City of St. Helena
Planning Commission
Regular Meeting
Tuesday, July 16, 2019 @ 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: John Ponte
Commissioners: Autumn Anderson, Daniel Hale and Bobbi Monnette
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: June 18, 2019 — 5 - 7
Commission Minutes 06-18-19

4.2. Request by Ryan Keith on behalf of Natural Selections 357, LLC. for approval of a resolution granting a sign permit for new signage at 357 Main Street in the A-20: Agriculture district. — 9 - 19

CEQA Determination: This project is exempt from the requirements of CEQA pursuant to Section 15311, Class 11(a) of the CEQA Guidelines which exempts on-premise business signs.
Prepared By: Xinia Gamero, Administrative Assistant
Recommendation:
For the reasons stated above, staff recommends that the Planning Commission:

1. Determine that the sign is exempt from the requirements of CEQA pursuant to Section 15311; and

2. Approve a resolution granting sign permit approval for new signage on the property located at 357 Main Street.

357 Main St. - Staff Report

5. PUBLIC HEARINGS

5.1. Request by Carlo and Kiki Antonini for approval of a use permit to allow AF Jewelers to relocate to a new location at 1219 Main Street, Suite B in the Central Business (CB) district. 21 - 36

CEQA Determination: The project is exempt from the requirements of CEQA pursuant to Section 15301, Class 1, which exempts the operation, leasing, or minor alteration of existing facilities.
Prepared By: Xinia Gamero, Administrative Assistant
Recommendation:
For the reasons stated above, staff recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301, Class 1, which exempts the operation, leasing, or minor alteration of existing facilities; and
2. Accept the required findings and approve a Use Permit for a jewelry store at 1219 Main Street, Suite B.

1219 Main Street, Suite B - Staff Report

5.2. Fantesca Estate & Winery Tasting Room Use Permit 37 - 52

CEQA Determination: Exempt
Prepared By: Chris Gustin, Contract Planner
Recommendation:
For the reasons stated above, staff recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301, Class 1, which exempts the operation, leasing, or minor alteration of existing facilities; and
2. Accept the required findings and approve a Use Permit for a wine business and tasting on the second floor at 1377 Main Street.

1377 Main Street, Suite 2 - Staff Report

5.3. Macauley Vineyard Wine tasting Room Use Permit 53 - 81

CEQA Determination: Exempt
Prepared By: Chris Gustin, Contract Planner
Recommendation:
For the reasons stated above, staff recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301, Class 1, which exempts the operation, leasing, or minor alteration of existing facilities; and
2. Accept the required findings and approve a Use Permit for a wine business and tasting on the second floor at 1309 Main Street.

1309 Main Street - Staff Report

1309 Main Street PC Reso - rev. 2
Written Statement
Site Plan & Floor Plan
Napa County Wines Produced by Macauley Vineyard

6. SCHEDULED MATTERS

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

8. AGENDA FORCAST
Below is 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 August 6, 2019, 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 July 2, 2019.

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, June 18, 2019 @ 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 John Ponte, Commissioner Daniel Hale, and Commissioner Autumn Anderson
Absent:	Commissioner Bobbi Monnette
Staff Present:	Aaron Hecock, Interim Planning and Building Director, Xinia Gamero, Administrative Assistant, and Chris Gustin, Contract Planner

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: June 4, 2019

Vice-Chair 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, Daniel Hale, John Ponte, and Autumn Anderson
NOES: None
ABSENT: Bobbi Monnette
ABSTAIN: None
RECUSE: None

5. PUBLIC HEARINGS

5.1 1443 Stockton Street, Design Review and Demolition Permit.

CEQA Determination: Exempt, Class 3
Prepared By: Chris Gustin, Contract Planner

Recommendation:
The Planning Department recommends that the Planning Commission adopt a resolution finding that:

1. The project is exempt from the requirements of CEQA pursuant to CEQA Section 15301 and 15303 (a), and

2. Accepting the required findings and approving the requested Demolition Permit and Design Review for a new single family residence at 1443 Stockton Street.

Contract Planner, Chris Gustin reported on the item.

Applicant, Jenny Vitro addressed the Planning Commission.

Chair Hardy opened the public comment.

Carolyn Kelperis provided a handout and addressed the Planning Commission.

Chair Hardy closed public comment.

Chair Hardy, Vice-Chair Ponte and Commissioner Hale disclosed visiting the project site.

Chair Hardy re-opened the public comment.

Carolyn Kelperis and Jenny Vitro addressed the Planning Commission.

Chair Hardy closed the public comment.

Vice-Chair John Ponte moved to continue the item to a future undetermined Planning Commission date. The motion was seconded by Chair Lester Hardy and on roll call carried by the following vote:

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

Chair Hardy re-opened the public comment.

Jenny Vitro addressed the Planning Commission.

Chair Hardy closed the public comment.

6. SCHEDULED MATTERS

7. DEPARTMENT REPORTS

- Cancellation of the Planning Commission meeting of July 2, 2019.

8. AGENDA FORCAST

9. ADJOURNMENT

Chair Hardy adjourned the meeting at **7:06 P.M.**

The June 18, 2019 Minutes were approved at the _____ Planning Commission meeting.

APPROVED:	**ATTEST:**
_____	_____
Lester Hardy, Chair	Aaron Hecock, Interim Planning and Building Director

PLANNING COMMISSION REPORT

Planning Commission Meeting of July 16, 2019

AGENDA SECTION: Consent

FILE NUMBER: PL19-021

SUBJECT: Request by Ryan Keith on behalf of Natural Selections 357, LLC. for approval of a resolution granting a sign permit for new signage at 357 Main Street in the A-20: Agriculture district.

PREPARED BY: Xinia Gamero, Administrative Assistant

REVIEWED BY: Aaron Hecock, Senior Planner

APPROVED BY: Aaron Hecock, Senior Planner

APPLICATION FILED:03/04/19 **ACCEPTED AS COMPLETE:**06/17/19

LOCATION OF PROPERTY: 357 Main Street

APN: 009-350-048

GENERAL PLAN/ZONING: Agriculture/ A-20 Zoning District

APPLICANT: Ryan Keith **PHONE:** 707-302-0989

BACKGROUND

The subject property is an 8-acre parcel located at 357 Main Street along State Highway 29 in the A-20 Agriculture Zoning District. The parcel is planted with vines and no buildings exist on the property.

PROJECT DESCRIPTION

The applicant proposes one (1) monument sign to memorialize the historic significance of the vines at G.B. Crane Vineyard as listed on the Registry of Heritage Vineyards. The sign will be placed thirty (30) feet from the right-of-way along State Highway 29, meeting

the minimum required front setback of twenty five (25) feet. The total length of the post is eight (8) feet, with 2.5 feet buried under ground leaving the post roughly at 5.5 feet in height. The post made from split cedar end post material will be used to hang two double-sided signs with a total of four (4) sf of signage. No illuminated signs proposed for this project.

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

The project site is located in the Agriculture (AG) district. The AG land use designation includes agricultural and winery uses with restricted single family residential and public/ quasi-public uses. This designation applies to large areas of the valley floor that surround the city's urban core. With the exception of hillside areas designated WW, all lands outside the Urban Limit Line are designated AG regardless of their size or actual use. The following General Plan policies are applicable to the proposed signs:

- **LU1.3-** Support agricultural and low-intensity uses beyond the Urban Limit Line.
- **CD5.1-** Preserve the visual and physical connection to agriculture by protecting views from streets, parks, and open space to vineyards, agriculture, and hillsides. Where new streets are extended adjacent to agriculture, encourage hillside, and vineyard views by maintaining agricultural activities at the road edge. Existing east and west entries should be maintained in their current appearance, protecting and improving views of vineyards and the surrounding hillsides wherever possible.
- **CD5.3-** Ensure that key gateways into the City receive special, character-defining treatments and landscaping. Consider establishing landmark trees along the roads that serve as gateways to the City. New commercial development on Main Street south of the Sulphur Creek bridge should be carefully designed to provide an appropriate gateway in to the downtown area.

ZONING

In the A-20 Agriculture district, signs are regulated by Municipal Code Section 17.148.040. Planning Commission review and approval must be obtained for all signs not meeting the restrictions detailed in Municipal Code Section 17.148.040(A)(C). Monument signs are regulated by Municipal Code Section 17.148.070.

The purpose of the planning commission sign permit is to allow the consideration of illuminated signs, signs that are larger, of a unique design or location, 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 the surrounding properties. The commission shall not approve signs which obscure or detract from the architecture of a historic building or structure.

Pursuant to Municipal Code Section 17.148.110, all signs must be maintained by the property owner, tenant, or permittee. In the event a sign becomes derelict for reasons of lack of maintenance the approval may be revoked and the sign subject to abatement. In addition, a sign shall be removed by the property owner within thirty (30) days of abandonment or termination of the use.

Staff Response- Staff believes the signs are compatible with the agricultural site and its surroundings and that the materials and colors are complimentary to the Agriculture district.

ISSUES

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

CORRESPONDENCE

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

STAFF RECOMMENDATION

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

1. Determine that the sign is exempt from the requirements of CEQA pursuant to Section 15311; and

2. Approve a resolution granting sign permit approval for new signage on the property located at 357 Main Street.

ATTACHMENTS

Resolution
Aerial View
Site Photo
Sign Plans

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION PC2019-0XX

SIGN PERMIT NO. PL19-021
GRANTED TO 357 MAIN STREET

PROPERTY OWNER: City of St. Helena **APN:** 009-350-048

RECITALS

1. The applicant is requesting sign permit approval for new signage at 357 Main Street in the A-20: Agriculture (AG) zoning district PL19-021;
2. The applicant proposed one (1) monument sign for this project. The sign will be placed thirty (30) feet from the right-of-way along State Highway 29 and will measure a height of approximately 5.5 feet, as measured from the base of the sign at normal grade. The post made from split cedar end post material will hang two double-sided signs with a total of four (4) sf of signage. No illuminated signs proposed for this project;
3. The Planning Commission of the City of St. Helena, State of California, considered the sign, staff report, and all testimony, written and spoken, at a hearing on July 16, 2019.

RESOLUTION

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

A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff reports, City files for this matter, correspondence, presentations and other materials.

B. The Planning Commission hereby finds that this project is exempt from the California Environmental Quality Act pursuant to Section 15311, Class 11(a), which exempts installation of on-premise signs.

C. The Planning Commission hereby finds that the proposed signs are in compliance with the requirements of Municipal Code Section 17.148 relating to the size and placement of signs in the Agriculture district. Further, this individual application has been judged on its own merits and shall not be seen as precedent setting for any future Planning Commission sign applications.

D. Further, the Planning Commission hereby finds that the proposed sign does not obscure or detract from the architectural character of the structure or its surroundings.

