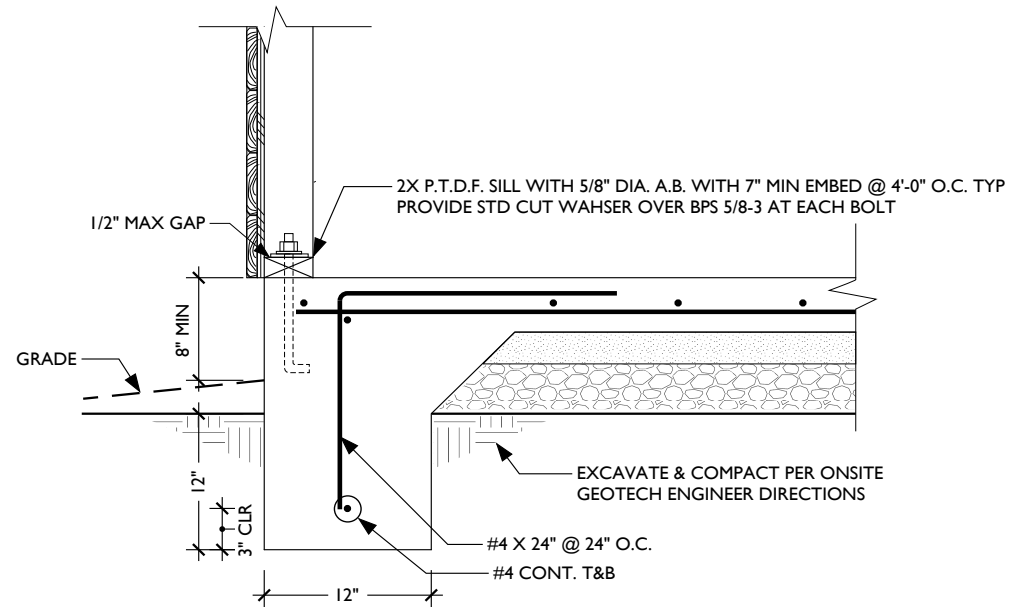
DRAWN BY:
David W. Moody
DAVID MOODY
(OWNER)

DATE OF
LAST REV.
01.26.2017

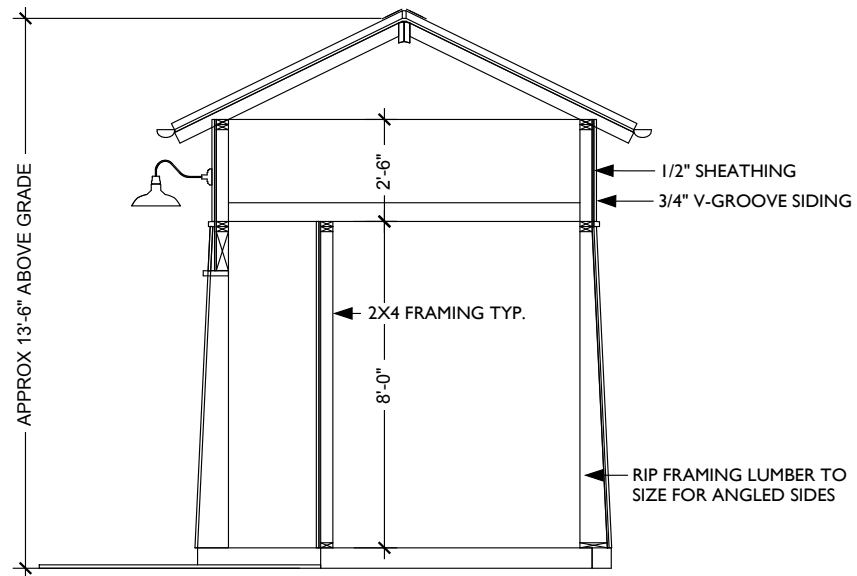
SHEET
02
OF 3



A
3 ELECTRICAL & PLUMBING PLAN
1/4" = 1'-0"



C
3 FOUNDATION DETAIL
N.T.S.



B
3 BUILDING SECTION
1/4" = 1'-0"

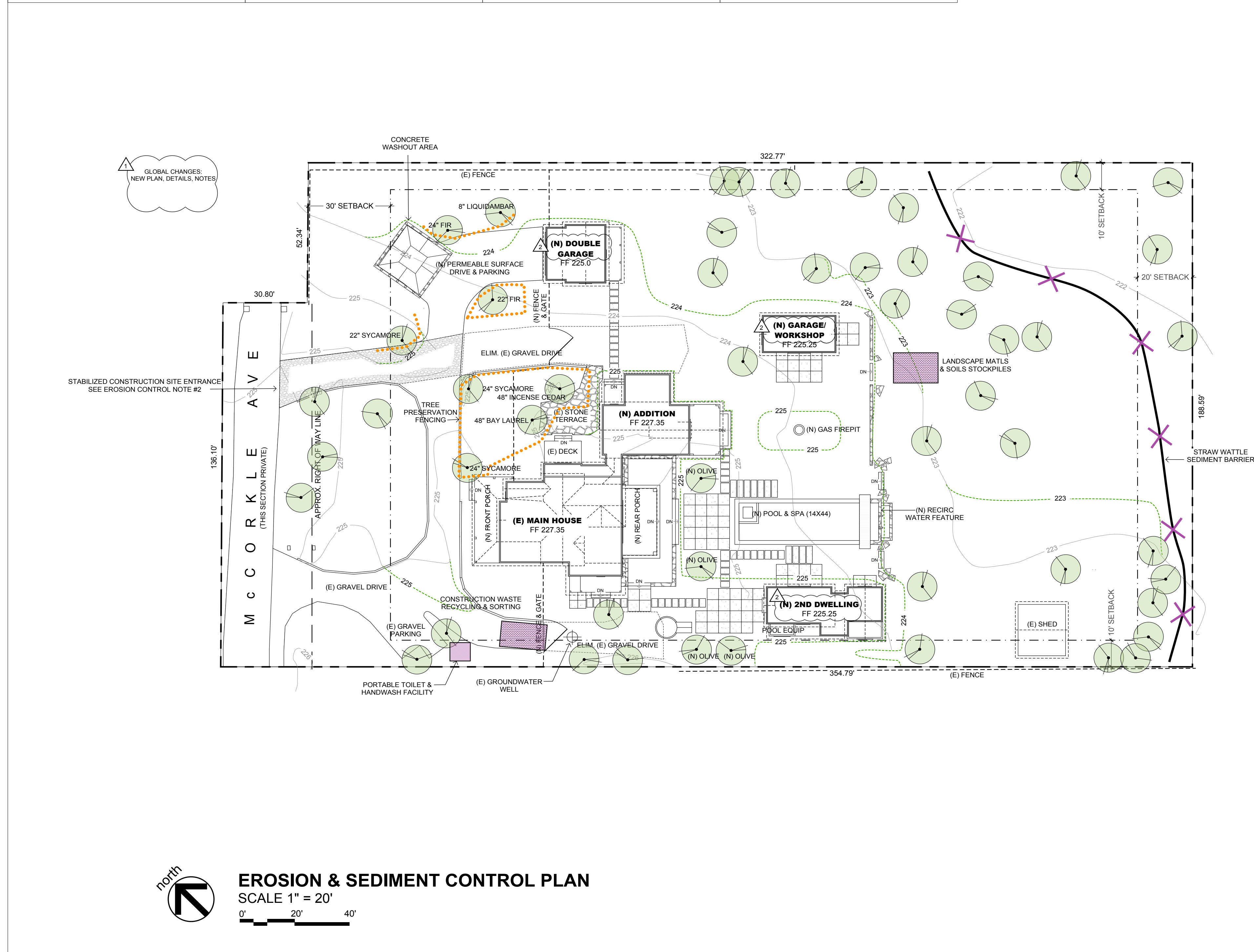
MOODY RESIDENCE
609 MCCORKLE AVE
APN 009-100-014

POOL EQUIPMENT SHED

DRAWN BY:
David Moody
DAVID MOODY
(OWNER)

DATE OF
LAST REV.
01.26.2017

SHEET
03
OF 3



2. BUILDING LABELS CHANGED TO ALIGN ACROSS ARCH, STRUCTURAL, AND SITE PLAN DOCUMENTS.

- Sheet:
SP4
OF 4

**CITY OF ST. HELENA
PLANNING DEPARTMENT 1480 MAIN STREET- ST. HELENA, CA 94574
PLANNING COMMISSION**

April 4, 2017

AGENDA SECTION: Public Hearing

FILE NUMBER: PL17-017

SUBJECT: Crush Fitness- St.Helena Use Permit

PREPARED BY: Lilly Bianco, Contract Planner

REVIEWED BY: Noah Housh, Planning Director

APPLICATION FILED: March 2, 2017 **ACCEPTED AS COMPLETE:** March 21,2017

LOCATION OF PROPERTY: 995 Vintage Avenue

APPLICANT: Matt Cia

PHONE: (707) 312-1741

APN: 009-580-039

GENERAL PLAN: Industrial

ZONING: I: Industrial

PROPERTY DESCRIPTION: 995 Vintage Avenue is comprised of an existing 12, 375 sq-ft warehouse building located in the Industrial Zoning District. At present, the front one-third of the building is devoted to administrative (office) uses and the rear two-thirds is devoted to warehouse/manufacturing space. The office space is occupied by multiple tenants; at present Wine Country Cases is the largest occupant and occupies all of the warehouse/manufacturing space and a portion of the office space. This tenant will be vacating the building at which time Crush Fitness is proposing to occupy approx.1400 sq-ft out of the available 9987.5 sq-ft. The site is supported by a total of 33 parking spaces, which exceeds the minimum number of parking spaces required under the zoning code (31).

PROJECT DESCRIPTION

Applicant, Matt Cia, is requesting a use permit to operate a CrossFit based fitness facility; it would serve as a community oriented program with a focus on fitness, nutrition and healthy lifestyle. The facility would offer crossFit classes, bootcamp, and yoga classes to members as well as some “drop in” customers. The space will be set up as a fitness center for functional training targeting the local community. Proposed modifications to the existing space include repainting the interior, adding one bathroom

995 Vintage
Crush Fitness- St. Helena
April 4, 2017

and rubber flooring and installing weight lifting equipment. No changes are proposed for the building exterior and parking would remain unchanged. The proposed operation of the fitness facility would be as follows:

Days/Hours of operation: M-F classes (1 hour in duration) would be held at 5am, 6am, 9am, 4pm, 5pm, and 6pm. One class will be held Saturday morning at 9am. The applicant notes that the most popular class times are expected to be 6am, 5pm, and 6pm.

