City of St. Helena
Planning Commission
Regular Meeting
Tuesday, December 18, 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 four minutes.

Page

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL
Chairperson: Lester Hardy
Vice Chair: David Knudsen
Commissioners: Daniel Hale, 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 four 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: December 4, 2018 — 5 - 6
Commission Minutes 12-04-18

4.2. Request by Jay M. Behmke on behalf of 929 Main Street, LLC for approval of a resolution granting a sign permit for new signage at Yao Family Wines located at 929 Main Street in the Service Commercial (SC) district. — 7 - 36

CEQA Determination: Exempt from the requirements of CEQA pursuant to Section 15311.
Prepared By: Aaron Hecock, Senior Planner
Recommendation:
Staff finds that the proposed signage 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; and

2. Approve a resolution granting a sign permit for new signage on the property located at 929 Main Street.

Staff Report - 929 Main Street

5. PUBLIC HEARINGS

*This item was originally noticed as a request for Use Permit approval to operate a Wine Tasting Room however it has been corrected to clarify it is a request for approval to operate a Wine Bar

*5.1. Consideration of a Use Permit to allow a wine bar at 1299 Main Street, Suite A, in the Central Business zoning district. 37 - 67

CEQA Determination: This project has been deemed to qualify for a Class 1 Categorical Exemption under CEQA Section 15301.
Prepared By: Noah Housh, Planning & Community Improvement Director
Recommendation:
It is recommended that the Planning Commission:

1. Find that the project is exempt from the requirements of CEQA under a Class 1 Categorical Exemption, per Section 15301 of CEQA; and

2. Accept the required findings and approve a Use Permit to allow the operation of a 30-seat wine bar to be located at 1299 Main St, Suite A in the Central Business Zoning District.

Staff Report -1299 Main Street, Suite A

6. SCHEDULED MATTERS

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

*7.1. Small Business Owners Flyer 69

8. AGENDA FORCAST
Below is a a link to a list of pending and upcoming projects which may be of interest to the community.

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.

A list of all current planning projects is available on our city website in the link below:
http://www.cityofsthelena.org/projects?term_node_tid_depth=21

Please contact the assigned project Planner for additional questions.

9. ADJOURNMENT
The next Regular Planning Commission meeting is scheduled for January 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 December 11, 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://cityofsthelena.org and will be available for public review at the respective meeting.

MINUTES
City of St. Helena
Planning Commission Meeting
Tuesday, December 4, 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://sthelena.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 Lester Hardy, Vice Chair David Knudsen, Commissioner Bobbi Monnette, Commissioner John Ponte, and Commissioner Daniel Hale

Absent: None

Staff Present: Noah Housh, Planning & Community Improvement Director 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: November 6, 2018

Commissioner John Ponte moved to approve the minutes on the Consent Calendar. The motion was seconded by Commissioner Daniel Hale and on roll call carried by the following vote:

AYES: Lester Hardy, David Knudsen, Bobbi Monnette, John Ponte, and Daniel Hale
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

5. PUBLIC HEARINGS

5.1 Public Hearing to accept comments on the 2040 General Plan draft Environmental Impact Report (EIR).

CEQA Determination: Environmental Impact Report
Prepared By: Noah Housh, Planning & Community Improvement Director
Recommendation:

It is recommended that the Planning Commission hear and receive comments on the draft 2040 General Plan EIR, and direct staff to prepare a Response to Comments and finalize the EIR after the conclusion of the comment period on January 2, 2019.

Noah Housh, Planning and Community Improvement Director reported on the item.

Katharine Pan, Dyett & Bhatia representative provided a presentation and addressed the Commission.

Chair Hardy opened public comment.

Vicky Bradshaw provided comments to the Commission.

Chair Hardy closed public comment.

Chair Hardy reopened public comment.

Vicky Bradshaw addressed the Commission.

Chair Hardy closed public comment.

6. SCHEDULED MATTERS

7. DEPARTMENT REPORTS

Noah Housh, Planning and Community Improvement Director reported on the item.

8. AGENDA FORCAST

9. ADJOURNMENT

Chair Hardy adjourned the meeting at **7:46 P.M.**

The December 4, 2018 Minutes were approved at the _____ Planning Commission meeting.

APPROVED:	**ATTEST:**
_____	_____
Lester Hardy, Planning Commission Chair	Noah Housh, Planning and Community Improvement Director

PLANNING COMMISSION REPORT

Planning Commission Meeting of December 18, 2018

AGENDA SECTION: Consent

FILE NUMBER: PL18-021

SUBJECT: Request by Jay M. Behmke on behalf of 929 Main Street, LLC for approval of a resolution granting a sign permit for new signage at Yao Family Wines located at 929 Main Street in the Service Commercial (SC) district.

PREPARED BY: Aaron Hecock, Senior Planner

REVIEWED BY: Noah Housh, Planning & Community Improvement Director

APPROVED BY: Noah Housh, Planning & Community Improvement Director

APPLICATION FILED:03/02/18 **ACCEPTED AS COMPLETE:**06/04/18

LOCATION OF PROPERTY: 929 Main Street

APN: 009-180-038

GENERAL PLAN/ZONING: Service Commercial (SC)

APPLICANT: Jay M. Behmke **PHONE:** (707) 520-4242

BACKGROUND

In April 2016, the applicant received sign permit approval (#PC2016-012) in order to hang a double-sided blade sign perpendicularly from the building's façade on the primary frontage of the building where the former Bello identification sign was located. The approved sign was 4' x 2' (16 square feet in total) and consisted of black lettering with gold and red logos. The sign was to be externally illuminated from lighting on the building. This sign was found to not meet the applicant's needs and was subsequently taken down and replaced with temporary signage. The applicant is now requesting approval of a more comprehensive sign program to meet their needs.

This item was originally presented at the July 3, 2018 meeting of the Planning Commission where it was continued in order to allow the applicant time to lower the signs on the chimneys below the roof line and to clarify the design and lighting of the illuminated sign near the front door. The item was re-scheduled for the August 21, 2018 Planning Commission meeting where it was continued at the applicant's request in order to make design changes to the signs.

As noted in the attached plan set, the two signs on the north and south chimneys have been lowered below the roof line and the sign near the front door has been modified so that the illumination mechanism is no longer within the internal structure of the pin mounted letters.

As far as the illumination of this sign is concerned, only "Yao Family Wines" will be illuminated, the other letters are too small. According to the applicant, the LED strips that would be used to illuminate the sign have 42 LEDs per foot and generate approximately 519 lumens per foot (12.4 lumens per each LED). The strips can be cut every 2 inches resulting in 7 LEDs per 2 inch strip. Therefore each 2-inch strip produces 86.8 lumens (7 x 12.4). One (1) 2-inch strip would be placed behind each letter in "YAO FAMILY WINES" resulting in 1,215 lumens total (14 letters x 86.8 lumens each). For reference, one 75 watt light bulb is approximately 1,100 lumens and one 100 watt light bulb is approximately 1,600 lumens. In addition to the low light levels that would be emitted from the sign, each LED will be equipped with a dimmer switch which will allow the applicant to dim the soft halo effect to a desired level.

PROJECT DESCRIPTION

The applicant is requesting sign permit approval for new signage associated with Yao Family Wines at 929 Main Street in the Service Commercial (SC) district. Proposed signage includes two signs on the building's primary frontage and two signs on the building's secondary frontage. The 48 square foot (4' x 12') main identification sign on the building's primary frontage would be manufactured with high-density urethane (HDU) and would read "Yao Family Wines", "Napa Valley" with a small Chinese character meaning "Yao" and would be illuminated via existing exterior lights affixed to the building. The second sign on the building's primary frontage is located near the front door and reads "Yao Family Wines"; a small Chinese character meaning "Yao"; "Napa Valley"; and "Yao Ming, Proprietor" with an additional symbol and Chinese lettering (Yao Ming's name in Chinese). This sign is 12-sf in size (4' x 3') and would also be manufactured with HDU, however, "Yao Family Wines" lettering would be pin mounted, black acrylic lettering will LED strips (described above) creating a halo illuminated effect.

Two signs are also proposed on the building's secondary frontages. One sign would be located on the building's northern chimney and the other would be located on the building's southern chimney. Each of these signs would read "Yao Family Wines"; "Napa Valley"; with a small Chinese character meaning "Yao"; would be 10-sf in size (1'10" x 5'6"); and would also be manufactured from HDU material. These signs would not be illuminated.

High-Density Urethane (HDU) is a strong, naturally waterproof material designed specifically for creating dimensional signs at a lower cost and weight than wood. HDU signs have a carved look, can feature smooth or textured backgrounds, and are available in different thicknesses. When HDU signs are painted, they look similar to wood however they last much longer and require less maintenance due to their resistance to the elements. Wood signs often fall victim to moisture intrusion and sun exposure, requiring more maintenance and frequent repainting.

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.

GENERAL PLAN / ZONING

The project site is located in the Service Commercial (SC) district. The SC district provides for service and retail uses, restaurants, service stations, motels, public and quasi-public uses and similar and compatible uses. Signs are regulated by St. Helena Municipal Code (SHMC) Section 17.148. Planning commission approval must be obtained for all signs not permitted with an administrative sign permit as described in SHMC Section 17.148.040. 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.

Staff Response: Proposed signage associated with this application is in compliance with the restrictions and prohibitions detailed in SHMC Section 17.148. The proposed primary frontage signs are similar in location, size, and lighting to previously approved signage associated with the Bello tasting room (see attached). In addition, the secondary frontage signs will not be illuminated. Staff has no concerns about the proposed signage and feels that the proposed signs are an improvement over the signage currently on-site.

ISSUES

Staff has not identified any additional issues related to this application that require further discussion.

CORRESPONDENCE

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

STAFF RECOMMENDATION

Staff finds that the proposed signage 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; and

2. Approve a resolution granting a sign permit for new signage on the property located at 929 Main Street.

ATTACHMENTS

Resolution
Applicant Statement
Aerial View
Photos
Sign Location Map
Sign Plan Set
EXAMPLES OF HIGH DENISTY URETHANE SIGNS
Bello Primary
Bello daytime
Bello nightime

CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
GRANTING SIGN PERMIT APPROVAL TO
929 MAIN STREET (PL18-021)

PROPERTY OWNER: 929 Main Street LLC **APN:** 009-180-038

RECITALS

1. The applicant submitted an application for a sign permit on March 2, 2018 in order to place new signage at Yao Family Wines located at 929 Main Street in the Service Commercial (SC) district;
2. This item was originally presented at the July 3, 2018 meeting of the Planning Commission where it was continued in order to allow the applicant time to lower the signs on the chimneys below the roof line and to clarify the design and lighting of the illuminated sign near the front door;
3. The item was re-scheduled for the August 21, 2018 Planning Commission meeting where it was continued at the applicant's request in order to make design changes to the signs;
4. Proposed signage includes two signs on the building's primary frontage and two signs on the building's secondary frontage. The 48 square foot (4' x 12') main identification sign on the building's primary frontage would be manufactured with high-density urethane (HDU) and would read "Yao Family Wines", "Napa Valley" with a small Chinese character meaning "Yao" and would be illuminated via existing exterior lights affixed to the building. The second sign on the building's primary frontage is located near the front door and reads "Yao Family Wines"; a small Chinese character meaning "Yao"; "Napa Valley"; and "Yao Ming, Proprietor" with an additional symbol and Chinese lettering (Yao Ming's name in Chinese). This sign is 12-sf in size (4' x 3') and would also be manufactured with HDU, however, "Yao Family Wines" lettering would be pin mounted, black acrylic lettering will LED strips (described above) creating a halo illuminated effect.

   Two signs are also proposed on the building's secondary frontages. One sign would be located on the building's northern chimney and the other would be located on the building's southern chimney. Each of these signs would read "Yao Family Wines"; "Napa Valley"; with a small Chinese character meaning "Yao"; would be 10-sf in size (1'10" x 5'6"); and would also be manufactured from HDU material. These signs would not be illuminated;
5. 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 December 18, 2018; and
6. Now, therefore let it be found that, the Planning Commission approves the sign permit and authorizes the modifications contained in said plans based on the findings below and subject to the conditions of approval enumerated herein.