E. 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 Permit shall be vested within one (1) year from the date of approval. The 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. 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. All signs must be maintained by the property owner, tenant, or permittee. In the event a sign becomes derelict for reasons of lack of maintenance the approval may be revoked and the sign subject to abatement.
4. This permit will expire if the use is discontinued pursuant to existing ordinances and regulations. The property owner shall remove the sign within thirty (30) days of abandonment or termination of the use.
5. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
6. 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.
7. Construction documents shall indicate compliance with the final approved plans and project description dated July 16, 2019, or otherwise revised through the sign review process.
8. 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.
9. 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 July 16, 2019 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

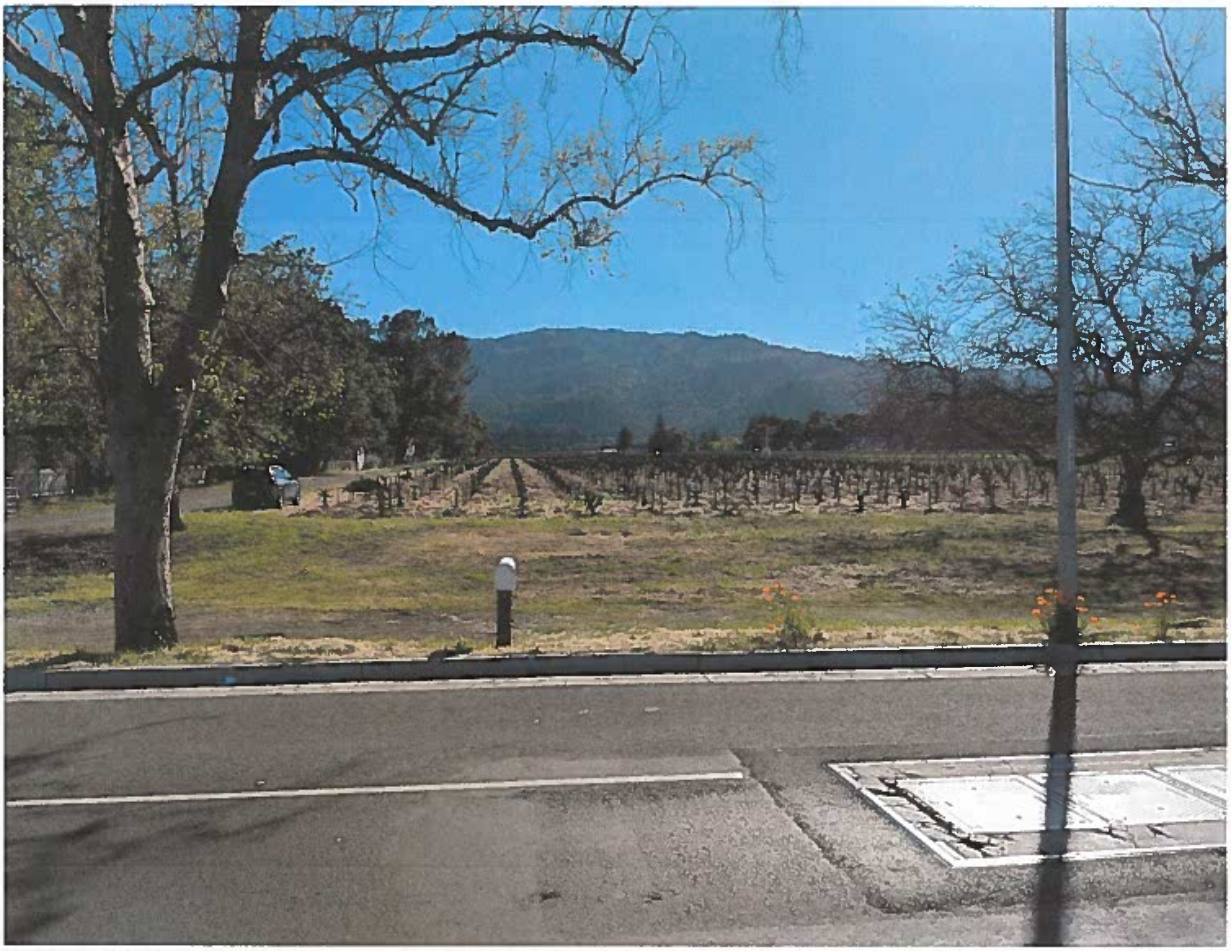
APPROVED:

Lester Hardy
Chair, Planning Commission

ATTEST:

Aaron Hecock,
Interim Planning and Building Director

357 Main St.
GB Crane Vineyard Sign
McCormick St
Vintage Ave
St Helena Hwy
Main St
Sulphur Springs Ave
Magnolia Ave
Rosebud Ln
El Bonita Ave
Community Dr
Dahlia St
La Quinta Way
357 Main St
29
128
SAINTS
Google Earth
© 2018 Google
N



City of St Helena, City Hall
Received

MAY 20 2019

1480 Main St.
St Helena, CA 94574

Sign Details

Top Piece
Double sided
24 inches wide
18 inches tall

Bottom Hanging Rider
Double Sided
24 inches wide
6 inches tall

City of St Helena, City Hall
Received

MAY 20 2019

1480 Main St.
St Helena, CA 94574

Post Details

Height

- The total length of the main post is 8 feet, but 2.5 feet will be buried under ground leaving the post roughly 5.5 feet in height.

Length

- The Length of the arm post holding the vineyard sign will be roughly 36 inches from the main post.

Illumination

- None

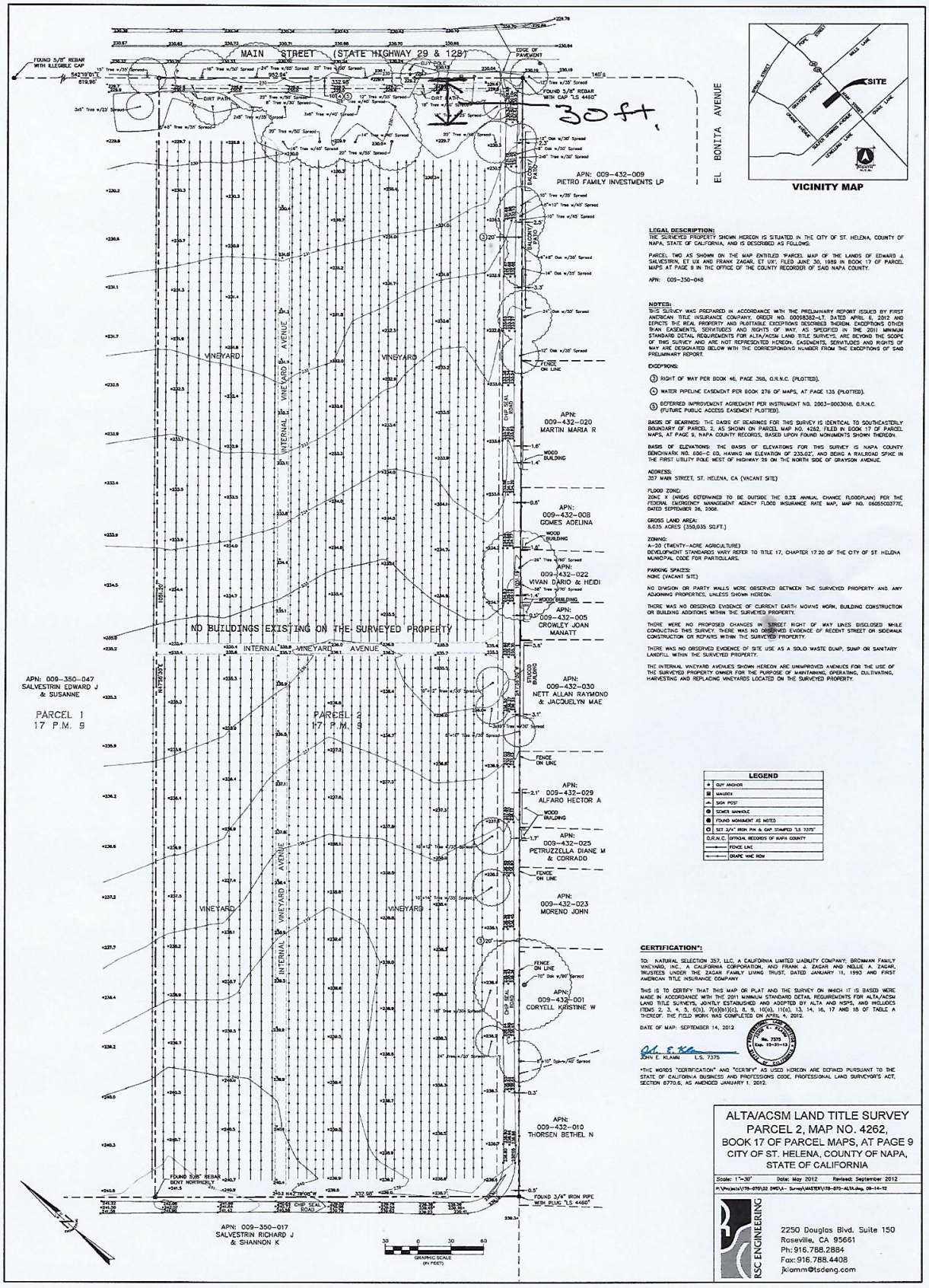
City of St Helena, City Hall
Received

MAY 20 2019

1480 Main St.
St Helena, CA 94574

Location

Our sign will be placed in front of our vineyard located at 357 Main St. St. Helena, CA and will be centrally placed between the tree located on the left and right of the attached picture. Sitting about 30 feet from Highway 29.



LEGAL DESCRIPTION:
THE SURVEYED PROPERTY SHOWN HEREON IS SITUATED IN THE CITY OF ST. HELENA, COUNTY OF NAPA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL TWO AS SHOWN ON THE MAP ENTITLED "PARCEL MAP OF THE LANDS OF EDWARD J. SALVESTRIN, ET UX AND FRANK ZAGAR, ET UX", FILED JUNE 30, 1989 IN BOOK 17 OF PARCEL MAPS AT PAGE 9 IN THE OFFICE OF THE COUNTY RECORDER OF SAID NAPA COUNTY.

APN: 009-350-048

NOTES:
THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE PRELIMINARY REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 00058382-LT, DATED APRIL 6, 2012 AND DEPICTS THE REAL PROPERTY AND PLOTTABLE EXCEPTIONS DESCRIBED THEREIN. EXCEPTIONS OTHER THAN EASEMENTS, SERVITUDES AND RIGHTS OF WAY, AS SPECIFIED IN THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, ARE BEYOND THE SCOPE OF THIS SURVEY AND ARE NOT REPRESENTED HEREON. EASEMENTS, SERVITUDES AND RIGHTS OF WAY ARE DESIGNATED BELOW WITH THE CORRESPONDING NUMBER FROM THE EXCEPTIONS OF SAID PRELIMINARY REPORT.

EXCEPTIONS:

(3) RIGHT OF WAY PER BOOK 46, PAGE 398, O.R.N.C. (PLOTTED).