Class Size: 6 to 10 people

Employees: Three part time trainers would teach classes

Noise: Amplified music will be played during class times and inside the facility, but limited to a level that it won't be heard outside of the building or that would otherwise disturb surrounding land uses.

Parking: Parking would be utilized on an as-needed basis and shared with other building tenants. The site features a total of 33 parking spaces. There is no specific parking number required for health and fitness facilities. However, the applicant did note that for the most part, operation of the proposed facility (and demand for parking) would be confined to times outside of normal working hours. For a more detailed discussion of parking, please see Analysis discussion, below.

ANALYSIS

GENERAL PLAN

995 Vintage Avenue exhibits a General Plan land use Designation of Industrial. The City of St. Helena General Plan (1993) states that the the Industrial LU Designation provides for industrial parks, warehouses, light manufacturing, auto and farm related equipment sales and repairs, viticulture services and similar and compatible uses. This designation is found in two areas of St.Helena: an area along Sulphur Springs Creek between Highway 29 and Valleyview Street, and an area east of Highway 29 and south of Mills Lane.

The General Plan emphasizes the desire to retain and encourage local-serving uses, namely those which derive a significant portion of their revenues from St. Helena residents and which provide services and products which satisfy local residents' day-to-day needs. They are those businesses which serve a majority of regular repeat customers from the community.

General Plan policies applicable to the proposed Crush- Fitness Facility include:

2.6.27 Prohibit commercial uses that are primarily tourist-serving in nature, and that are inconsistent with the community image of St Helena.

3.4.4 Prohibit the developmentof any new retail uses that are oriented primarily towards tourists.

995 Vintage
Crush Fitness- St. Helena
April 4, 2017

Staff Response: In accordance with the the General Plan and, in particular, those policies listed above, the subject project will operate as Fitness facility that would primarily serve local residents who would be members (repeat-customers). As a fitness facility, the proposed Crush-Fitness Facility would provide a local-serving use that would add to St.Helena's amenities and available fitness options.

ZONING

Consistent with the Industrial Land Use Designation, the site exhibits a zoning designation of I: Industrial. The I Designation conditionally allows Health club and fitness centers.

Parking

Chapter 17.124, Parking & Loading Requirements, does not prescribe specific parking requirements for "health and fitness" facilities. Rather, pursuant to Section 17.124.030 (H), it directs the Planning Commission to determine parking requirements for uses not specifically listed and use the requirements of Chapter 17.124 as a general rule and guide.

At present, the project site is supported by 33 shared parking spaces. Of the 33 spaces, 17 spaces are required to support the office use, meaning that the remaining 16 spaces support the manufacturing/industrial use and would become available once the existing Wine Country Cases business vacates. It is, however, reasonable to assume that a new use permitted under the I designation would come to fill in the vacant area (8587.5 sq-ft) and demand a percentage of the 16 spaces.

Based on information provided by the applicant it is assumed that parking demand for Crush Fitness during less busy times (regular business hours) would be approximately 6-7 spaces (assuming 6 students and 1 instructor) and during, busier times, (after hours), would be approximately 10-11 spaces (assuming 10 students, 1 instructor). Therefore, during hours of highest parking demand, there could conceivably be 6-7 spaces available for the proposed gym and 9-10 remaining for a future use that would occupy the remaining square footage. However, it is unknown what future use type may occupy the remaining area and therefore not possible to calculate future parking demand for the site with certainty. For example, industrial use (manufacturing) requires 1 space per 650 sf and warehouse uses require 1 space per 1000 sf.

Given the distribution of class times and that the most popular classes occur outside of regular business hours and given that there is also a fair amount of off-street parking in the vicinity, it is expected that the available parking would be sufficient to accommodate the proposed use.

Staff Response: Given that the proposed use would encourage a local-serving economy and would be of a size and scale appropriate for the area, the project appears to be consistent with applicable policies and standards prescribed by the General Plan and Zoning Ordinance.

The average fitness class is expected to include 6-10 students and 1 instructor with the most popular class times confined to times outside of normal business hours. In

addition, the parking demand in the industrial area does not appear to be particularly impacted given the types of uses present and under most circumstances is expected to be able to adequately serve parking needs for the proposed use and future building occupants.

WATER NEUTRALITY

In August 2015 and pursuant to Ordinance 2015-5 the City of St. Helena established mandatory water efficiency measures for new construction, and adopted water demand offset requirements enumerated in Chapter 13.12.050 of the Municipal Code. Amongst these provisions is the requirement that any “new development” (i.e. construction that would introduce any freestanding building that contains water-using fixtures, any floor area additions to existing nonresidential structures, or any residential additions or remodeling that increases the number of independent living units) offset new demand by an amount of water equal to the new demand placed on the city water system using the methodology defined in Code section 13.12.050. The offset must be clearly demonstrated to the satisfaction of the Director of Public Works.

The Crush-Fitness Facility does not propose any new development, as defined above, and therefore is not subject to the St. Helena Water neutrality provisions.

USE PERMIT

The purpose of a use permit is to allow the proper integration in the City of essential or desirable uses which may be suitable only in certain locations or zoning districts, or to ensure that such uses are designed or arranged on the site in a particular manner. In its review of applications for use permits, the Planning Commission shall evaluate each proposed use in order to consider its impact on the city. No use permit shall be granted unless all of the following general findings can be made (Zoning Code Section 17.168 040).

The Findings needed to approve a Use Permit are listed below and followed by staff's analysis in *italic* typeface.

1. That the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community.

The proposed use would be CrossFit Fitness facility which would provide CrossFit, yoga, and boot camp classes. There would be no production, manufacturing or any component of the business that would be expected to produce any element injurious to the surrounding community.

2. That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses.

The proposed fitness facility may play amplified music during classes; however, the applicant would be subject to the City's noise ordinance and would not have a need to play the music at a level that can be heard outside of the building envelope. In addition, the surrounding land uses are not considered “noise sensitive” that would be especially vulnerable to noise.

995 Vintage
Crush Fitness- St. Helena
April 4, 2017

3. That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan..

The applicant anticipates a class size of approximately 6-10 students, with the most popular class times confined to hours outside of regular business hours. As such, the project is not expected to generate traffic or traffic noise in excess of what is normally acceptable.

4. That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.

The fitness facility would be a small operation and would not place excessive demands on any city facilities or services.

5. That the proposed use would provide adequate ingress and egress to and from the proposed location.

No changes to egress or ingress are proposed.

6. That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local serving economy.

As a fitness facility that obtains a large portion of income from members (repeat-customers) the use is expected to encourage the viability of a local serving economy and add to the City of St.Helena's amenities focused on locals.

7. That the proposed use would be compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located.

The proposed health/fitness facility is a conditional use within the Industrial Zoning District. The use would be surrounded by light industrial and ancillary office uses. Given the minimal intensity of the proposed use and the fact that the surrounding industrial areas are not devoted to heavy industry/manufacturing the proposed use is expected to be compatible with the established district and would not conflict with or inhibit the continuation of any of the existing uses.

8. That the proposed use would not be in conflict with the City's General Plan.

As detailed above, the proposed use would be primarily focused on local membership and would encourage a local-serving economy such that it would be consistent with General Plan goals and the overall intent of the General Plan.

9. That the proposed use would not be injurious to public health, safety, or welfare.

No aspect of the proposed use would be injurious to health, safety, or welfare.

10. That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan.

Use permits are considered on a case by case basis and based on the specific merits of a given project. Accordingly, the granting of this use permit would not influence future decisions or otherwise set a precedent.

11. That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long term parking needs of employees and business owners and customers is available.

The on-site parking is expected to adequately serve the proposed use given the small class size and the fact that the most popular class times typically fall outside of normal business hours.

12. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.

Project-generated traffic would be limited and distributed throughout the day and streets would be able to accommodate any new traffic.

CEQA

The project is categorically exempt in accordance with CEQA Section 15301 “existing facilities” as the operation of an existing private structure involving a negligible expansion of use beyond that existing at the time of the lead agency's determination. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not located on or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts.

NOTICING AND CORRESPONDENCE

No comments have been received at the drafting of this staff report.

STAFF RECOMMENDATION

The Planning and Community Improvement Department recommends that the Planning Commission:

1. Determine that the project is categorically exempt from the requirements of CEQA pursuant to CEQA Section 15301 “existing facilities” as the operation of a business within an existing private structure involving a negligible expansion of use beyond that existing at the time of the lead agency's determination; and

995 Vintage
Crush Fitness- St. Helena
April 4, 2017

2. Accept the required findings enumerated in Municipal Code Section 17.168 040 and adopt a resolution approving a Use Permit for the proposed Crush St.Helena - Fitness Facility.

ATTACHMENTS

- 1.Resolution + Conditions
- 2.APN Map
- 3.Aerial View
- 4.Project Narrative
- 5.Project Site Plans
- 6.Floor Plan

**USE PERMIT
NO. PL17-
CITY OF ST. HELENA, STATE OF CALIFORNIA
GRANTED TO CRUSH FITNESS-ST.HELENA
995 VINTAGE AVENUE**

PROPERTY OWNER: DAN PINA; PD PROPERTIES LLC

APN: 009-580-039

Recitals

1. **Whereas**, The Applicant, Matt Cia, Submitted an application for a Use Permit to operate a CrossFit based fitness facility in an existing industrial space located at 995 Vintage Avenue and in the Industrial Zoning District.
2. **Whereas**, Health and fitness facilities are conditionally allowed in the Industrial Zoning District pursuant to Municipal Code Section 17.60.030.
3. **Whereas**, The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on April 4, 2017.
4. **Whereas**, A public notice was published in the St. Helena Star and mailed to residents and occupants within 300 feet of the project site and in compliance with state and local law; and

Resolution

- A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff report, City files for this matter, correspondence, presentations and other materials.
- B. The Planning Commission hereby finds that this project is exempt from the California Environmental Quality Act pursuant to Section 15301, Class 1 of the Guidelines which exempts the operation of existing facilities.
- C. Pursuant to Municipal Code Section 17.168.050, the Planning Commission finds that the proposed Crush Fitness Facility meets the intent of the General Plan and Zoning Code and makes the following Use Permit findings to support the motion to approve the use permit:
 1. That the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community.

The proposed use would be CrossFit Fitness facility which would provide CrossFit, yoga, and boot camp classes. There would be no production, manufacturing or any component of the business that would be expected to produce any element injurious to the surrounding community.

995 Vintage Avenue
Use Permit
April 4, 2017

2. That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses.

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3. That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan..

The applicant anticipates a class size of approximately 6-10 students, with the most popular class times confined to hours outside of regular business hours. As such, the project is not expected to generate traffic or traffic noise in excess of what is normally acceptable.

