



*** SECOND AMENDMENT***
City of St. Helena
Planning Commission
Regular Meeting
Tuesday, May 1, 2018 @ 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: Lester Hardy
Commissioners: David Knudsen, Bobbi Monnette and John Ponte
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 Minutes: April 17, 2018 5 - 8
[Commission Minutes 04-17-18](#)
 - 4.2. Request for a Design Review Exemption to renovate the facade at 1136-1154 Main Street in the CB: Central Business Zoning District 9 - 29

CEQA Determination: Exempt
Prepared By: Joseph Brockhoff, Planning Intern
Recommendation:
Staff is in support of this application and therefore recommends that the Planning Commission:
 1. Determine that the project is exempt from the requirements of CEQA pursuant to Sections 15301 and 15303; and
 2. Accept the required findings and approve a resolution granting a Design Review Exemption approval for the applicant to make modifications to the building located at 1136-1154 Main Street.[1136-1154 Main Street - Staff Report](#)
5. PUBLIC HEARINGS

- 5.1. Request by Ted and Jamie Shuel for a Short-Term Rental Permit to rent the single-family home located at 980 Allison Avenue in the High Density Residential District in accordance with the requirements of the Short-Term Rental Ordinance. 31 - 48

CEQA Determination: Exempt from CEQA pursuant to Section 15061(B)3

Prepared By: Aaron Hecock, Senior Planner

Recommendation:

For the reasons described above, staff recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15061(B)3, which exempts any project where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; and

2. Accept the required findings and approve a short-term rental permit at 980 Allison Avenue.

[980 Allison Ave. - Staff Report](#)

- 5.2. *This Item has Been Continued to a Date Certain of May 15, 2018* - Request by Brain Heim on behalf of Sander LLC for Tentative Parcel Map approval in order to subdivide an existing 14.75 acre parcel into two newly created parcels, one 0.5 acres in size and the other 14.25 acres in size at 2525 Madrona Avenue in the Twenty-Acre Agriculture (A-20) zoning district. 49

[*This Item has Been Continued to a Date Certain of May 15, 2018*](#)

6. SCHEDULED MATTERS

7. DEPARTMENT REPORTS

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

8. 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.

8.1. Tentative Agenda

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[PC Tentative Agenda - March 2018 Update](#)

9. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for May 15, 2018, 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 April 26, 2018.



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.

MINUTES
City of St. Helena
Planning Commission Meeting
Tuesday, April 17, 2018 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena

A complete video recording of this meeting, except for closed session, can be found at <https://sthenana.civicweb.net/Portal/> or by calling the City Clerk at (707) 967-2792. The City Council video is the official record of the Council meeting.

Present: Chair Grace Kistner, Vice-Chair Lester Hardy, Commissioner David Knudsen, Commissioner Bobbi Monnette, and Commissioner John Ponte

Absent: None

Staff Present: Noah Housh, Planning & Community Improvement Director, Erica Ahmann Smithies, Public Works Director and City Engineer, Thomas B. Brown, City Attorney, Aaron Hecock, Senior Planner, Lilly Bianco, Contract Planner, and Xinia Gamero, Administrative Assistant

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

3. PUBLIC FORUM:

No public comment received.

4. CONSENT ITEMS

4.1 Approval of Minutes: April 3, 2018

Item 4.2 was pulled from Consent.

4.2 ~~Design Review Exemption to build a 570 square foot (sf) carport at 1222 Alexander Ct. in the Medium Density Residential Zoning District~~

Commissioner Lester Hardy moved to approve Item 4.1. The motion was seconded by Commissioner John Ponte and on roll call carried by the following vote:

AYES: Grace Kistner, Lester Hardy, David Knudsen, Bobbi Monnette, and John Ponte

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

4.2 Design Review Exemption to build a 570 square foot (sf) carport at 1222 Alexander Ct. in the Medium Density Residential Zoning District

CEQA Determination: Exempt

Prepared By: Joseph Brockhoff, Planning Intern

Recommendation:

Staff finds that the proposed residential remodel 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 15301; and
2. Approve a resolution finding that the project is exempt from design review thereby approving the exterior modifications to the single-family home located at 1222 Alexander Ct.

Planning Director Noah Housh reported on this item.

No public comment received.

Commissioner John Ponte moved to approve item 4.2. The motion was seconded by Commissioner Lester Hardy and on roll call carried by the following vote:

AYES: Grace Kistner, Lester Hardy, David Knudsen, Bobbi Monnette, and John Ponte

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

5. PUBLIC HEARINGS

5.1 St Helena 2040 General Plan Environmental Impact Report Scoping Meeting

CEQA Determination: Environmental Impact Report

Prepared By: Noah Housh, Planning & Community Improvement Director

Recommendation:

It is recommended by the Planning and Community Improvement Department that the Planning Commission hold the scoping meeting for the 2040 General Plan Update EIR and receive all verbal and written comments on the scope of the General Plan EIR analysis.

Planning Director Noah Housh reported on this item.

Dyett & Bhatia Consultant provided a presentation and answered questions.

Chair Kistner opened the public hearing.

Anthony Micheli addressed the Planning Commission.

Chair Kistner closed the public hearing.

Chair Kistner called for a break at 6:47 pm.

Chair Kistner reconvened the meeting at 7:00 pm.

6. SCHEDULED MATTERS

- 6.1 Consideration of amendments to the City's Zoning Ordinance, St. Helena Municipal Code ("SHMC") Title 17, potentially revising Section 17.48 (Central Business District) and 17.52 (Service Commercial), to modify the list of permitted and conditional uses as deemed appropriate by the Planning Commission.

CEQA Determination: Exempt pursuant to Section 15061 of the CEQA Guidelines.

Prepared By: Aaron Hecock, Senior Planner

Recommendation:

It is recommended by the Planning and Community Improvement Department that the Planning Commission review the attached list of permitted and conditional uses along with the suggested changes provided by staff and provide direction to staff at a future meeting date regarding which, if any, they would like made.

Senior Planner Aaron Hecock reported on this item.

The Commissioners provided staff with direction.

Anthony Micheli addressed the Commission.

- 6.2 ****New item added 4/12/18***
Housing Element Update 2018

CEQA Determination: Mitigated Negative Declaration

Prepared By: Noah Housh, Planning & Community Improvement Director

Recommendation:

It is recommended by the Planning and Community Improvement Department that the Planning Commission review and consider the provided information, and file the report.

Planning Director Noah Housh reported on this item.

No public comment received.

7. DEPARTMENT REPORTS

8. AGENDA FORCAST

8.1

9. ADJOURNMENT

Chair Kistner adjourned the meeting at 8:00 pm.

The April 17, 2018 minutes were approved at the _____ Planning Commission meeting.

APPROVED:

ATTEST:

Grace Kistner, Chair

Noah Housh, Planning and Community Improvement Director



PLANNING COMMISSION REPORT

Planning Commission Meeting of May 1, 2018

AGENDA SECTION: Consent

FILE NUMBER: PL18-016

SUBJECT: Request for a Design Review Exemption to renovate the facade at 1136-1154 Main Street in the CB: Central Business Zoning District

PREPARED BY: Joseph Brockhoff, Planning Intern

REVIEWED BY: Noah Housh, Planning & Community Improvement Director

APPLICATION FILED: 02/07/18

ACCEPTED AS COMPLETE: 03/26/18

LOCATION OF PROPERTY: 1136-1154 Main Street

APN: 009-083-021

GENERAL PLAN/ZONING: Central Business/CB: Central Business District

APPLICANT: Allen Gee

PHONE: 415-559-1176

BACKGROUND

The subject property located at 1136-1154 Main Street is a 0.34-acre parcel Located in the Central Business Zoning District. The building which houses multiple businesses is known as St. Helena Plaza.

PROJECT DESCRIPTION

The applicant is requesting a Design Review Exemption in order to perform exterior renovation work on the facade of St. Helena Plaza located at 1136-1154 Main Street in the Central Business Zoning District. The applicant is proposing the following exterior changes:

- 1) Change the building colors per the attached color renderings (See attachment #4)

- 2) Remove the existing awnings from the building and install new awnings. The new awning overhang will extend 2'-6" from the building. the current awning overhang is 6'-0" from the building.(See attachment #4)
- 3) Add lighting above the new awnings. (See attachment #4)
- 4) Set a uniform standard regarding the tenant signage program. Tenants will be responsible for submitting their own permits for signage which shall adhere to the signage program proposed.
- 5) Add a total of six (6) sconce lights along the building facade. (See attachment #4)
- 6) Add string lights above the front patio area. The patio lights will be supported by cable wire mounted approximately 10'-0" above floor finish. (See attachment #4)
- 7) Paint exposed south/west side of the building subject to adjacent property owner approval. (See plan sheet A1).
- 8) Perform ADA enhancement work to make existing wheelchair ramp ADA compliant.
- 9) Install a cohesive and uniformed railing system across the frontage of the plaza.

ANALYSIS

CEQA

The project is categorically exempt from the requirements of CEQA pursuant to Section 15301. Class 1 exemptions allow for the minor alterations and additions to existing private structures. 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

The project site is designated Central Business by the General Plan which provides for retail, personal services uses, offices, restaurants, hotel/motels, service stations, public and quasi-public uses, and similar and compatible uses that serve local residents and the surrounding area. Emphasis is on pedestrian-oriented retail and services on ground floor level, with office uses on upper levels.

The Central Business District generally extends from Sulphur Springs Creek north along Main Street to midway between Adams Street and Pine Street, and west to Oak Street and easterly along the north side of Adams Street.

Some of the most applicable General Plan policies include:

2.6.28 Maintain the pedestrian-oriented character of the Central Business District and provide for convenient pedestrian connections to encourage walking and reduce vehicle trips within the service commercial core area.

2.6.31 Require the design of all new commercial development to be compatible with and complementary to the image and character of the historic Main Street area.

2.6.35 Maintain the Central Business District as the City's social/cultural core, and the primary center of retail business.

Staff Response: Staff finds that the proposed design changes are consistent with the current pedestrian-oriented character of the Central Business District and that the changes maintain the cultural and historical qualities that St. Helena is known for. Therefore, staff finds that the proposed renovations to the facade are consistent with the General Plan in that they will help improve the overall aesthetic of the shopping center.

Zoning

Consistent with the General Plan Designation, the property has a zoning designation of CB (Central Business). The Central Business Zoning District (CB) designation provides for retail, personal service uses, offices, restaurants, hotels/motels, service stations, public and quasi-public uses, and similar and compatible uses that serve local residents and the surrounding area. Emphasis is on pedestrian-oriented retail and service uses on the ground floor level, with office and residential uses on the upper levels. The intent is for the CB district to remain primarily local resident-serving in character. New uses which serve both local residents and tourists will be allowed. Uses which are primarily tourist-serving are not permitted.

Staff Response:

The proposed changes which appear to be minimal are to the facade of an existing commercial building where no new square footage is being added. In addition, the project as described appears to be in conformance with all development standards. Therefore, staff finds that this project does not create any substantial design problems and that it is consistent with the Zoning Code requirements that are prescribed for the Central Business Zoning District.

Signage:

As stated in the project description above, one of the proposed goals of this project is to unify the signage program. As part of the conditions of approval for this project each individual business shall be required to apply separately for an administrative sign permit when significant changes in a signs design or dimensions are proposed.

Lighting:

Since the project is expected to create some amount of light spillage onto Main Street it will be conditioned to minimize trespass and glare. In particular, and as prescribed by Municipal Code Section 17.164.070, the applicant shall submit a finalized indication of exterior lighting adequate to determine its character and to enable review of possible hazards and disturbances to the public and adjacent properties. It is expected that all new lighting shall adhere to and not exceed the measurement parameters shown in the photo-metric study provided by the applicant on page 5 of the plan set (attachment 2).

Water Neutrality:

Chapter 13.12.050 of the Municipal Code sets forth minimum water efficiency requirements for new development. Among 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 on the city water system using the methodology defined in Section 13.12.050. Given that the proposed project which involves an existing nonresidential structure, does not increase floor area, it therefore is not subject to the St. Helena Water Neutrality requirements.

ISSUES

At the time of this report staff has not identified any issues or problems with this project

CORRESPONDENCE

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

STAFF RECOMMENDATION

Staff is in support of this application and therefore recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to Sections 15301 and 15303; and
2. Accept the required findings and approve a resolution granting a Design Review Exemption approval for the applicant to make modifications to the building located at 1136-1154 Main Street.

ATTACHMENTS

[Resolution-1136-1154 Main St](#)

[Project Plans](#)

[Site Photos](#)

[Renderings](#)

**CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO. PCxxxx
GRANTED TO 1136-1154 MAIN STREET**

PROPERTY OWNER: Steve Robertson

APN: 009-083-021

Recitals

1. The applicant is requesting a design review exemption in order to perform exterior renovation work on the facade of St. Helena Plaza located at 1136-1154 Main Street in the CB: Central Business Zoning District.
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 May 1st 2018.

Resolution

- A. The Planning Commission hereby finds that the project is exempt from CEQA pursuant to Section 15301. (Class 1) which exempts the minor alteration of public or private structures.
- 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.
The project maintains the design standards and intent of the General Plan for businesses within the Central Business Zoning District;
 2. Compatibility of design with the immediate environment of the site.
No significant changes to the basic design are proposed as part of this project;
 3. Relationship of the design to the site.
No changes to the overall design are proposed as a part of this project;
 4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character.
The proposed changes are not expected to affect or change the unifying character of the building itself or alter the overall aesthetical theme of the area;
 5. Whether the design promotes harmonious transition in scale and character in areas between different designated land use.
The site is not within an area of Land Use or Zoning transition.
 6. Compatibility with future construction both on and off the site.
The proposed changes are minimal and not expected to affect compatibility with future construction;
 7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project.
Since there are no significant changes to any material or colors the proposed changes are appropriate to 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.

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- The proposed renovation is expected to improve the overall aesthetics of the building and therefore provide a desirable environment;*
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures.
No additional landscaping is proposed as part of this project;
 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.
The main function of the site will not change in any meaningful way;
 11. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles.
The project doesn't involve any changes to the circulation or site access;
 12. Whether natural features are appropriately preserved and integrated with the project.
The project is not located next to any natural features;
 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.
The proposed materials, colors, textures and details are only minimally different from what is currently present and will not create any incompatibility issues with the surrounding area;
 14. In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character
The proposed changes are not expected to affect or change the unifying character of the building itself or alter the overall aesthetical theme of the area;
 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.
There are no landscaping changes proposed as part of this project;
 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.
There are no landscaping changes proposed as part of this project;
 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.
The project will meet all California Building Codes and St. Helena development standards.

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.
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 on February 7th 2018 and reviewed by the Planning Commission, 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

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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.
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.

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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.
22. Each individual tenant or business shall be required to apply separately for an administrative sign permit when significant changes in a signs design or dimensions are proposed.
23. All new lighting shall adhere to the measurement parameters shown in the photometric study provided by the applicant on page 5 of the plan set. As prescribed by Municipal Code Section 17.164.070 the applicant shall submit a finalized indication of exterior lighting adequate to determine its character and to enable review of possible hazards and disturbances to the public and adjacent properties.
24. The City reserves the right to require removal and/or modification of certain lighting elements included in this approval, should they be deemed a nuisance or impact to health, safety and/or welfare of the St. Helena community.

I HEREBY CERTIFY that the foregoing Design Review Exemption 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 May 1st, 2018 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Grace Kistner
Chair, Planning Commission

Noah Housh
Planning Director

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NEW BUILDING COLORS, REPLACE AWNINGS WITH NEW, ADD SCONCE LIGHTS AND STRING LIGHTS ABOVE PATIO AREA, ADD SIGNAGE CRITERIA FOR FUTURE TENANT SIGNAGE.