(4) WATER PIPELINE EASEMENT PER BOOK 276 OF MAPS, AT PAGE 135 (PLOTTED).

(5) DEFERRED IMPROVEMENT AGREEMENT PER INSTRUMENT NO. 2003-0003018, O.R.N.C. (FUTURE PUBLIC ACCESS EASEMENT PLOTTED).

BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO SOUTHEASTERLY BOUNDARY OF PARCEL 2, AS SHOWN ON PARCEL MAP NO. 4262, FILED IN BOOK 17 OF PARCEL MAPS, AT PAGE 6, NAPA COUNTY RECORDS, BASED UPON FOUND MONUMENTS SHOWN THEREON.

BASIS OF ELEVATIONS: THE BASIS OF ELEVATIONS FOR THIS SURVEY IS NAPA COUNTY BENCHMARK NO. 630-C ED, HAVING AN ELEVATION OF 233.02', AND BEING A RAILROAD SPIKE IN THE FIRST UTILITY POLE WEST OF HIGHWAY 29 ON THE NORTH SIDE OF GRAYSON AVENUE.

ADDRESS:
357 MAIN STREET, ST. HELENA, CA (VACANT SITE)

FLOOD ZONE:
ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 06055C0377E, DATED SEPTEMBER 26, 2008.

GROSS LAND AREA:
8.035 ACRES (350,035 SQ.FT.)

ZONING:
A-20 (TWENTY-ACRE AGRICULTURE)
DEVELOPMENT STANDARDS VARY REFER TO TITLE 17, CHAPTER 17.20 OF THE CITY OF ST. HELENA MUNICIPAL CODE FOR PARTICULARS.

PARKING SPACES:
NONE (VACANT SITE)

NO DIVISION OF PARTY WALLS WERE OBSERVED BETWEEN THE SURVEYED PROPERTY AND ANY ADJOINING PROPERTIES, UNLESS SHOWN HEREON.

THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN THE SURVEYED PROPERTY.

THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES DISCLOSED WHILE CONDUCTING THIS SURVEY. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WITHIN THE SURVEYED PROPERTY.

THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WITHIN THE SURVEYED PROPERTY.

THE INTERNAL VINEYARD AVENUES SHOWN HEREON ARE UNIMPROVED AVENUES FOR THE USE OF THE SURVEYED PROPERTY OWNER FOR THE PURPOSE OF MAINTAINING, OPERATING, CULTIVATING, HARVESTING AND REPLACING VINEYARDS LOCATED ON THE SURVEYED PROPERTY.

LEGEND

	GUY ANCHOR
	MAILBOX
	SIGN POST
	SEWER MANHOLE
	FOUND MONUMENT AS NOTED
	SET 3/4" IRON PIN & CAP STAMPED "LS 7375"
O.R.N.C.	OFFICIAL RECORDS OF NAPA COUNTY
	FENCE LINE
	GRAPE VINE ROW

CERTIFICATION*:

TO: NATURAL SELECTION 357, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY; BROWMAN FAMILY VINEYARD, INC., A CALIFORNIA CORPORATION, AND FRANK A. ZAGAR AND NELLIE A. ZAGAR, TRUSTEES UNDER THE ZAGAR FAMILY LIVING TRUST, DATED JANUARY 11, 1993 AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(b), 7(a)(b)(c), 8, 9, 10(a), 11(a), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 4, 2012.

DATE OF MAP: SEPTEMBER 14, 2012

JOHN E. KLAMM L.S. 7375

*THE WORDS "CERTIFICATION" AND "CERTIFY" AS USED HEREON ARE DEFINED PURSUANT TO THE STATE OF CALIFORNIA BUSINESS AND PROFESSIONS CODE, PROFESSIONAL LAND SURVEYOR'S ACT, SECTION 8770.6, AS AMENDED JANUARY 1, 2012.

ALTA/ACSM LAND TITLE SURVEY
PARCEL 2, MAP NO. 4262,
BOOK 17 OF PARCEL MAPS, AT PAGE 9
CITY OF ST. HELENA, COUNTY OF NAPA,
STATE OF CALIFORNIA

Scale: 1"=30' Date: May 2012 Revised: September 2012

P:\Projects\170-070\02 DWG\A- Survey\MASTER\170-070-ALTA.dwg, 09-14-12

RSC ENGINEERING
2250 Douglas Blvd. Suite 150
Roseville, CA 95661
Ph: 916.788.2884
Fax: 916.788.4408
jklamm@tsdeng.com

PLANNING COMMISSION REPORT

Planning Commission Meeting of July 16, 2019

AGENDA SECTION: Public Hearing

FILE NUMBER: PL19-020

SUBJECT: Request by Carlo and Kiki Antonini for approval of a use permit to allow AF Jewelers to relocate to a new location at 1219 Main Street, Suite B in the Central Business (CB) district.

PREPARED BY: Xinia Gamero, Administrative Assistant

REVIEWED BY: Aaron Hecock, Senior Planner

APPROVED BY: Aaron Hecock, Senior Planner

APPLICATION FILED:05/08/19 **ACCEPTED AS COMPLETE:**06/14/19

LOCATION OF PROPERTY: 1219 Main Street, Suite B

APN: 009-250-005

GENERAL PLAN/ZONING: Central Business (CB)

APPLICANT: Carlo and Kiki Antonini **PHONE:** (707) 967-9138

BACKGROUND

AF Jewelers offers a wide variety of fine jewelry and on-premises repairs such as ring sizing, custom work, broken chains, bracelets and other jewelry fix. The location of approximately 1420 sf. of floor space is larger than their current location and would allow the business to accommodate a wider range of merchandise. Additionally, it has a shared bathroom on site, a back-office and a direct entrance from Main Street, which their current space lacks.

PROJECT DESCRIPTION

The applicant is seeking approval of a use permit in order to relocate their existing jewelry store, AF Jewelers, from 1309 Main Street to a larger unit at 1219 Main Street, Suite B (the former location of Flats). No additional floor area or modifications to the exterior of the building are proposed. As set forth in the attached written proposal submitted by the applicant, their current hours of operation are between 10:00 AM and 5:00 PM Monday through Sunday which they plan on maintaining. Current staffing consists of three (3) full-time employees and one (1) seasonal part-time employee. The new location allocates one (1) parking space to this unit meeting the minimum parking requirement in the Parking Impact Overlay (PI) District of one (1) parking space for each one thousand two hundred (1,200) square feet of ground floor area.

ANALYSIS

CEQA

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 property has a General Plan land use designation of Central Business (CB). The CB land use designation includes retail and commercial uses that serve local residents and the surrounding areas. Typical CB uses include offices, restaurants, specialty retail and lodging, with particular emphasis on pedestrian-oriented retail and service uses on the ground floor level and offices located on upper floors. The intent is for the CB district to remain primarily local resident-serving in character. New uses which serve both local residents and tourists are allowed. General Plan policies applicable to the proposed project include:

- **LU3.1-** Strengthen the downtown as the City's social and cultural core, and as the primary center of retail services. Facilitate a healthy mix of retail and commercial uses, residential development, entertainment, and lodging.
- **LU3.5-** Ensure that new retail and commercial development is compatible with and complementary to St. Helena's small-town image. In addition, within the City's Central Business District, new retail and commercial development should be of scale and type that complements the historic character.
- **ES1. 5-** Encourage commercial uses that provide basic, everyday shopping and services for residents.
- **ES2.1-** 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. Promote policies that facilitate and encourage this type of sustainable economic development.
- **ES2.2-** Encourage visitor-serving uses oriented toward an upscale market, consistent with the Valley's reputation as a producer of world-class wines.

Discourage the introduction of uses that are dependent upon a mass tourist market.

Staff Response: Staff is of the opinion that the proposed use of a jewelry store with on-premises repair is consistent with the General Plan policies listed above in that it provides employment, tax revenue and shopping for locals and tourists.

ZONING

Consistent with the Central Business land use designation in the General Plan, the site exhibits a zoning designation of Central Business (CB). This designation provides for retail, personal service uses, offices, restaurants, hotels/motels and other similar and compatible uses. Office and residential uses are permitted on the second floor.

Pursuant to Municipal Code Section 17.48.030, “Conditional uses”, “Jewelry store, provided the business includes on-premises repair;” requires approval of a use permit in the Central Business district. Therefore, the applicant is required to obtain a use permit in order to allow for the establishment of a jewelry store at a new location.

Staff Response: The proposed jewelry store is consistent with Section 17.48.030 of the Zoning Code as it offers on-premises repair. No new square footage or alterations to the exterior of the structure are proposed.

USE PERMIT

The purpose of a use permit is to allow the proper integration of essential or desirable uses which may be suitable only in certain locations or zoning districts in the City, 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. Pursuant to Municipal Code Section 17.168 050, no use permit shall be granted unless the following findings can be made:

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 Response: Staff is of the opinion that the project meets and/or complies with the required findings to approve a Use Permit as identified above. The findings included in the attached resolution identify this compliance.

PARKING

The applicant's building is within the City's parking impact overlay district. The purpose of the parking impact overlay district is to establish parking standards for portions of the City generally located within the central business district. This area of the City is impacted by a lack of off-street parking because the buildings are of historic and unique character and were constructed in the early history of the City when automobiles were not as common.

Staff Response: As mentioned above, the new location designates one (1) parking space to this unit which meets the minimum parking requirement in the Parking Impact Overlay (PI) District. No parking spaces will be added or lost.

SIGNAGE

The applicant is not proposing any new or modified signage indicating that they are involved in any use other than as a jewelry store.

ISSUES

Staff has not identified any issues that require additional discussion in relation to this application.

CORRESPONDENCE

As of the completion of this report staff had received no correspondence related to this application.

STAFF RECOMMENDATION

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301, Class 1, which exempts the operation, leasing, or minor alteration of existing facilities; and

2. Accept the required findings and approve a Use Permit for a jewelry store at 1219 Main Street, Suite B.

ATTACHMENTS

Resolution
Aerial View
Site Photo
Floor Plan

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION NO. PC2019-0XX

GRANTING USE PERMIT APPROVAL TO
1219 MAIN STREET, SUITE B (File No. PL19-020)

OWNERS: Miljenko Mike Grgich Trust **APN:** 009-250-005

Recitals

1. **Whereas,** The Applicant, Carlo and Kiki Antonini, submitted an application for a Use Permit to operate a jewelry store in an existing vacant commercial space located at 1219 Main Street, Suite B in the CB: Central Business Zoning District.
2. **Whereas,** Jewelry stores, provided the business includes on-premises repair are subject to a use permit pursuant to Municipal Code Chapter 17.48.030
3. **Whereas**, The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on July 16, 2019.
4. **Whereas**, A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site and in compliance with state and local law; and

Resolution

A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff report, City files for this matter, correspondence, presentations and other materials.

B. The Planning Commission hereby finds that this project is exempt from the California Environmental Quality Act pursuant to Section 15301, Class 1 of the Guidelines which exempts the operation of existing facilities.