4. That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.

The fitness facility would be a small operation and would not place excessive demands on any city facilities or services.

5. That the proposed use would provide adequate ingress and egress to and from the proposed location.

No changes to egress or ingress are proposed.

6. That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local serving economy.

As a fitness facility that obtains a large portion of income from members (repeat-customers) the use is expected to encourage the viability of a local serving economy and add to the City of St. Helena's amenities focused on locals.

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The proposed health/fitness facility is a conditional use within the Industrial Zoning District. The use would be surrounded by light industrial and ancillary office uses. Given the minimal intensity of the proposed use and the fact that the surrounding industrial areas are not devoted to heavy industry/manufacturing the proposed use is expected to be compatible with the established district and would not conflict with or inhibit the continuation of any of the existing uses.

995 Vintage Avenue
Use Permit
April 4, 2017

8. That the proposed use would not be in conflict with the City's General Plan.

As detailed above, the proposed use would be primarily focused on local membership and would encourage a local-serving economy such that it would be consistent with General Plan goals and the overall intent of the General Plan.

9. That the proposed use would not be injurious to public health, safety, or welfare.

No aspect of the proposed use would be injurious to health, safety, or welfare.

10. That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan.

Use permits are considered on a case by case basis and based on the specific merits of a given project. Accordingly, the granting of this use permit would not influence future decisions or otherwise set a precedent.

11. That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long term parking needs of employees and business owners and customers is available.

The on-site parking is expected to adequately serve the proposed use given the small class size and the fact that the most popular class times typically fall outside of normal business hours.

12. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.

Project-generated traffic would be limited and distributed throughout the day and streets would be able to accommodate any new traffic.

- D. The Planning Commission approves the use permit for the above-described project with the following conditions of approval. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

Conditions of Approval

1. Project approvals shall be vested within one (1) year from the date of final action. A building permit for tenant improvements authorized under this approval shall have been obtained within one (1) year from the effective date of this action or the approval shall expire, provided however that the approval may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals. Any request for an extension of this approval

995 Vintage Avenue
Use Permit
April 4, 2017

shall be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.

2. The approvals shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.
3. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.
4. Minor modifications to the approved project may be approved by the Planning Director insofar as they are in substantial conformance with this approval.
5. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
6. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with the Building Official, Fire Inspector and or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.
7. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on April 4, 2017, except as modified herein.
8. The site shall be kept clear at all times of garbage and debris. No outdoor storage is permitted.
9. Trash bins shall not be visible from public right-of-way.
10. All landscape plantings shall be maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, weeding, and cleaning of debris and trash, fertilizing and regular watering. Where necessary, plantings shall be replaced with other plant materials to insure continued compliance with applicable landscaping requirements. If irrigation is employed, the irrigation system shall be maintained in sound operating condition with heads periodically cleaned and replaced when missing to ensure efficient watering and to maintain good health and vitality of landscape materials.
11. No signage is approved by this permit. A separate sign permit in compliance with the Municipal Code shall be obtained prior to installation of signage.
12. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly

995 Vintage Avenue
Use Permit
April 4, 2017

notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.

Planning Department Conditions of Approval

13. This permit authorizes a 1400 square foot fitness facility to operate at 995 Vintage Avenue.
14. All fitness activities shall be conducted indoors and no classes or training shall be held in the parking lot.
15. No amplified or acoustic music is permitted outdoors.
16. Fire equipment shall be inspected annually by the Fire Department.
17. Any substantial increase in intensity relative to what was approved under this resolution shall require a use permit amendment.
18. To reduce disturbance of residents in the project vicinity, any construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The City Engineer must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

Building Department Conditions of Approval

19. A building permit is required for all onsite demolition, construction and/or change of occupancy.
20. The applicant will be required to comply with the codes in effect at the time of building permit issuance.
21. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
22. The applicant shall provide a construction waste management plan with the building permit application.

995 Vintage Avenue
Use Permit
April 4, 2017

23. The plans for construction shall include a checklist for compliance with the California Green Buildings Standards Code, mandatory measures. Provide a reference on the checklist indicating where the mandatory measures can be found on the plans.
24. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
25. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.

I HEREBY CERTIFY that the foregoing use permit was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on April 4, 2017 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Grace Kistner
Chair, Planning Commission

Noah Housh
Planning Director

995 Vintage Avenue
Use Permit
April 4, 2017

COUNTY ASSESSOR'S PARCEL MAP

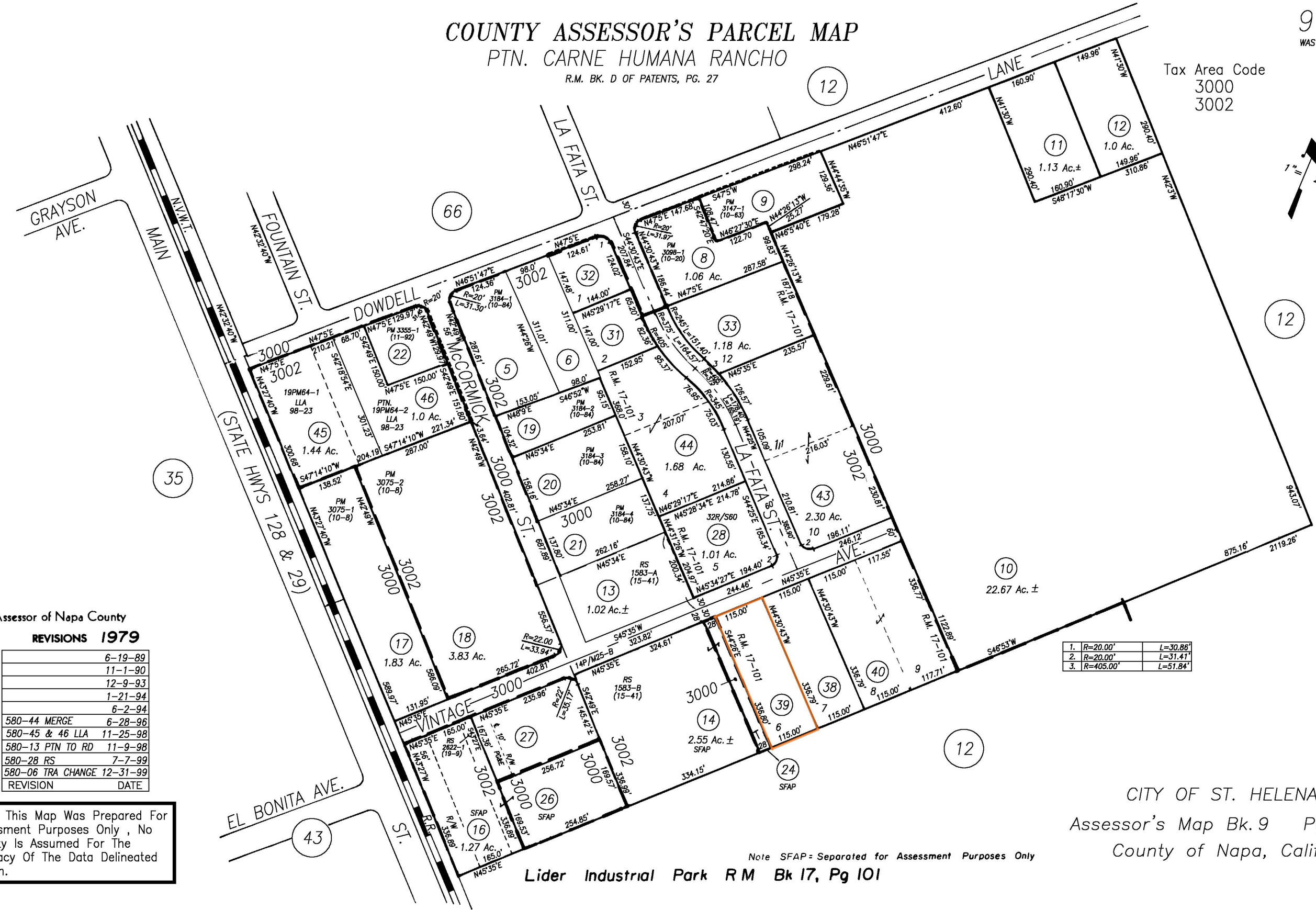
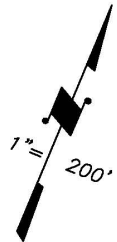
PTN. CARNE HUMANA RANCHO

R.M. BK. D OF PATENTS, PG. 27

9-58

WAS PTN. 9-12

Tax Area Code
3000
3002



Assessor of Napa County

REVISIONS 1979

	6-19-89
	11-1-90
	12-9-93
	1-21-94
	6-2-94
580-44 MERGE	6-28-96
580-45 & 46 LLA	11-25-98
580-13 PTN TO RD	11-9-98
580-28 RS	7-7-99
580-06 TRA CHANGE	12-31-99
REVISION	DATE