BUILDING TYPE: V-B
NUMBER OF STORIES: ONE
OCCUPANCY: B, M

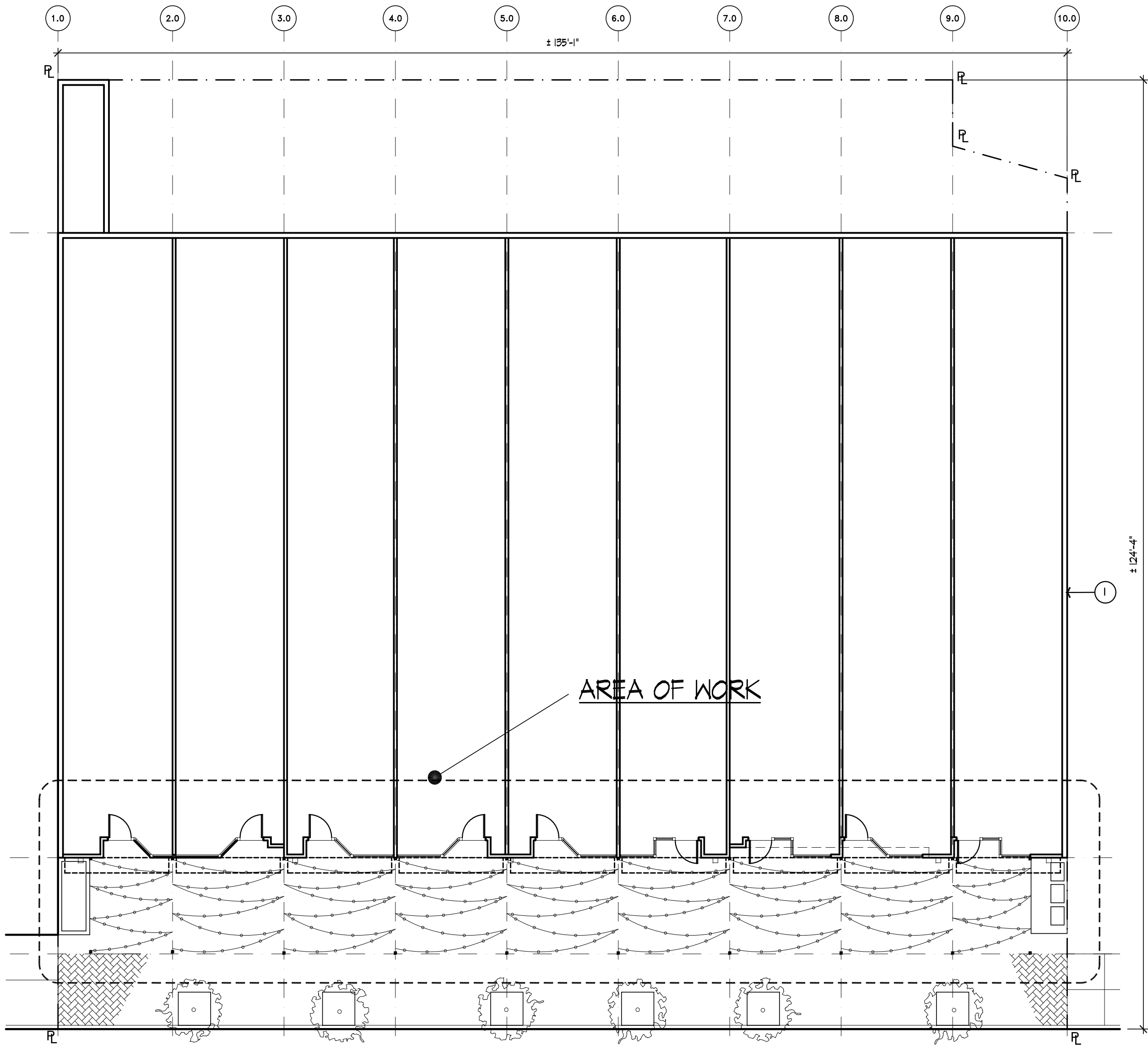
OCCUPANT LOAD: N/A

CURRENT BUILDING CODES:
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA FIRE CODE
2016 CALGREEN

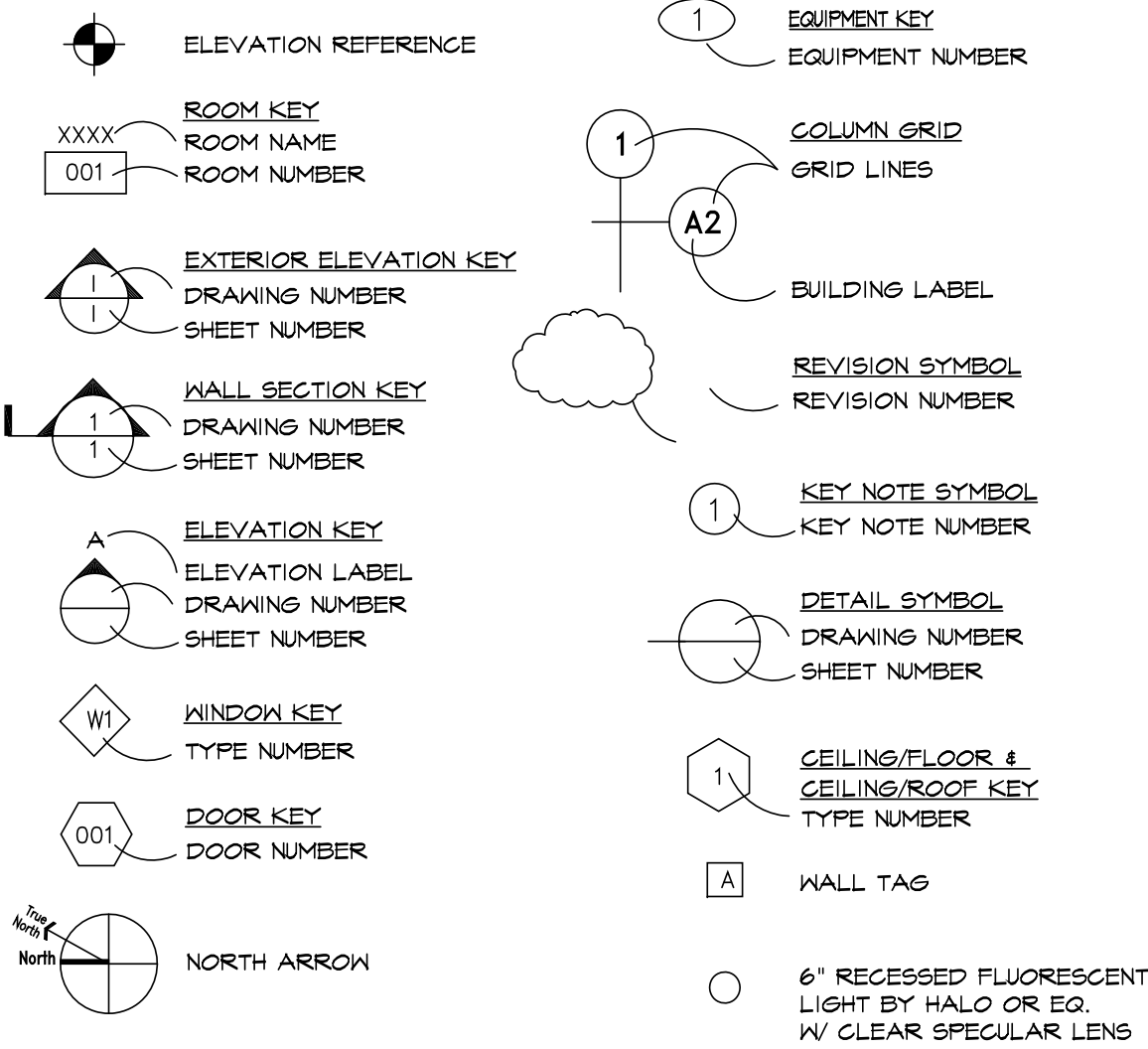
ARCHITECTURAL

- A1 TITLE SHEET
- A2 EXISTING AND PROPOSED PLANS.
- A3 EXISTING AND PROPOSED ELEVATIONS
- A4 DETAILS
- A5 PHOTOMETRICS
- ID-1 COLOR RENDERING

1. PAINT EXPOSED SIDE OF BUILDING SUBJECT TO ADJACENT PROPERTY OWNER APPROVAL. SEE MATERIAL AND COLOR BOARD FOR COLOR.



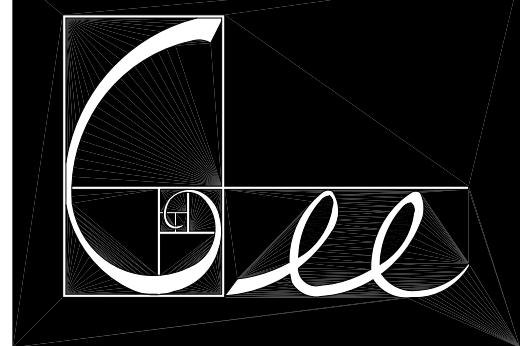
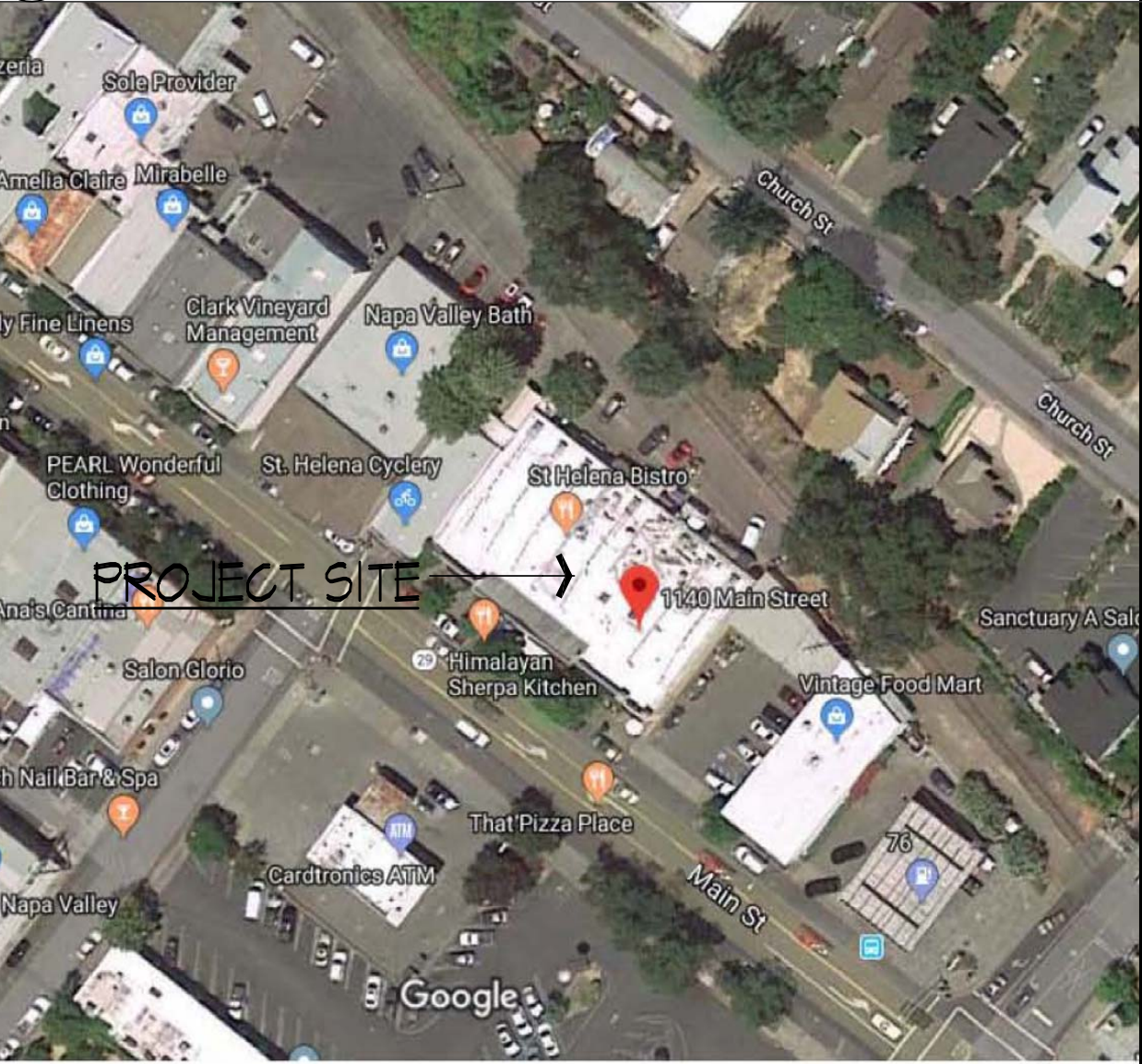
SYMBOLS



ABBREVIATIONS

And	SSM	Salvanized Sheet Metal
At	GB	Grade Bar
Number	GYP	Gypsum
Existing	HDWD	Hardwood
Acoustic	H.M.	Hollow Metal
A.F.F.	HORIZ	Horizontal
ALUM	HR	Hour
APPROX	HT	Height
ARCH	LAV	Lavatory
BD	MAX	Maximum
BTM	MFR	Manufacturer
CER	MIN	Minimum
C.S.	MISC	Miscellaneous
CLG	MTL	Metal
CLR	N.I.C.	Not in Contract
C.M.U.	N.T.S.	Not to Scale
COL	O.C.	On Center
CONC	OPP	Opposite
CONST	PLAM	Plastic Laminate
CONT	PLYND	Plywood
Ctr	R	Riser
D.F.	RAD	Radius
DIA	RM	Room
DISP	R.O.	Rough Opening
DN	RWD	Resinwood
DR	R.W.L.	Rain Water Leader
DWG	S.E.D.	See Electrical Drawings
EA	SM	Similar
ELEV	S.M.D.	See Mechanical Drawings
EQ	SPEC	Specification
EXP	SQ	Square
F.D.	S.S.D.	See Structural Drawings
F.E.	STD	Standard
F.E.C.	STL	Steel
FIN	STOR	Storage
FIN	T.O.	Top of
F.O.S.	T.O.C.	Top of Curb
FT	TYP	Typical
GA	UBG	Uniform Building Code
	U.O.N.	Unless otherwise noted

GENERAL NOTES



ARCHITECTS
Tel 415-386-1753
Fax 415-386-1763
790 - 37TH Avenue
San Francisco
California 94121

A Project For:

CH-SMOKEY ST. HELENA JV, L.P.
655 REDWOOD HIGHWAY
SUITE #177
MILL VALLEY, CA 94941

ST. HELENA PLAZA
1136-1154 MAIN STREET
ST. HELENA, CA 94574

REVISIONS:

ARCHITECT'S STAMP



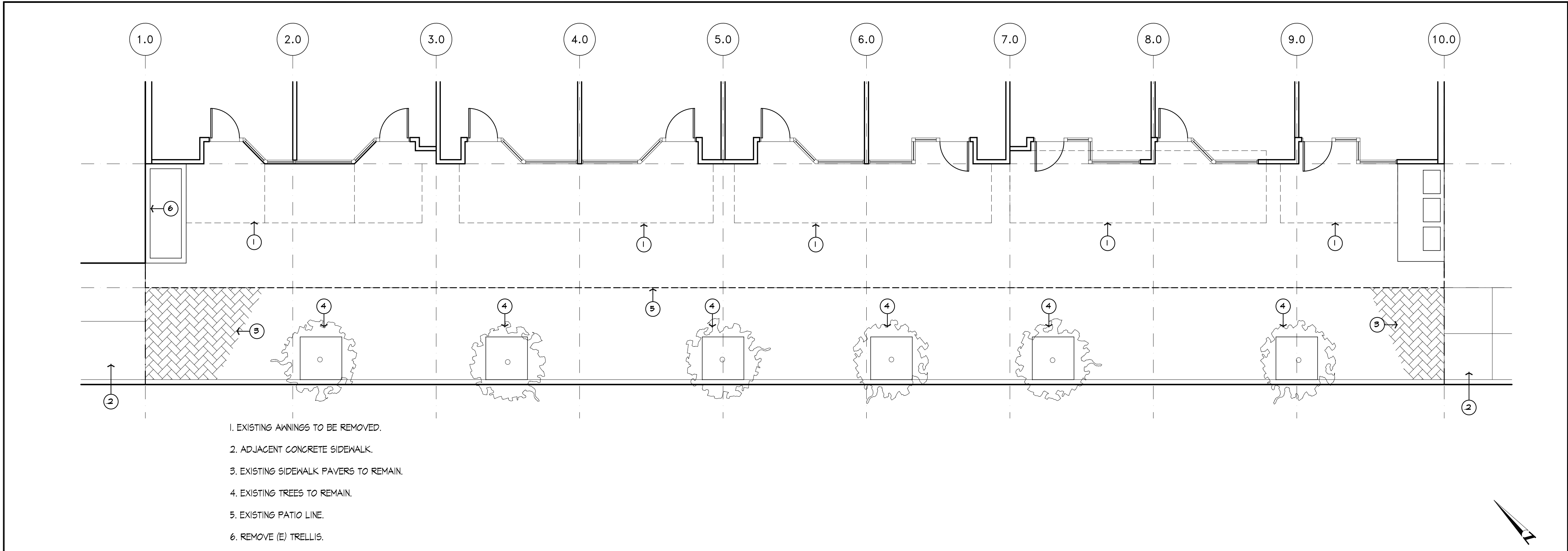
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SITE PLAN AND
GENERAL NOTES

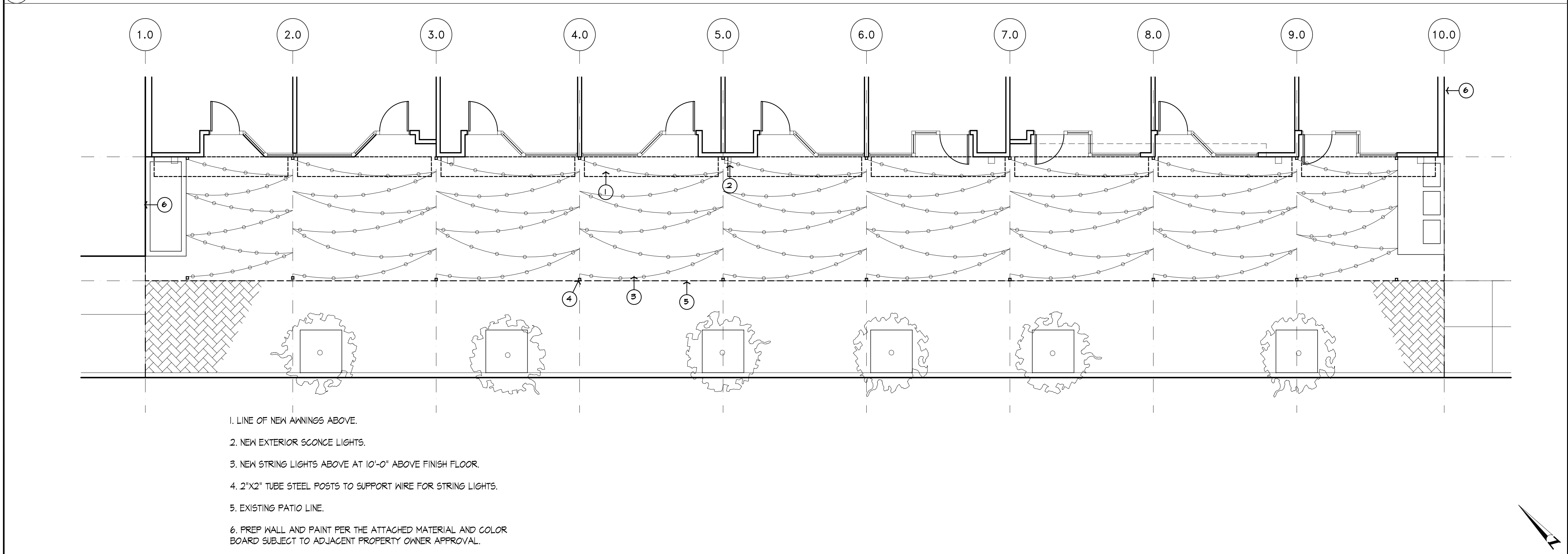
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SCALE: AS NOTED
DRAWN BY: AG
CHECKED BY: AG
JOB NUMBER: 11007.1

SHEET NUMBER:

A1

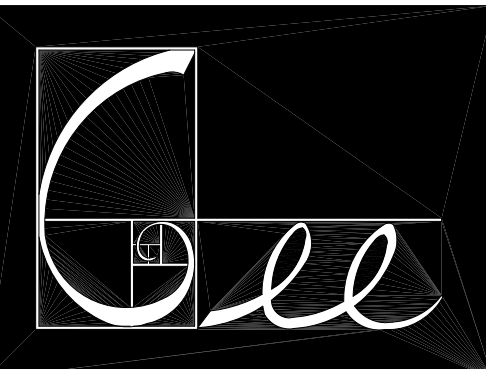


1 EXISTING PLAN



2 PROPOSED PLAN

A L L E N G E E



A R C H I T E C T S
T e l 4 1 5 - 3 8 6 - 1 7 5 3
F a x 4 1 5 - 3 8 6 - 1 7 6 3
7 9 0 - 3 7TH Avenue
San Francisco
California 9 4 1 2 1

A Project For:
CH-SMOKEY ST. HELENA JV, L.P.
655 REDWOOD HIGHWAY
SUITE #177
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ST. HELENA PLAZA
1136-1154 MAIN STREET
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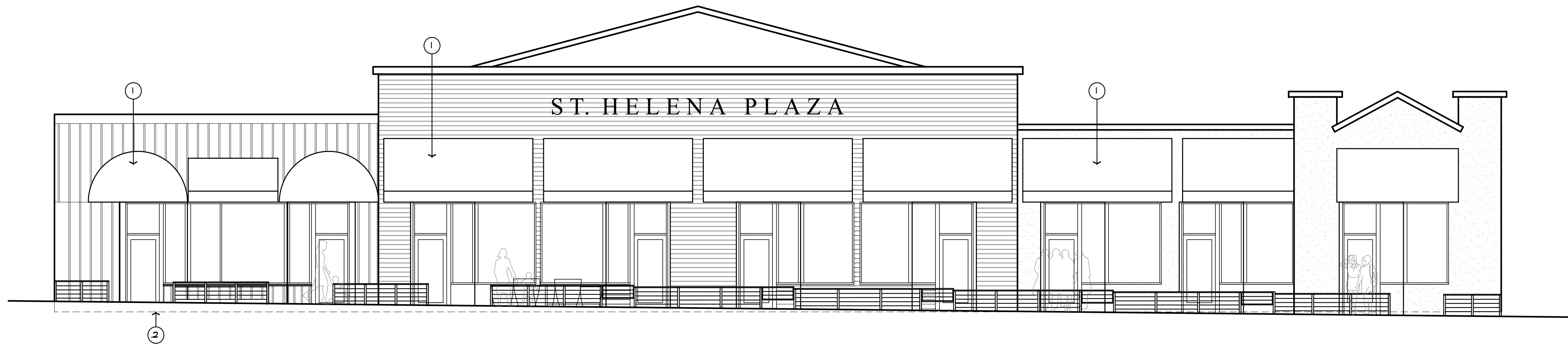
REVISIONS:



SHEET TITLE:
EXISTING/PROPOSED
FLOOR PLANS

DATE: FEBRUARY 6, 2018
SCALE: AS NOTED
DRAWN BY: AG
CHECKED BY: AG
JOB NUMBER: 11007.1

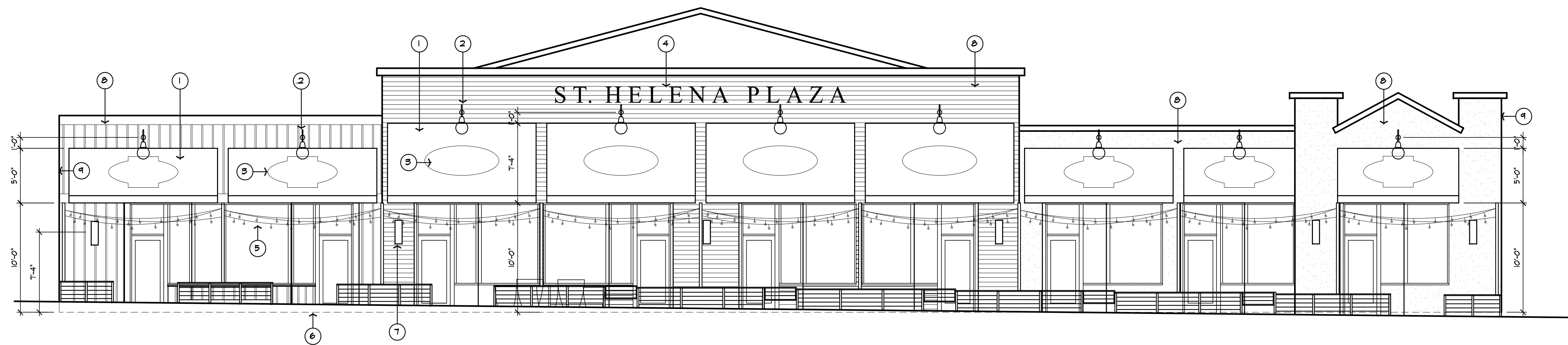
SHEET NUMBER:
A2



1. EXISTING AWNINGS TO BE REMOVED.
2. GROUND LINE AT FACE OF BUILDING

1 EXISTING FRONT ELEVATION

3/16" = 1'-0"

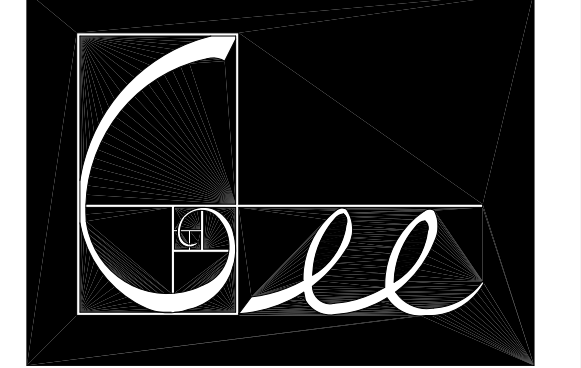


1. NEW AWNINGS PER DETAIL. SEE RENDERED ELEVATION FOR COLORS.
2. NEW SIGNAGE LIGHTS.
3. TENANT SIGNAGE/LOGO CENTERED ON AWNING BY TENANT UNDER A SEPARATE PERMIT. CONFIGURATION OF SIGNAGE/LOGO CAN VARY BETWEEN CIRCLES, OVALS, SQUARES, RECTANGLES, ETC. OR COMBINATION THEREOF FOR EACH TENANT. SIGNAGE/LOGO TO BE MAX. ONE SQUARE FOOT PER LINEAR FOOTAGE OF STOREFRONT.
4. RAISE EXISTING SIGNAGE UP TO ACCOMMODATE NEW AWNING AND LIGHTS. CENTER LETTERS BETWEEN TOP OF AWNING AND TOP OF PARAPET.
5. NEW STRING LIGHTS, MOUNT 10'-0" ABOVE FINISH FLOOR.
6. GROUND LINE AT FACE OF BUILDING.
7. NEW SCONCE LIGHT, TYP.
8. NEW PAINT COLOR FOR BUILDING ELEVATION, SEE COLORED RENDERING.
9. PREP WALL AND PAINT PER THE ATTACHED MATERIAL AND COLOR BOARD SUBJECT TO ADJACENT PROPERTY OWNER APPROVAL.

2 PROPOSED FRONT ELEVATION

3/16" = 1'-0"

A L L E N G E E



ARCHITECTS
Tel 415-386-1753
Fax 415-386-1763
790 - 37TH Avenue
San Francisco
California 94121

A Project For:

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1136-1154 MAIN STREET
ST. HELENA, CA 94574

REVISIONS:

ARCHITECT'S STAMP



SHEET TITLE:

EXISTING/PROPOSED
FRONT ELEVATION

DATE: FEBRUARY 6, 2018
SCALE: AS NOTED
DRAWN BY: AG
CHECKED BY: AG
JOB NUMBER: 11007.1

SHEET NUMBER:

A3

GN1LED13NAC11B - RAB Lighting

https://www.rabweb.com/product.php?product=GN1LED13NAC11B

IndoorOutdoorControlsSupportWhere to BuyLearnLog In

ProductsDecorativeLED Angled Cone GooseneckLED Gooseneck Cone Shade with 34" Goose Arm Style 1GN1LED13NAC11B

Spec SheetInstructionsLM79IES File



Color: Black

GN1LED13NAC11B

Adjustable 45° swivel joint
Superior heat sink
Die-cast aluminum housing
5 year LED warranty

LED Info

Driver Info

Dimensions

EZ Layout

Watts: 13W
Color Temp: 4000K
Color Accuracy: 88 CRI
L70 Lifespan: 100000
Lumens: 388
Efficacy: 26 LPW

Type: 120V
Constant Current
0.3A
240V: 0.3A
277V: 0.15A
Input Watts: 19W

Weight: 11.0 lbs



Technical Specifications

Listsings

IESNA LM-79 & IESNA LM-80 Testing

LED Characteristics

LED

Correlated Color Temp. (Nominal CCT): 4000K

Color Stability:

Cold Weather Starting

Finish:

Green Technology

Electrical

Surge Protection:

Other

Shades:

Patents:

1 of 2

1/29/2018 12:32 PM

tvoli (OR EQUAL)

SPEC | Litesphere



Project: _____
Type: _____ Length: _____
Notes: _____

Ordering Information

Product	Wire	Spacing	LED Type	CCT	Globe	Voltage
LSL	B Black	06 6"OC	V Very High Output	19 1900K	C Clear	12 12V DC
Litesphere	W White	12 12"OC	H High Output	27 2700K	F Frosted	
		18 18"OC	S Standard Output	30 3000K	Y Yellow	
		24 24"OC		35 3500K	R Red	
		CU custom		40 4000K	O Orange	
				50 5000K	G Green	
					B Blue	
					P Purple	
					Z Varied Colors	
					VLED required	
					S Saber	
					L Flare	

Lengths and Runs

Extra Feed Cable

Length in feet

Length in feet

Quantity

Length in feet

LS-XEP

LS-XEP

LS-XEP

LS-XEP

LS-XEP

LS-XEP

LS-XEP

LS-XEP

LS-XEP

LS-XEP

LS-XEP

LS-XEP

LS-XEP

LS-XEP

LS-XEP

LS-XEP

1 of 2

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OW1293 - IMAGE™

VISA LIGHTING

Type: _____ Project: _____

Fill in shaded boxes using information listed below

Order Code: OW1293

MODEL

SOURCE

VOLTAGE

FRAME

ACCENT BAR AND END CAPS

OPTIONS



The Image family of luminaires provides beautiful ambient light and flexible design options. These versatile fixtures can be mounted on walls in vertical or horizontal orientations and on ceilings. Image's quality construction includes solid metal trim and die-cast end caps with finish options to meet any design aesthetic.