C. Pursuant to Municipal Code Section 17.168.050, the Planning Commission finds that the proposed jewelry store would 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, artisanal food purveyors, restaurants, and upscale wine tasting rooms. Further there is no expectation that it would conflict with the goals and objectives established for the CB District. Given its location, the proposed use is within walkable distance of many other land uses and therefore its impacts to traffic would be limited.

There is no expectation the proposed jewelry store 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 jewelry store business supports the development of responsible, visitor-serving components to the City's economy as a valuable source of jobs, tax revenues and cultural amenities.

As conditioned, it is expected that the project would operate in an acceptable manner and be generally consistent with the intent of the General Plan and Zoning Code provisions and therefore, the Planning Commission makes the following Use Permit findings to support the motion to approve the use permit:

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

2. That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses.
   The proposed use would generate levels of noise that are consistent with jewelry store business use and would not be expected to 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.
   As a jewelry store, it is not expected that the use would generate traffic noise beyond what is already typical of the area.

4. That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.
   The proposed use would go in an existing vacant tenant space in the CB Zoning District which is well served by public utilities and services and the proposed jewelry store would not place an excessive demand on any utilities or services.

5. That the proposed use would provide adequate ingress and egress to and from the proposed location.
   No changes to ingress or egress are proposed. Any tenant improvements on the interior would comply with current building and fire code.

6. That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local serving economy.
   As a business serving both locals and tourists, it is not expected that the use would conflict with City's goal of maintaining a viable 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.

The proposed use would be consistent with other typical uses found in the CB District.

8. That the proposed use would not be in conflict with the City's General Plan.
   No aspect of the project would conflict with or otherwise inhibit the achievement of any General Plan goals.

9. That the proposed use would not be injurious to public health, safety, or welfare.
   No aspect of the jewelry store use would be injurious to health, safety, or welfare.

10. That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan.
    As use permits are issued on a discretionary basis any similar uses would be considered based on their particular merits and as such, granting of this use permit would not set a precedent.

11. That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long term parking needs of employees and business owners and customers is available.
    One (1) parking space is available at this location, complying with the minimum parking requirement for the Parking Impact Overlay (PI) District. Therefor no spaces will be created or lost.

12. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.
    As a small-scale jewelry store, any vehicle and/or truck traffic would be within the capacity of surrounding streets.

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

Conditions of Approval

1. Project approvals shall be vested within one (1) year from the date of final action. A building permit for tenant improvements authorized under this approval shall have been applied for within one (1) year from the effective date of this action or the approval shall expire, provided however that the approval may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals. Any request for an extension of this approval shall be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.

2. The approvals shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.
3. 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.

4. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.
5. A business license is required for any new business or relocation of an existing business.
6. Minor modifications to the approved project may be approved by the Planning Director insofar as they are in substantial conformance with this approval.
7. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
8. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The applicant or their designee shall be responsible for meeting with the Building Official, Fire Inspector and or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.
9. No signage is approved by this permit. A separate sign permit in compliance with the Municipal Code shall be obtained prior to installation of signage.
10. Fire equipment shall be inspected annually by the Fire Department.
11. 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.

Public Works Conditions of Approval

12. Approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with the most current version of the following at the time of improvement plan submittal: Caltrans Standards and Specifications, the City of St. Helena Municipal Code, the St. Helena Water and Sewer Standards, the St. Helena Street, Storm Drain and Sidewalk Standards, and all current federal, state and county codes governing such improvements.

13. The applicant shall be required to obtain an encroachment permit required for any work performed in the public right of way.

14. 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.

15. 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.

16. 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.

17. 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.

Building Department Conditions of Approval

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

19. The applicant will be required to comply with the codes in effect at the time of building permit issuance.

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

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

22. 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.

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

24. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.

I HEREBY CERTIFY that the foregoing use permit was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on July 16, 2019 by the following roll call vote:

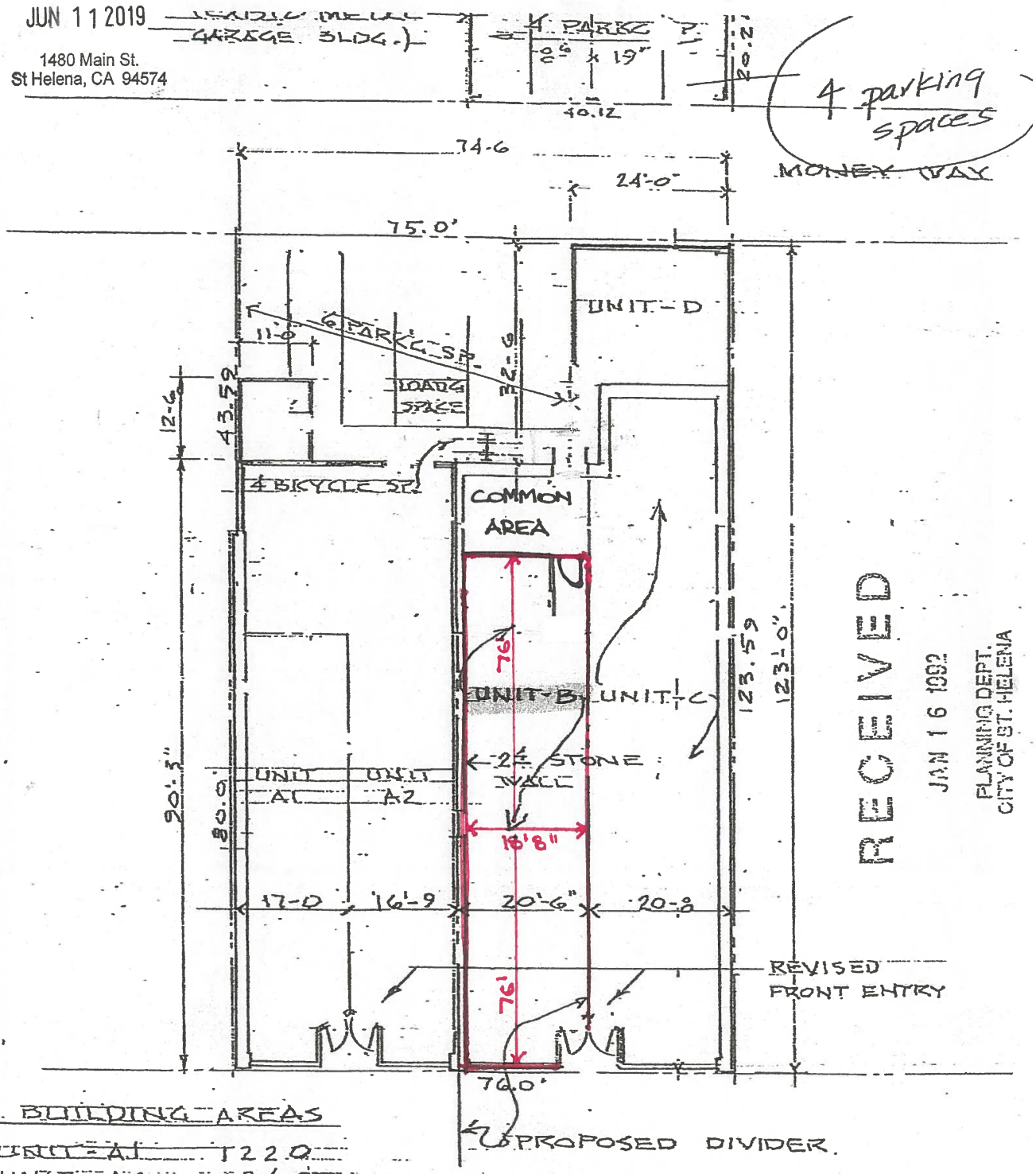
AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:	ATTEST:
_____	_____
Lester Hardy Chair, Planning Commission	Aaron Hecock Interim Planning and Building Director

1219 Main Street, Suite B
AF Jewelers
1219 Main St
Money Way
Tainter St
Spring St
Oak Ave
St Helena Hwy
Church St
Edwards St
Google Earth
© 2018 Google

FLATS
FLATS
FLATS

City of St Helena, City Hall
Received
JUN 11 2019
1480 Main St.
St Helena, CA 94574



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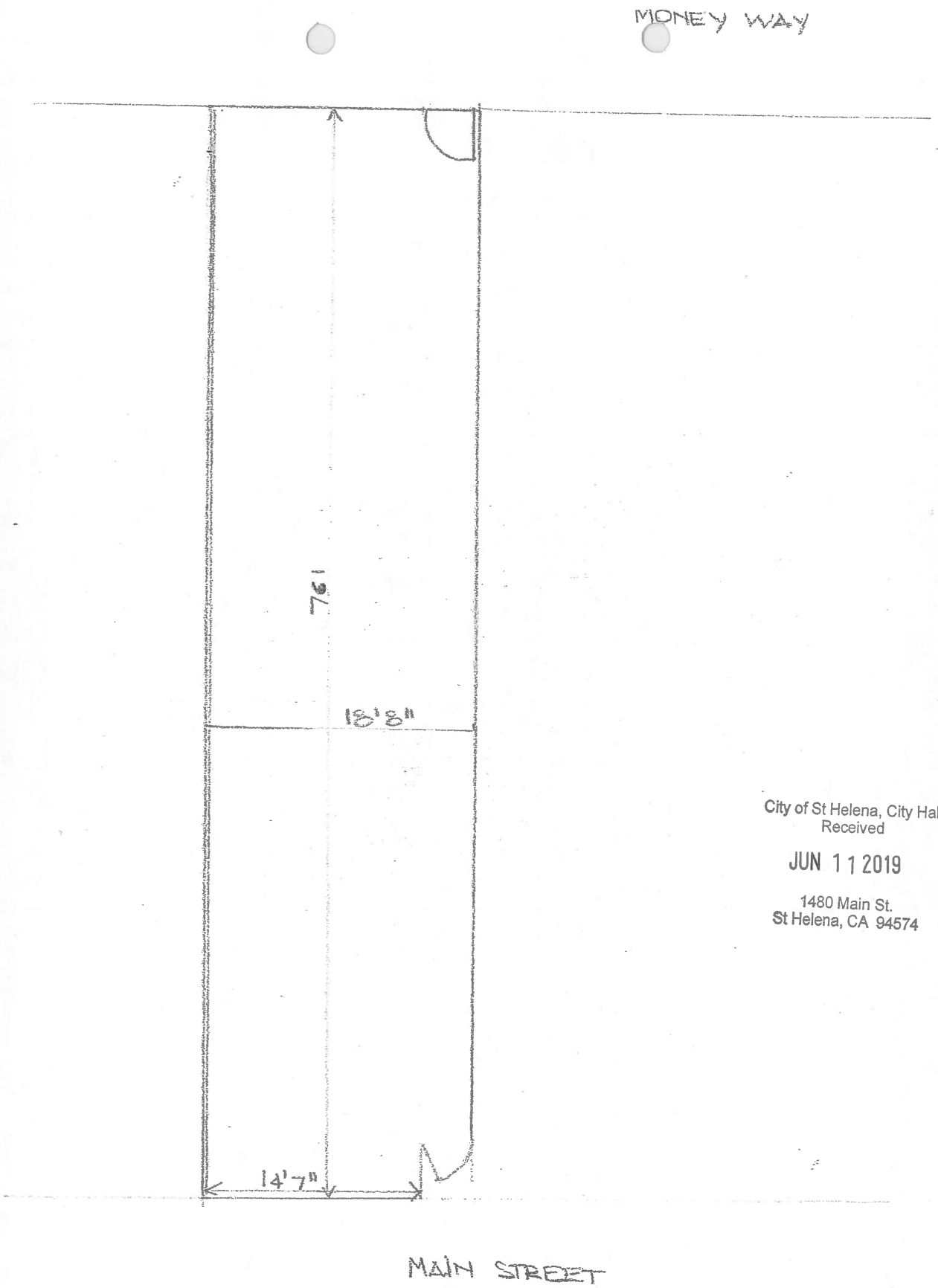
PLANNING DEPT.
CITY OF ST. HELENA