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 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 further 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 Service Commercial 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.
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 December 18, 2018 meeting.

7. All un-permitted signage shall be removed prior to issuance of a final building permit.
8. No signage is permitted above the roof line of the building.
9. No internal illumination of signs is permitted.
10. Up-lighting shall utilize cut-off shielding to prevent light trespass onto adjacent properties.
11. An Encroachment Permit shall be obtained by the applicant prior to installation of the sign if work involves locating of any person or structure on public property, such as a sidewalk, driveway, or street, if necessary.
12. 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 December 18, 2018 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:	ATTEST:
_____	_____
Lester Hardy Chair, Planning Commission	Noah Housh Planning Director

929 Main Street, LLC

October 17, 2018

Aaron Hecock
City of St. Helena
Planning Department
1480 Main Street
St. Helena, CA 94574

Re: Sign Permit Application
Revised Written Statement

Dear Aaron:

We propose a revised signage plan that is entirely consistent with the regulations applicable to a Planning Commission Sign Permit for the Service Commercial zone. This plan is identical to the plan previously proposed. The only changes are a refinement of the artwork, and a change in materials. The signs are the same sizes in the same locations, and feature essentially the same elements.

On the primary frontage (facing Main Street), we propose two signs:

1. A large sign featuring the words "YAO FAMILY WINES," "Napa Valley" and a stylized Chinese character in three dimensional letters totaling 48 square feet affixed to a large blank wall on front of the building. The letters for YAO FAMILY WINES will be black. The letters for Napa Valley and the Chinese character will be red. There are two small spotlights on the building in this location which will provide illumination in the evening. The sign will be constructed with high density urethane foam.

2. A small sign featuring the words "YAO FAMILY WINES", a stylized Chinese character, "Napa Valley," "Yao Ming, Proprietor" and the Chinese characters "姚明庄主" (a Chinese translation of Yao Ming, Proprietor) next to the front door totaling 12 square feet. The letters for YAO FAMILY WINES and the Chinese characters "姚明 庄主" will be black. The letters for "Yao Ming, Proprietor" "Napa Valley" and the stylized Chinese character will be red. This sign will be constructed with high density urethane foam. However, the letters for the words "YAO FAMILY WINES" will be metal letters pin-mounted on the foam sign. LED strip lights attached to the back of those 14 letters will provide a halo effect. The rest of the sign will not be illuminated in any way.

The total square feet of these two signs is sixty (60) square feet.

The building has two secondary frontage walls on the north and south sides. Both are visible from Main Street. We propose two signs:

2078 Paradise Drive, Apt 1, Tiburon, CA 94920
707-520-4242 Email: jmbehmke@gmail.com

3. A sign featuring the words "YAO FAMILY WINES" and "Napa Valley" and a stylized Chinese character in three dimensional letters affixed to a wall on the south side of the building totaling 10 square feet. The letters for YAO FAMILY WINES will be black. The letters for Napa Valley and the Chinese character will be red. This sign will have no illumination of any kind.

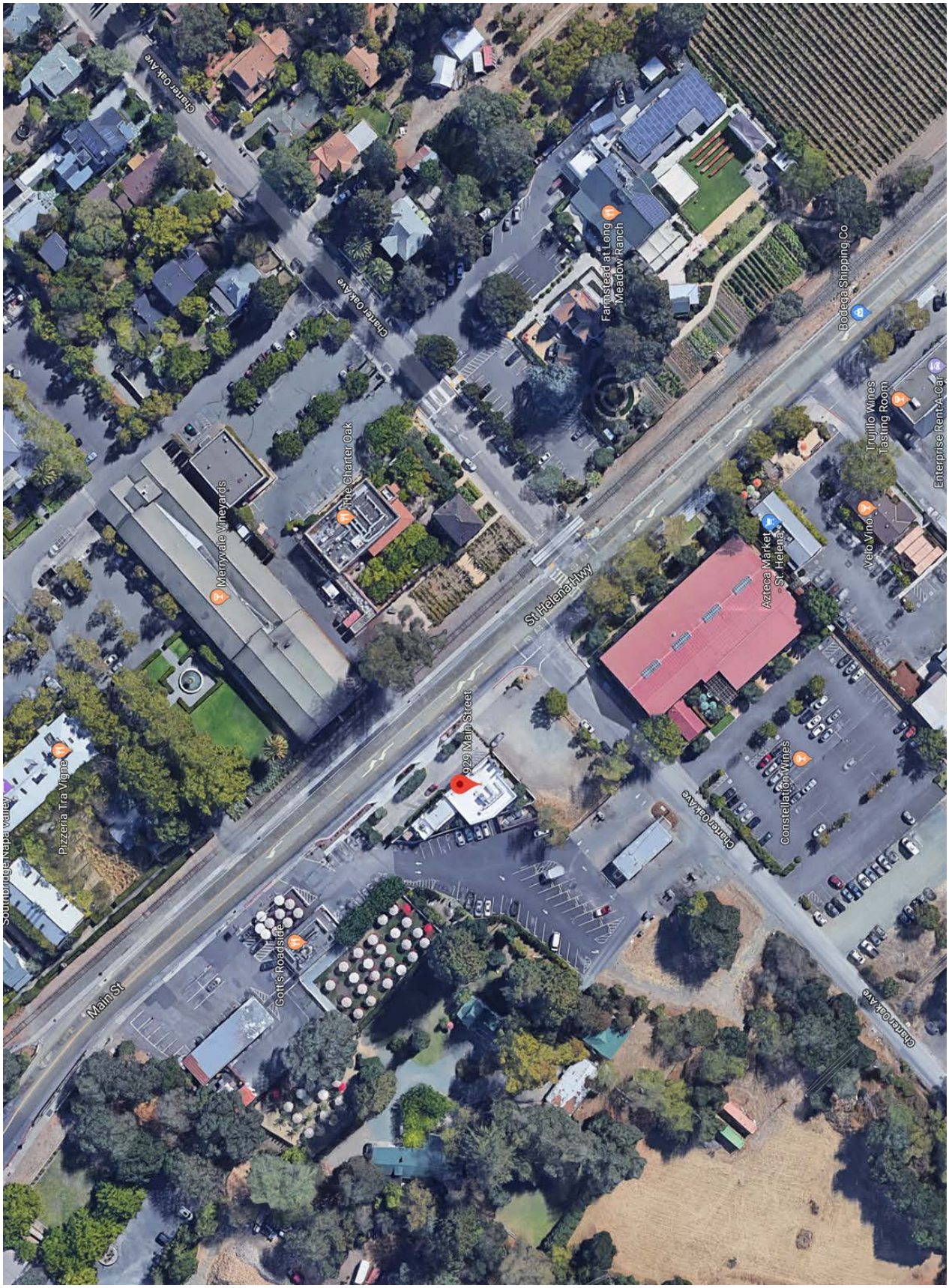
4. A sign featuring the words "YAO FAMILY WINES" and "Napa Valley" and a stylized Chinese character in three dimensional letters affixed to a wall on the north side of the building totaling 10 square feet. The letters for YAO FAMILY WINES will be black. The letters for Napa Valley and the Chinese character will be red. This sign will have no illumination of any kind.

The total square feet of these two secondary signs is twenty (20) square feet.

Let me know if you need anything further. Thank you for your consideration.

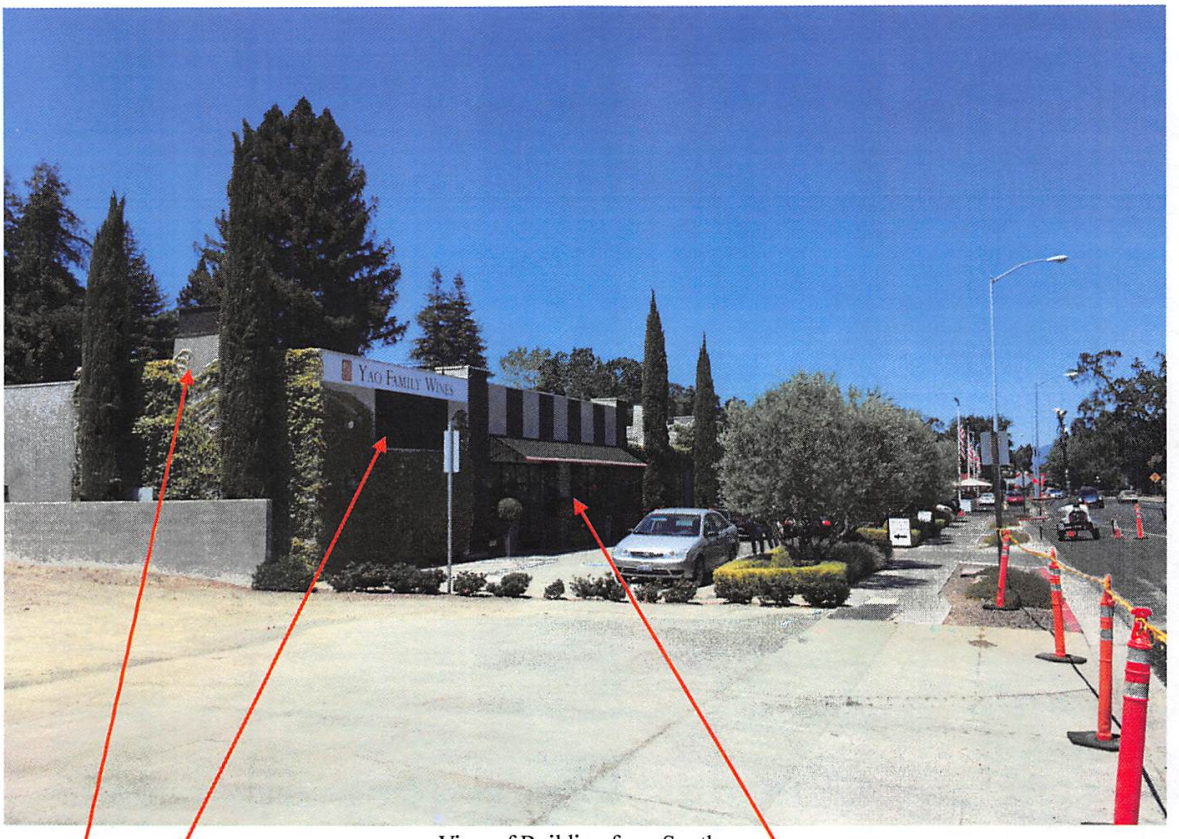
Sincerely,

Jay M. Behmke
Its Manager


Charter Oak Ave
Charter Oak Ave
Farmstead at Long Meadow Ranch
Bodega Shipping Co
Merryvale Vineyards
The Charter Oak
Trujillo Wines Tasting Room
Enterprise Rent-A-Car
St Helena Hwy
Azteca Market - St. Helena
Velo Vino
929 Main Street
Pizzeria Tra Vigne
Constellation Wines
Charter Oak Ave
Main St
Gotts Roadside
Charter Oak Ave