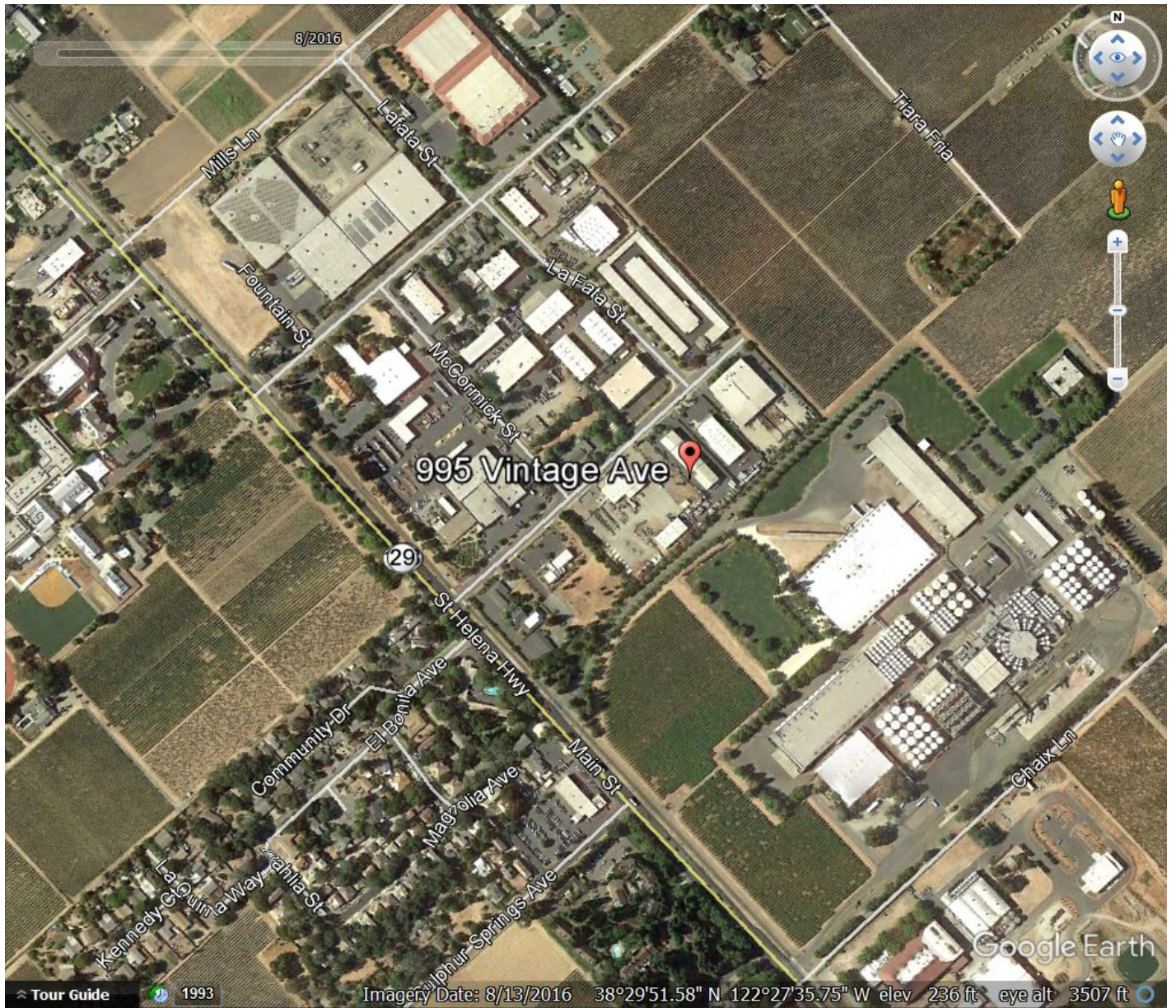
NOTE: This Map Was Prepared For Assessment Purposes Only , No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.

1. R=20.00'	L=30.86'
2. R=20.00'	L=31.41'
3. R=405.00'	L=51.84'

Note SFAP= Separated for Assessment Purposes Only

Lider Industrial Park RM Bk 17, Pg 101

CITY OF ST. HELENA
Assessor's Map Bk. 9 Pg. 58
County of Napa, Calif.



City of St. Helena Use Permit

Written Statement

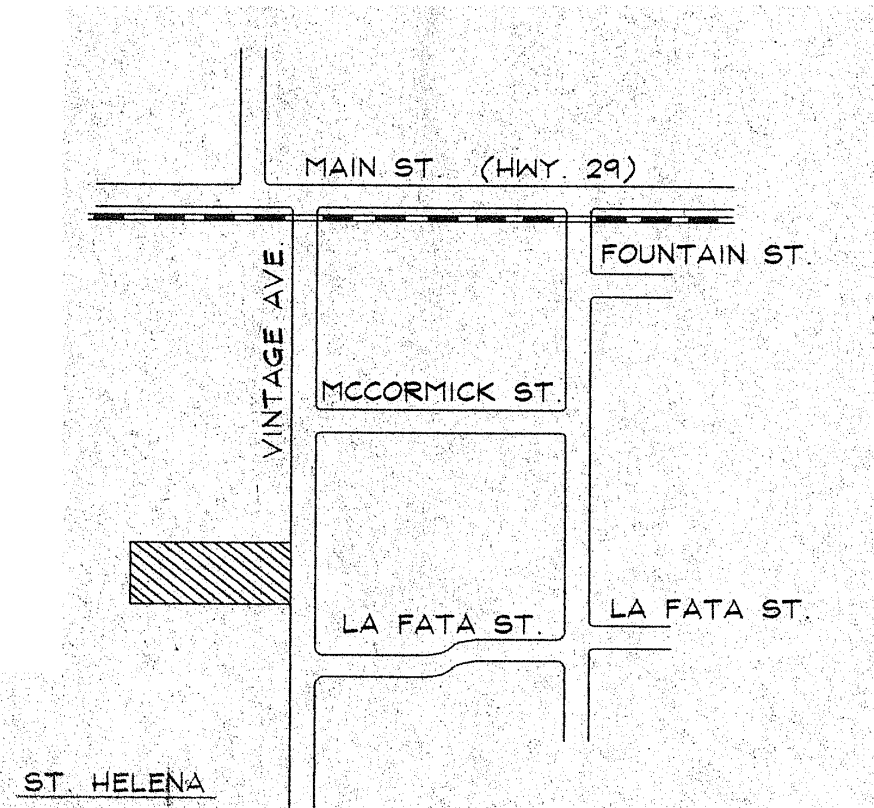
I am submitting a use permit for the purpose of opening a fitness facility at 995 Vintage Avenue in St. Helena. This business will offer CrossFit based fitness classes, bootcamp and yoga classes to members as well as some “drop-in” customers. The space will be set up as a fitness center for functional training targeting the local community. CrossFit is a community oriented program with a focus on fitness, nutrition and healthy lifestyle. The hours of operation will be 5:30AM to 8PM. We will generally be closed mid day for about 3 to 4 hours. We will have two to three part time trainers running the classes. Reference the floor plan for the layout of the space. The space is existing. We will repaint the interior, add one bathroom and add rubber flooring and install weight lifting equipment. The building exterior and parking will remain.

Feel free to contact me with any questions.

Regards,

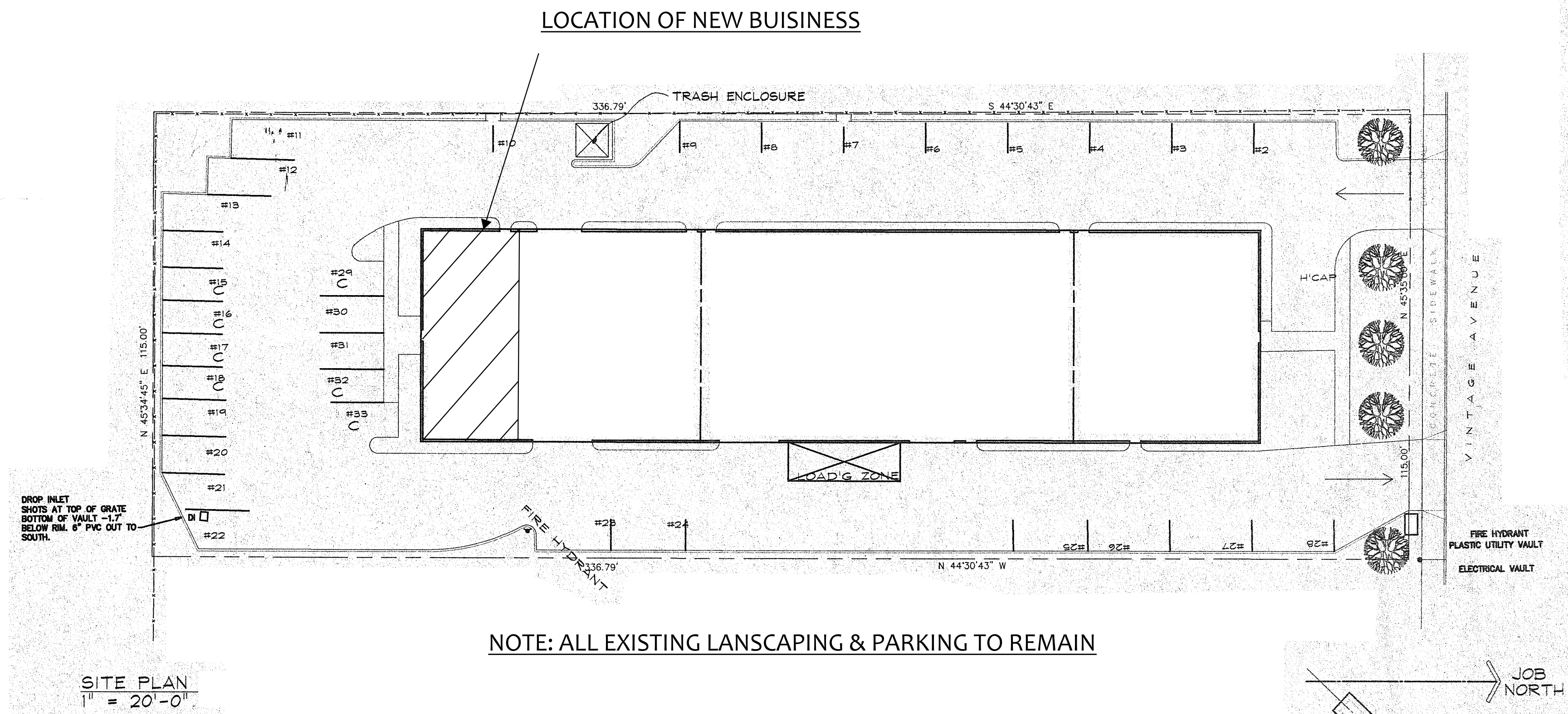
Matt Cia

Crush Fitness – St. Helena



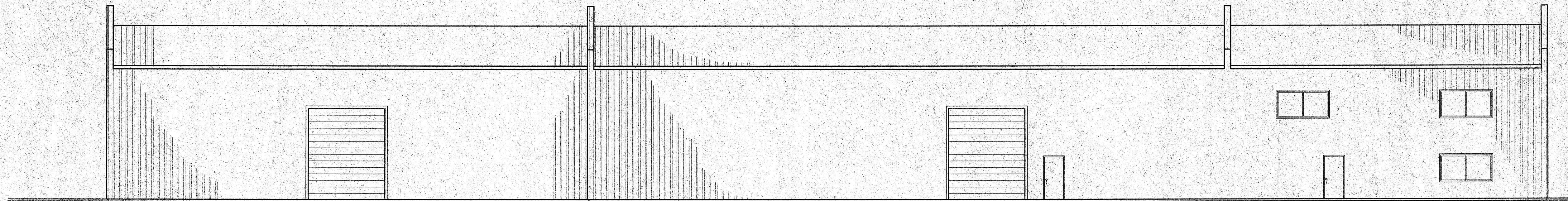
SITE DATA		
TOTAL SITE	38,732.0 SQ.FT.	= 100%
BUILDING COVERAGE:		
PHASE I	8,250 SQ.FT.	= 21.3%
PHASE II	4,125 SQ.FT.	= 10.7%
TOTAL BUILDING COVERAGE	12,375 SQ.FT.	= 32%
PAVED AREAS	22,157 SQ.FT.	= 57.2%
LANDSCAPE AREAS:	4,200 SQ.FT.	= 10.8%