FINISHES (Select one)

Frame Finish and one Accent Bar and End Cap Finish or Material

See page 2 for color chart

Options (Multiple Selections Allowed)

Option availability may be interdependent with Voltage, Source or Other Options

Horizontal mount (vertical is standard)

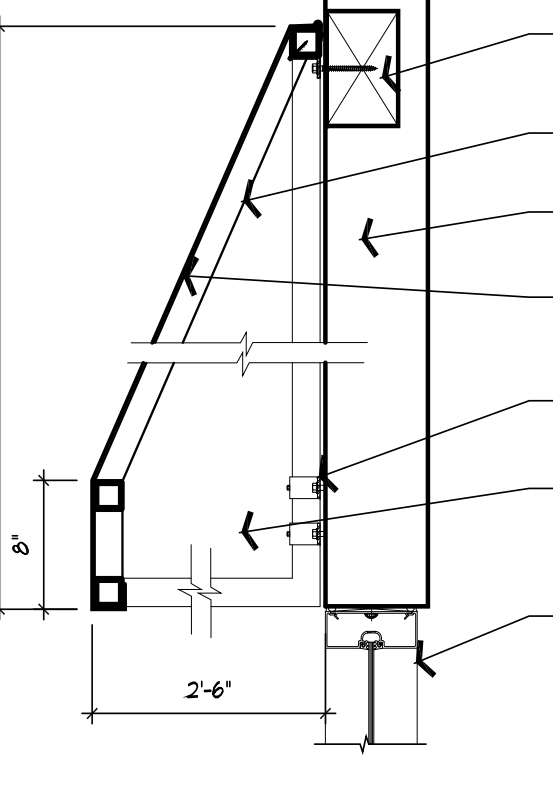
Express 10 day shipping - Items marked with a bulle (*) are not available with XPS

800-788-VISA

VisaLighting.com

Page 1

PER ELEVATIONS.



PROVIDE SOLID BLOCKING IN WALL TO ACCOMMODATE AWNING SUPPORTS.

TUBE STEEL AWNING.

EXISTING EXTERIOR WALL.

SUNBRELLA FABRIC. COLOR PER RENDERED ELEVATIONS.

2" BRACKETS, TYP AT ENDS OF AWNING.

PROVIDE OPEN ENDS AT AWNINGS, TYP. (NO FABRIC)

EXISTING STOREFRONT.

SECTION AT AWNING, TYP.

SCALE: 1/12" = 1'-0"

tvoli (OR EQUAL)

PHOTOMETRY | Litesphere

Standard Spacing Options & Max Run Chart

(Custom spacing available, please consult factory)



6" OC			12" OC			18" OC			24" OC		
STANDARD	HIGH	VERY HIGH	STANDARD	HIGH	VERY HIGH	STANDARD	HIGH	VERY HIGH	STANDARD	HIGH	VERY HIGH
(S)	(H)	(V)	(S)	(H)	(V)	(S)	(H)	(V)	(S)	(H)	(V)
8	24	182	4	12	91	3	9	68	2	6	45
.2	.52	1.92	.1	.26	.96	.08	.20	.64	.05	.13	.48
100'	60'	30'	150'	90'	45'	180'	110'	55'	200'	130'	60'

Lumens Per Foot

Watts Per Foot

*Max Single Run

Lumens Per Watt

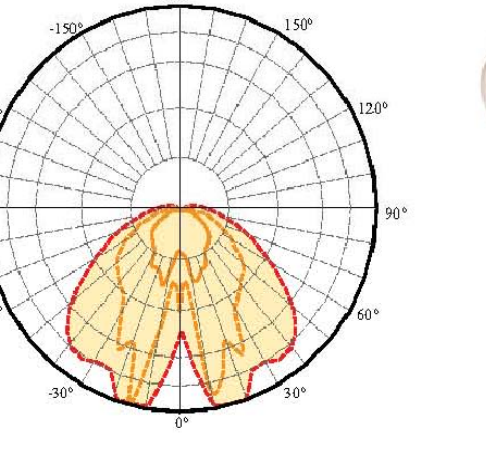
STD 40

HO 46

VHO 94

Tested @ 3000K w/ clear globe

*Max run lengths based on Tvol's recommended lumen drop.



Clear (S-19)

Frosted (S-19)

Saber (V)

Flare (V)

LITESPHERE STANDARD BRIGHTNESS 3000K

LITESPHERE HIGH OUTPUT 3000K

LITESPHERE VERY HIGH OUTPUT 2700K

LITESPHERE VERY HIGH OUTPUT 3000K

Download IES

Download IES

Download IES

Download IES

Colored Globes Available



Red

Orange

Green

Blue

Purple

Yellow

1 of 2

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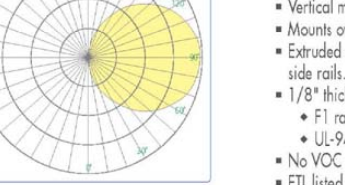
OW1293 - IMAGE™

VISA LIGHTING

Photometrics

Technical Information

Relative Scale Drawing



- Integral LED power supply
- Modular design for replacement of LED source and power supply
- Removable cam-action hinged frame for ease of maintenance
- Vertical mounting (standard) (horizontal mounting optional)
- Mount on standard electrical junction box (by other) with provided hardware
- Etched aluminum bodyplates, die-cast end caps, vertical center accent and frame side rails. Solid metal formed accent bars, gasketed end sealed construction
- 1/2" thick white acrylic diffuser
- ETL listed, UL listed
- UL 94 HB Flame Class rated
- No VOC, powder coat paint finish
- ETL listed for wet location mounting 4' above grade

Don't forget to 7' Cable Height = 7' Silhouette Height = 6'

Painted Finishes (Standard)

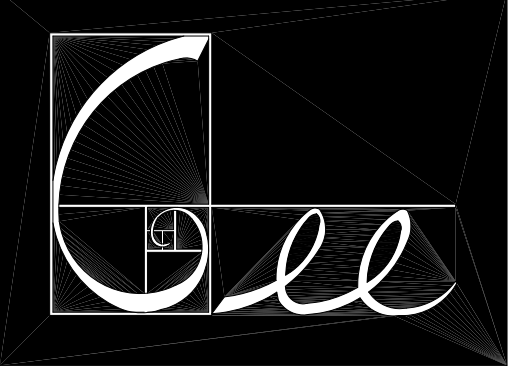
TW9016 Traffic White (RAL9016)	CW9001 Cream (RAL9001)	GW9002 Grey White (RAL9002)	JB9005 Jet Black (RAL9005)	AG7038 Agate Grey (RAL7038)	HTHR Heather	CVBL Core Blue
BSIL Blade Silver	GSIL Graphite Silver	GLIM Glimmer	SUNG Sungold	BRNZ Bronze		
CBRZ Old Bronze	BMAT Bronze Matte	PB1035 Pearl Beige (RAL1035)	RUST Rust			

800-788-VISA

VisaLighting.com

Page 2

A L L E N G E E



A R C H I T E C T S

Tel 415-386-1753

Fax 415-386-1763

790 - 37TH Avenue

San Francisco

California 94121

A Project For:

CH-SMOKEY ST. HELENA JV, L.P.

655 REDWOOD HIGHWAY

SUITE #177

MILL VALLEY, CA 94941

ST. HELENA PLAZA

1136-1154 MAIN STREET

ST. HELENA, CA 94574

REVISIONS:

ARCHITECT'S STAMP



SHEET TITLE:

DETAILS

CUT SHEETS

DATE: FEBRUARY 6, 2018

SCALE: AS NOTED

DRAWN BY: AG

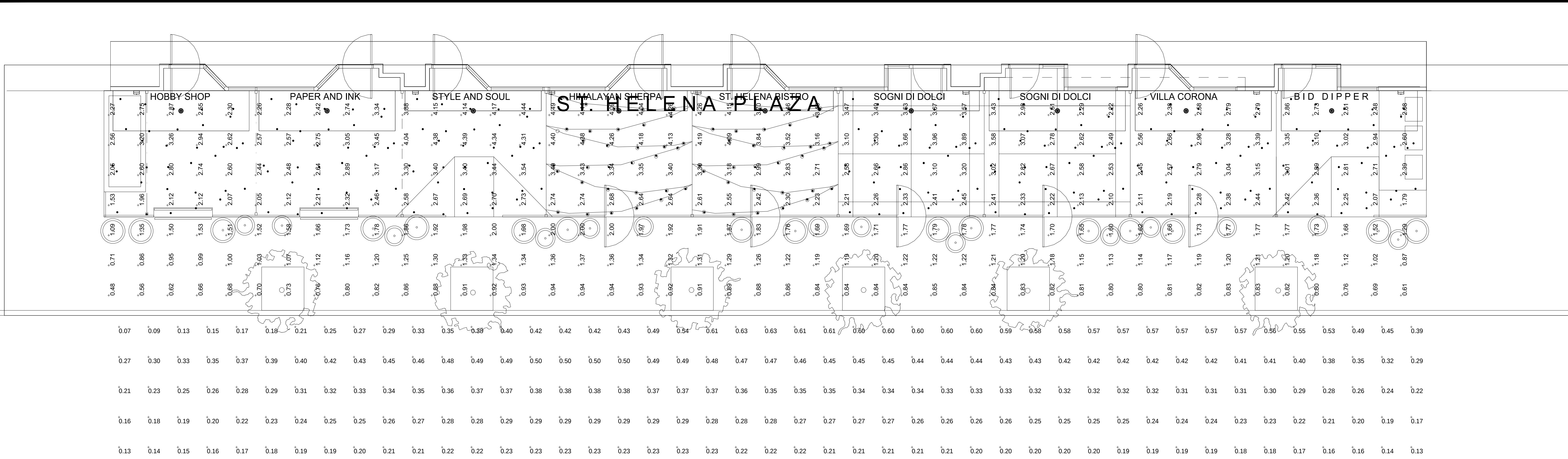
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JOB NUMBER: 11007.1

SHEET NUMBER:

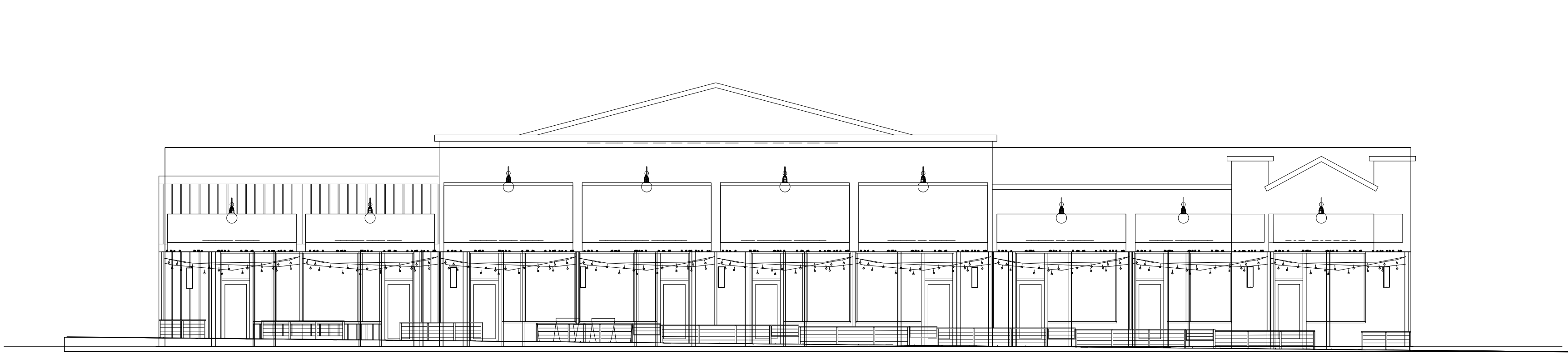
A4

Agenda Item #4.2

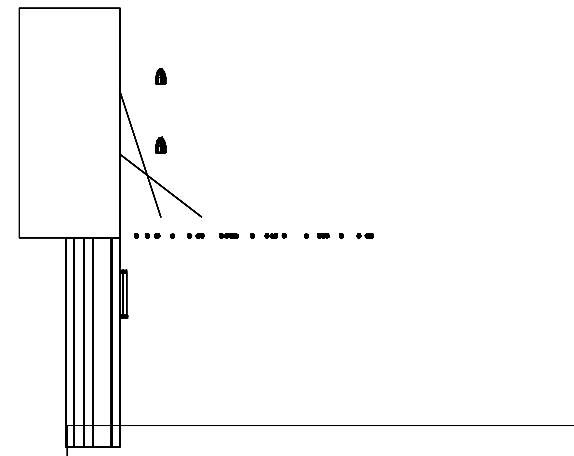


Luminaire Schedule								
Symbol	Qty	Label	Description	Lum. Lumens	LLD	LDD	BF	LLF
	9	A	RAB Lighting GN1LED13NAC11B	387	0.944	0.900	1.000	0.850
	7	B1	Visa Lighting OW1293-L35K-L	1147	0.944	0.900	1.000	0.850
	288	D	Tivoli LSLB06S39C12	33	0.944	0.900	1.000	0.850

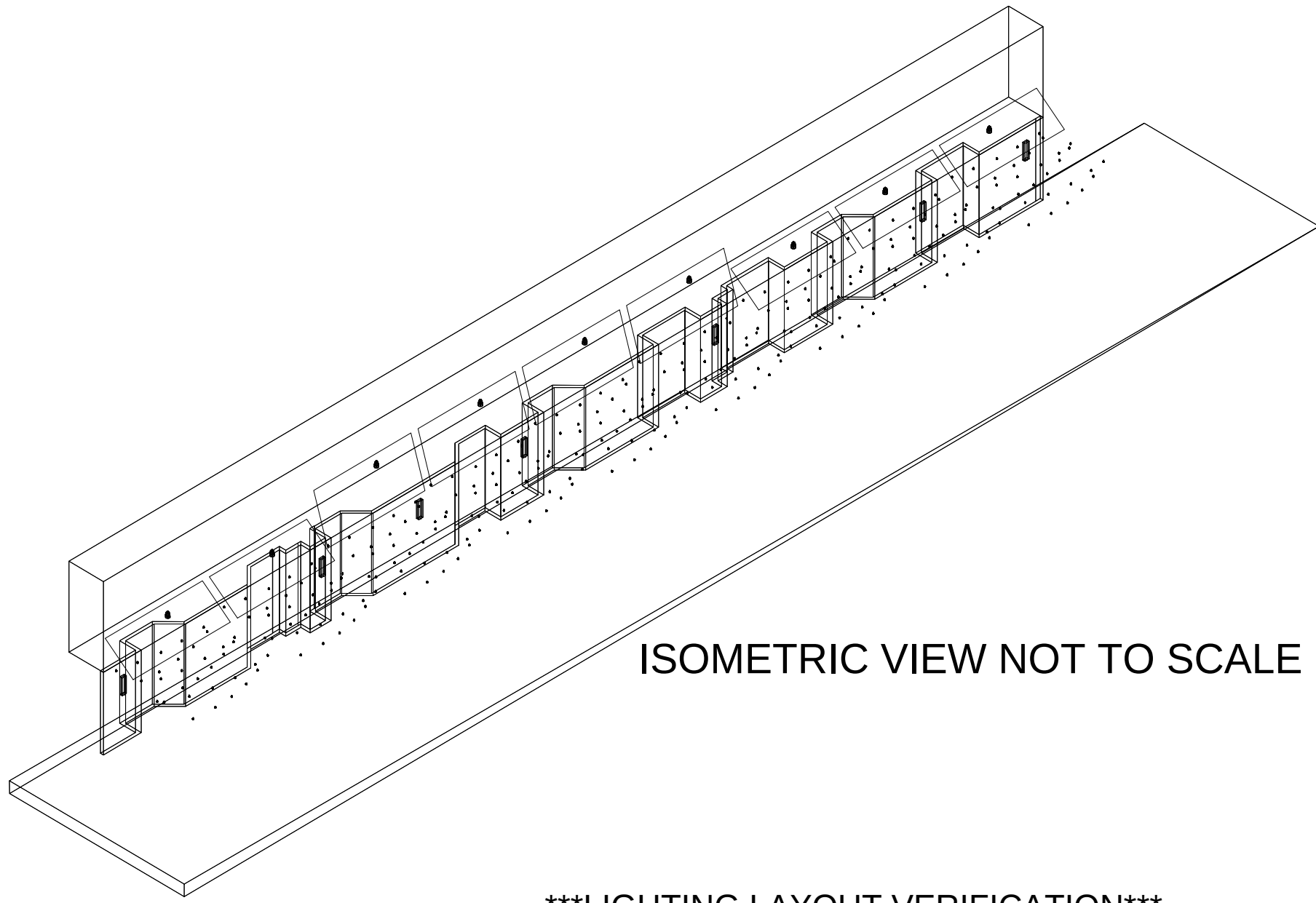
Calculation Summary						
Label	Grid Z	CalcType	Units	Avg	Max	Min
highway	0	Illuminance	Fc	0.33	0.63	0.07
sidewalk_pavement	-0.511	Illuminance	Fc	2.22	4.49	0.48