Street View Looking South

Street View Looking North



View of Building from South

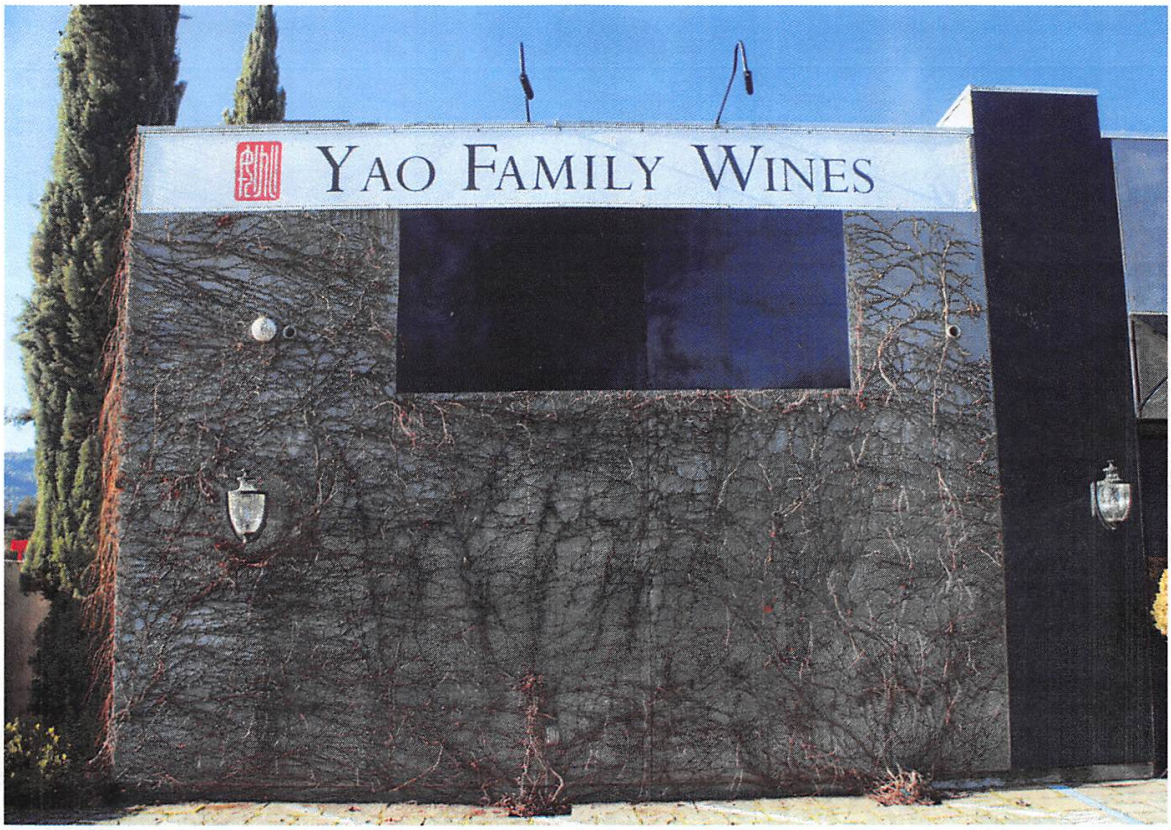
Location of Proposed Wall Sign

Location of Proposed Secondary Sign

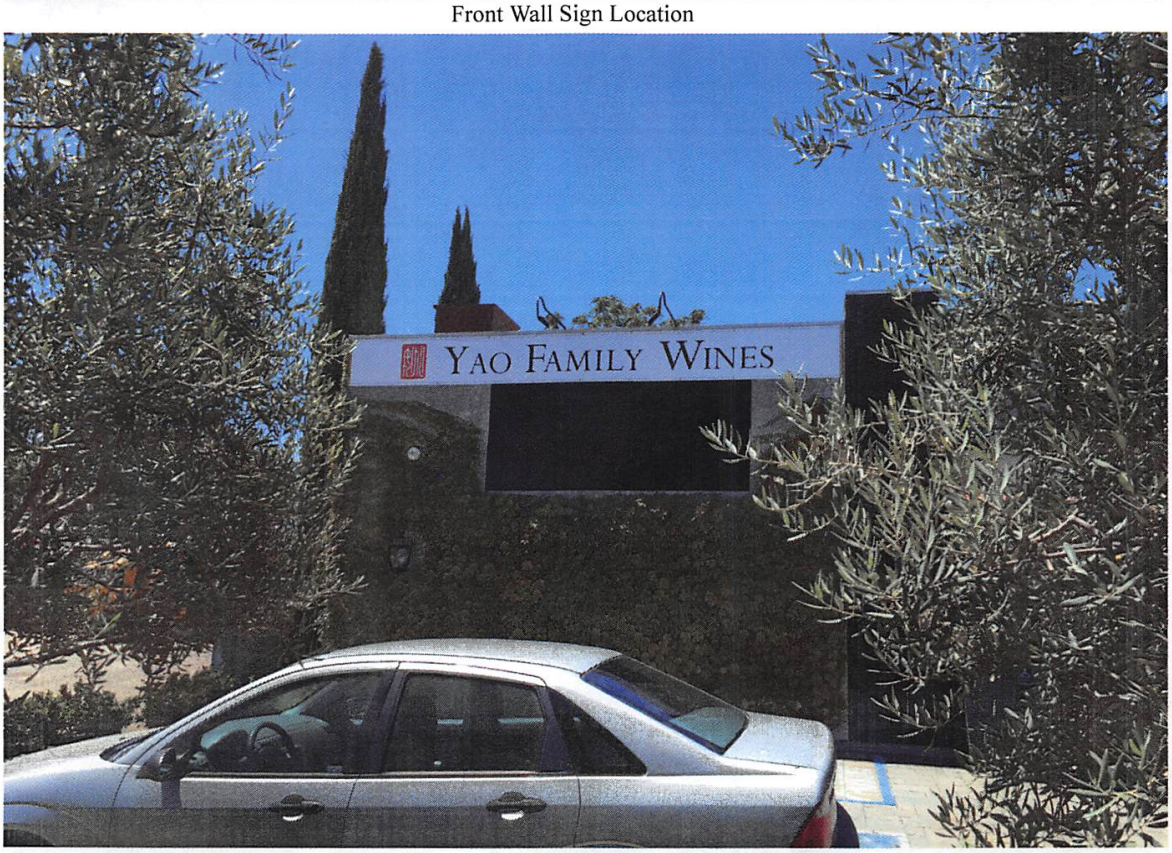
Location of Proposed Front Door Sign

Front of 929 Main looking North

Front of 929 Main looking South

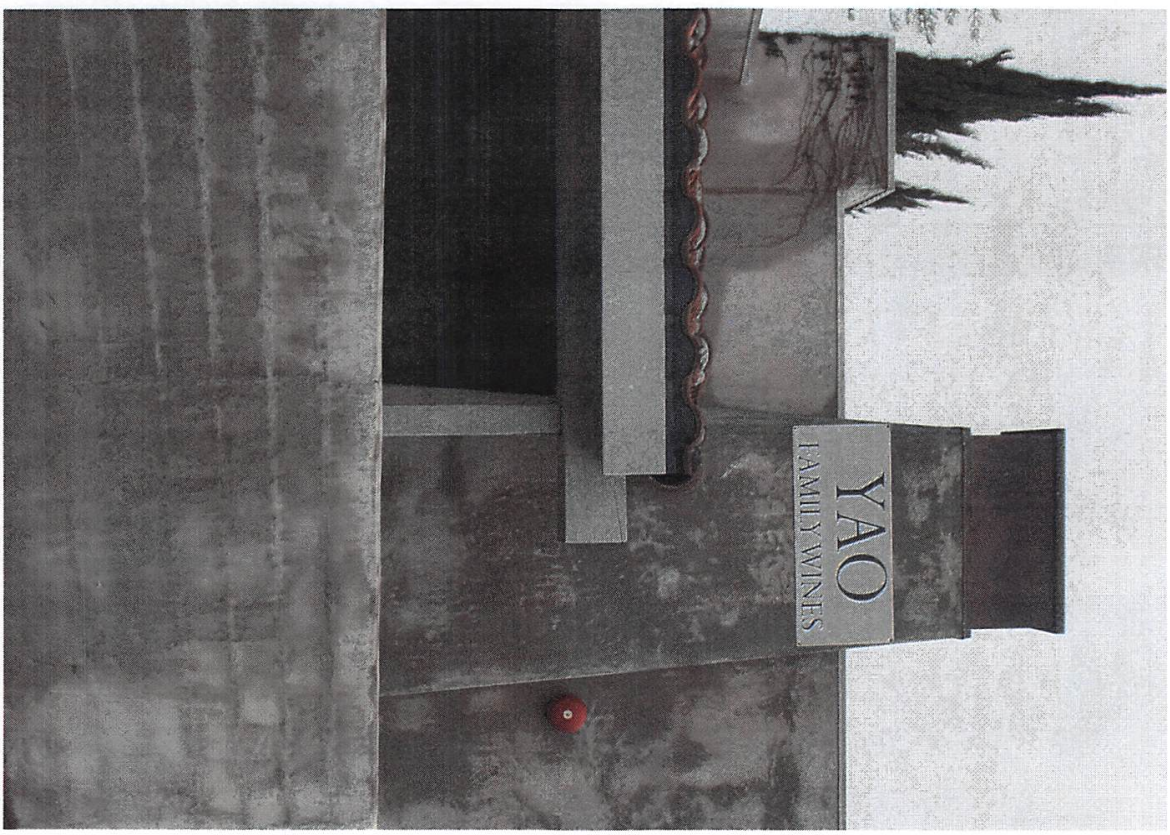


Front Wall Sign Location

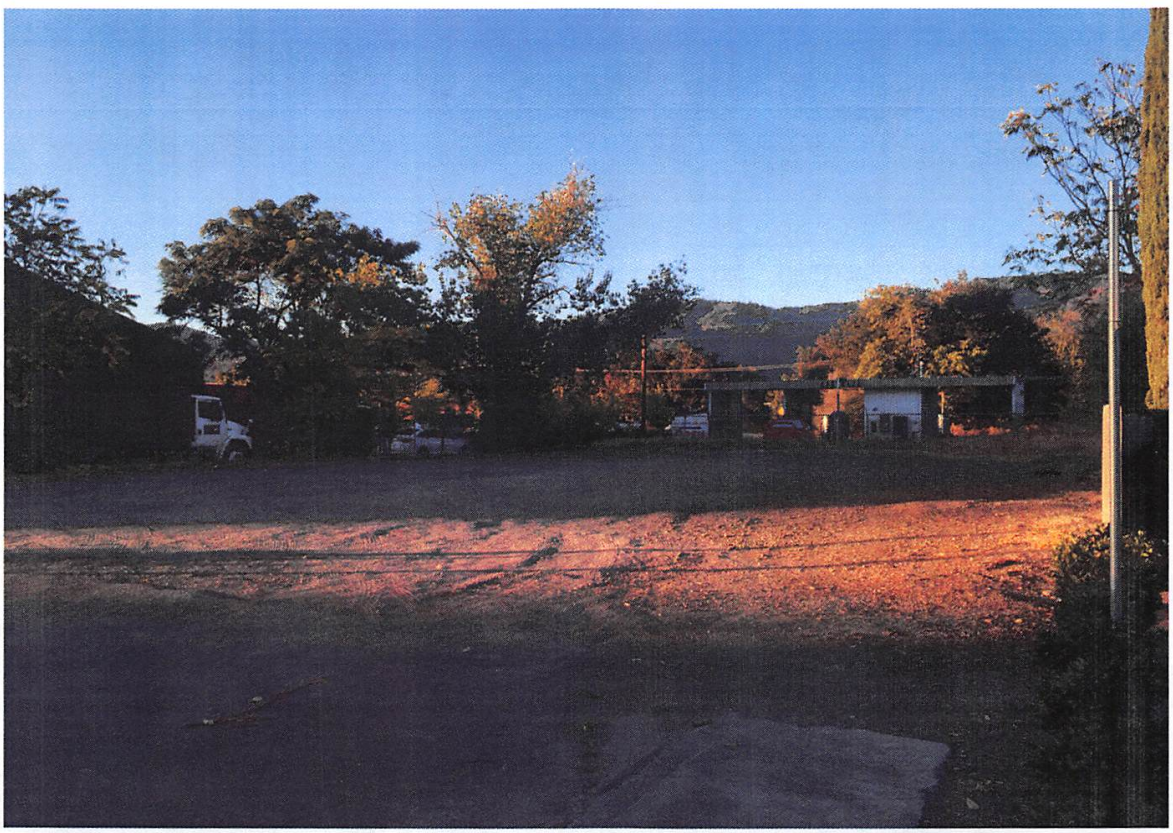


Front Wall Sign Location

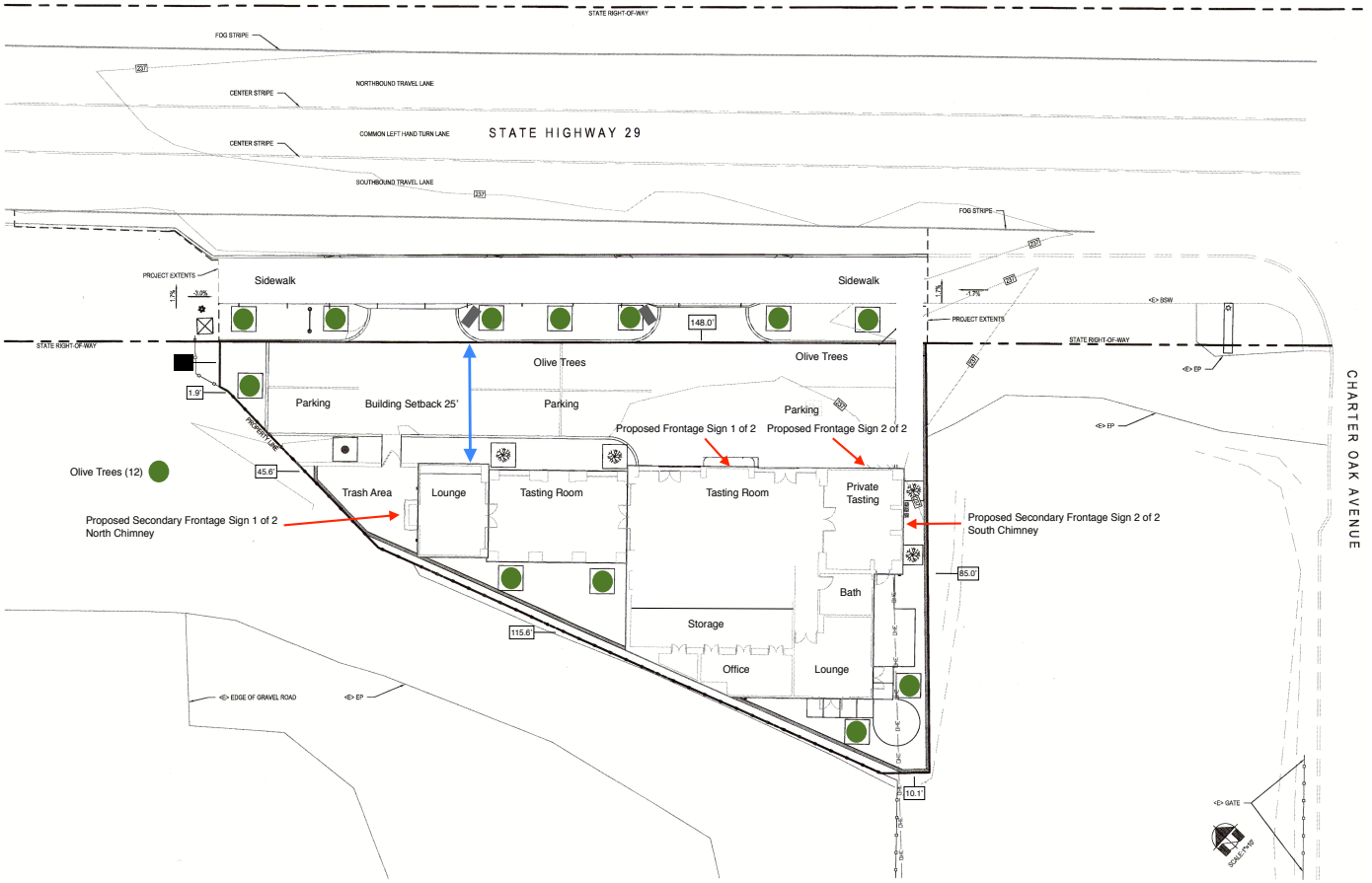
South Wall and Chimney



North Wall and Chimney



Vacant Lot Adjacent to South of 929 Main



SITE PLAN WITH PROPOSED SIGNS

SCALE: 1" = 10'

Spec Sheet: Yao Family Winery Aerial view

2nd proof

Date:	10/9/2018
File Name:	Yao Family Wines ariel
In Folder:	Yao Family WInes
Drawing By:	Mike F
Company:	Yao Family Wines
Contact Person:	Jay Behmke
Address:	929 Main St
City:	St Helena, CA
Phone:	707 - 695 - 5100
Email Address:	jmbehmke@yaofamilywines.com
APPROVALS:	
Owner	
Tenant	
Landlord	

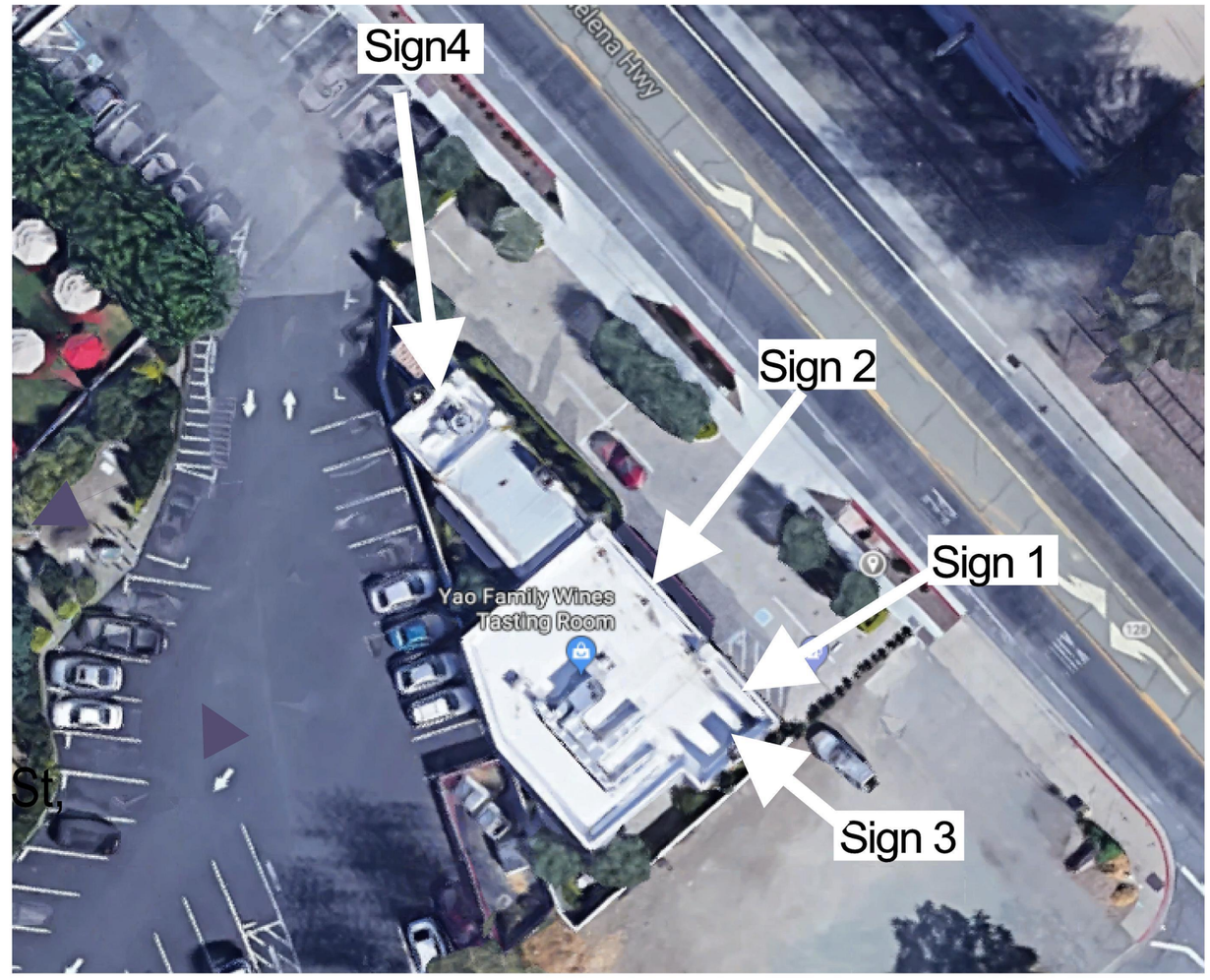
SIGNS
par excellence
sign company

3485D Airway Drive
Santa Rosa, CA 95403

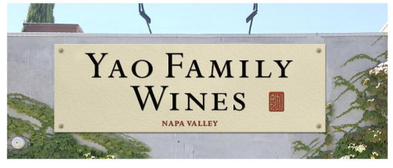
(707) 579-8982
FAX 579-8980

sales@signspe.com

California State
Licensed Contractor
#947901

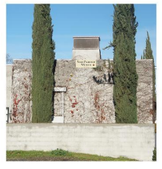


- Yao Family Winery is located at 929 Main St, St Helena, CA
- 4 signs
  - Front wall sign
  - Electrical door sign
  - 2 chimney signs



Sign 1

Sign 2


Sign 3

Sign 4

Spec Sheet: Yao Family Winery front wall Elevation Drawing (Sign 1)

1st proof

Date:	10/6/2018
File Name:	Yao Family Wines ariel
In Folder:	Yao Family WInes
Drawing By:	Mike F
Company:	Yao Family Wines
Contact Person:	Jay Behmke
Address:	929 Main St
City:	St Helena, CA
Phone:	707 - 695 - 5100
Email Address:	jmbehmke@yaofamilywines.com
APPROVALS:	
Owner	
Tenant	
Landlord	