City of St Helena, City Hall
Received

JUN 11 2019

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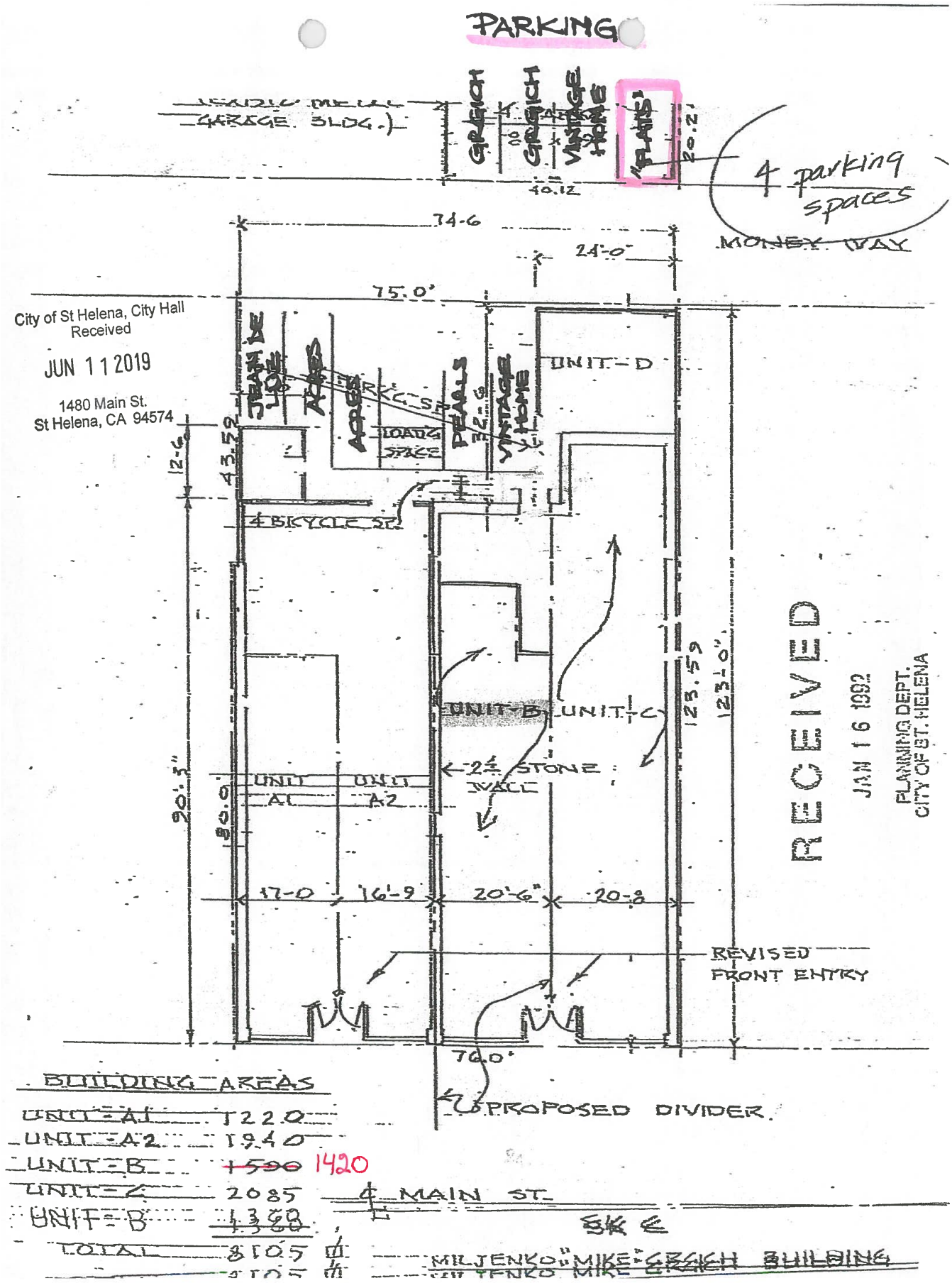
St Helena, CA 94574


PARKING
GARAGE BLDG.
GRUBICH
GRUBICH
VINTAGE HOME
PLANTS
20.2'
40.12
4 parking spaces
MONEY WAY
74-6
24'-0"
75.0'
City of St Helena, City Hall
Received
JUN 11 2019
1480 Main St.
St Helena, CA 94574
JEAN DE LOVE
ACRES
ACRES
PARKING SP
LOADING SPACE
PEARLS
VINTAGE HOME
UNIT-D
12-6
43.59
4 BICYCLE SP.
UNIT-B
UNIT-C
123.59
123'-0"
20'-3"
80.0'
UNIT A1
UNIT A2
24" STONE WALL
17-0
16'-9
20'-6"
20-8
REVISED FRONT ENTRY
70.0'
PROPOSED DIVIDER
RECEIVED
JAN 16 1992
PLANNING DEPT.
CITY OF ST. HELENA
BUILDING AREAS
UNIT-A1 1220
UNIT-A2 1940
UNIT-B ~~1590~~ 1420
UNIT-C 2085
UNIT-D 1380
TOTAL 8105 ft
4 MAIN ST.
MILJENKO "MIKE" GRUBICH BUILDING

PLANNING COMMISSION REPORT

Planning Commission Meeting of July 16, 2019

AGENDA SECTION: Public Hearing

FILE NUMBER: PL19-024

SUBJECT: Fantesca Estate & Winery Tasting Room Use Permit

PREPARED BY: Chris Gustin, Contract Planner

REVIEWED BY: Aaron Hecock, Senior Planner

APPROVED BY: Aaron Hecock, Senior Planner

APPLICATION FILED:05/20/19 **ACCEPTED AS COMPLETE:**05/24/19

LOCATION OF PROPERTY: 1377 Main Street, Suite #2

APN: 009-240-021

GENERAL PLAN/ZONING: Central Business (CB)

APPLICANT: Frantesca Estate & Winery **PHONE:** (707) 968-9229

BACKGROUND

At its meeting of April 2, 2019, the Planning Commission approved a use permit to allow wine tasting in an adjacent 290 square-foot space on the second floor of the same building, the Vasconi Building.

PROJECT DESCRIPTION

The applicant is seeking approval of a use permit in order to allow wine tasting by appointment only at their wine business office in a portion of the second floor of the existing Vasconi Building. The applicants are requesting the use of approximately 291 sq. ft. of the existing second floor. No additional floor area or modifications to the exterior of the building are proposed. Minor changes to the interior of the second floor

are proposed including accessible restrooms for men and women and reconfiguring the office space. As set forth in the attached written proposal submitted by the applicant, three appointments per day at approximately 10:30 AM, 1:00 PM, and 3:00 PM, seven days per week, with a maximum of six guests per group are proposed. Overall hours of operation would be between 9:30 AM and 6:00 PM. One full time employee and one part time employee to "clear glassware and reset the room" is proposed. The applicant is proposing to use this location for "overflow" appointments on those occasions when "the winery's traditional tour and tasting room calendar is full". The winery is located approximately 1.5 miles from town. The applicant also states that there would likely be less activity at the site during the period between December and May.

ANALYSIS

CEQA

Staff is of the opinion 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 recently adopted General Plan Update 2040 designates the property Central Business (CB). This designation provides for retail and commercial businesses that serve residents and visitors, including, offices, restaurants, specialty retail and lodging, with particular emphasis on pedestrian-oriented retail and service uses on the ground floor level, with offices located on the second floor.

Staff Response: Staff is of the opinion that the proposed use of a portion of the second floor of the existing Vasconi Building for office use and occasional wine tasting is consistent with the General Plan Update 2040.

ZONING

Consistent with the Central Business land use designation in the General Plan, the site exhibits a zoning designation of Central Business (CB). This designation provides for retail, personal service uses, offices, restaurants, hotels/motels and other similar and compatible uses. Office and residential uses are permitted on the second floor.

Pursuant to Municipal Code Section 17.48.030, Conditional uses, "Off-site winery offices and with non-public wine tasting. Tasting of wine may be offered to wine distributors and wine merchants only;" requires approval of a use permit in the Central

Business district. As set forth in the applicant's written statement (copy attached), the proposal is to accommodate patrons on an appointment-only basis.

Staff Response: The proposed office use and wine tasting by appointment only is consistent with the intent of Section 17.48.030 of the Zoning Code. No new square footage or alterations to the exterior of the structure are proposed.

USE PERMIT

The purpose of a use permit is to allow the proper integration of essential or desirable uses which may be suitable only in certain locations or zoning districts in the City, 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. Pursuant to Municipal Code Section 17.168 050, no use permit shall be granted unless the following findings can be made:

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 Response: Staff is of the opinion that the project meets and/or complies with the required findings to approve a Use Permit as identified above. The findings included in the attached resolution identify this compliance.

PARKING

The applicant's building is within the City's parking impact overlay district. The purpose of the parking impact overlay district is to establish parking standards for portions of the City generally located within the central business district. This area of the City is impacted by a lack of off-street parking because the buildings are of historic and unique character and were constructed in the early history of the City when automobiles were not as common.

Staff Response: No additional floor area is being added and no parking spaces will be added or lost.

SIGNAGE

The applicant is not proposing any new or modified signage indicating that they are involved in any use other than as a business office.

ISSUES

Staff has not identified any issues that require additional discussion in relation to this application.

CORRESPONDENCE

As of the completion of this report staff had received no correspondence related to this application

STAFF RECOMMENDATION

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301, Class 1, which exempts the operation, leasing, or minor alteration of existing facilities; and
2. Accept the required findings and approve a Use Permit for a wine business and tasting on the second floor at 1377 Main Street.