PARKING DATA		
PHASE I PARKING:		
MANUFACTURING	- 5000 SQ.FT. 650 SQ.FT.	= 7.7 SPACES
WAREHOUSE	- 862.5 SQ.FT. 1000 SQ.FT.	= .8 SPACES
OFFICES	- 5137.5 SQ.FT. 300 SQ.FT.	= 17.0 SPACES
TOTAL PHASE I PARKING SPACES		25.5 SPACES
PHASE II PARKING:		
MANUFACTURING	- 3625 SQ.FT. 650 SQ.FT.	= 5.5 SPACES
WAREHOUSE	- 500 SQ.FT. 1000 SQ.FT.	= .5 SPACES
TOTAL PHASE II PARKING SPACES		6.0 SPACES
TOTAL PARKING SPACES REQ'D		31.5 SPACES

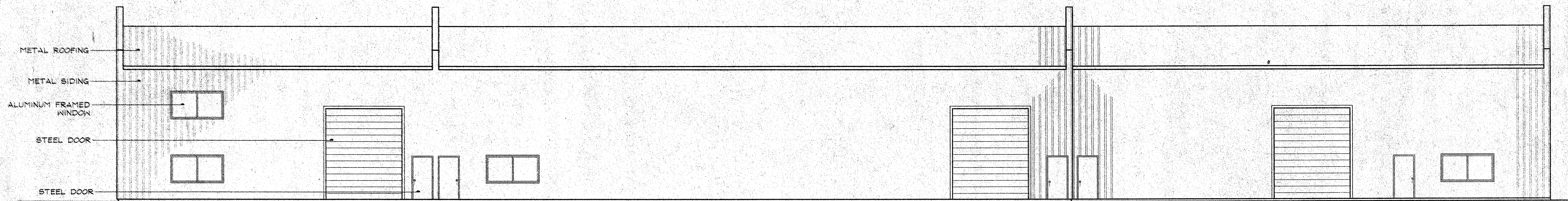


995 Vintage Avenue, St. Helena Ca, 94574

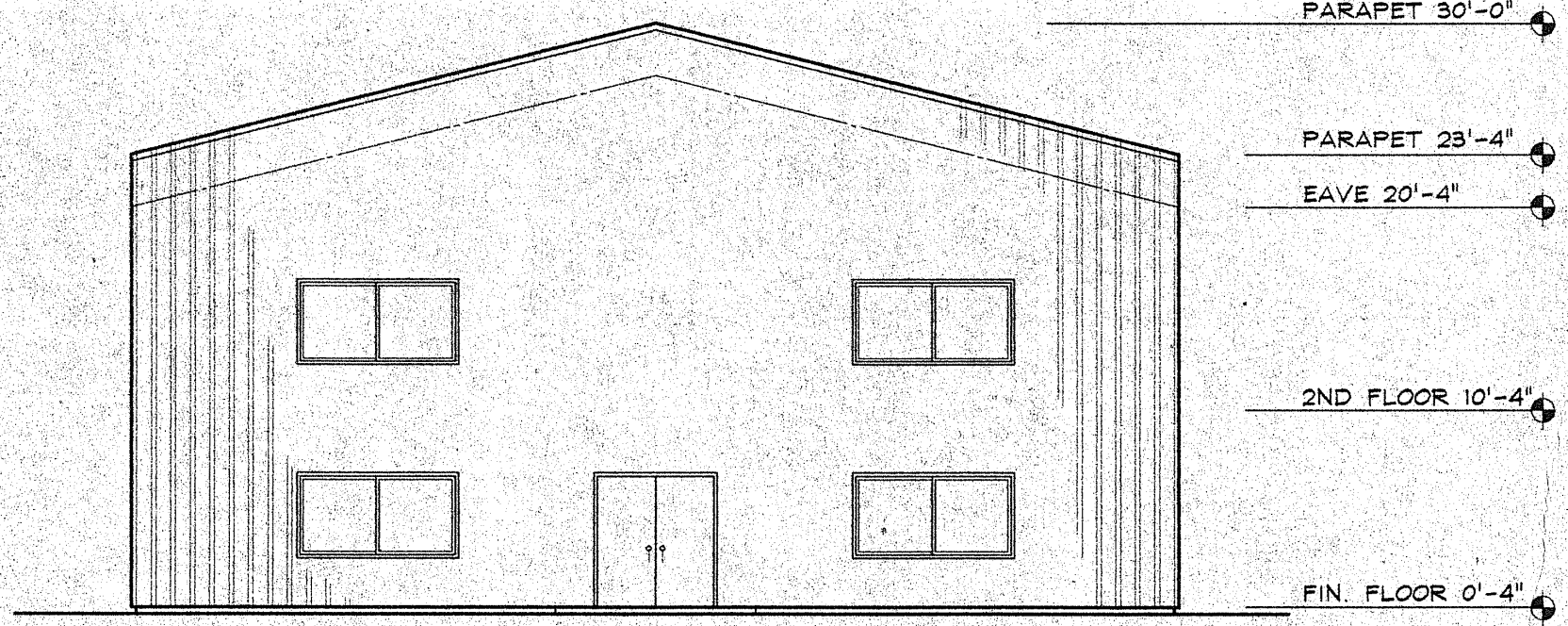
DESIGNER:	MARY SIKES & ASSOC.
CONSULTANTS:	VAL PIZZINI, ENG.
DATE:	5-12-95
SHEET DESCRIPTION:	SITE PLAN SITE DATA
SITE LOCATION:	995 Vintage Avenue, St. Helena Ca, 94574
PROJECT:	CRUSH FITNESS
SHEET NUMBER:	1
OF 3	



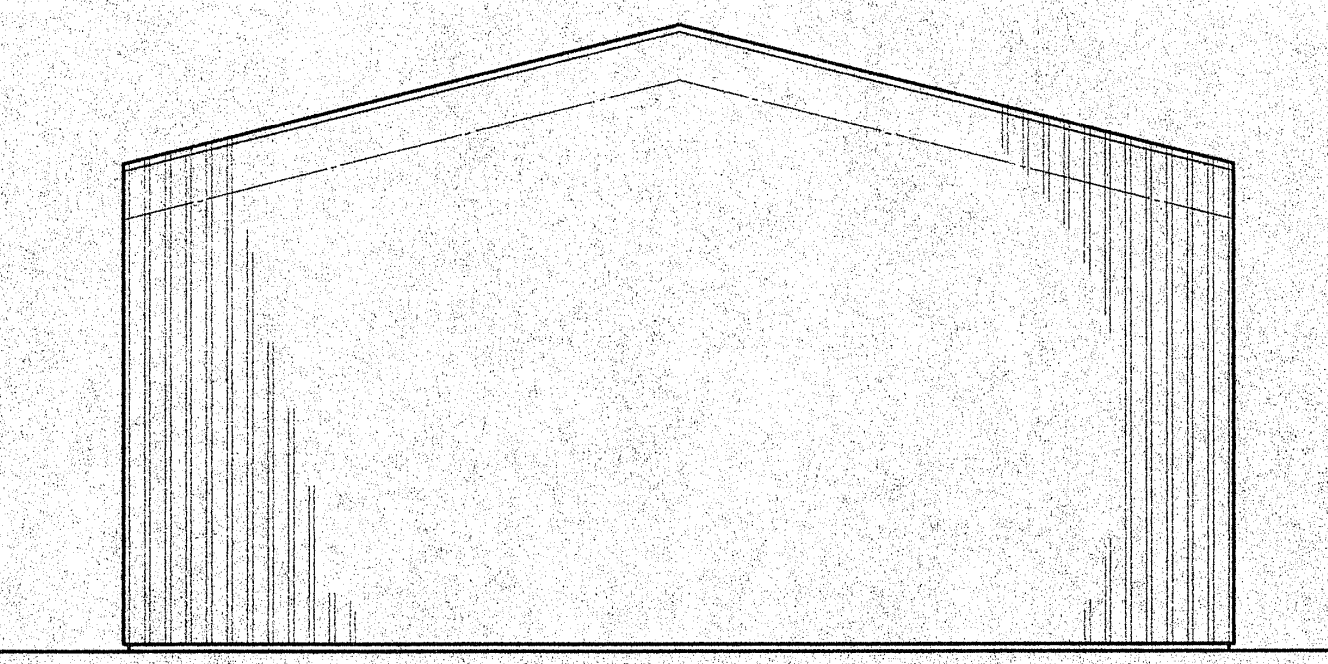
EAST ELEVATION
1/8" = 1'-0"



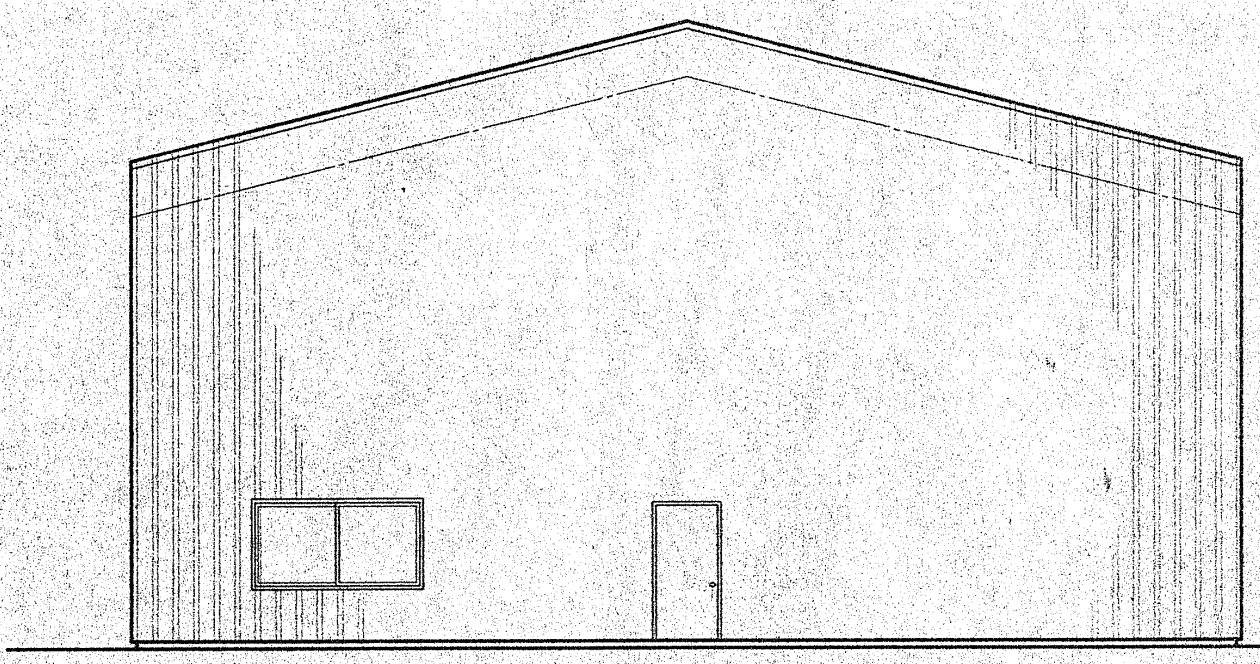
WEST ELEVATION
1/8" = 1'-0"