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par excellence
sign company

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Santa Rosa, CA 95403

(707) 579-8982
FAX 579-8980

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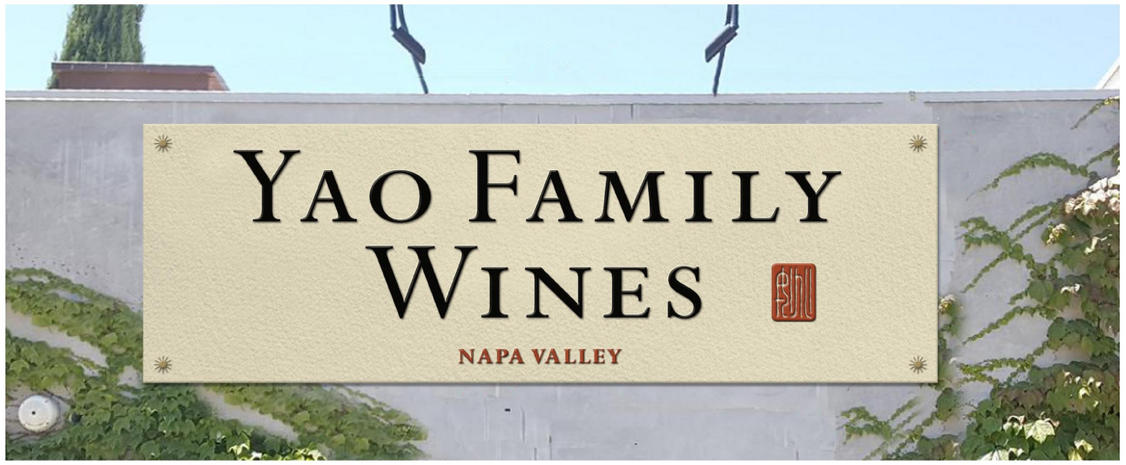
Two existing lights



- Yao Family Winery is located at 929 Main St, St Helena, CA
- Sign Located in the front left corner of building

Spec Sheet: Yao Family Winery front wall Elevation Drawing (Sign 1)

1st proof

Date:	10/6/2018
File Name:	Yao Family Wines aried
In Folder:	Yao Family WInes
Drawing By:	Mike F
Company:	Yao Family Wines
Contact Person:	Jay Behmke
Address:	929 Main St
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- Yao Family Winery is located at 929 Main St, St Helena, CA
- Sign Located in the front left corner of building

- Two 6' x 4' High density Urethane Foam
- Mounted to wall with plastic anchors and 3/8"screws

Spec Sheet: Yao Family Winery door sign (sign 2)

1st proof

Date:	10/9/2018
File Name:	Sign 2 -elevation drawing
In Folder:	Yao Family WIne s
Drawing By:	Mike F
Company:	Yao Family Wines
Contact Person:	Jay Behmke
Address:	929 Main St
City:	St Helena, CA
Phone:	707 - 695 - 5100
Email Address:	jmbehmke@yaofamilywines.com
APPROVALS:	
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- Yao Family Winery is located at 929 Main St, St Helena, CA
- Sign Located next to Front Door

Night effect

Spec Sheet: Yao Family Winery door sign (sign 2) Shop drawing

1st proof

Date:	10/9/2018
File Name:	Sign 2 -elevation drawing
In Folder:	Yao Family WIne s
Drawing By:	Mike F
Company:	Yao Family Wines
Contact Person:	Jay Behmke
Address:	929 Main St
City:	St Helena, CA
Phone:	707 - 695 - 5100
Email Address:	jmbehmke@yaofamilywines.com
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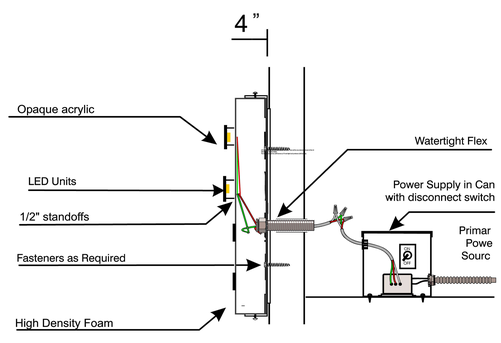
- Sign will be installed on wall with anchors and lag screws.