NORTH ELEVATION VIEW
SCALE: 1/8" = 1'-0"



EAST ELEVATION VIEW
SCALE: 1/8" = 1'-0"



ISOMETRIC VIEW NOT TO SCALE

LIGHTING LAYOUT VERIFICATION

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE
UNLESS OTHERWISE NOTED

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS
IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED
LAMP RATINGS. FIELD PERFORMANCE WILL DEPEND ON ACTUAL
LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IES standards and good practice.
Some differences between measured values and calculated results may occur due to
tolerances in calculation methods, testing procedures, component performance,
measurement techniques and field conditions such as voltage and temperature
variations. Input data used to generate the attached calculations such as room
dimensions, reflectances, furniture and architectural elements significantly affect the
lighting calculations. If the real environment conditions do not match the input data,
differences will occur between measured values and calculated values.

Associated Lighting Representatives, Inc.



ASSOCIATED LIGHTING REPRESENTATIVES, INC.
7777 PARDEE LANE
P.O. BOX 2265
OAKLAND, CA 94621
PHONE: (510) 638-0158 - FAX (510) 638-2908

REPORT FOR: AGARCHITECTS; ALLEN GEE
BY: APPLICATIONS ENGINEERING; ERIN COLCORD, LC, LEED GA
SALES REPRESENTATIVE: ALR, CATHY JOHNSON, LC



AG32 VERSION 18.3
AGI (C) 1999-2018 LIGHTING ANALYSTS, INC.
10268 W. CENTENNIAL RD, SUITE 202
LITTLETON, CO 80127

PROJECT DESCRIPTION

ST. HELENA PLAZA
ST. HELENA, CA

DRAWING NO. / INPUT FILE
15246GOT REV 1.DWG / A32

SCALE
1/4" = 1'-0"

SHEET
1 OF 1

DATE
2 / 5 / 2018

REV
1

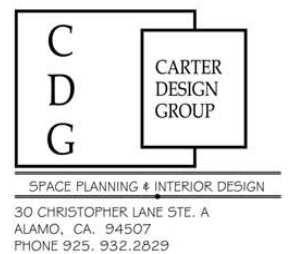


ST. HELENA PLAZA
1136-1154 MAIN STREET
ST. HELENA, CALIFORNIA 94574

DATE: 02.01.18
NOT FOR CONSTRUCTION

EXTERIOR FINISH PLAN

SHEET ID-1





South end of subject property looking north.



North end of subject property looking south.

Façade Renovation
1136-1154 Main Street
St. Helena, CA 94574
1/29/2018



Looking south at subject property



North end of subject building

Façade Renovation
1136-1154 Main Street
St. Helena, CA 94574
1/29/2018



View of subject building



View of subject building

Façade Renovation
1136-1154 Main Street
St. Helena, CA 94574
1/29/2018

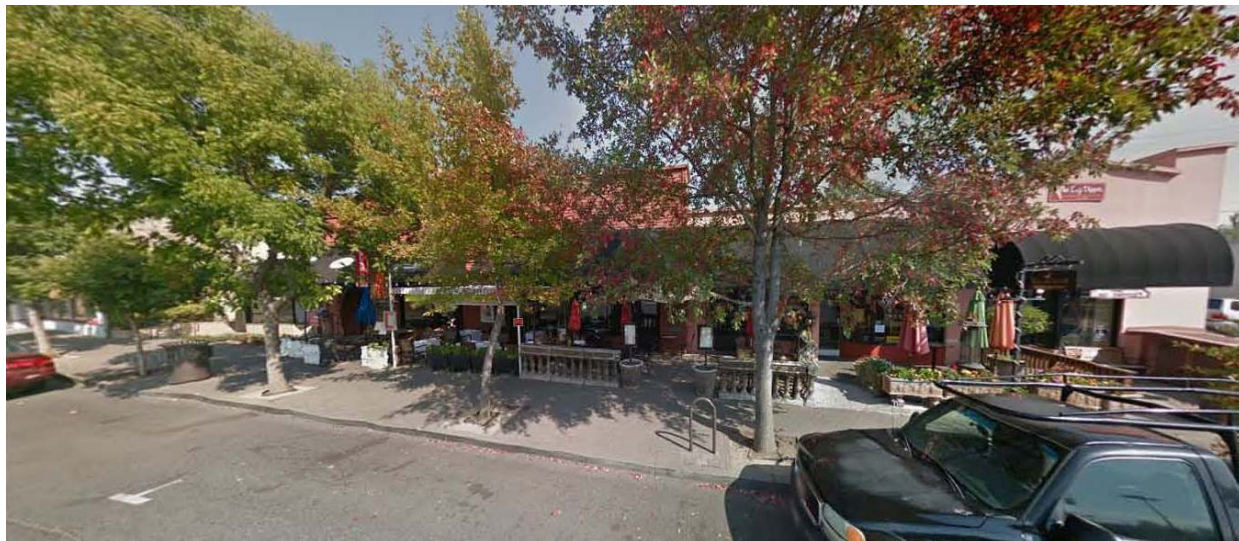


Looking north at north end of subject building



View of north end of subject building

Façade Renovation
1136-1154 Main Street
St. Helena, CA 94574
1/29/2018



Overview of subject building.

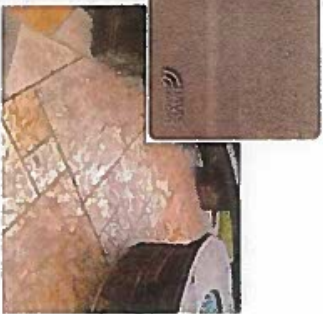


Overview across the street from subject building.

Façade Renovation
1136-1154 Main Street
St. Helena, CA 94574
1/29/2018

DATE: 02/01/18
NOT FOR CONSTRUCTION
EXTERIOR FINISH PLAN
SHEET ID-1

TYPICAL STAMPED CONCRETE PATTERN
COLOR: FLAGSTONE BROWN



BODY COLOR 1
MFG: SHERWIN WILLIAMS
COPPER WIRE SW707



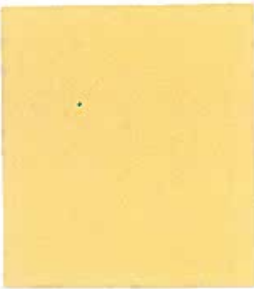
SUNBRELLA MARINE GRADE AWNING
TRUE BROWN #8921



BODY COLOR 2
MFG: SHERWIN WILLIAMS
CREAMY SW702
(NOTE: TRIM COLOR TYP.)



DICKSON MARINE GRADE AWNING
GOLD



BODY COLOR 3
MFG: SHERWIN WILLIAMS
CLASSICAL GOLD SW231



SUNBRELLA MARINE GRADE AWNING
SAPPHIRE BLUE #8041



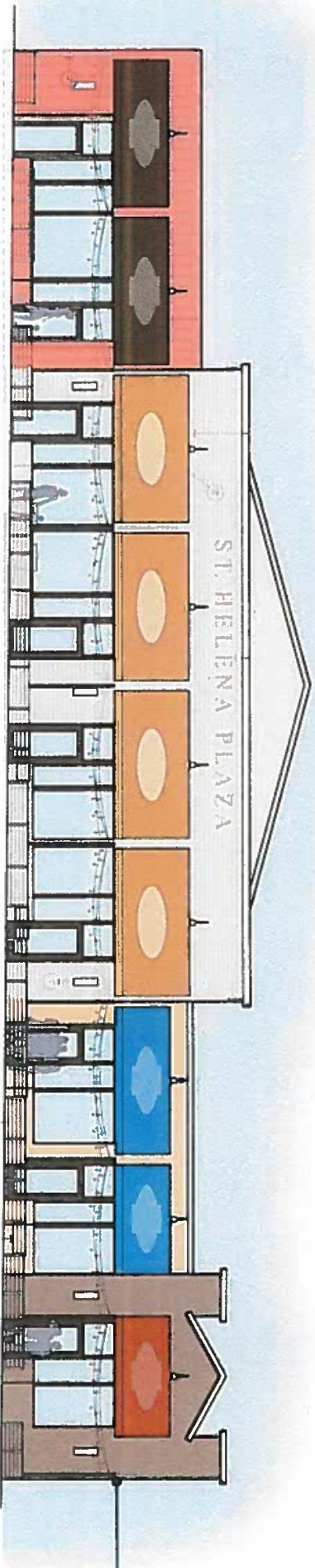
BODY COLOR 4
MFG: SHERWIN WILLIAMS
TEA CHEST SW815



SUNBRELLA MARINE GRADE AWNING
RUST #4889



BODY COLOR 5
SIDE OF BUILDING AT BLOCK WALL
MFG: SHERWIN WILLIAMS
PRACTICAL BEIGE SW810



ST. HELENA PLAZA
1136-1154 MAIN STREET
ST. HELENA, CALIFORNIA 94574

C
D
G

CARTER
DESIGN
GROUP

SPACE PLANNING & INTERIOR DESIGN
30 CHRISTOPHER LANE, STE. A
ALAMOGADO, CA. 94507



PLANNING COMMISSION REPORT

Planning Commission Meeting of May 1, 2018

AGENDA SECTION: Public Hearing

FILE NUMBER: PL18-020

SUBJECT: Request by Ted and Jamie Shuel for a Short-Term Rental Permit to rent the single-family home located at 980 Allison Avenue in the High Density Residential District in accordance with the requirements of the Short-Term Rental Ordinance.

PREPARED BY: Aaron Hecock, Senior Planner

REVIEWED BY: Noah Housh, Planning & Community Improvement Director

APPROVED BY: Noah Housh, Planning & Community Improvement Director

APPLICATION FILED:02/23/18

ACCEPTED AS COMPLETE:03/29/18

LOCATION OF PROPERTY: 980 Allison Avenue

APN: 009-503-013

GENERAL PLAN/ZONING: High Density Residential (HR)

APPLICANT: Ted & Jamie Shuel

PHONE: (415) 516-0726

BACKGROUND

Several of the City's 25 short-term rental (STR) permits have become available due to a variety of circumstances including the denial of a renewal, expiring permits, and homes being sold (the permits are non-transferable). In 2016, the STR ordinance was updated and amended including the addition of a local preference policy. This addition states *"Preference for the review and issuance of new short-term rental permits shall be given to current residents of St. Helena over nonresident applicants. Applicants whose primary residence is within the city of St. Helena shall be reviewed and acted on ahead of other nonresident applications to implement the local preference policy for short-term rental permits."*

Staff is currently working through the waiting list in an attempt to find a local residents to fill the available permit space. The applicant was notified of their eligibility and subsequently submitted an application for a STR permit on February 23, 2018. In accordance with the STR ordinance, a notice of application was sent to all residents and property owners within 300 feet of the subject parcel on March 22, 2018 informing them of the STR application and notifying them that they may submit written comments on the application. At the conclusion of the 30 day public comment period, the application was scheduled on a publicly noticed Planning Commission agenda and all residents and property owners within 300 feet were notified of the meeting.

ANALYSIS

GENERAL PLAN/ZONING

The property has a General Plan and Zoning designation of High Density Residential (HR). This district provides for single-family and multifamily residential units, group quarters and compatible uses. Short-term rentals which are defined as a use in which overnight accommodations are provided to guests for compensation for periods of less than thirty (30) days in a single-family dwelling require permit approval in the HR district.

SHORT-TERM RENTAL PERMIT

Municipal Code Section 17.134 regulates short-term rentals within the City. The purpose of the STR ordinance is to establish a permitting process and appropriate restrictions and standards for short-term rental of single-family dwellings; to provide a visitor experience and accommodation as an alternative to the hotel, motel, and bed and breakfast accommodations currently existing in the city; to ensure the collection and payment of transient occupancy taxes; to minimize the negative secondary effects of short-term rental use on surrounding residential neighborhoods; and to retain the character of the neighborhoods in which any such use occurs.

In accordance with Municipal Code Section 17.134.060(A), the Planning Commission shall review and either approve or deny the application after considering the effects the proposed use would have on surrounding uses and the cumulative impacts within the community. In approving a STR application, the planning commission must make the following findings:

1. The establishment of a short-term rental at the subject property is consistent with the purpose of the general plan, including policies regarding the displacement of rental units in the housing stock.
2. The establishment of a short-term rental at the subject property will not be detrimental to a building, structure or feature of significant aesthetic, cultural, architectural or engineering interest or value of a historical nature.
3. The establishment of a short-term rental at the project site is compatible with and will not be detrimental to the character of the neighborhood and surrounding land uses.
4. The establishment of a short-term rental at the project site will provide an enhanced visitor experience and accommodation as an alternative to the hotel,

motel, and bed and breakfast accommodations currently existing in the city and will help to ensure the collection and payment of transient occupancy taxes.

Per Section 17.134.090 of the Short-term Rental Ordinance, a STR may be revoked by the Planning Director if any of the following occur:

1. The owner-applicant gave false or misleading information during the application process;
2. There has been a violation of any of the terms, conditions and restrictions on the use of the dwelling unit for short-term rental use;
3. The owner-applicant has violated any provision of the ordinance; or
4. The owner-applicant has failed to timely pay the transient occupancy tax as required by this code.

Staff Response: The City has an adopted short-term rental ordinance that allows for a maximum of 25 short-term rental permits in the City; 5 of the 25 permits are currently available. Furthermore, short-term rentals are a permitted use (with a permit) within the HR district. The City would also benefit from Transient Occupancy Tax (TOT) revenue collected from an active short-term rental permit holder.

The applicant is a city resident (their primary residence is at 1213 Stockton Street) and has owned the home at 980 Allison Avenue for approximately 4 years. The proposed STR location has two (2) required off-street parking spaces and is five (5) bedrooms or less (it is a 3 bedroom home). In this case, the applicant is an ideal candidate for a short-term rental permit as the application meets all the criteria established by the City Council for a preferred permit holder.

CEQA

The project is exempt from CEQA pursuant to Section 15061(B)3, which exempts any project where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

ISSUES

The Commission has expressed concern about STR "clustering" in the past. This proposed STR would be located in the same general area as several existing STR permit holders.