ATTACHMENTS

1377 Main Street Ste. 2 PC Reso - Final
Floor Plans
Photos
Written Statement

USE PERMIT
NO. PL19-024
CITY OF ST. HELENA, STATE OF CALIFORNIA
GRANTED TO FANTESCA ESTATE & WINERY
1377 MAIN STREET, SUITE #2

OWNERS: Mario and Patricia Vasconi **APN:** 009-240-021

Recitals

1. **Whereas,** The Applicant, Fantesca Estate & Winery, submitted an application for a Use Permit to operate a wine business office with wine tasting by appointment only in an existing commercial space located at 1377 Main Street and in the CB: Central Business Zoning District.
2. **Whereas,** Off-site winery offices and wine tasting rooms are subject to a use permit pursuant to Municipal Code Chapter 17.48.
3. **Whereas**, The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on April 2, 2019.
4. **Whereas**, A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site and in compliance with state and local law; and

Resolution

A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff report, City files for this matter, correspondence, presentations and other materials.

B. The Planning Commission hereby finds that this project is exempt from the California Environmental Quality Act pursuant to Section 15301, Class 1 of the Guidelines which exempts the operation of existing facilities.

C. Pursuant to Municipal Code Section 17.168.050, the Planning Commission finds that the proposed wine business offices and tasting would 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, artisanal food purveyors, restaurants, and upscale wine tasting rooms. Further there is no expectation that it would conflict with the goals and objectives established for the CB District. Given its location, the proposed use is within walkable distance of many other land uses and therefore its impacts to traffic would be limited.

   There is no expectation the proposed offices or tasting 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 wine business and tasting supports the

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

As conditioned, it is expected that the project would operate in an acceptable manner and be generally consistent with the intent of the General Plan and Zoning Code provisions and therefore, the Planning Commission makes the following Use Permit findings to support the motion to approve the use permit:

1. That the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community.
   As a wine office and wine tasting room the proposed use would not produce anything that would be injurious to surrounding uses.

2. That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses.
   The proposed use would generate levels of noise that are consistent with an office/wine tasting room use and would not be expected to 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.
   As a wine business office with wine tasting by appointment only, it is not expected that the use would generate traffic noise beyond what it already typical of the area.

4. That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.
   The proposed use would go in an existing vacant tenant space in the CB Zoning District which is well served by public utilities and services and the proposed office and tasting room would not place an excessive demand on any utilities or services.

5. That the proposed use would provide adequate ingress and egress to and from the proposed location.
   No changes to ingress or egress are proposed. Any tenant improvements on the interior would comply with current building and fire code.

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

The proposed use would be consistent with other typical uses found in the CB District.

8. That the proposed use would not be in conflict with the City's General Plan.
   No aspect of the project would conflict with or otherwise inhibit the achievement of any General Plan goals.

9. That the proposed use would not be injurious to public health, safety, or welfare.
   No aspect of the office or tasting room use would be injurious to health, safety, or welfare.

10. That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan.
    As use permits are issued on a discretionary basis any similar uses would be considered based on their particular merits and as such, granting of this use permit would not set a precedent.

11. That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long term parking needs of employees and business owners and customers is available.
    No parking spaces are available at this historic building. Therefor no spaces will be created or lost.

12. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.
    As a small-scale winery office with limited tasting, any vehicle and/or truck traffic would be within the capacity of surrounding streets.

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

Conditions of Approval

1. Project approvals shall be vested within one (1) year from the date of final action. A building permit for tenant improvements authorized under this approval shall have been obtained within one (1) year from the effective date of this action or the approval shall expire, provided however that the approval may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals. Any request for an extension of this approval shall be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.

2. The approvals shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.
3. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.
4. Minor modifications to the approved project may be approved by the Planning Director insofar as they are in substantial conformance with this approval.
5. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
6. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The applicant or their designee shall be responsible for meeting with the Building Official, Fire Inspector and or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.
7. No signage is approved by this permit. A separate sign permit in compliance with the Municipal Code shall be obtained prior to installation of signage.
8. 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.

Planning Department Conditions of Approval

9. This permit authorizes a wine business office and wine tasting in an existing, vacant commercial space located at 1377 Main Street. Hours of operation shall be limited to the hours between 9:30 a.m. to 6:00 p.m. There shall be no more than three appointments per day with a maximum of six guests per group.

10. No amplified or acoustic music is permitted outdoors.

11. No sales of "souvenir-type" items shall be permitted; only a small selection of items bearing the Fantesca Estate & Winery motif may be sold.

12. 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. Food may be offered insofar as it is at no cost to the consumer, is made off-premises and the facilities are approved by Napa County Environmental Management.

13. This approval is contingent on Fantesca Estate and Winery's continued ability to meet the Code provisions enumerated in Chapter 17.48 of the St. Helena Municipal Codes stipulating that 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. If, at any time, the applicant is unable to meet this code provision the user permit shall be revoked.

14. The applicant shall maintain a Type 02 ABC license.

15. The applicant shall post a permanent sign at the exit(s) that will state "No alcohol may be consumed beyond this point."

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

17. All employees shall be certified by the Napa Valley Vintners Responsible Beverage Training Program, a recognized server training of the California Department of Alcoholic Beverage Control. Proof of certification shall be retained on premise at all times and provided to the City if requested.

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

Public Works Conditions of Approval

19. Where applicable, 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 of the following 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.

20. 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.

21. 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.

22. 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.

23. 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.

24. 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.

25. 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.

Building Department Conditions of Approval

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

27. The applicant will be required to comply with the codes in effect at the time of building permit issuance.

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

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

30. 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.

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

32. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a

complete list of deferred submittals at time of application. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.

I HEREBY CERTIFY that the foregoing use permit was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on July 16, 2019 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

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

NOTES:

(C) - COMBINATION ANCHORS. SEE (1.6/S.4) OR (8/S.4)

(P) - PARAPET BRACES. SEE (6/S.5)

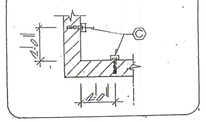
$l_{c.w.}$ - CROSS WALL LENGTH

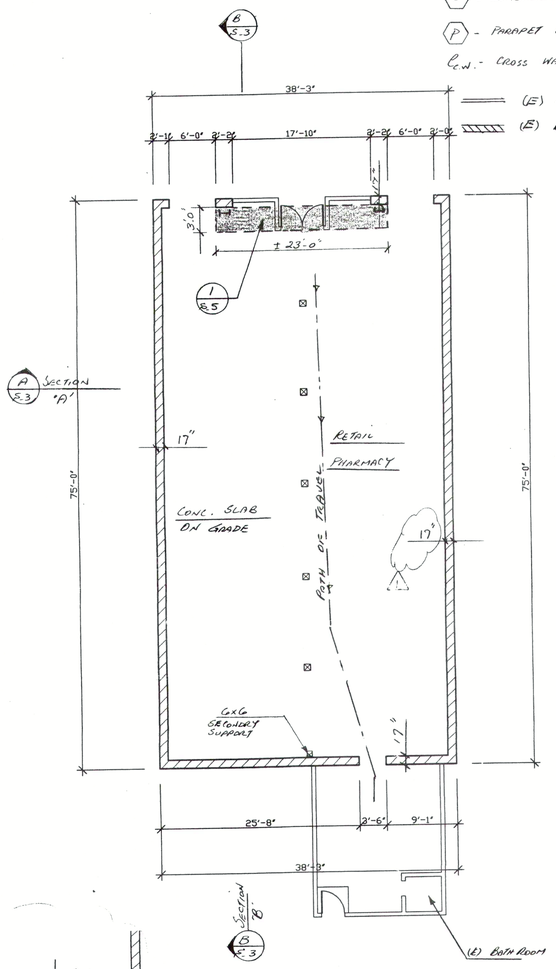
(E) PLASTER WALLS

(E) BRICK WALLS

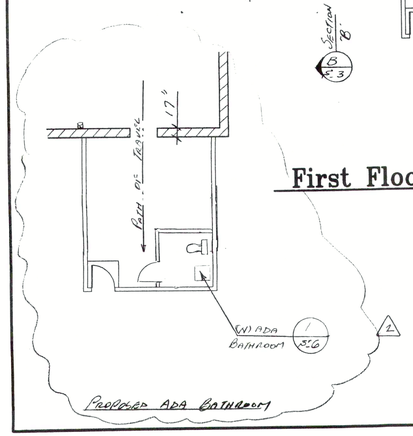
NOTE:

ALL ANCHOR TO BE 2'-0" FROM CORNERS



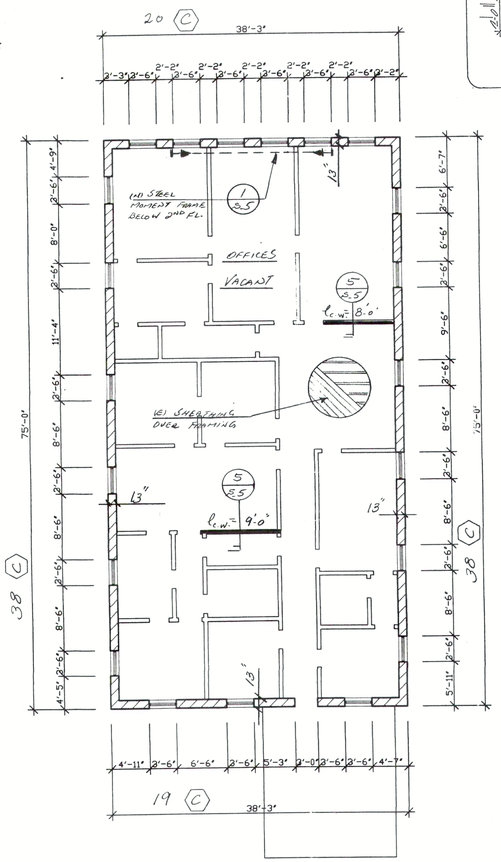


First Floor Plan



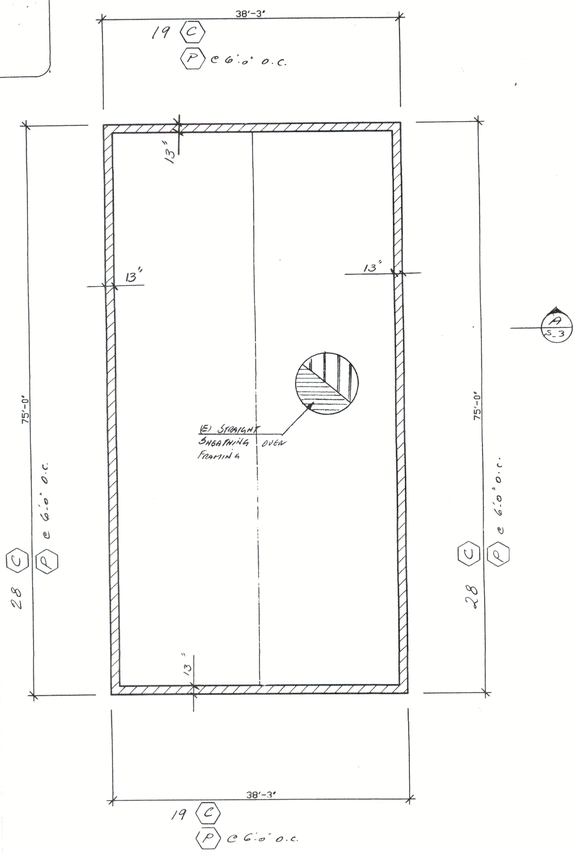
PROPOSED ADA BATHROOM

NORTH



Second Floor Plan

NORTH



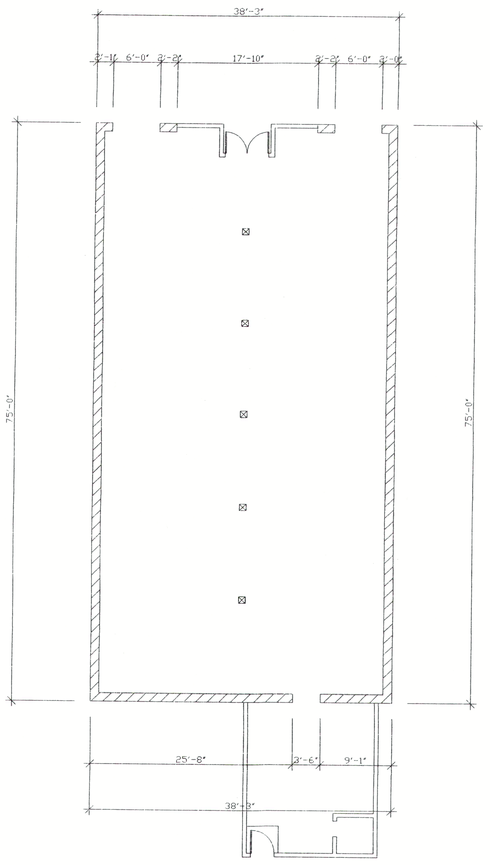
Roof Plan

REVISIONS	BY:
1 3-25-08	BV
2 5-3-08	BV

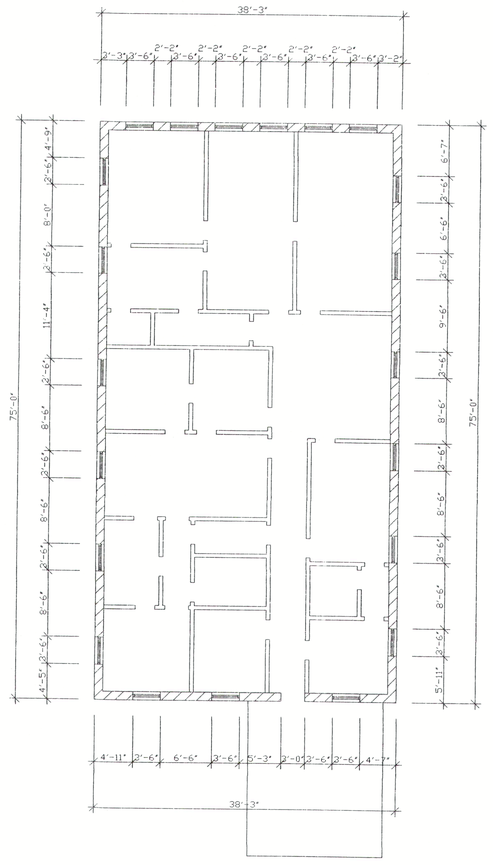
HAP VASCONI
1381 MAIN STREET
ST. HELENA, CA 94574

MATRIX SEISMIC CORP.
28570 Marguerite Parkway, Suite 204, Mission Viejo, CA 92692
Tel: (949) 364-1090 Fax: (949) 364-1092

Date: Dec 2007
Scale: 1/8"=1'-0"
Drawn:
Job: 2007-C-262
Approved:
Sheet S-2 of 6 Sheets



EXISTING 1ST FLOOR PLAN



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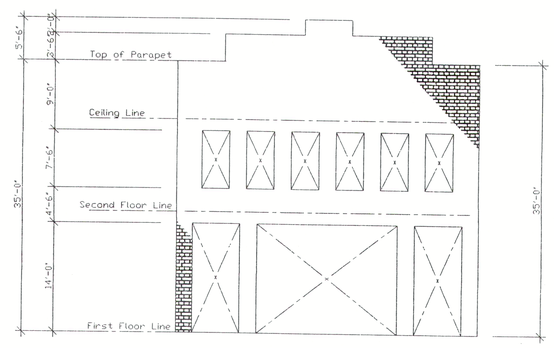


EXISTING FRONT ELEVATION

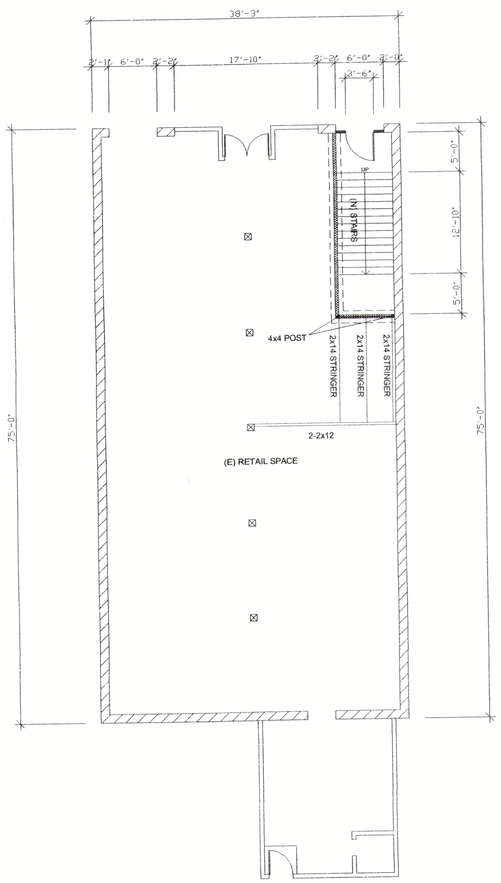
NORTH

REVISIONS	BY:

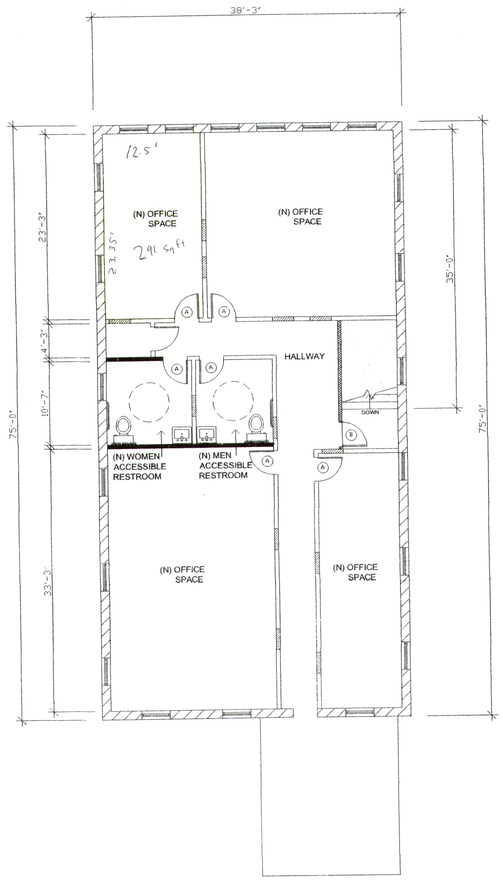
1381 MAIN STREET
ST. HELENA, CA 94574

MATRIX SEISMIC CORP.
28570 Marguerite Parkway, Suite 204, Mission Viejo, CA 92692
Tel: (949) 364-1090 Fax: (949) 364-1092

Date: Sep. 2008
Scale: 1/8"=1'-0"
Drawn:
Job:
Approved:
Sheet A1
Of Sheets



PROPOSED 1ST FLOOR PLAN



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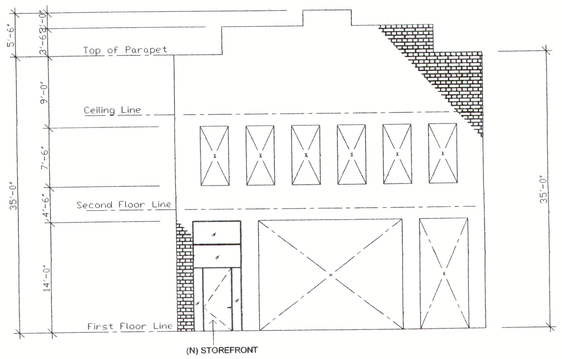

PROPOSED FRONT ELEVATION

LEGEND

- (E) WALL
- CROSS WALL
- (N) WALL
- (N) 1H FIRE RATE WALL
- (A) (N) 3'X8' S.C. DOOR
- (B) (N) 3'x8' 1H FIRE RATED S.C. DOOR

NORTH

REVISIONS	BY:

1381 MAIN STREET
ST. HELENA, CA 94574

MATRIX SEISMIC CORP.
28570 Marguerite Parkway, Suite 204, Mission Viejo, CA 92692
Tel: (949) 364-1090 Fax: (949) 364-1092

Date: Sep. 200
Scale: 1/8"=1'-(
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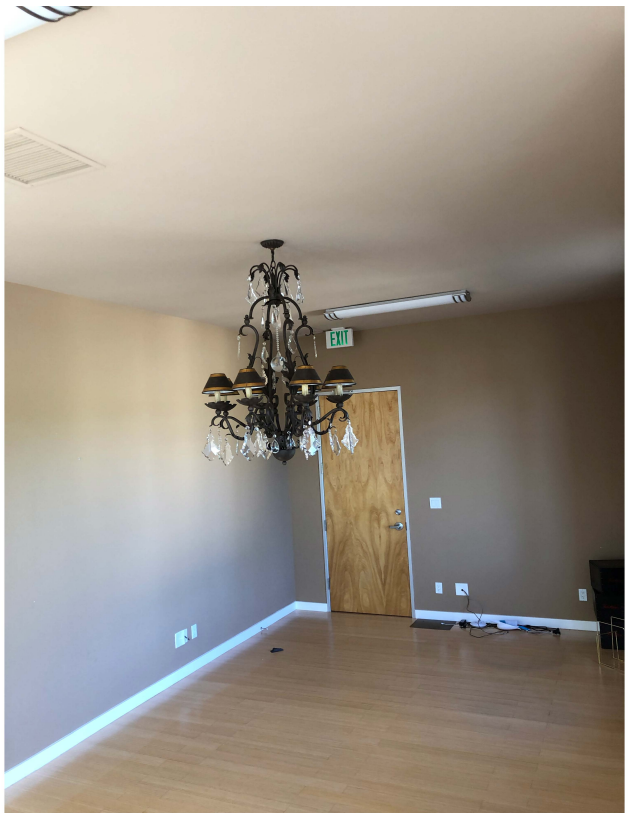
Suite 2, 1377 Main Street, St. Helena, California



Fantesca
ESTATE & WINERY

City of St Helena, City Hall
Received
MAY 21 2019

1480 Main St.
St Helena, CA 94574

Fantesca Estate & Winery is requesting a Use Permit to allow us to host by appointment wine tastings in the commercial space we currently rent as office space above Vasconi's Pharmacy.