High Density Foam Sign with
LED Illuminated

SPECIFICATIONS:

* 4' x 3' x 4" S/F HDF Sign
* Mounting Fastners into wall

Signage:
* 4" thick HDF sign
* "Yao Family Wines" to be illuminated with strip LEDs on the backside of pin mounted acrylic letters
* 12V power supply to mounted inside building



LED strip lights produce 86 lumens per 2 inch strip.
There will be one strip behind each of the 14 letters in YAO FAMILY WINES.
The total lumens will be 1204 lumens
(a 75 watt light bulb produces 1100 lumens).

Spec Sheet: Yao Family Winery south side Elevation Drawing (Sign 3)

1st proof

Date:	10/9/2018
File Name:	Yao SIGN 3 elevation drawing
In Folder:	Yao Family WInes
Drawing By:	Mike F
Company:	Yao Family Wines
Contact Person:	Jay Behmke
Address:	929 Main St
City:	St Helena, CA
Phone:	707 - 695 - 5100
Email Address:	jmbehmke@yaofamilywines.com
APPROVALS:	
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- Yao Family Winery is located at 929 Main St, St Helena, CA
- Sign Located in the south side of building

Spec Sheet: Yao Family Winery south side (sign 3) shop drawing

Date:	10/6/2018
File Name:	Yao Family Wines aried
In Folder:	Yao Family WInes
Drawing By:	Mike F
Company:	Yao Family Wines
Contact Person:	Jay Behmke
Address:	929 Main St
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- Yao Family Winery is located at 929 Main St, St Helena, CA
- Sign Located in the south side chimney

- One 5' 6" x 1' 10" High Density Urethane foam
- Mounted to wall with plastic anchors and 3/8"screws

Spec Sheet: Yao Family Winery north side Elevation Drawing (Sign 4)

1st proof

Date:	10/9/2018
File Name:	Yao SIGN 4 elevation drawing
In Folder:	Yao Family WInes
Drawing By:	Mike F
Company:	Yao Family Wines
Contact Person:	Jay Behmke
Address:	929 Main St
City:	St Helena, CA
Phone:	707 - 695 - 5100
Email Address:	jmbehmke@yaofamilywines.com
APPROVALS:	
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Licensed Contractor
#947901

- Yao Family Winery is located at 929 Main St, St Helena, CA
- Sign Located in the north side of building

Spec Sheet: Yao Family Winery north side (sign 4) shop drawing

Date:	10/6/2018
File Name:	Yao Family Wines aried
In Folder:	Yao Family WInes
Drawing By:	Mike F
Company:	Yao Family Wines
Contact Person:	Jay Behmke
Address:	929 Main St
City:	St Helena, CA
Phone:	707 - 695 - 5100
Email Address:	jmbehmke@yaofamilywines.com
APPROVALS:	
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Tenant	
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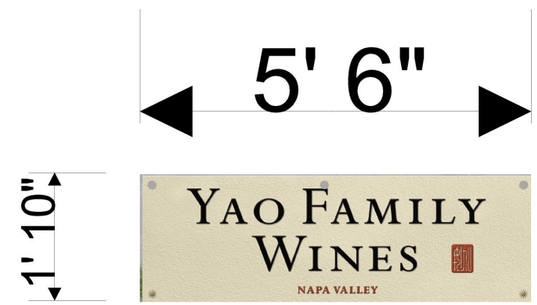


- Yao Family Winery is located at 929 Main St, St Helena, CA
- Sign Located in the north side chimney
- One 5' 6" x 1' 10" High Density Urethane foa
- Mounted to wall with plastic anchors and 3/8"screws

EXAMPLES OF HIGH DENISTY URETHANE SIGNS

Bello
FAMILY VINEYARDS
WINE TASTING

Bello
FAMILY
VINEYARDS

Bello

PLANNING COMMISSION REPORT

Planning Commission Meeting of December 18, 2018

AGENDA SECTION: Public Hearing

FILE NUMBER: PL18-069

SUBJECT: Consideration of a Use Permit to allow a wine bar at 1299 Main Street, Suite A, in the Central Business zoning district.

PREPARED BY: Noah Housh, Planning & Community Improvement Director

REVIEWED BY: Noah Housh, Planning & Community Improvement Director

APPROVED BY: Noah Housh, Planning & Community Improvement Director

APPLICATION FILED:09/19/18 **ACCEPTED AS COMPLETE:**12/03/18

LOCATION OF PROPERTY: 1299 Main Street, Suite A

APN: 009-250-015

GENERAL PLAN/ZONING: Central Business/Central Business

APPLICANT: W&W Four Seas Partnership/W&W Four Seas Corporation **PHONE:** 415-221-1900

BACKGROUND

The project site is a multi-suite two story commercial structure currently divided into five, commercial suites located in the Central Business zoning district. The building has frontage onto both Main Street and Money Way and is served by 11 dedicated parking spaces. The project is proposing to occupy Suite 1299 A, which is in the rear of the building, abutting Money Way.

In the past, this suite has served as a wine tasting room (Use Permit attached), but was most recently an retail store with an accessory office component.

PROJECT DESCRIPTION

Applicant, W&W Four Seas Partnership, is requesting a use permit to operate a 30 seat wine bar with limited food and retail sales and accessory administrative office space, located within an existing 1,426 square foot, two-story retail space at 1299 Main St, Suite A. There will be 2 full time employees. Hours of operation are proposed to be between 11:00 a.m. to 11:00 p.m. seven days a week with special events limited to one per month. No exterior modifications are proposed as part of the use permit application.

ANALYSIS

CEQA

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. 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 subject site is designated Central Business (CB) by the St. Helena General Plan. The City of St. Helena General Plan (1993) states that the Central Business land use 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.

In addition, the property is located in the "Parking Impact Area", as identified in Figure 5-3 of the 1993 General Plan. This area is identified as the portion of the City where parking supply and demand are to be closely monitored, and also where an alternative and reduced allocation of parking is available to new businesses operating within previously developed structures.

General Plan policies applicable to the proposed wine bar 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.

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

3.4.2 Support the development of a responsible visitor serving component to the City's economy as a valuable source of jobs, tax revenues, and cultural amenities.

3.4.3 Give preference to visitor-serving uses whose orientation is toward a more discriminating upscale market consistent with the Valley's reputation as a producer of world class wines, and discourage the introduction of uses that are dependent upon a mass tourist market, while not increasing the total number of tourists.

5.6.3 Any new demand within the Parking Impact Area that would produce more demand for parking than it proposes to supply must either provide the additional parking as a part of the development proposal, or must contribute an in-lieu fee to the City's off-street parking program.

Staff Response: In accordance with the the General Plan and, in particular, those policies listed above, the subject project will operate as both a locally and tourist serving business and would perpetuate the character of the CBD by locating its operations within the City's cultural and retail center, contributing to the liveliness and established character of the down town area. The Four Seas wine bar is intended to appeal to an discerning winetasting market, and therefore, is expected to further promote the Valley's reputation as a producer of world class wines. Similarly, the introduction of a new wine bar to 1299 Main Street, Suite A will further the City's goal of establishing a responsible visitor serving component and add new employment, tax revenue and cultural amenities in the downtown.

ZONING

Consistent with the Central Business Land Use Designation, the site is located in the CB: Central Business zoning district, which is intended to provide for retail, personal service uses, offices, restaurants, hotels/motels, and similar and compatible uses. The intent is for the CB district to remain primarily locally serving in character. New uses which serve both local residents and tourists are allowed; however; uses which are primarily tourist-serving are not permitted. Local serving businesses are considered to be those that derive a significant portion of their revenue from St. Helena residents, and which provide services and products which satisfy local resident's day-to-day needs.

Under the CB zoning designation, "drinking establishments" are conditionally allowed and subject to code provisions which prohibit "formula" restaurants; service to customers in their vehicles; selling products primarily intended for off-site product consumption; establishments providing non-accessory music or entertainment: and those businesses providing drive in/walk up windows. As proposed and conditioned, the proposed use does not violate and of the prohibitions described above.

As identified, the site is also located within the St. Helena Parking Impact Overlay District, within which parking is regulated per Section 17.104.010, of the zoning code.

<u>Parking</u>

Chapter 17.124, Parking & Loading Requirements, Section 17.124.030 (D) (2) identifies, "*Establishments with seating for service of food and/or drinks*" require one parking space for each four seats (30 proposed) for a total of 7.5 required spaces.

However, as discussed the project site is located within the "Parking Impact Area", identified in the 1993 General Plan. Businesses located within this area are subject to a reduced parking formula in recognition of the historic context under which the area was developed.

Specifically, "*the parking requirements for a change in category of uses in the parking impact area shall equal the difference between what would (be) require(d) for the new use, minus what Chapter 17.124 would require for the previous use.*"

The parking requirement for general commercial/office uses is one (1) space for each 300-sf of floor area. With 1,426-sf of floor area, the previous retail use would require 5 spaces (1,426/300 = 4.75) parking spaces. As identified, the 30-seat wine bar would require 8 parking spaces and therefore, as required by the Parking Impact Overlay District, the applicant would be required to provide three (3) on-site parking spaces (8 – 5 = 3). As identified on the project site plan, the property is served by 11 dedicated off-street parking spaces and the applicant/owner has agreed to restrict a minimum of three of these spaces to the proposed use.

Signage

The permitted maximum cumulative sign area for the primary frontage of any business in St. Helena is 40 square feet. No signage is proposed at this time, and any signage will be subject to Chapter 17.148 of the Municipal Code and will require review and approval by the Planning and Community Improvement Department. If signage is proposed that exceeds that explicitly allowed under the Zoning Code, the sign permit application would be subject to review and approval by the Planning Commission.

Staff Response:

Consistent with applicable zoning requirements, the applicant is proposing a 30-seat wine bar totaling 1,426 square feet in keeping with the requirements of the zoning code in that they have requested Use Permit approval to convert a previous retail space to a "drinking establishment" as defined by the zoning code. The proposed wine bar is intended to serve both local and visiting patrons and no changes to the structure or overall site are proposed. The provided site plan demonstrates that the use can provide the required parking.

Per SHMC Section 17.48.090, ultimate approval of the Use Permit has been conditioned upon City Council expansion of the limitations placed on the number of allowable food and beverage establishments.

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).

Findings to approve a 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.

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

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

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.

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

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

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.

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

9. That the proposed use would not be injurious to public 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.

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.

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

Staff Analysis
The Four Seas wine bar will operate in an existing building located within St. Helena's commercial core. The proposed use would be compatible with surrounding uses which consist of boutique retail shops,artisinal food purveyors, restaurants, and upscale wine tasting rooms, further there is no expectation that it would be in conflict with the goals and objectives established for the CBD district. Given its location, the wine bar is within walkable distance of many other land uses and public parking and therefore its impacts to traffic would be limited.