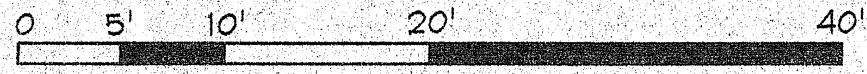
NORTH ELEVATION
1/8" = 1'-0"



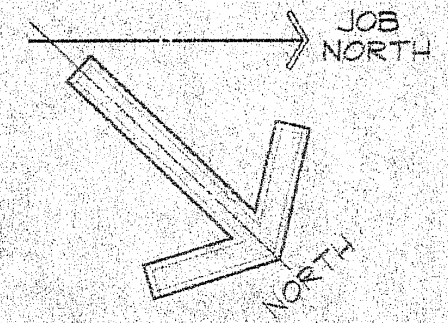
SOUTH ELEVATION - PHASE I
1/8" = 1'-0"



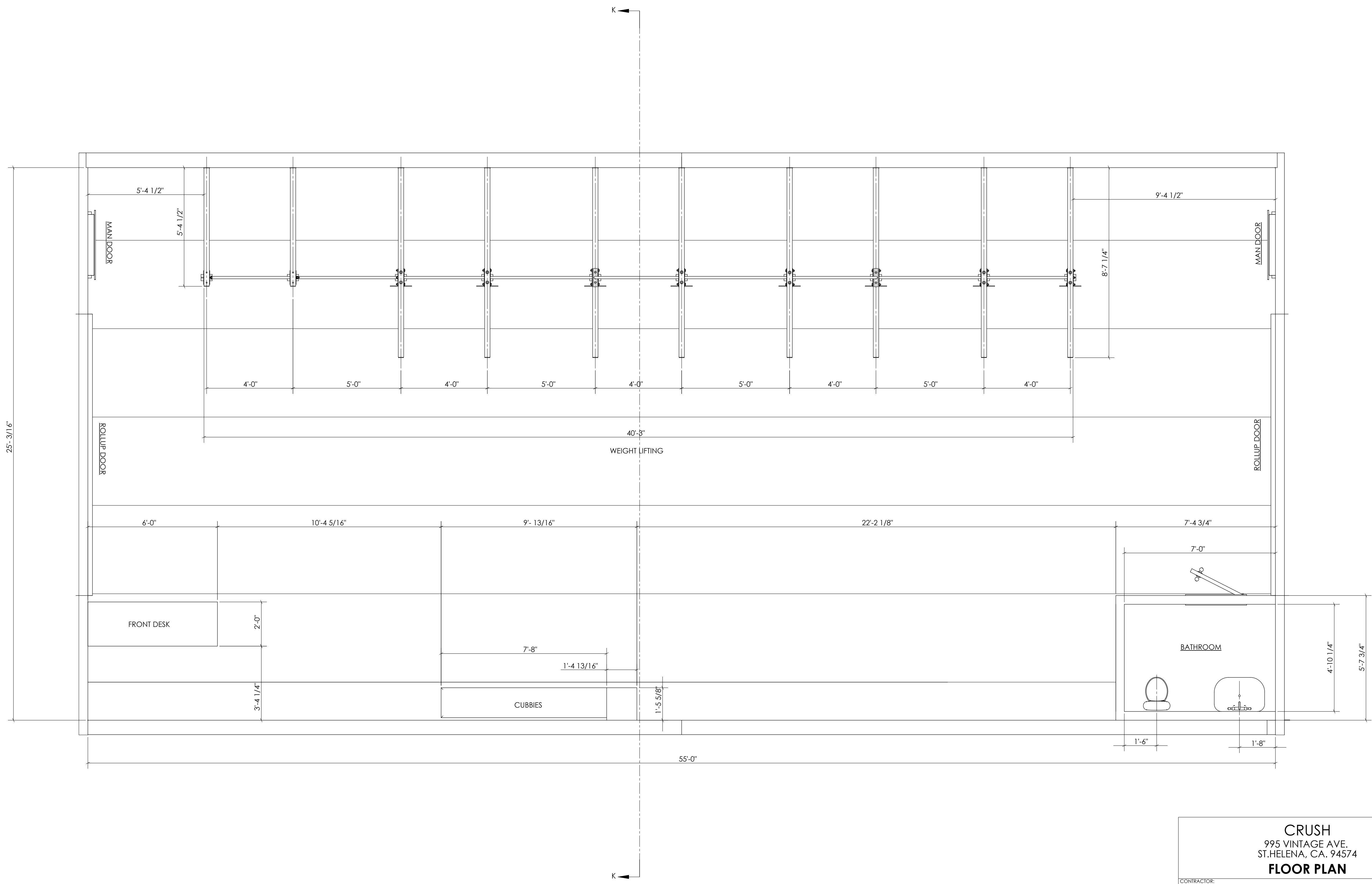
SOUTH ELEVATION - PHASE II
1/8" = 1'-0"



NOTE: ALL EXISTING ELEVATIONS TO REMAIN



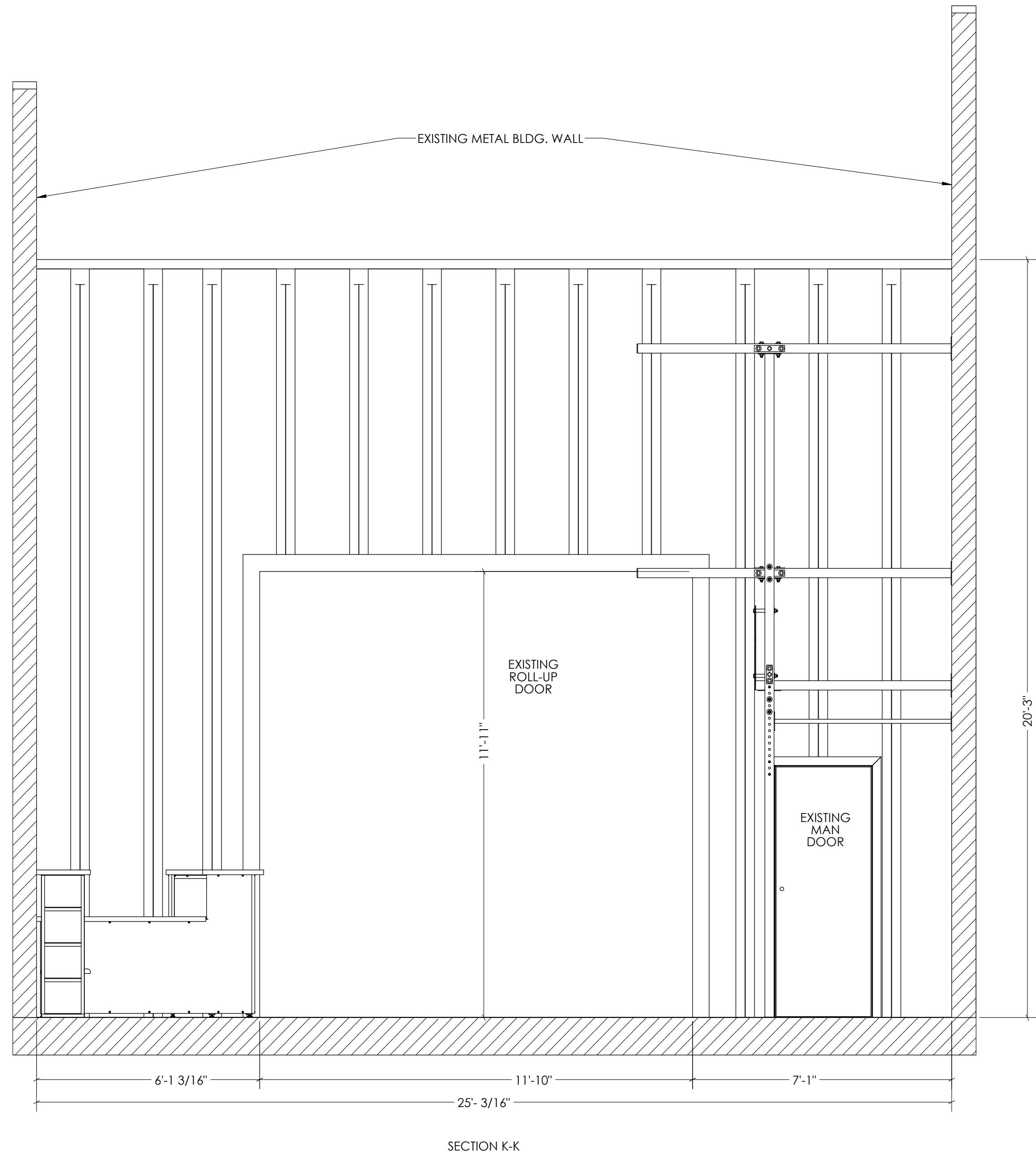
PROJECT:	SITE LOCATION:	SHEET DESCRIPTION:	DATE:	CONSULTANTS:	DESIGNER:
CRUSH FITNESS	995 Vintage Avenue, St. Helena Ca, 94574	EXTERIOR ELEVATION	8-10-95	VAL PIZZINI, ENG. 1025 DUTTON AVE. SANTA ROSA, CA. 527-9802	MARY SIKES & ASSOC. 1245 SPRING ST. ST. HELENA, CA. 963-8063
SHEET NUMBER:	3				
OF 3					



FLOOR PLAN

PROPRIETARY AND CONFIDENTIAL
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IS PROHIBITED.

CRUSH 995 VINTAGE AVE. ST.HELENA, CA. 94574 FLOOR PLAN			
CONTRACTOR: -		PROJECT MANAGER:	
DRAWN BY: J.M.	DATE: 12/01/16	SCALE: 1:24	CHK: M.C
MATL: 304SS	PART NO.:		REVISION:
JOB NUMBER: PHASE CODE: SHEET: 1 OF 2			REVISION: -
91658-PLAN			



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CRUSH 995 VINTAGE AVE. ST.HELENA, CA. 94574 FLOOR PLAN			
CONTRACTOR: -		PROJECT MANAGER:	
DRAWN BY: J.M.	DATE: 12/01/16	SCALE: 1:24	CHK: M.C
MATL: 304SS	JOB NUMBER:	PHASE CODE:	PART NO.: SHEET: 2 OF 2 REVISION: -
91658-PLAN			

**CITY OF ST. HELENA
PLANNING DEPARTMENT 1480 MAIN STREET-ST. HELENA, CA 94574
PLANNING COMMISSION**

APRIL 4, 2017

AGENDA SECTION: Sign Permit

FILE NUMBER: PL17-009

SUBJECT: Request by Ahren Trumble of Sportago for sign permit approval in order to place new signage on the Menegon Building located at 1380 Main Street in the Central Business (CB) district.