CORRESPONDENCE

Staff has received 2 (two) letters of opposition in regard to this application (attached). The commenter's are concerned about degradation of the neighborhood, loss in property value, loss of available rentals, parking, traffic, and too many short-term rentals in the vicinity.

STAFF RECOMMENDATION

For the reasons described above, staff recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15061(B)3, which exempts any project where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; and
2. Accept the required findings and approve a short-term rental permit at 980 Allison Avenue.

ATTACHMENTS

[Resolution](#)

[APN Map](#)

[APN zoomed](#)

[Aerial View](#)

[Site Plan With Home To Scale](#)

[Floor Plan](#)

[STR location map 2018](#)

[Merchant comment](#)

[Henry comment](#)

**CITY OF ST. HELENA, STATE OF CALIFORNIA
RESOLUTION NO.
GRANTING A SHORT-TERM RENTAL PERMIT TO
980 ALLISON AVENUE (#PL18-020)**

PROPERTY OWNER: Ted & Jamie Shuel

APN: 009-503-013

RECITALS

- A. In February 2018, staff confirmed the applicant's eligibility to apply for a short-term rental permit under the short-term rental ordinance's Restrictions and Standards (Municipal Code Section 17.134.040).
- B. On February 23, 2018, the applicant submitted an application for a short-term rental permit at 980 Allison Avenue in the High Density Residential (HR) district.
- C. In accordance with the short-term rental ordinance, a Notice of Application was sent to all residents and property owners within 300 feet of the subject parcel on March 22, 2018 informing them of the short-term rental application and notifying them that they may submit written comments on the application.
- D. The Planning Commission of the City of St. Helena, State of California, held a duly noticed public hearing on May 1, 2018 to consider the application.

RESOLUTION

- A. The Planning Commission hereby finds that the project is exempt from CEQA pursuant to Section 15061(B)3, which exempts any project where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.
- B. The Planning Commission hereby finds that the Short-Term Rental Permit application complies with the following required findings pursuant to Section 17.134.060 of the St. Helena Municipal Code:
 - 1. The establishment of a short-term rental at the subject property is consistent with the purpose of the general plan, including policies regarding the displacement of rental units in the housing stock in that the City Council has adopted a short-term rental ordinance limiting the number of permitted short-term rental in the City to twenty-five (25).
 - 2. The establishment of a short-term rental at the subject property will not be detrimental to a building, structure or feature of significant aesthetic, cultural, architectural or engineering interest or value of a historical nature in that no modifications to a structure will occur as a result of a short-term rental permit being issued.
 - 3. The establishment of a short-term rental at the project site is compatible with and will not be detrimental to the character of the neighborhood and surrounding land uses in that the short-term rental would operate occasionally when the property owner is away for work, but would otherwise be occupied by a long term resident.

4. The establishment of a short-term rental at the project site will provide an enhanced visitor experience and accommodation as an alternative to the hotel, motel, and bed and breakfast accommodations currently existing in the city and will help to ensure the collection and payment of transient occupancy taxes in that an additional rental space will become available.

C. The Short-Term Rental Permit for the above described property is granted subject to compliance with the following conditions.

CONDITIONS OF APPROVAL

1. The permit shall be in conformance with all City ordinances, rules, regulations and policies in effect at the time of issuance of the 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.
2. Pursuant to the St. Helena Municipal Code, Section 17.134.040. Short-Term Rentals shall be subject to the following restrictions and standards:
 - a. The short-term rental use shall be permitted in no more than one single-family dwelling per lot.
 - b. The short-term rental permit shall be in the name of the owner-applicant, who shall be an owner of the real property upon which the short-term rental use is to be permitted. One person may hold no more than one short-term rental permit. The permit shall not be transferable.
 - c. Short-term rental uses shall be limited to single-family dwellings existing and constructed as of the date of application for the short-term rental permit.
 - d. The total number of permits for short-term rental dwellings shall not exceed twenty-five (25) at any time.
 - e. The maximum number of bedrooms used for short-term rental use in the short-term rental dwelling shall be no greater than five (5). The total number of guests staying in the short-term rental dwelling at any one time shall be no greater than two times the number of bedrooms plus two persons, up to a maximum of twelve (12) persons.
 - f. Short-term rental dwellings shall meet all applicable building, health, fire and related safety codes at all times and shall be inspected by the fire department before any short-term rental activity can occur.
 - g. A minimum of two (2) on-site parking spaces shall be provided for use by the short-term rental occupants.
 - h. The owner-applicant shall keep on file with the city the name, telephone number, cell phone number, and e-mail address of a local contact person who shall be responsible for responding to questions or concerns regarding the operation of the short-term rental. This information shall be posted in a conspicuous location within the short-term rental dwelling. The local contact person shall be available twenty-four (24) hours a day to accept telephone calls and respond physically to the short-term rental within thirty (30) minutes when the short-term rental is rented and occupied. The city shall post the name and contact information of the local

contact person associated with each short-term rental on the city's webpage.

3. The owner-applicant shall post "house policies" within each guest bedroom. The house policies shall be included in the rental agreement, which must be signed by the renter and shall be enforced by the owner-applicant or the owner-applicant's designated contact person. The house policies at a minimum shall include the following provisions:
 - a. Quiet hours shall be maintained from ten p.m. to seven a.m., during which noise within or outside the short-term rental dwelling shall not disturb anyone on a neighboring property.
 - b. Amplified sound that is audible beyond the property boundaries of the short-term rental dwelling is prohibited.
 - c. Except as permitted by the planning director, vehicles shall be parked in the designated on-site parking area and shall not be parked on the street overnight.
 - d. Parties or group gatherings which exceed the maximum number of allowed guests and/or which have the potential to cause traffic, parking, noise or other problems in the neighborhood are prohibited from occurring at the short-term rental property, as a component of short-term rental activities.
4. Auctions, weddings, commercial functions, and any other similar events which have the potential to cause traffic, parking, noise or other problems in the neighborhood are prohibited from occurring at the short-term rental property, as a component of short-term rental activities.
5. The owner-applicant shall ensure that the occupants and/or guests of the short-term rental use do not create unreasonable noise or disturbances, engage in disorderly conduct, or violate provisions of this code or any state law pertaining to noise, disorderly conduct, the consumption of alcohol, or the use of illegal drugs or be subject to fines and penalties levied by the city up to and including revocation of the short-term rental permit.
6. The owner-applicant, upon notification that occupants and/or guests of his or her short-term rental use have created unreasonable noise or disturbances, engaged in disorderly conduct or committed violations of this code or state law pertaining to noise, disorderly conduct, the consumption of alcohol or the use of illegal drugs, shall prevent a recurrence of such conduct by those occupants or guests or be subject to fines and penalties levied by the city up to and including revocation of the short-term rental permit.
7. All advertising for any short-term rental, including electronic advertising on short-term rental websites, shall include the number of the short-term rental permit granted to the owner-applicant.
8. The owner-applicant shall maintain city business licenses and pay all transient occupancy taxes in accordance with Chapter 3.28 as required.
9. Preference for the review and issuance of new short-term rental permits shall be given to current residents of St. Helena over nonresident applicants. Applicants whose primary residence is within the city of St. Helena shall be reviewed and

acted on ahead of other nonresident applications to implement the local preference policy for short-term rental permits.

10. Applicants for short-term rental permits are required to have owned their homes for a minimum of three years prior to applying for and being issued a short-term rental permit.
11. Short-term rental permit holders are required to rent their properties on a short-term basis a minimum (average) of sixty (60) days per year. Individual permit holders who do not meet this minimum rental activity may (at the determination of the director) have their renewal denied and/or reviewed by the planning commission at a noticed public hearing. Short-term rental permit holders who utilize their primary residence for short-term rental activities are exempted from this requirement.
12. This permit is valid for 2 years and the owner must reapply for subsequent short-term rental permits to extend the use beyond this period. It is the applicant's responsibility to apply for renewal, no notice will be provided from the City.
13. 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.

I HEREBY CERTIFY that the foregoing short-term rental 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 May 1, 2018 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Grace Kistner
Chair, Planning Commission

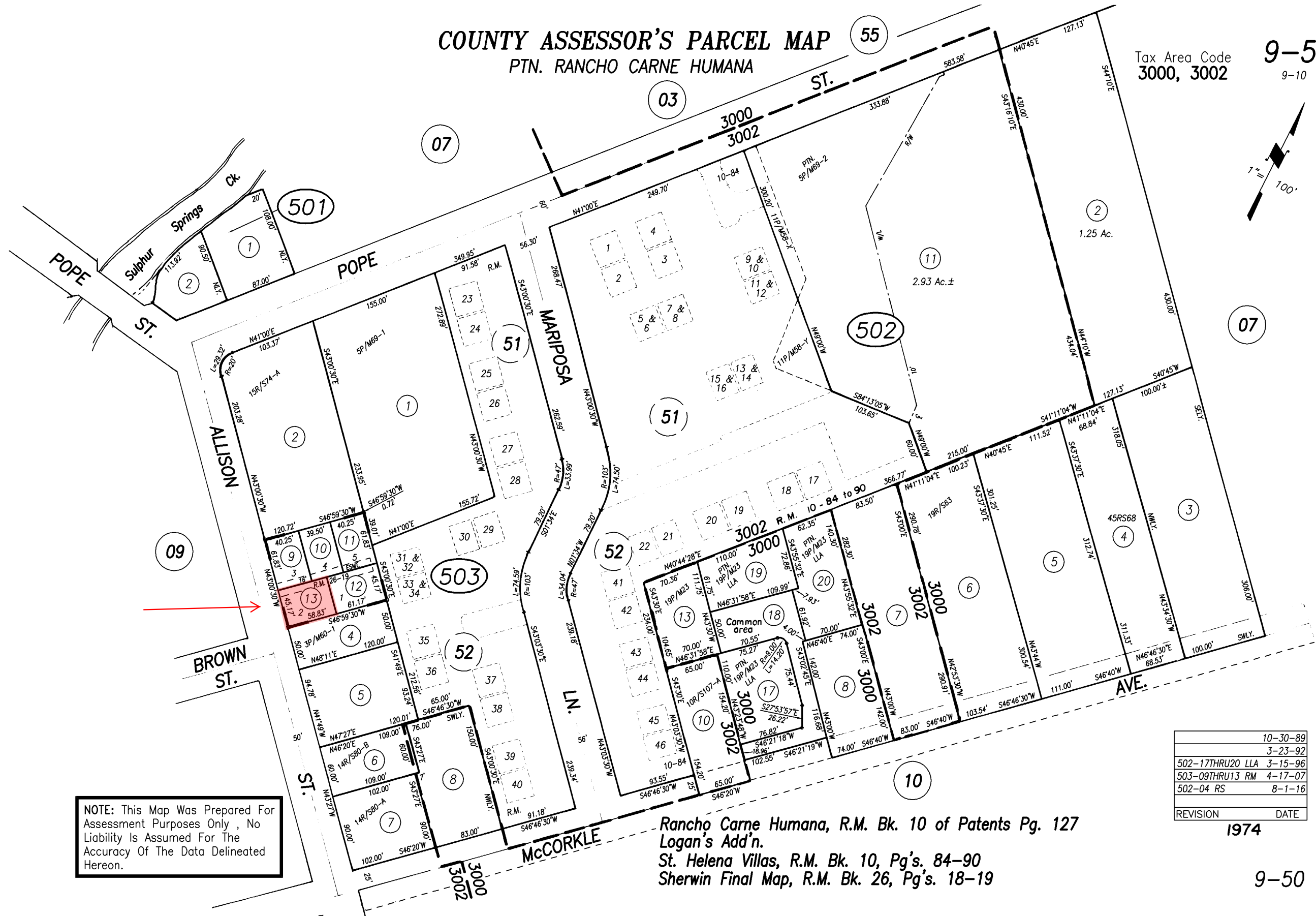
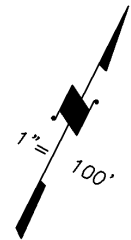
Noah Housh
Planning Director

COUNTY ASSESSOR'S PARCEL MAP

PTN. RANCHO CARNE HUMANA

Tax Area Code
3000, 3002

9-50
9-10



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

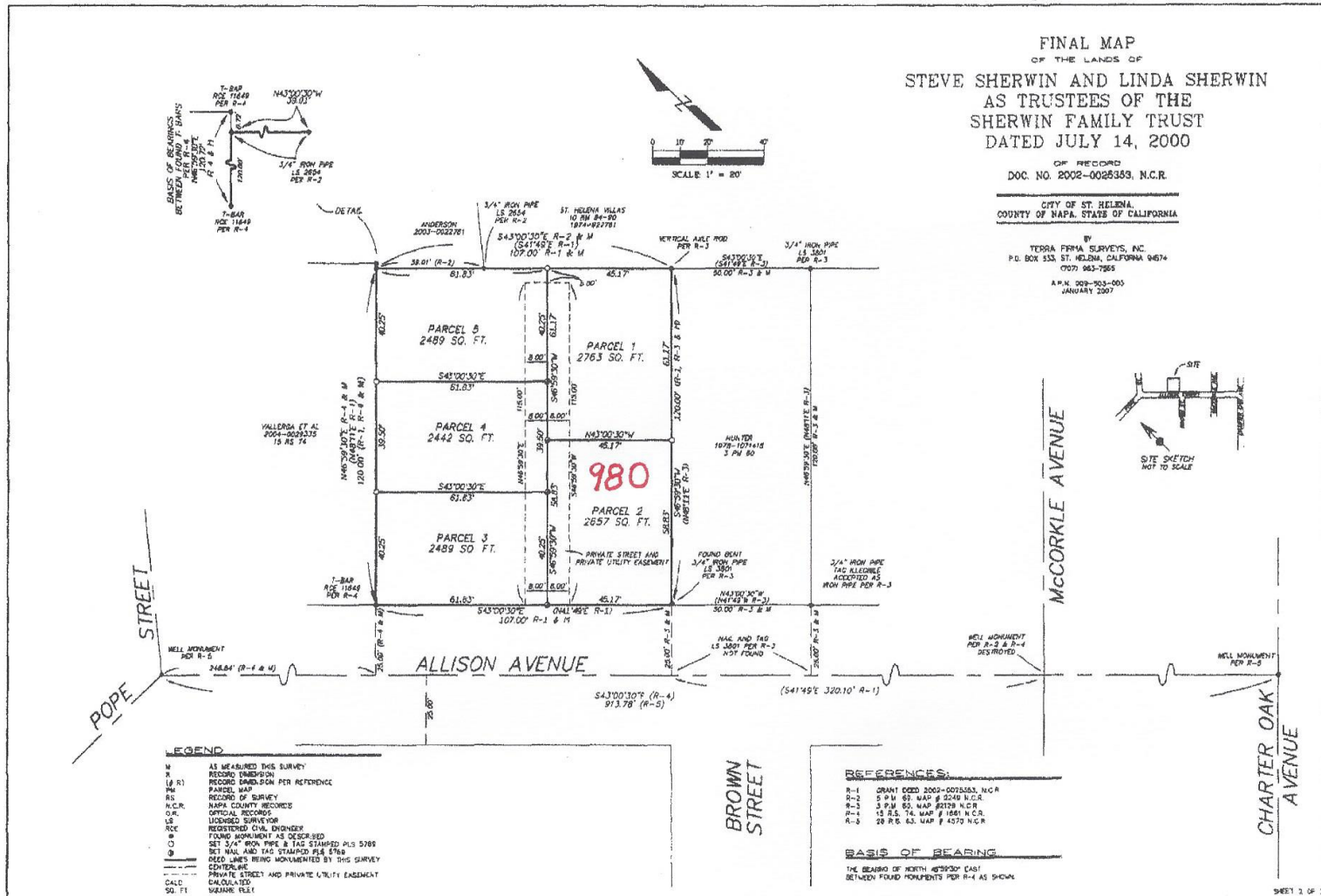
Rancho Carne Humana, R.M. Bk. 10 of Patents Pg. 127
Logan's Add'n.
St. Helena Villas, R.M. Bk. 10, Pg's. 84-90
Sherwin Final Map, R.M. Bk. 26, Pg's. 18-19