There is no expectation the wine bar would be detrimental to the health, safety, peace, comfort and general welfare of persons in the neighborhood. As a local and visitor serving use, the proposed drinking establishment supports the development of responsible, visitor-serving components to the City's economy as a valuable source of jobs, tax revenues and cultural amenities.

WATER
Chapter 13.12.050 of the Municipal Code requires mandatory water efficiency measures and water demand offset requirements for new construction. 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 water demand by an amount equal to the new demand placed on the city water system (i.e., it must be water neutral). The offset must be clearly demonstrated to the satisfaction of the Public Works Department.

Staff Response: The proposed change in use does not result in any new development, as defined above, and therefore is not subject to the St. Helena Water neutrality provisions.

ISSUES
No unresolved issues have been identified through the review of this proposal.

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

STAFF RECOMMENDATION
It is recommended that the Planning Commission:

1. Find that the project is exempt from the requirements of CEQA under a Class 1 Categorical Exemption, per Section 15301 of CEQA; and

2. Accept the required findings and approve a Use Permit to allow the operation of a 30-seat wine bar to be located at 1299 Main St, Suite A in the Central Business Zoning District.

ATTACHMENTS

PC Reso-Use Permit
1299 Main St-Written Statement
1299A Ground Floor Plan
1299A Mezzanine Floor Plan
Past Approval Use Permit
Photos

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION PC20xx-xx

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA GRANTING APPROVAL OF A USE PERMIT TO ALLOW A WINE BAR LOCATED AT1299 MIN STREET, SUITE A (File No. PL18-069)

PROPERTY OWNER: W&W FOUR SEAS PARTNERSHIP **APN:** 009-250-015

Recitals

1. On September 19, 2018, W&W Four Seas Partnership submitted an application for a Use Permit to allow the operation of a wine bar at 1299 Main Street, Suite A in the Central Business Zoning District; and

2. On December 8, 2018, a public notice of hearing before the Planning Commission was published in the Napa Valley Register and mailed to all property owners and occupants within 300 feet of the subject property; and

3. A staff report dated December 18, 2018, and incorporated herein by reference analyzed the projects consistency with the Use Permit criteria, and all other applicable City regulations, as enumerated in multiple sections of the City of St. Helena Municipal Code, and

4. On December 18, 2018, 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.

5. Now, therefore let it be found that, the Planning Commission approves the requested Use Permit on the following basis:

Resolution

A. The project is categorically exempt from the requirements of CEQA pursuant to Section15301, which exempts the leasing, use and operation of activities from existing uses under a Class 1 Categorical Exemption. 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

B. Let it be further resolved that the Planning Commission has considered the findings identified in Municipal Code Section 17.168.050 to support the motion to approve the Use Permit given that the project has been found to demonstrate:

1. That the proposed use would not generate odors, fumes, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community given that the proposed operation of a wine bar is not identified as a source of any of these impacts;
2. That the proposed use would not generate levels of noise that adversely affect the health, safety or welfare of neighboring properties or uses, given the proposed methods and hours of operations and the limitations of the zoning code, the noise ordinance and the proposed hours of operation;
3. That the proposed use would not generate traffic noise in excess of the normally acceptable range identified in the general plan in that the proposed use is located within an existing space in downtown, the City's social and economic core which is surrounded by adequate circulation and parking facilities;
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 given the proposed hours and scale of the approved operation, the conditions placed on the use, and the capacity of the City's service providers;
5. That the proposed use would provide adequate ingress and egress to and from the proposed location given the existing automotive, bicycle and pedestrian amenities and circulation infrastructure serving the project site and surrounding downtown;
6. That allowing the proposed use would not conflict with the city's goal of maintaining the economic viability of a local-serving economy is specifically found given that the use is intended to bolster the local economy by occupying an existing vacant storefront with a use to serve both visitors and locals alike, providing additional options for evening entertainment in the St. Helena downtown;
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 given that the Central Business District is the economic and social center of the City, and this use is identified as bolstering and supporting this area through the occupation of an empty storefront in an existing multi-tenant building;
8. That the proposed use would not be in conflict with the city's general plan given the intent of the use to support the downtown, offering services to both locals and tourists alike;
9. That the proposed use would not be injurious to public health, safety or welfare is fully supported given the limitations on the operation, the ability of the City to serve to provide services and the overall context surrounding the business location which puts people and service providers in near proximity;

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 is found given that each food and beverage use is specifically reviewed by both the Planning Commission and City Council, their approvals are based on the individual characteristics of each use and location and they are given full discretion in their actions on each;
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 given that the site is served by eleven dedicated parking spaces; surrounded by multiple public parking locations and is located in the City's Parking Impact Area where special attention to the parking needs of each use is given;
12. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use is specifically found given the location's proximity to the City's circulation network, the operational characteristics of a wine bar and the limitations placed on the approved use. (Prior code § 27.439)

C. Now therefore be it further resolved that a Use Permit for the above described project is granted subject to compliance with all applicable provisions of the Zoning Code subject to each of 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.

Conditions of Approval

1. Permit 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 Use Permit shall be vested within one (1) year from the date of approval. A building permit for any improvements necessary to implement the use allowed under this approval shall have been obtained within one (1) year from the effective date of the Use Permit decision or these approvals shall expire; provided however that the approved Use Permit may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.030, Extension of Permits and Approvals.

3. This permit is valid for this use only. New permits must be applied for any change in use. This permit will expire if the use is discontinued pursuant to then existing ordinances and regulations.

4. The Use Permit 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.

5. Any request for an extension of the Use Permit must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.

6. All required fees, including planning fees, development impact fees, building fees, retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of building permit.

7. Pursuant to City Council Resolution 2003-65, the owner and applicant are informed of the following:

   In recognition of the need for additional affordable housing, and to mitigate the effects of this development on the supply and demand of affordable housing, the permitee shall be subject to a Housing Impact Fee, an inclusionary requirement, an in-lieu fee, and/or similar fair and appropriate mechanisms, to provide funds for or to develop additional affordable housing.

8. Compliance with all permit conditions shall be clearly identified on all plans submitted for building permit approval, shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.

9. 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.

10. Provided they are in general compliance with the approved Use Permit, minor modifications found to be in substantial conformance with the approved use may be approved by the Planning Director.

11. This Use 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.

12. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The owner/applicant is responsible for meeting with the Building Official / Fire Inspector to review compliance with Building and Fire Codes, including fire protection systems and the accessibility standards of Title 24.

13. Construction documents shall be in compliance with approved plans and exhibits.

14. A business license is required for any new business or relocation of an existing business.

15. Where the Central Business District adjoins agricultural districts, there exists a right-to-farm the adjoining property. There is a good faith expectation that no complaints will occur regarding legal, normal agricultural activities on the adjacent land. Such activities may include day or night disbursement of chemicals, and creation of dust, noise, or fumes.

16. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.

17. This action approves the operation of a 30-seat wine bar, as defined and regulated under the City of St. Helena Eating and Drinking Establishment land use definition. Service of wine and beer is permitted however sprits (liquor beverages) are prohibited from being offered.

18. Light food service is required to be provided in conjunction with the approved use. Said food may be prepared on- or off-site, however all requirements of the Napa County Environmental Health Department shall be met.

19. Accessory retail sales of wine and beer for off-site consumption are permitted to occur from the project location.

20. Separate from the day-to-day operations of the wine bar, this action permits one event per month to be held on site and said events are subject to all limitations and requirements of the St. Helena Municipal Code.

21. Allowable hours of operation are 11:00 am to 11:00 pm, seven days per week.

22. Outdoor seating which does not increase the overall number of seats beyond 30 is available subject to the issuance of an Outdoor Dining Permit from the City of St. Helena.

23. 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

24. Approval of this project shall be subject to the requirements of, and any public serving 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.

25. 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.

26. The applicant shall repair all public improvements that are damaged by the construction process in accordance with the City Water/Sewer/Street/Storm Drain/Sidewalk Standards prior to Certificate of Occupancy.

27. Any existing streets being cut by new utility services will require edge grinding and an A.C. overlay per City standards, extent to be determined by the Public Works Department.

28. An encroachment permit shall be required for any work performed in the public right-of-way.

29. Per SHMC Section 17.48.090 E. 1., overall wastewater generation from the project site is limited to 600 gallons per day. If future uses located on the subject property wish to exceed this limitation, this must be specifically requited through a subsequent Use Permit or Use Permit Amendment application and approval.

Fire Department Conditions of Approval

30. For any new construction, one hour minimum fire resistant construction on all exterior walls within 10’ of property boundary is required. Fire resistant construction of interior walls shall be determined by type of occupancy.

31. Any gates installed to control vehicular access to a property are required to be setback 30-feet from the property line and/or edge of pavement, whichever is greater. No vehicle gates may be installed without Fire Department and Public Works Department review and explicit approval.

Building Department Conditions of Approval

32. A building permit is required for all onsite demolition, construction and/or change of occupancy.

33. 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 2016 Title 24 codes.

34. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.

35. The applicant shall provide a construction waste management plan with the building permit application.

36. 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.

37. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.

38. 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.

39. Properties which are on septic systems and proposing substantial renovations may require approval from the Napa County Environmental Health Department. Applicants are encouraged to engage with the County early in the building permit review process to reduce the potential for delay.

40. 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 and Design Review 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 December 18, 2018, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED: ATTEST:

Lester Hardy
Chair, Planning Commission

Noah Housh,
Planning and Community
Improvement Director

1299 Main St, Suite A. Wine Bar Use Permit Written Statement

The Applicant is requesting a use permit to operate a Wine Bar at 1299A Main Street. The Wine Bar would consist of thirty (30) seats of which twenty (20) seats would be located on the 928 sq.ft. ground floor and ten (10) seats in the 498 sq.ft. mezzanine totaling 1,426 sq.ft. Both local and international wines would be served from one of the two bars located on each floor. The tables would be a high top style with complimentary stools. Additionally, there would be a counter incorporated into the wall for people choosing to stand while enjoying their wines.

The primary focus of the Wine Bar is to offer tasting sized pours from a large variety of wines to educate the consumer and allow them to compare the difference between numerous varietals. It is the Applicant's experience that when wine is tasted sequentially it is easier to objectively compare and determine which wines are most pleasing to the individual's palette leading to a more enjoyable wine tasting experience.

To enhance the wine tasting experience and promote responsible drinking, the Wine Bar would also serve tapas style foods like cheeses, charcuterie meats, fruit, and chocolate, all brought in from offsite local caterers and kitchens.

Under the previous use permit at this location, 4.75 parking spaces were required and under the new use permit 7.5 parking spaces would be required. The Applicant is prepared to meet the required number of parking spaces by designating 3 of it's 11 parking spaces to the new use which is consistent with the City's Parking Overlay guidelines.

In addition to offering customers an opportunity to taste multiple wines that rarely are offered by the glass, the Wine Bar would also offer its customers their favorite wine by the bottle to take with them and share with friends and promote repeat business.

The hours of operation would be from 11:00 am to no later than 11:00 pm. The Wine Bar would have two full time employees and hire additional staff for private events.

In an effort to further stimulate downtown St. Helena, the Wine Bar would like to host and offer a private event on a monthly basis. Smaller, intimate events would be held in the mezzanine and larger events would be held in both the Wine Bar and adjacent court yard with the addition of an outdoor dining permit. These events would primarily cater to local businesses and wineries wanting to offer a different venue to their customers and employee meetings.

The Applicant appreciates the commission's consideration and respectfully requests the approval of its use permit.