PREPARED BY: Aaron Hecock, Senior Planner

REVIEWED BY: Noah Housh, Planning Director

APPLICATION FILED: 01/30/2017

ACCEPTED AS COMPLETE: 02/15/2017

LOCATION OF PROPERTY: 1380 Main Street #101

APN: 009-212-001

GENERAL PLAN/ZONING: Central Business (CB)

APPLICANT: Ahren Trumble

PHONE: (707) 963-9042

PROJECT DESCRIPTION

The applicant is requesting sign permit approval for new signage associated with Sportago which is located in the new Menegon Building on the corner of Main Street and Adams Street. Proposed new signage includes an identification sign ("Sign 1") on the primary frontage of the building (corner facing Main Street and Adams Street). This sign would be located within an existing architectural feature designed to house business signage. The sign would be 54"W x 24"H and would consist of steel lettering that reads "Sportago" in front of a silhouette of mountains created from copper. The applicant is also proposing two (2) secondary, projecting, identification signs ("Sign 2 & 3") which would be attached to the building at locations fronting Main Street and Adams Street. Signs 2 & 3 are identical, double-sided, and made from wood suspended by a metal arm affixed perpendicularly from the building's façade. These signs are 22"W x 12"H and painted with the image of a fish and the wording "Authorized Dealer" and "Patagonia". Per City requirements, these signs would be required to be at least 7½ feet above the sidewalk. Remaining proposed signage consists of incidental window signs ("Sign 4, 5, & 6"). Signs 4 & 5 are white vinyl decals that run along the bottom of the 3 window sections fronting Main Street and Adams Street. The middle pane will contain the word "Sportago" with a thin line silhouette of mountains on each side. The left pane will

*1380 Main Street #101
Sign Permit
April 4, 2017*

contain the words “Outdoor” and “Lifestyle” and the right pane will contain the words “Travel” and “Adventure”. This signage will not exceed 10” in height with a line thickness of no more than 1”. The final sign (“Sign 6”) is a simple informational white vinyl door sign displaying the Sportago logo along with the hours of operation. This sign is 10”H x 8”W.

ANALYSIS

CEQA

This project is exempt from the requirements of CEQA pursuant to Section 15311, Class 11(a) of the CEQA Guidelines, which exempts on-premise business signs. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not located on or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts.

GENERAL PLAN / ZONING

The subject property is located in the Central Business (CB) district. The CB designation provides for retail, personal service uses, offices, restaurants, hotels/motels and other similar and compatible uses. In the CB district, signs are regulated by Municipal Code Section 17.148.040(C)(1). Planning commission sign permit approval must be obtained for all signs in addition to, or not in compliance with, Municipal Code Section 17.148.040(C)(1)(a). The purpose of the planning commission sign permit is to allow the consideration of illuminated signs (including neon), signs that are larger, or signs in addition to those permitted with an administrative sign permit. The planning commission shall consider the compatibility of the sign to the site, the appropriateness of the materials and colors in relation to the project, the compatibility of the sign to the small town character of St. Helena, and the impact the sign may have on surrounding properties. The commission shall not approve signs which obscure or detract from the architecture of a historic building or structure.

Pursuant to Municipal Code Section 17.148.040(C)(1)(b, c, d), the following restrictions apply to signage in the CB district:

- The aggregate area of all signs on the primary frontage, including incidental signs, shall not exceed the lesser of forty (40) square feet in sign area or a ratio of one square foot of signage to one linear foot of business frontage.
- No single sign shall exceed twenty (20) square feet in size.
- Secondary frontage signs per business: one sign for each secondary frontage.
- Maximum cumulative sign area for all secondary frontage signs, including both sides of a two-sided sign: twenty (20) square feet.
- Each business shall be permitted two non-illuminated incidental signs. Each sign shall not exceed two square feet in size.
- Each business shall be permitted to paint on a door or window the address and/or hours of operation in an area not to exceed two square feet.

*1380 Main Street #101
Sign Permit
April 4, 2017*

“Primary frontage” means the side of a building facing a street or, in the case of a building having more than one side facing a street, the side so designated by the property owner. “Secondary frontage” means the sides of a building other than the primary frontage which are visible from a public right-of-way or from adjacent private property or which provide secondary access to the use or activity. In addition, Municipal Code Section 17.148.110(C) states that “The lowest portion of a projecting sign over a pedestrian sidewalk shall be at seven feet six inches above the ground surface.” A condition of approval has been added identifying that the projection signs must comply with this Municipal Code requirement.

Staff Response: In this case the storefront is oriented toward the street corner with the entrance to the store and its primary identification sign facing the corner of Main Street and Adams Street. Regardless of how the building frontages are defined, proposed signage is compliant with the requirements described above as Sign 1 (the primary identification sign) is only 9-sf in size; Signs 2 and 3 are both 2-sf per side (4-sf total per sign); Signs 4 and 5 are incidental window signs that are more window decoration than actual signage and are not easily quantifiable in terms of square footage; and Sign 6 is explicitly permitted by the code section referenced above. In addition, a condition of approval has been added requiring the two projection signs to be at least 7½ feet above the ground surface at their lowest point.

CORRESPONDENCE

As of the completion of this report, no comments on the proposed signs have been received by staff.

STAFF RECOMMENDATION

Staff feels the proposed signs are in general conformance with the requirements of the Municipal Code and is in support of the application. Therefore, staff recommends that the Planning Commission:

1. Determine that the signs are exempt from the requirements of CEQA pursuant to Section 15311, Class 11(a) of the CEQA Guidelines which exempts on-premise business signs; and
2. Approve the request for a Sign Permit in order to place new signage on the building located at 1380 Main Street.

ATTACHMENTS

1. Resolution / Conditions of Approval
2. Applicant Description
3. Sign Exhibits

1380 Main Street #101
Sign Permit
April 4, 2017

**CITY OF ST. HELENA, STATE OF CALIFORNIA
SIGN PERMIT NO. PL17-
GRANTED TO 1380 MAIN STREET SUITE #101**

PROPERTY OWNER: Gary Menegon

APN: 009-212-001

RECITALS

1. The applicant submitted for a sign permit in order to place new signage on the Menegon Building located at 1380 Main Street in the Central Business (CB) district.
2. New signage proposed includes an identification sign ("Sign 1") on the primary frontage of the building (corner facing Main Street and Adams Street). Two (2) secondary, projecting, identification signs ("Sign 2 & 3") which would be attached to the building at locations fronting Main Street and Adams Street. Signs 4 & 5 are while vinyl decals that run along the bottom of the 3 window sections fronting Main Street and Adams Street. The final sign ("Sign 6") is a simple informational white vinyl door sign displaying the Sportago logo along with the hours of operation.
3. The Planning Commission of the City of St. Helena, State of California, considered the signs, staff report, and all testimony, written and spoken, at a hearing on April 4, 2017.

RESOLUTION

The Planning Commission of the City of St. Helena, State of California, approved the Sign Permit on the following basis:

- A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff reports, City files for this matter, correspondence, presentations and other materials.
- B. The Planning Commission hereby finds that this project is exempt from the California Environmental Quality Act pursuant to Section 15311, Class 11 (a), which exempts installation of on premise signs.
- C. The Planning Commission hereby finds that the proposed signs are in compliance with the requirements of Municipal Code Section 17.148 relating to the placement of signs in the Central Business district.
- D. The Sign Permit for the above described is granted subject to compliance with the following conditions. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed:
 1. The permit shall be in conformance with all City ordinances, rules, regulations and policies in effect at the time of issuance of a building permit should one be required.

*1380 Main Street Suite #101
Sign Permit
April 4, 2017*

2. The Permits shall be vested within one (1) year from the date of approval. The Permits may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals. Any request for an extension of the Sign Permit must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
3. This permit will expire if the use is discontinued pursuant to existing ordinances and regulations.
4. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
5. This Sign Permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
6. The signs authorized by this Sign Permit shall conform to the details and dimensions shown on the Exhibits which were reviewed and approved by the Planning Commission at their April 4, 2017 meeting.
7. No internal illumination of signs is permitted.
8. The lowest portion of the projecting signs over the pedestrian sidewalk shall be at seven feet six inches above the ground surface.
9. An Encroachment Permit shall be obtained by the applicant prior to installation of signs if work involves locating of any person or structure on public property, such as a sidewalk, driveway, or street, if necessary.
10. Provided they are in general compliance with the Sign Ordinance, minor modifications may be approved by the Planning Director.

I HEREBY CERTIFY that the foregoing sign permit was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on April 4, 2017 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

*1380 Main Street Suite #101
 Sign Permit
 April 4, 2017*

APPROVED:

ATTEST:

Grace Kistner
Chair, Planning Commission

Noah Housh
Planning Director

Sportago
1380 Main St. #101
St. Helena, CA 94574
(707) 963-9042

Sign Permit Application Detail

Sign 1:

Front facing sign on designated area of front of building facing intersection of Main St. and Adams St. This sign will be constructed of metal (copper and steel) and affixed within the allotted rectangle as seen in the attached image. Size will be 54"W x 24"H. The sign will consist of copper mountains placed behind raw steel lettering/logo "Sportago". We have a larger version of this exact logo that is displayed inside our store for reference.

Sign 2:

Projecting identification sign Main St. side of building. Sign is made of metal, wood and painted acrylic and portrays the image of a fish and the wording "Authorized Dealer, Patagonia". Actual sign dimension is 22" x 12" with lettering no bigger than 2". It will be attached to the brick façade of the building and project a total of 25" from the building. The bottom of the sign will hang 90" above the sidewalk.

Sign 3:

Same as Sign 2 but on the Adams St. side of the building. All dimensions and locations will be exactly the same.

Sign 4:

White vinyl window sign spreading the length of the windows facing Main St. This window is separated into three sections. The middle section will contain the "Sportago" text/logo with a mountain outline on each side. This section is 78" in length. On each side of this there is a 33" window that will display the text "Outdoor Lifestyle" and "Travel Adventure". The overall signage is not to exceed 10" in height with a line thickness of no more than 1". It will be located 10" from the bottom of the window (making the actual sign located between 35" and 45" from the ground).

Sign 5:

White vinyl window sign the same as Sign 4, but located on the Adams St. window. All dimensions and locations will be exactly the same on the window.