10-30-89	
3-23-92	
502-17THRU20 LLA	3-15-96
503-09THRU13 RM	4-17-07
502-04 RS	8-1-16
REVISION	DATE

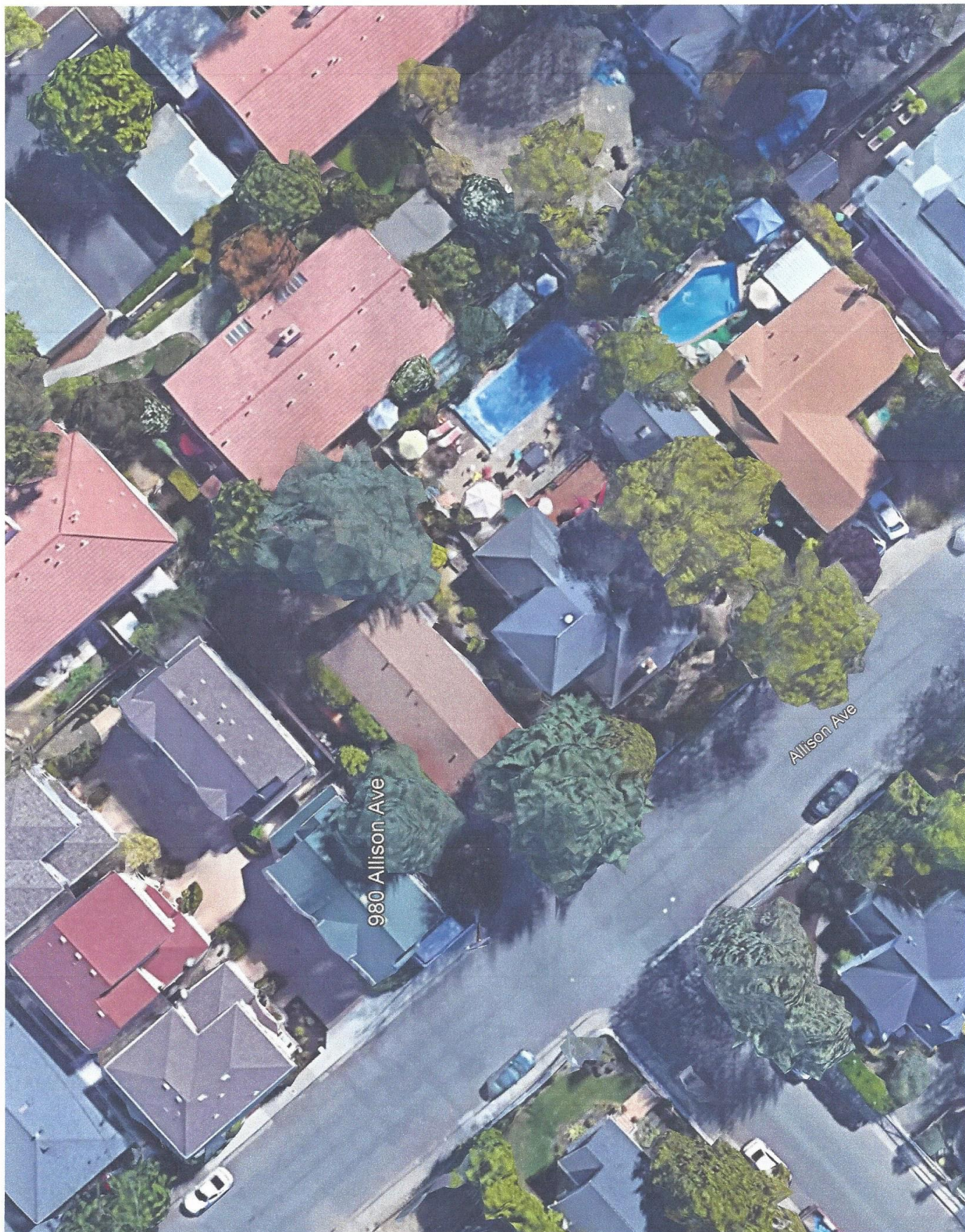
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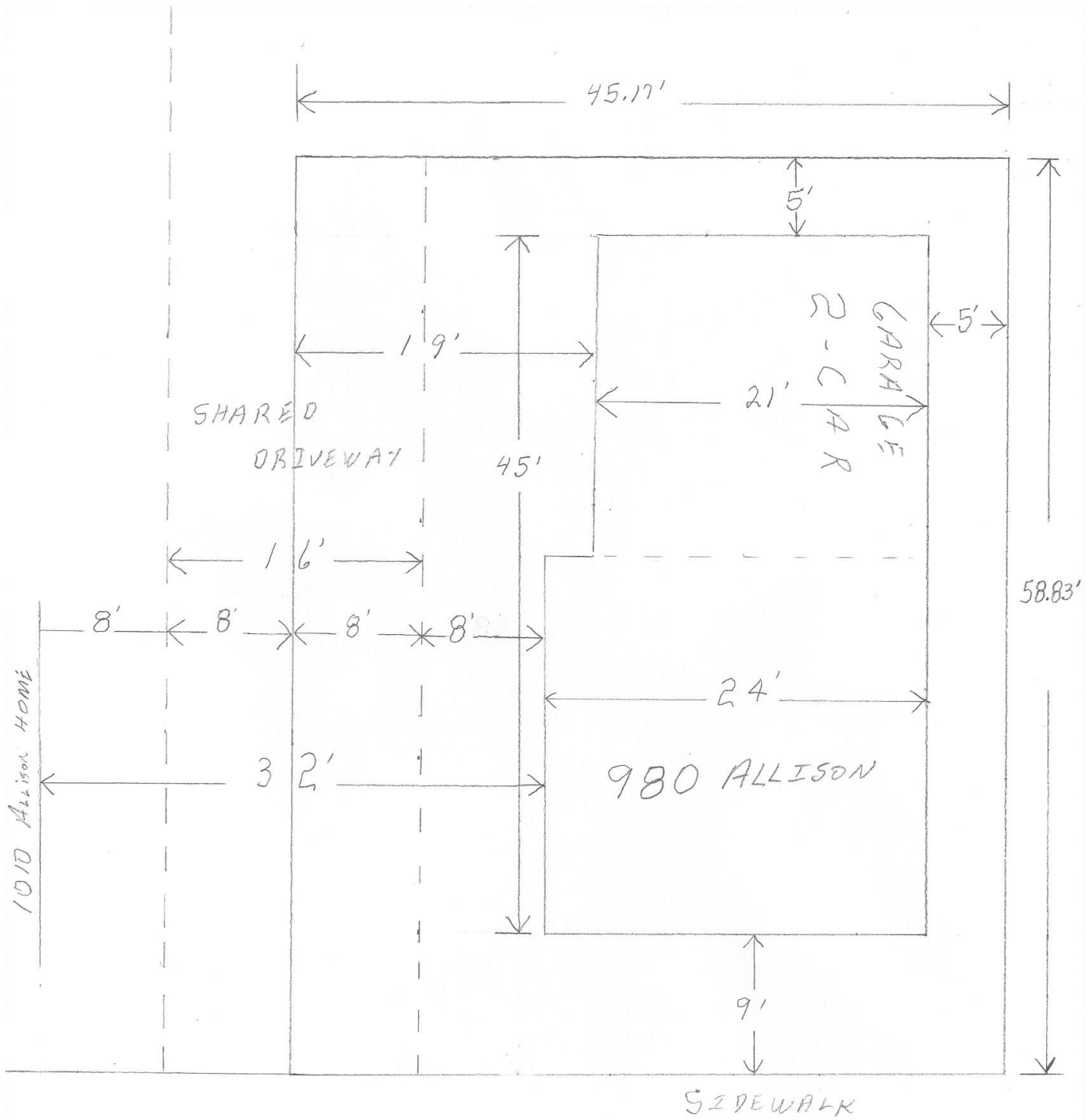
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26 RM 19



26 RM 19



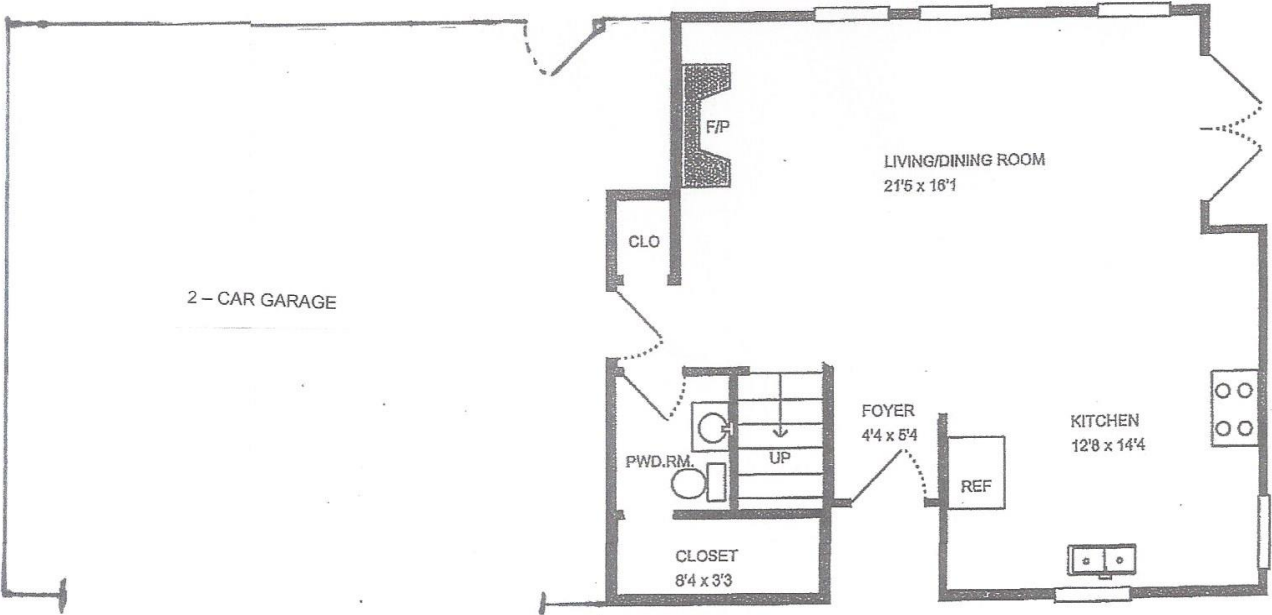
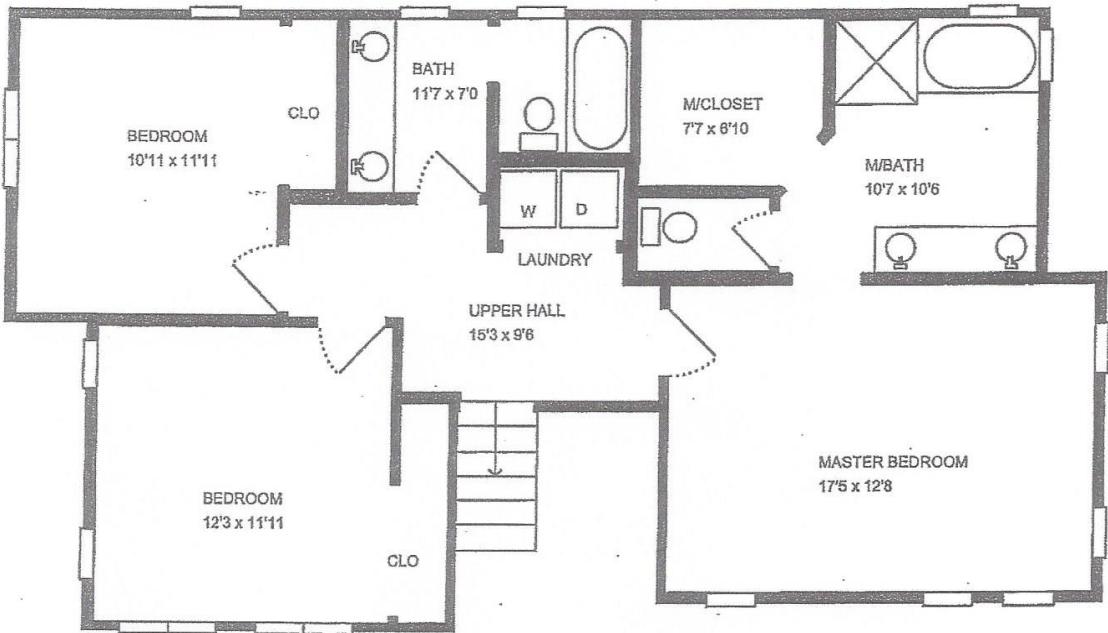


ALLISON AVENUE

SCALE

1/8" = 1 FT.

980 ALLISON AVNUE, SAINT HELENA



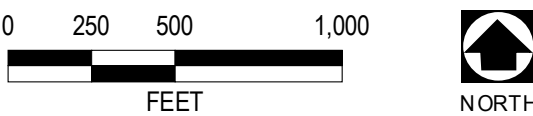
SHORT-TERM RENTAL LOCATIONS

CITY OF
ST. HELENA

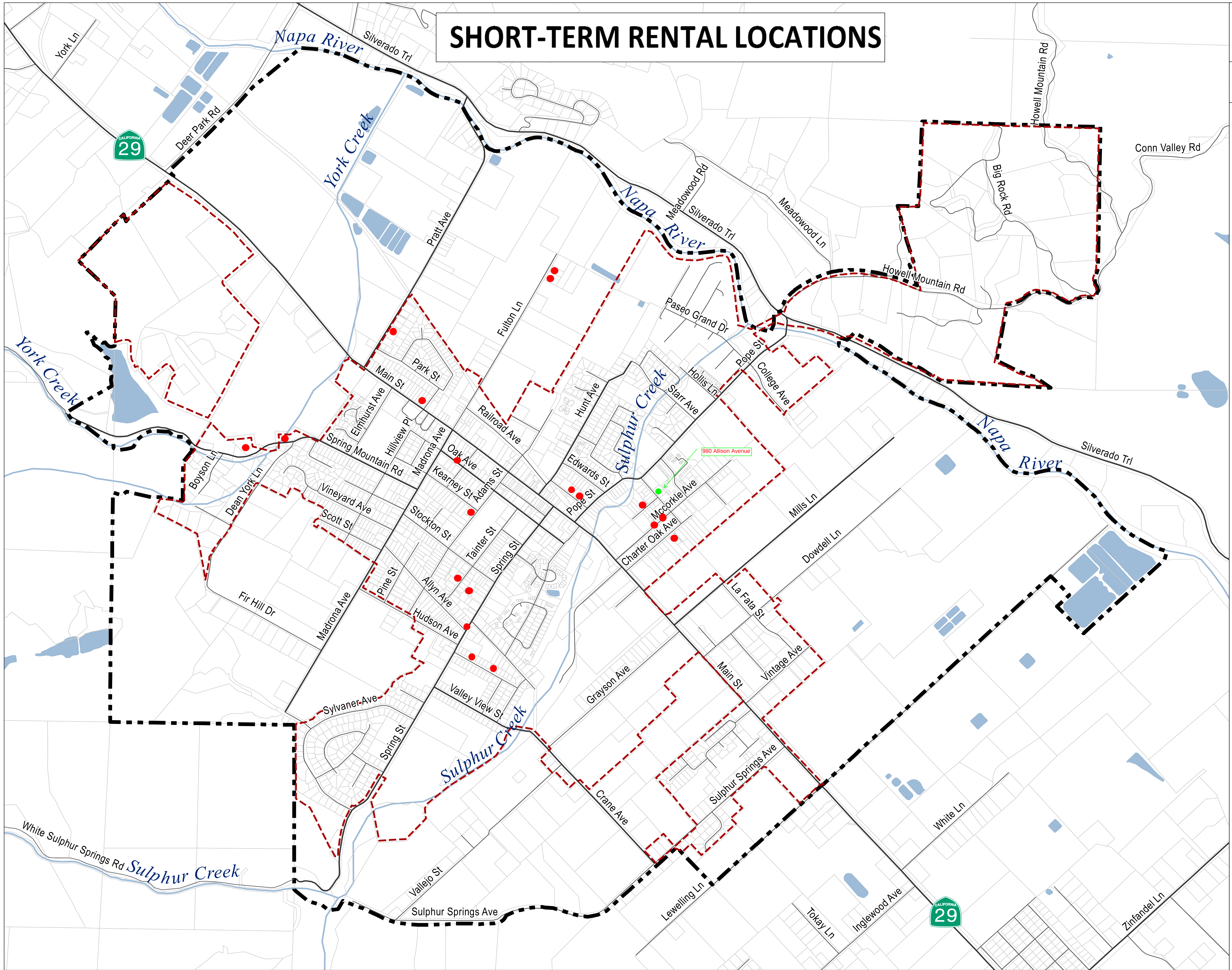
Base Map

LEGEND

- Major Roads
- Local Roads
- River/Stream/Creek
- Water Bodies
- Parcels
- St. Helena City Boundary
- Urban Limit Line
- Short-term Rental Locations (approximate)