Scott Andersen
Founder/President
PREFERRED PROPERTIES
1244 Spring Street
Saint Helena CA 94574

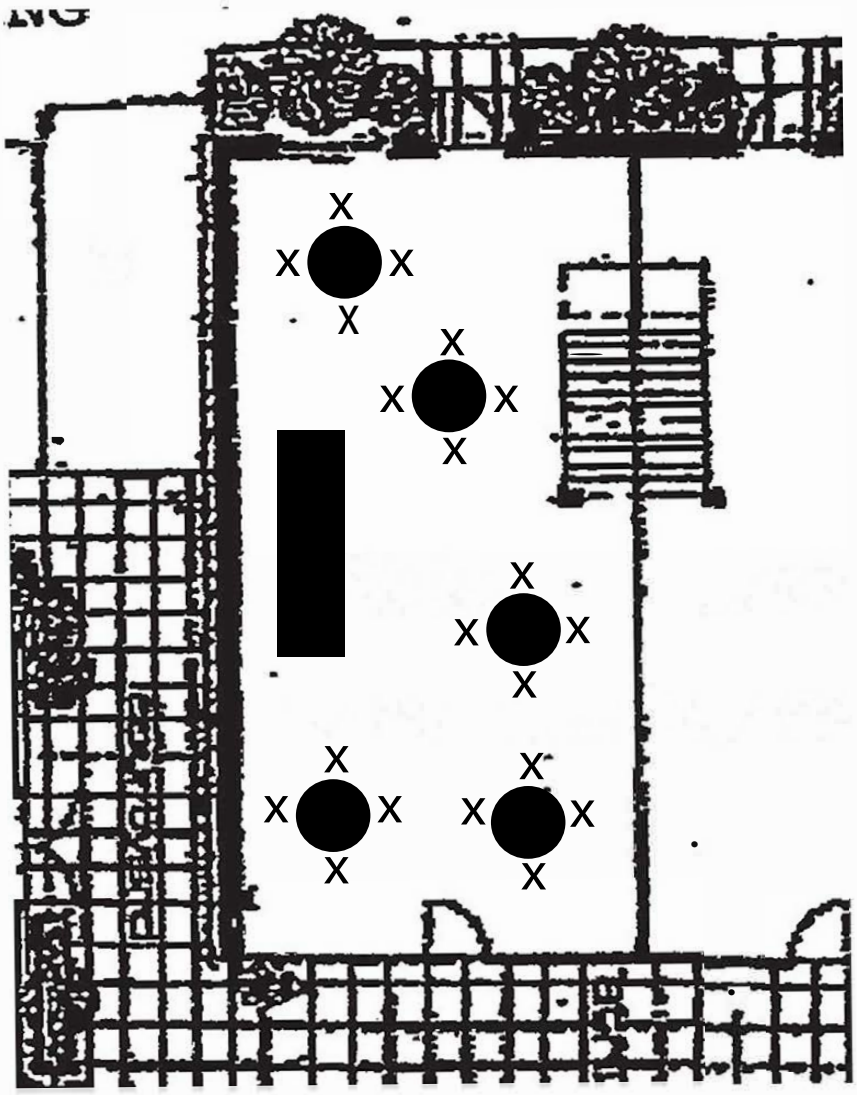
Bus (707) 963-4643
Cel (707) 321-3168
Fax (707) 963-1921
Email Scott@NapaLuxury.com
CalBRE # 01091397

"Celebrating 30 Years of Serving the Napa Valley"

BOARD of REGENTS LUXURY REAL ESTATE

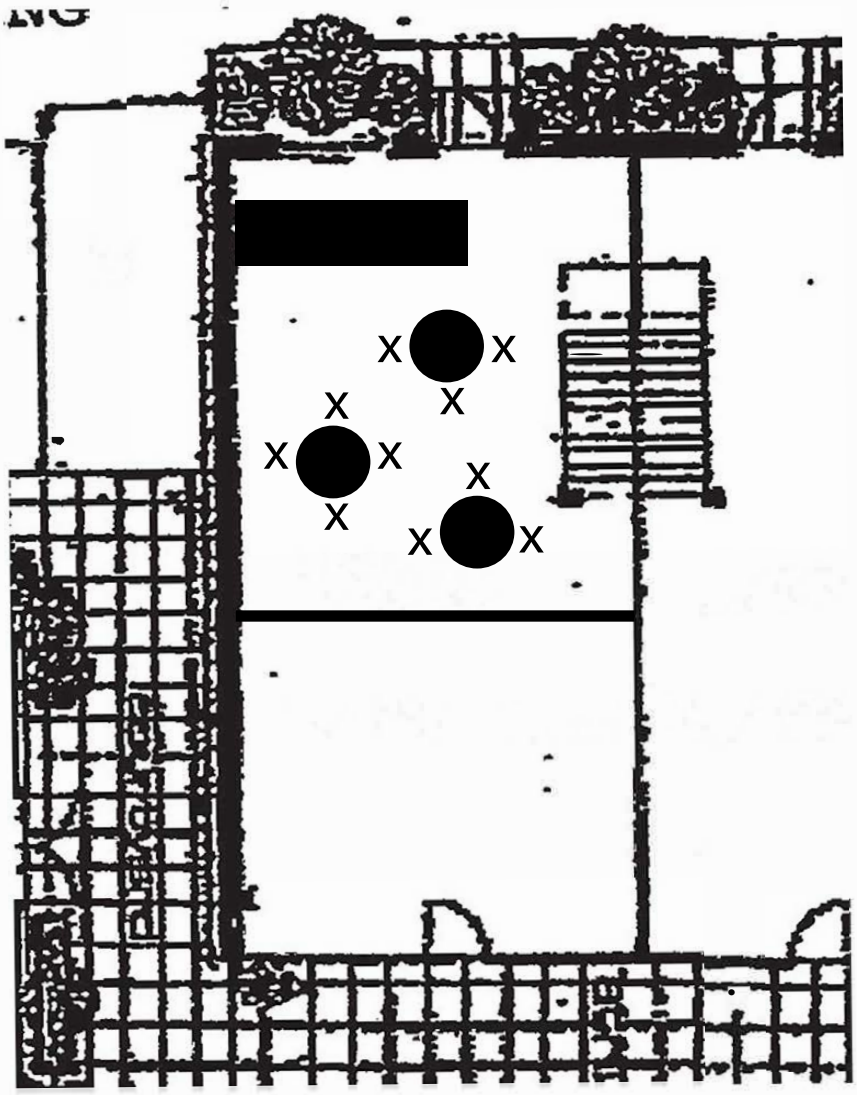
1299A Ground Floor Plan - 928 Sq.Ft.

● - Tables X - Seats (20) ▬ - Bar



1299A Mezzanine - 498 Sq.Ft.

● - Tables X - Seats (10) ▬ - Bar



USE PERMIT NO. 2011-09
CITY OF ST. HELENA, STATE OF CALIFORNIA
GRANTED TO 1299 MAIN STREET, SUITE A
APN: 009-250-015

PROPERTY OWNER: W&W Four Seas (Ltd.) Partnership

Recitals

1. The applicant submitted a request for a Use Permit to operate a 16-seat wine tasting room with retail sales and office use in an existing commercial space located at 1299 Main Street, Suite A. Eight parking spaces are located on-site for this use and no additional parking is required.

2. Tastings will be limited to the hours of 10:00 a.m. to 6:00 p.m. with special events by appointment only extended to 9:00 p.m. One full time and two part-time employees will operate the tasting room.

3. The Planning Commission of the City of St. Helena, State of California, held a noticed public hearing on March 15, 2011.

Resolution

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

A. 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.

B. The Planning Commission makes the following Use Permit findings, Section 17.168.050, 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.
2. That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses.
3. That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan.
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.
5. That the proposed use would provide adequate ingress and egress to and from the proposed location.
6. That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local serving economy.

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.
8. That the proposed use would not be in conflict with the City's General Plan.
9. That the proposed use would not be injurious to public 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.
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.
12. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.

C. The Use Permit for the above described use is granted subject to compliance with the following conditions. The Use Permit 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.

1. The Use Permit shall be vested within one (1) year from the date of approval. A building permit for the tenant improvements allowed under this Use Permit shall have been obtained within one (1) year from the effective date of the Use Permit or the Use Permit shall expire; provided however that the Use Permit 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.

2. This permit is valid for this use only. New permits must be applied for upon any change in use. This permit will expire if the use is discontinued pursuant to then existing ordinances and regulations.

3. The Use Permit 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. Any request for an extension of the Use Permit must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.

5. All required fees, including planning fees, development fees, housing fees, building fees toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of building permit. Fees shall be those in effect at the time of the issuance of the building permit.

6. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.

7. The applicant will defend and indemnify and hold the City, its agents, officers, and employees harmless of any claim, action or proceedings to attack, set aside, void or annul an approval so long as the City promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.

8. Provided they are in general compliance with the Use Permit, minor modifications may be approved by the Planning Director.

9. This Use 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.

10. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The owner/applicant is responsible for meeting with the Building Official / Fire Inspector to review compliance with Building and Fire Codes, including fire protection systems and the accessibility standards of Title 24.

11. This permit authorizes a 16-seat wine tasting room with retail sales and office use in an existing commercial space located at 1299 Main Street, Suite A. Tastings will be limited to the hours of 10:00 a.m. to 6:00 p.m. with special events by appointment only extended to 9:00 p.m. This business shall remain distinct from those businesses authorized for operation as a food, beverage or drinking establishment as regulated through the Food & Beverage Establishments Inventory. This permit does not authorize the preparation of food on-site.

12. The project is subject to Ordinance No. 2009-6, Chapter 17.48 Central Business Zoning District pertaining to Wine Shops, Off-Site Winery Tasting Rooms and Winery Offices. A Winery tasting room in the Central Business district is defined as: "*Winery tasting rooms are establishments that sell wines on behalf of one or more wineries and enable consumers to taste wine (with and without charge) as a regular part of the sales process. The wines for tasting and for sale must be made from a minimum of 75% Napa Valley grapes and must be labeled Napa Valley or be a sub-appellation of the Napa Valley. The permit requires a Type 02 ABC license. Food may be provided if it is at no cost to the consumer, is made off-premises and the facilities are approved by Napa County Environmental Management.*"

13. Prior to initial occupancy, the winery shall apply for a St. Helena Business License and include a written statement demonstrating compliance with Municipal Code Section 17.48.030 pertaining to Winery Tasting Rooms. The business license shall be reviewed by and approved by the Planning Director prior to issuance.

14. The applicant shall comply with all conditions of the Napa County Department of Environmental Management pertaining to glass washing for wine-tasting.

15. The applicant shall submit signage for review and approval by the Planning Director that meets the Central Business (CB) Zoning district requirements. If the plans do not meet the CB Zoning requirements, the plans shall be reviewed by the Planning Commission.

16. Fire equipment shall be inspected annually by the Fire Department.

17. 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:

1. 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.

2. Where applicable, the improvement plans shall incorporate all grading, drainage, and utilities shown on the approved Use Permit package, those improvements agreed to in public hearings, those improvements as stated in the mitigations for the Negative Declaration, the requirements of these conditions of approval, and those improvements required by any codes in effect at the time of plan submittal.

3. Where applicable, the applicant shall be required to obtain an encroachment permit for improvements on public right-of-ways prior to receiving a grading or building permit authorizing site work or construction activities on the site.

4. Where applicable, the applicant shall be required to submit to the requirements for annual inspections of food/beverage service establishments and businesses that handle hazardous wastes for illicit stormwater discharges as required by the State National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges. The annual stormwater illicit discharge inspections are performed and invoiced by Napa County Department of Environmental Management.

5. The property owner and applicant recognize that the project is subject to the water conservation and toilet retrofit program as set forth in municipal code Chapter 13.12, Water Efficiency and Use Guidelines. The applicant and property owner recognize and agree, in lieu of the specific requirements of Chapter 13.12, and the City also agrees, that the unisex toilet facility should feature current water savings technology. They specifically agree that the Public Works Director in his/her discretion shall determine and specify fixtures that represent current water savings technology. At minimum, such

fixtures include a dual flush toilet, as determined and specified by the Public Works Director. Faucets that automatically shut-off after a short interval may, in the discretion of the Public Works Director, be specified. The Public Works Director in his/her discretion may specify a heated hand-drying appliance or towels or both, in his/her discretion. The property owner and applicant, upon satisfactory installation of the foregoing, as certified by the Public Works Director or a member of his/her Department, shall not be subject to any in lieu fee. Further, the City shall not accept an in lieu fee in discharge of the specific installation requirements as set forth in this Condition 5.