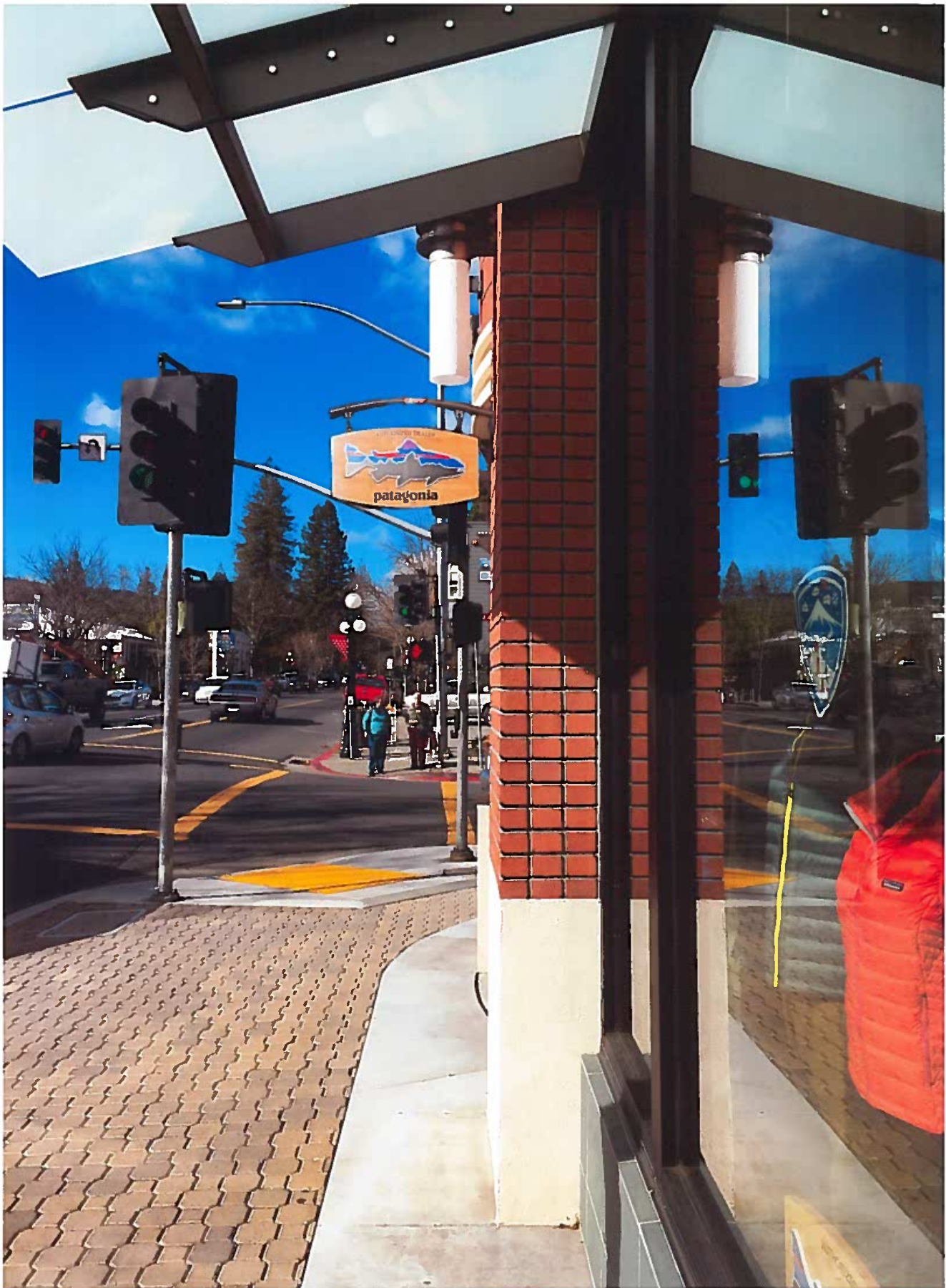
Sign 6:

White Vinyl window sign located on the front door displaying the "Sportago" text/logo and hours of operation. The actual size is 10"H x 8"W. This sign is physically installed already.

 1/30/17















Tentative Planning Commission Agenda Updated: February 2, 2016

CURRENT AND PENDING MATTERS

February PC and/ or CC Agenda:	
1.	PL16-086 1367 Main St Woodhouse Bar-B-Q Use Permit –Aaron Hecock
2.	PL16-084 1425 Oak Ave DR Playground Shade at Montessori Pre School-Noah Housh
3.	1045 Pratt-DR for new SFD-Lilly Bianco
4.	PL16-080 1405 Adams St New SFD w/ Attached Garage –Lilly Bianco
5.	1105 Turley Flats Affordability and Loan Agreements- CC Approved Jan. 31, 2017
6.	PL16-099 1475 Main Rianda House New Sign-Aaron Hecock
7.	PL16-079 1225 Allyn Ave SFD with Attached Garage -Lilly Bianco
8.	CIA Mitigated Negative Declaration Posting-Comment Period Closed Jan. 23, 2017 - Lilly Bianco
9.	PL16-042 2555 Main St CIA DR, Variance and CUP for Educational Expansion-PC Review date Feb 21, 2017-Lilly Bianco
10.	PL16-043 830 Pratt Ave CIA DR, Variance and CUP for Dormitory Expansion-PC Review date Feb 21, 2017-Lilly Bianco
Active/Pending Projects	
1.	TSM 2010-40 Vacant Parcel-2010-40 Hunter Subdivision and EIR-Noah Housh
2.	PL14-041 741 McCorkle-Tentative Map and Use Permit-Under Review-Aaron Hecock
3.	PL15-049 837 Signorelli Cir-Garage-DR Exemption-Pending Resubmittal-Aaron Hecock
4.	PL16-025 661 Main St LLA-Frozen by Applicant-Noah Housh
5.	PL16-018 & -094 420 Lafata (Previously 890 Dowdell Ln)-Custom Crush Facility-UP and Design Review- Resubmittal Under Review-Noah Housh
6.	PL16-048 576 Pope St-DR for new SFD-Frozen by Applicant
7.	PL14-10 1701 Madrona-Final Map and Tentative Map Extension-Frozen by Applicant
8.	PL16-058 1111 Main St-DR and Master UP for Commercial Land Uses-Under Review-Aaron Hecock
9.	PL16-074 Money Way Bathrooms-Aaron Hecock/Tobias Barr
10.	PL16-012 633 Main St-UP to convert existing SFD into 2-room Hotel-Frozen by Applicant-Noah Housh
11.	PL16-020 2555 Main/ PL16-043830 Pratt-Demo, DR, UP and Variance for CIA Campus Reno and Dorm -Under Review
12.	PL16-081 thru -083 1003 Charter Oak Subdivision and 2 SFDs-Aaron Hecock
13.	PL16-085 Beringer Winery Design Review-Lilly Bianco
14.	PL16-089 1919 Main St Las Alcobas Signs-Aaron Hecock
15.	PL16-093 2600 Sulphur Springs Admin Determination Side Setback-Noah Housh
16.	PL16-095 1827 Vineyard Ave Demo and DR SFD – Aaron Hecock
17.	PL16-096 800 Crane Ave DR Exemption for Equipment Install-Under Review Noah Housh

18. PL16-097-563 Main Admin Determination Oak Ave Extension Noah Housh
19. PL17-004 1380 Main # 102 Use Permit for Retail Store-Aaron Hecock
20. PL17-005 1380 Main #103 Use Permit for Retail Store-Aaron Hecock
21. PL17-006 1000 Mills Ln Farmstead Hotel-Aaron Hecock
22. PL17-007 1178 Hudson Design Review Aaron Hecock
23. PL17-009 1380 Main St Sign Permit-Under Review Aaron Hecock
24. General Plan Update EIR-In Process-Noah Housh
25. General Plan Update-In Process-Noah Housh
26. Zoning Code Update to address changes in State Law-Second Dwelling Units-In Process-Noah Housh
27. Zoning Code Update to address changes in State Law-Recreational Marijuana-In Process-Noah Housh
PC/CC Assignments Currently Under Review by Staff:
1. General Plan Update and General Plan EIR
2. Manage RFP Responses and Candidate Selection
3. Short-Term Rental Ordinance Update Implementation and Enforcement
4. Demolition Permit Review
5. Code Enforcement Policy and Procedures Update-On Going
6. PG&E Parking Lot Negotiation
Pending PC/CC Assignments for Planning Department
1. Initiate Creation and Implementation of Design Guidelines
2. Comprehensive Zoning Code Update-Following General Plan Adoption
3. F.A.R. Review-To be conducted with Zoning Code Update
4. Council Goal Setting
Other Items of Interest to Planning Commission
1. Food Truck Ordinance
2. Update Daycare Zoning Regs-Consistent with State Law
3. Pools-Drought Policy Changes. Phase 1?
4. Plan Improvements, Additional Requirements, Application Checklist
5. Limit on Demolition Permits
6. General Plan & EIR 45-day Public Review
7. Water Update/Report from PW
8. Hunter EIR 45-day Public Review and Project Review
Required Items and Issues of Interest to Staff
1. Calderon Settlement Agreement Implementation and Monitoring
2. Design Guidelines-TBD
3. PW & Planning - Ordinance to Amend Municipal Code Related to Exterior Fire

Sprinklers
5. Temporary Use Permit-Create Process-Ordinance and ZC Amendments
6. Cell Towers Ordinance-Update Current Code -State and Fed Laws
7. Growth Management Code Language Update and Annual Review (Sept)
8. Fee Study-Pending
9. Review and Comment-Draft Tree Ordinance
10. AB 52 CEQA Process Implementation-Native American Consultation-On Going
12. Code Enforcement-On Going
Recent Approvals
1. 684 McCorkle OTSH-8 Unit Affordable Multi-Family-UP, Design Review, Demo and T-Map-Under Review-Approved November 15, 2016
2. 632 McCorkle-8-Unit Multi-Family Residential-Design Review and Demolition-PC Approved 12-6-16; Appealed to CC; Appeal Denied January 24, 2017
3. Building and Fire Code Update - Ordinance to Amend Municipal Code-CC Approved Nov. 2017
4. 574 Pope St-DR, UP & T-Map-Withdrawn
5. 1105 Turley Flats Affordability and Loan Agreements- CC Approved Jan. 31, 2017
6. Design Review Submittal Requirements-PC Discussion
7. 1210 Greyson-Davies Winery Signs-PC Approved Sept. 20, 2016-Appealed to CC, Appeal Denied December 2016
8. PL16-087 1234 Adams Street Wine Tasting PC Approved 12-20-16; Appealed to CC- Appeal Supported 1-24-17, Lilly Bianco
9.
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