SAINT HELENA



April 16th, 2018

Aaron Hecock, AICP
Senior Planner
Planning and Community Improvement Department
City of St. Helena
1480 Main Street
St. Helena, CA 94574

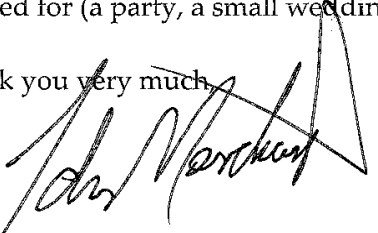
RE: Short-Term Rental Permit Application for 980 Allison Avenue (File No. PL18-020)

Dear Aaron,

I own 1318 Stockton Street. I strongly object to a house in my neighborhood (File No. PL18-020) being turned into a short term rental. This degrades my neighbors and my neighborhood. It turns the house into a hotel room with no onsite manager. I am sure it is profitable for the owner and maybe the city for hotel tax but it degrades our neighborhood and degrades my home value. Rentals in the valley are at a critical shortage and to loose more housing is poor planning.

Will this letter be read at the hearing? If you approve this, will I be able to turn my house into an Air B&B also? Being in the hotel business I know that people renting a three bedroom and a two bath house often do not tell the truth about how many people are going to stay there or what is it going to be used for (a party, a small wedding in the back, etc.).

Thank you very much,



John Merchant
(415) 606-7069
jlmcala@aol.com

cc: Alan Galbraith



AIR
BNB

NOTICE OF APPLICATION

March 22, 2018

RE: Short-Term Rental Permit Application for 980 Allison Avenue (File No. PL18-020)

To Neighboring Property Owners and Residents:

As a property owner/resident within 300 feet of the address above (map on reverse), the St. Helena Planning and Community Improvement Department is notifying you that it has received an application for a short-term rental permit for this address. A project description and related information are provided below:

Project Description: *Short-term Rental Permit Application (File No. PL18-020)*

Applicant: *Ted and Jamie Shuel*

Address: *980 Allison Avenue*

Current Zoning: *High Density Residential*

The applicant's home has three bedrooms that would be available for short-term rentals. The subject property can accommodate at least 2 off-street parking spaces. **You may provide written comments within thirty (30) days of the postmark of this notice.** The application file and plans are available to review in the Planning and Community Improvement Department. You may send written comments to:

Aaron Hecock, Senior Planner
Planning and Community Improvement Department
1480 Main Street
St. Helena, CA 94574
Phone: (707) 968-2659
E-mail: ahecock@cityofsthelelena.org

Thank you,

A handwritten signature in black ink, appearing to read "A. Hecock".

Aaron Hecock, AICP
Senior Planner

1480 Main St • St Helena, CA 95474
Phone: (707) 967-2792 • Fax Number (707) 963-7748
www.cityofsthelelena.org

Ric and Cheryl Henry
1021 Allison Ave.
St. Helena, CA 94574

April 18, 2018

RE: Short-Term Rental Permit Application for 980 Allison Ave. (File NO. PL18-020)

Aaron Hecock, Senior Planner
Planning and Community Improvement Department
1480 Main St.
St. Helena CA 94574

Dear Aaron,

Cheryl and I live across the street from the applicant address, and stand opposed to transforming this residence to a short-term vacation rental property. We understood that some of the driving force behind the legalization of short-term rentals was to legitimize the existing short-term rentals already in use and to collect TOT taxes. With legalization, however, a number of houses were purchased by outside entities for the purpose of operating essentially a "hotel" in our town. This is the case of at least one of the short-term rentals in our neighborhood.

Prior to the development of this five house lot parcel which includes 980 Allison Ave., we understood that the existing 2 houses were to be replaced with five houses, effectively increasing the availability of housing in our city. At that time, we welcomed the increase in the somewhat affordable housing being proposed. Changing these densely spaced houses to short term rentals will alter the intention of our medium to high density residential zoning in our area. Although the application lists a two car garage, in practice the garage is shaped so that they must park in a front to back order and not in a side to side manner. Out of convenience, residents in that five house lot parcel, primarily park on the street. In the past, local residents have owned one or two cars. Vacation rentals often serve couples or multiple people arriving separately, in multiple vehicles, further taking up access to public parking spaces. Allison Avenue is already overcrowded with street parking. The lot parcels adjacent to the applicant's house contain apartments without enough private parking spaces. In addition, adequate parking was not provided for in the development of the nearby Farmstead Restaurant. Their customers do park on Allison during peak serving and event times. During special events, cars from Farmstead and Charter Oak restaurants park down the entire length of Charter Oak Ave. and on to Allison Ave. These special events usually occur during weekends when short-term rentals are most likely to be occupied.

Allison Avenue already is severely impacted by traffic. Our street serves as the primary shortcut on the south-east side of town. Commuters from the Silverado Trail, late for school or work, drive fairly close to the speed limit on Pope St, one of the most patrolled streets in town. As they turn onto Allison Avenue, they often speed up to fifty miles an

hour by the time they reach the applicant's address, which incidentally is right across the street from the elementary school bus stop. This continues all day and increases again during the late afternoon commute home.

The town of St. Helena already lacks adequate housing to serve our local population. Our daughter's family would like to move from Angwin to Saint Helena as her oldest daughter enters Saint Helena High School in the fall. If you look at the rental properties being advertised you can see how limited our local working families choices are in this extremely high priced shrinking market of possibilities. We feel that the short term rentals have added to this problem. The east side of Main St. is the more affordable section of town, and is home to more young families. Over half of the existing short-term rentals are currently on the east side of Main St. This proposed short term rental permit would take away one more possible home for this demographic.

Our Allison Avenue general neighborhood already contains more than our fair share of short-term rental housing permits. Licensed short-term rentals near Allison Avenue are currently at: 950 McCorkle Ave, 956 McCorkle Ave, 931 Charter Oak Ave, and 940 Brown St. Compounding the increase in short-terms rentals is the growth in "weekend houses." One such house sits across the street on the southwest corner from the applicant's proposed short-term rental. The weekend residents purchased this house in 2004 and reside there maybe four to six times a year.

The increase of short-term rentals and weekend homes seems to have negatively impacted our town's economy. While in residence, tourist visit wineries, restaurants, and high-end retail shops. They do not contribute to the viability of our local serving institutions such as our schools, churches, professional services, and hospital. Our neighborhood has already lost too many houses to short term or "weekend" owners. We kindly ask that this application be denied. Thank you for your consideration.

Sincerely,

Ric & Cheryl Henry



PLANNING COMMISSION REPORT

Planning Commission Meeting of May 1, 2018

AGENDA SECTION: Public Hearing

FILE NUMBER: PL17-066

SUBJECT: *This Item has Been Continued to a Date Certain of May 15, 2018* - Request by Brain Heim on behalf of Sander LLC for Tentative Parcel Map approval in order to subdivide an existing 14.75 acre parcel into two newly created parcels, one 0.5 acres in size and the other 14.25 acres in size at 2525 Madrona Avenue in the Twenty-Acre Agriculture (A-20) zoning district.

Tentative Planning Commission Agenda Updated: March 29, 2018

CURRENT AND PENDING MATTERS

March/April Important Dates:
1. March 6, 2018 - April 13, 2018 Hunter EIR Scoping Period
2. April 2, 2018 thru May 1, 2018 2040 General Plan EIR Scoping Period
3. April 13, 2018 End of Hunter EIR Scoping Period
4. April 17, 2018 2040 General Plan Update EIR Scoping Meeting-Planning Commission
5. April 17, 2018, Commercial Land Use Zoning Code Discussion-Planning Commission
6. April 24, 2018 Housing Element Update City Council Presentation
Active/Pending Projects In Process
1. See City of St Helena Planning Projects List
http://www.cityofsthenana.org/projects?term_node_tid_depth=21
Citywide PC/CC Assignments Prioritized by Staff and Planning Commission 9-5-17:
Tier 1 Priorities-2017-2018
1. 2040 General Plan Update and General Plan EIR-On Going
2. Initiate Creation of Design Guidelines-On Going
3. Comprehensive Zoning Code Update-On-Going
3a. F.A.R. Review-To be conducted with Zoning Code Update-PC Discussion 2-6-18
3b. Demolition Permit Review/ Limit on Demolition Permits
3c. Temporary Use Permit-Create Process-Ordinance and ZC Amendments
3d. Update Daycare Zoning Regs-Consistent with State Law
3e. Food Truck Ordinance
3f. Review Permitted/Conditional Uses in SC and CB Zoning Districts (CC Assigned 8/22/17)
3g. Review process for existing winery changes (PC assigned 8/22/17), existing Non-Conforming Uses, focusing on large Industrial Users
3h. Review of Small Lot Zoning Standards
3i. Update Sign Code Standards-
3j. Review and Update Telecommunication regulations to be consistent with State and Federal Law
4. Pre-Application/Concept Design Review Meeting prior to Submittal (CC Assigned 3/28/17)
Tier 2 Priorities 2018 +
1. Housing Strategic Plan-"Housing First" and Workforce Housing Study and Determine What Uses Generate Housing Needs (CC Assigned 8/22/17)
2. Review and Update Noise Ordinance
3. Code Enforcement Policy and Procedures Update

4. Pools-Drought Policy Changes. Phase 1?
Other PC/CC Assignments for Planning Department
1. Facilities Assessment RFP (CC Assigned 7-11-17) RFP Issued 8-31-17
SHAPE Committee Meeting On-Going
2. Water Update/Report from PW
Other Items of Interest to Planning Commission
1. Lot Line Adjustment Code Update-Potential
Required & On Going Items and Issues of Interest to Staff
1. Calderon Settlement Agreement Implementation and Monitoring-On Going
2. Short-Term Rental Ordinance Enforcement-On Going
3. Code Enforcement-On Going
4. PG&E Parking Lot Negotiation-On Going-Noah Housh
5. Growth Management Code Language Update and Annual Review (Sept)-Noah Housh
6. Fee Study-Pending
7. Review and Comment-Draft Tree Ordinance
8. AB 52 CEQA Process Implementation-Native American Consultation-On Going
9. PW & Planning - Ordinance to Amend Municipal Code Related to Exterior Fire Sprinklers
10. Affordable Housing Assistance; Contract Review; Term Negotiation; Etc.--On Going Noah Housh
Recent Actions
1. PL17-014 1000 Pratt Ave, DR for Beringer Winery Production Modifications April 18, 2017 Lilly Bianco-Approved- DR Appealed to the City Council 5-3-17 (PL17-032 1000 Pratt Ave) CC Review June 13, 2017-Appeal Denied by CC-Lilly Bianco
2. Zoning Code Update to Address Changes in State Law-Second Dwelling Units-Noah Housh- CC Pending for June 13, 2017 (PC Recommended May 2, 2017)-Approved
3. PL17-021 STR Permit 1764 Spring Street-Aaron Hecock-PC Approved
4. OTSH Concept for Affordable Housing on Railroad Property (CC Assigned 3/28/17) Presented to the CC
5. PL17-021 1764 Spring St New Short Term Rental-Aaron Hecock- Approved 6/6/17
6. RFP Selection Committee Recommendation on Adams Street RFP responses. Presented to the CC June 27, 2017.
7. PL17-045-1380 Main St-Sign Permit for New West Knife Works-Staff Approved-Aaron Hecock
8. PL17-039 1427 Kearney St DR for SFD Remodel + Addition –PC Approved-Lilly Bianco
9. PL17-019 1734 Scott St DR for Home and Second Unit Remodel-PC approved June 20, 2017 Lilly Bianco
10. PL17-028 1660 Kearney St DR for Residential Remodel + 455 Sq ft Addition-PC approved June 20, 2017 Lilly Bianco
11. PL17-030 APN 009-362-015 LLA-Aaron Hecock- Approved 7/18/17
12. Joint PC/CC Meeting-August 22-Land Use 101CC and PC Reviewed 8-22-17

13. City Facilities Assessment RFP-CC to Review and Direct staff-Noah Housh CC Reviewed 8-22-17
14. HOME Grant Acceptance and Administration Contract-CC to Review and Act-Noah Housh-CC Approved 8-22-17
15. OTSH Fee Waiver Request-CC To Review and Provide Direction to Staff-Noah Housh-CC Approved 8-8-17
16. PL17-013 1915 Main St DR for Pedestrian Bridge over York Creek extending from Las Alcobas Hotel to Historic Beringer winery (2000 Main St)-Lilly Bianco-Approved 8-15-17
17. PL16-055 1045 Pratt Avenue-DR for new SFD on existing undeveloped flag lot. Lilly Bianco-Continued for Re-Approved 9-5-17
18. PL17-051 1057 Pratt Ave Second Extension for approved DR and Demo-Approved 9-5-17
19. PL17-046-627 Harvest Ln, Demolition of an Existing Barn –Aaron Hecock- Approved 11/7/17
20. PL17-057 1152 Church St-DR for Exterior Modifications to Existing Structure- Aaron Hecock-Approved 11/7/17
21. PL17-065 1226 Main St- Use Permit- Joseph Brockhoff approved 12/5/17
22. PL17-007 1178 Hudson Design Review Aaron Hecock- Approved 12/5/17
23. PL17-047-1916 Vineyard Ave-Demo and DR requesting to demolish existing SFD and construct a new SFD -Aaron Hecock- Approved 12/5/17
24. PL17-048 1843 Spring Mt Ct-DR for Exterior Building and Site Modifications-Lilly Bianco- Approved 12/5/17
25. PL17-059 1814 Spring St- DR for New SFR & Demo- Lilly Bianco Approved 12/19/17

*This document is intended as a courtesy and is only updated periodically. Therefore it may not reflect the most current project status. Please contact planning staff with questions about specific projects or properties at 707-967-2792.