6. Any new and modified existing water laterals, meters and backflow prevention devices shall be required and constructed in accordance with the requirements of the City of St. Helena's Water Standards.

7. No construction may commence until adequate access to fire water supply is available to building sites as approved by the Fire Chief.

8. All wastewater lines of the proposed development must be connected to the St. Helena sewer system and designed in accordance with the City sewer system standards. Any new fixture units added to the existing building will require upgrade of the sewer lateral to the building, including a sewer cleanout at the property line.

9. Trash areas, dumpsters and recycling containers shall be enclosed and roofed per State and County standards to prevent water run-on to the trash area and water runoff from the area, to contain litter and trash so that it is not dispersed by the wind or run-off during waste removal. In the event that wine or food is disposed in these areas, they shall drain to the sanitary sewer system. An area drain connected to the sanitary sewer shall be installed in the enclosure area and a structural control such as an oil/water separator or sand filter shall be included. No other area shall drain into the trash enclosure. A sign shall be posted prohibiting the dumping of hazardous materials into the sanitary sewer.

10. Where applicable, deteriorating or broken curb, gutter and/or sidewalk along the project frontage shall be replaced per City specifications, extent to be determined by the Public Works Department.

11. Existing streets being cut by new services will require edge grinding and an A.C. overlay per City standards, extent to be determined by the Public Works Department.

12. The applicant shall repair all public improvements that are damaged by the construction process in accordance with Caltrans Standards and Specifications and the City Water/Sewer/Street/Storm Drain/Sidewalk Standards.

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 March 15, 2011 by the following roll call vote:

AYES: COMMISSIONERS PITTS, HEIL, KISTNER, PARKER, & CHAIRMAN GALBRAITH
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

FOR ANNE MOORE

Anne Cronin Moore, Interim Planning Director

W&W Four Seas (Ltd.) Partnership, Owner

Mae C. Woo, ~~Property Owner~~ SECRETARY
W&W FOUR SEAS CORP., GENERAL PARTNER

USE PERMIT EXTENSION NO. 2012-10
CITY OF ST. HELENA, STATE OF CALIFORNIA
GRANTED TO 1299 MAIN STREET, SUITE A
APN: 009-250-015

PROPERTY OWNER: W&W Four Seas (Ltd.) Partnership

Recitals

1. W&W Four Seas (Ltd.) Partnership submitted a Use Permit Extension of Time application for a previously approved Use Permit (2011-09) for a wine tasting room located at 1299 Main Street, Suite A. The owner has not yet obtained a tenant and therefore is requesting a one-year extension of the Use Permit.

2. The Planning Commission of the City of St. Helena, State of California, considered the project at the meeting of March 20, 2012.

Resolution

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

A. 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.

B. The Planning Commission makes the following Use Permit findings, Section 17.168.050, to support the motion to approve the Use Permit Extension of Time:

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.
2. That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses.
3. That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan.
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.
5. That the proposed use would provide adequate ingress and egress to and from the proposed location.
6. That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local serving economy.
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.
8. That the proposed use would not be in conflict with the City's General Plan.
9. That the proposed use would not be injurious to public 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.
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.
12. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.

C. The Use Permit Extension of Time for the above described use is granted subject to compliance with the following conditions. The Use Permit 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.

1. This Use Permit Extension extends the approval granted on March 15, 2011 to March 20, 2013, at which time the project shall be vested with issuance of a building permit or shall be deemed expired. Pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals, no additional extensions may be granted.

2. This Use Permit Extension is valid for this use only. New permits must be applied for upon any change in use. This permit will expire if the use is discontinued pursuant to then existing ordinances and regulations.

3. The Use Permit Extension 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. Any request for an extension of the Use Permit must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.

5. All required fees, including planning fees, development fees, housing fees, building fees toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of building permit. Fees shall be those in effect at the time of the issuance of the building permit.

6. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.

7. The applicant will defend and indemnify and hold the City, its agents, officers, and employees harmless of any claim, action or proceedings to attack, set aside, void or annul an approval so long as the City promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.

8. Provided they are in general compliance with the Use Permit, minor modifications may be approved by the Planning Director.

9. This Use Permit Extension 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.

10. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The owner/applicant is responsible for meeting with the Building Official / Fire Inspector to review compliance with Building and Fire Codes, including fire protection systems and the accessibility standards of Title 24.

11. This permit authorizes a 16-seat wine tasting room with retail sales and office use in an existing commercial space located at 1299 Main Street, Suite A. Tastings will be limited to the hours of 10:00 a.m. to 6:00 p.m. with special events by appointment only extended to 9:00 p.m. This business shall remain distinct from those businesses authorized for operation as a food, beverage or drinking establishment as regulated through the Food & Beverage Establishments Inventory. This permit does not authorize the preparation of food on-site.

12. The project is subject to Ordinance No. 2009-6, Chapter 17.48 Central Business Zoning District pertaining to Wine Shops, Off-Site Winery Tasting Rooms and Winery Offices. A Winery tasting room in the Central Business district is defined as: *"Winery tasting rooms are establishments that sell wines on behalf of one or more wineries and enable consumers to taste wine (with and without charge) as a regular part of the sales process. The wines for tasting and for sale must be made from a minimum of 75% Napa Valley grapes and must be labeled Napa Valley or be a sub-appellation of the Napa Valley. The permit requires a Type 02 ABC license. Food may be provided if it is at no cost to the consumer, is made off-premises and the facilities are approved by Napa County Environmental Management."*

13. Prior to initial occupancy, the winery shall apply for a St. Helena Business License and include a written statement demonstrating compliance with Municipal Code Section 17.48.030 pertaining to Winery Tasting Rooms. The business license shall be reviewed by and approved by the Planning Director prior to issuance.

14. The applicant shall comply with all conditions of the Napa County Department of Environmental Management pertaining to glass washing for wine-tasting.

15. The applicant shall submit signage for review and approval by the Planning Director that meets the Central Business (CB) Zoning district requirements. If the plans do not meet the CB Zoning requirements, the plans shall be reviewed by the Planning Commission.

16. Fire equipment shall be inspected annually by the Fire Department.

17. 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:

1. 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.

2. Where applicable, the improvement plans shall incorporate all grading, drainage, and utilities shown on the approved Use Permit package, those improvements agreed to in public hearings, those improvements as stated in the mitigations for the Negative Declaration, the requirements of these conditions of approval, and those improvements required by any codes in effect at the time of plan submittal.

3. Where applicable, the applicant shall be required to obtain an encroachment permit for improvements on public right-of-ways prior to receiving a grading or building permit authorizing site work or construction activities on the site.

4. Where applicable, the applicant shall be required to submit to the requirements for annual inspections of food/beverage service establishments and businesses that handle hazardous wastes for illicit stormwater discharges as required by the State National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges. The annual stormwater illicit discharge inspections are performed and invoiced by Napa County Department of Environmental Management.

5. The property owner and applicant recognize that the project is subject to the water conservation and toilet retrofit program as set forth in municipal code Chapter 13.12, Water Efficiency and Use Guidelines. The applicant and property owner recognize and agree, in lieu of the specific requirements of Chapter 13.12, and the City also agrees, that the unisex toilet facility should feature current water savings technology. They specifically agree that the Public Works Director in his/her discretion shall determine and specify fixtures that represent current water savings technology. At minimum, such fixtures include a dual flush toilet, as determined and specified by the Public Works Director. Faucets that automatically shut-off after a short interval may, in the discretion of the Public Works Director, be specified. The Public Works Director in his/her discretion may specify a heated hand-drying appliance or towels or both, in his/her discretion. The property owner and applicant, upon satisfactory installation of the foregoing, as certified by the Public Works Director or a member of his/her Department, shall not be subject to any in lieu fee. Further, the City shall not accept an in lieu fee in discharge of the specific installation requirements as set forth in this Condition 5.

6. Any new and modified existing water laterals, meters and backflow prevention devices shall be required and constructed in accordance with the requirements of the City of St. Helena's Water Standards.

7. No construction may commence until adequate access to fire water supply is available to building sites as approved by the Fire Chief.

8. All wastewater lines of the proposed development must be connected to the St. Helena sewer system and designed in accordance with the City sewer system standards. Any new fixture units added to the existing building will require upgrade of the sewer lateral to the building, including a sewer cleanout at the property line.

9. Trash areas, dumpsters and recycling containers shall be enclosed and roofed per State and County standards to prevent water run-on to the trash area and water runoff from the area, to contain litter and trash so that it is not dispersed by the wind or run-off during waste removal. In the event that wine or food is disposed in these areas, they shall drain to the sanitary sewer system. An area drain connected to the sanitary sewer shall be installed in the enclosure area and a structural control such as an oil/water separator or sand filter shall be included. No other area shall drain into the trash enclosure. A sign shall be posted prohibiting the dumping of hazardous materials into the sanitary sewer.

10. Where applicable, deteriorating or broken curb, gutter and/or sidewalk along the project frontage shall be replaced per City specifications, extent to be determined by the Public Works Department.

11. Existing streets being cut by new services will require edge grinding and an A.C. overlay per City standards, extent to be determined by the Public Works Department.

12. The applicant shall repair all public improvements that are damaged by the construction process in accordance with Caltrans Standards and Specifications and the City Water/Sewer/Street/Storm Drain/Sidewalk Standards.

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 March 20, 2012 by the following roll call vote:

AYES:	**COMMISSIONER PITTS, HEIL, KISTNER, PARKER, & CHAIRPERSON GALBRAITH**
NOES:	**NONE**
ABSENT:	**NONE**
ABSTAIN:	**NONE**

Greg Desmond, Interim Planning Director

W&W Four Seas (Ltd.) Partnership

Mae C. Woo, ~~Property Owner~~ / Secretary
W&W FOUR SEAS CORP., AS GENERAL PARTNER OF
W&W FOUR SEAS (ltd.) PARTNERSHIP

FJ-WmP.com
11/7/17
FJ-WmP.co

Welcome, Small Business Owners!

The City of St. Helena welcomes small business owners to its historic downtown with streamlined permitting processes.

For more information or if you have any questions, please visit the City website or contact Planning Department staff.

City of St. Helena
1480 Main St
St. Helena CA, 94574
www.cityofsthelena.org

Phone: 707-968-2659

E-mail:
XGamero@cityofsthelena.org

More Businesses "By-Right"

Recent streamlining now allows more businesses to be permitted "by-right" in the downtown and south Main Street commercial areas. This means more types of businesses may now open without the need for Use Permit approval from the Planning Commission. In addition, existing businesses may now add other elements to their current operations to expand their offerings and create a more interesting and varied retail experience.

Please "Pop-Up"!

Temporary Use Permits (to allow "Pop-Up" Businesses and Events) are now available! A "Temporary" use can include anything from a short-lived retail store or restaurant, a temporary museum or art installation or even a cultural event such as a concert or play. Generally, these can be approved for up to three months in duration, are acted upon at the staff level and the goal is that the City can approve a completed application within a few days! A "pop up" use can occur within an existing business, can occupy an empty storefront while the owner is looking for a permanent tenant or can even use a vacant and/or undeveloped property to temporarily breathe new life into an underutilized part of town.

Outdoor Seating Encouraged

The City Council has streamlined the installation of outdoor seating for commercial businesses throughout the City. What used to require Design Review approval from the Planning Commission can now be both reviewed and approved at the staff level for a nominal fee ($100.00). The City has created an "Outdoor Dining Permit" and welcomes any business interested in providing an outdoor space to meet with City staff to discuss their concepts. In certain instances, these outdoor seating areas can even occupy the City sidewalk!

Awning Maintenance Help Available

In an effort to assist property owners with maintenance and upkeep of commercial buildings, the City Council has changed the City regulations to replace or upgrade awnings on commercial businesses throughout the City. What used to require Design Review or Sign Permit approval from the Planning Commission can now be approved administratively for a reduced fee, often with a simple building permit.