We are proud to be citizens of the greater St. Helena area, having both of our children graduate from St. Helena High School and awarding Schulze Family Scholarships to local students totaling $40,000 each year. Duane has served as President of the Ag Boosters, Chairman of the Measure B School District Bond Campaign, The Facilities Management Committee, the Bond Oversight Committee, and the Strategic Planning Committee.

Limited Scope of Use

There would be no more than 3 appointments hosted per day, with no more than 6 guests per group. For a max of 18 people per day with one full time employee and a part time employee to clear glassware and reset the room. These would be "overflow" appointments where the room would only be used if the winery's traditional tour and tasting calendar is full. Fantesca's winery is located 1.5 miles out of town.

The 3 daily appointments would likely be 10:30am, 1:00pm, and 3:00pm. So hours of operation would be 9:30-6pm.

We would accommodate customers 7 days a week, but expect lighter use in the traditionally slower months of December to May.

The private commercial space is on the second floor so this permit would not take away from the local retail space at the street level. No interior or exterior construction modifications would be necessary. We have an ADA compliant tasting space at the winery and will continue to host guests who require assistance there.

Fantesca is not seeking retail space. Our ultra-premium wines are not priced for drop-in business and would exclusively be sold by appointment only.

We are proud to be part of the St. Helena community and we look forward to contributing to the continued vitality and prosperity of our town.

2920 Spring Mountain Road, Saint Helena, CA 94574 | 707.968.9229 | 707.968.9548 fax | fantesca.com

PLANNING COMMISSION REPORT

Planning Commission Meeting of July 16, 2019

AGENDA SECTION: Public Hearing

FILE NUMBER: PL19-025

SUBJECT: Macauley Vineyard Wine tasting Room Use Permit

PREPARED BY: Chris Gustin, Contract Planner

REVIEWED BY: Aaron Hecock, Senior Planner

APPROVED BY: Aaron Hecock, Senior Planner

APPLICATION FILED:05/24/19 **ACCEPTED AS COMPLETE:**05/29/19

LOCATION OF PROPERTY: 1309 Main Street, Suite D

APN: 009-240-012

GENERAL PLAN/ZONING: Central Business - CB

APPLICANT: Mac Watson **PHONE:** (707) 227-6515

BACKGROUND
The location is in the historic St. Helena Hotel.

PROJECT DESCRIPTION
The applicant is seeking approval of a use permit in order to allow wine tasting by appointment only at their existing winery office. The applicants currently occupy 547 sq. ft. with a reception area, lounge, and office. No additional floor area or modifications to the exterior of the building are proposed. As set forth in the attached written proposal submitted by the applicant, the primary use of the space is the office space needed to conduct the day-to-day business of Macauley Vineyard. Their hours of operation are by10:00 AM and 6:00 PM. The applicant desires to host a maximum of four tastings per

day, by appointment only. The maximum number of patrons at each tasting would be eight. One full time employee is proposed.

ANALYSIS
CEQA

Staff is of the opinion 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 recently adopted General Plan Update 2040 designates the property Central Business (CB). This designation provides for retail and commercial businesses that serve residents and visitors, including, offices, restaurants, specialty retail and lodging, with particular emphasis on pedestrian-oriented retail and service uses on the ground floor level, with offices located on the second floor.

Staff Response: Staff is of the opinion that the proposed use of a portion of the ground floor of the existing Hotel St. Helena Building for office use and occasional wine tasting is consistent with the General Plan Update 2040.

ZONING

Consistent with the Central Business land use designation in the General Plan, the site exhibits a zoning designation of Central Business (CB). This designation provides for retail, personal service uses, offices, restaurants, hotels/motels and other similar and compatible uses. Office and residential uses are permitted on the second floor.

Pursuant to Municipal Code Section 17.48.030, Conditional uses", "Off-site winery offices and with non-public wine tasting. Tasting of wine may be offered to wine distributors and wine merchants only;" requires approval of a use permit in the Central Business district. Therefore, the applicant is required to obtain a use permit in order to allow for the establishment of an office use for an off-site winery and wine tasting for distributors and merchants.

Staff Response: The proposed office use and occasional wine tasting by distributors and merchants is consistent with Section 17.48.030 of the Zoning Code. No new square footage or alterations to the exterior of the structure are proposed.

USE PERMIT

The purpose of a use permit is to allow the proper integration of essential or desirable uses which may be suitable only in certain locations or zoning districts in the City, 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. Pursuant to Municipal Code Section 17.168 050, no use permit shall be granted unless the following findings can be made:

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.

<u>Staff Response</u>: Staff is of the opinion that the project meets and/or complies with the required findings to approve a Use Permit as identified above. The findings included in the attached resolution identify this compliance.

PARKING

The applicant’s building is within the City’s parking impact overlay district. The purpose of the parking impact overlay district is to establish parking standards for portions of the City generally located within the central business district. This

area of the City is impacted by a lack of off-street parking because the buildings are of historic and unique character and were constructed in the early history of the City when automobiles were not as common.

The applicant has stated that his lease provides for the use of one parking space at the rear of the building. Only one employee will be at the location and due to the short distance from his residence to the site, it is anticipated that he will either walk or ride his bicycle to work.

Staff Response: No additional floor area is being added and no parking spaces will be added or lost.

SIGNAGE

The applicant is not proposing any new or modified signage indicating that they are involved in any use other than as a business office.

ISSUES

Staff has not identified any issues that require additional discussion in relation to this application

CORRESPONDENCE

As of the completion of this report staff had received no correspondence related to this application.

STAFF RECOMMENDATION

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301, Class 1, which exempts the operation, leasing, or minor alteration of existing facilities; and
2. Accept the required findings and approve a Use Permit for a wine business and tasting on the second floor at 1309 Main Street.

ATTACHMENTS

1309 Main Street PC Reso - rev. 2
Written Statement
Site Plan & Floor Plan
Napa County Wines Produced by Macauley Vineyard

USE PERMIT
NO. PL19-0025
CITY OF ST. HELENA, STATE OF CALIFORNIA
GRANTED TO MAC WATSON
1309 MAIN STREET, SUITE D

OWNERS: Mary Haney **APN:** 009-240-012

Recitals

1. **Whereas,** The Applicant, Mac Watson, submitted an application for a Use Permit to operate a wine business office with limited wine tasting in an existing winery office located at 1309 Main Street and in the CB: Central Business Zoning District.
2. **Whereas,** Off-site winery offices and wine tasting rooms are subject to a use permit pursuant to Municipal Code Chapter 17.48.
3. **Whereas**, The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on July 16, 2019.
4. **Whereas**, A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site and in compliance with state and local law; and

Resolution

A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff report, City files for this matter, correspondence, presentations and other materials.

B. The Planning Commission hereby finds that this project is exempt from the California Environmental Quality Act pursuant to Section 15301, Class 1 of the Guidelines which exempts the operation of existing facilities.

C. Pursuant to Municipal Code Section 17.168.050, the Planning Commission finds that the proposed wine business offices and tasting would 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, artisanal food purveyors, restaurants, and upscale wine tasting rooms. Further there is no expectation that it would conflict with the goals and objectives established for the CB District. Given its location, the proposed use is within walkable distance of many other land uses and therefore its impacts to traffic would be limited.

   There is no expectation the proposed offices or tasting 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 wine business and tasting supports the development of responsible, visitor-serving components to the City's economy as a valuable source of jobs, tax revenues and cultural amenities.

As conditioned, it is expected that the project would operate in an acceptable manner and be generally consistent with the intent of the General Plan and Zoning Code provisions and therefore, the Planning Commission makes the following Use Permit findings to support the motion to approve the use permit:

1. That the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community.
   As a wine office and wine tasting room the proposed use would not produce anything that would be injurious to surrounding uses.

2. That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses.
   The proposed use would generate levels of noise that are consistent with an office/wine tasting room use and would not be expected to 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.
   As a wine business office with wine tasting that can accommodate a limited number of guests at any given time, it is not expected that the use would generate traffic noise beyond what it already typical of the area.

4. That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.
   The proposed use would go in an existing vacant tenant space in the CB Zoning District which is well served by public utilities and services and the proposed office and tasting room would not place an excessive demand on any utilities or services.

5. That the proposed use would provide adequate ingress and egress to and from the proposed location.
   No changes to ingress or egress are proposed. Any tenant improvements on the interior would comply with current building and fire code.

6. That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local serving economy.
   As a business serving both locals and tourists and which relies on and supports other local businesses and sources product (e.g.) grapes from local vineyards, it is not expected that the use would conflict with City's goal of maintaining a viable 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.

The proposed use would be consistent with other typical uses found in the CB District.

8. That the proposed use would not be in conflict with the City's General Plan.
   No aspect of the project would conflict with or otherwise inhibit the achievement of any General Plan goals.

9. That the proposed use would not be injurious to public health, safety, or welfare.
   No aspect of the office or tasting room use would be injurious to health, safety, or welfare.

10. That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan.
    As use permits are issued on a discretionary basis any similar uses would be considered based on their particular merits and as such, granting of this use permit would not set a precedent.

11. That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long term parking needs of employees and business owners and customers is available.
    No parking spaces are available at this historic building. Therefor no spaces will be created or lost.

12. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.
    As a small-scale winery office with limited tasting, any vehicle and/or truck traffic would be within the capacity of surrounding streets.

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

Conditions of Approval

1. Project approvals shall be vested within one (1) year from the date of final action. A building permit for tenant improvements authorized under this approval shall have been obtained within one (1) year from the effective date of this action or the approval shall expire, provided however that the approval may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals. Any request for an extension of this approval shall be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.

2. The approvals shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.
3. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.
4. Minor modifications to the approved project may be approved by the Planning Director insofar as they are in substantial conformance with this approval.
5. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
6. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The applicant or their designee shall be responsible for meeting with the Building Official, Fire Inspector and or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.
7. No signage is approved by this permit. A separate sign permit in compliance with the Municipal Code shall be obtained prior to installation of signage.
8. 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.

<u>Planning Department Conditions of Approval</u>

9. This permit authorizes a wine business office and wine tasting in an existing commercial space located at 1309 Main Street, Suite D. Hours of operation shall be limited to the hours of 10:00 a.m. to 6:00 p.m. There shall be no more than eight seats with a maximum of four tastings per day with a maximum of eight patrons at each tasting.

10. No amplified or acoustic music is permitted outdoors.

11. No sales of "souvenir-type" items shall be permitted; only a small selection of items bearing the Macauley Vineyard motif may be sold.

12. 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. Food may be offered insofar as it is at no cost to the consumer, is made off-premises and the facilities are approved by Napa County Environmental Management.

13. This approval is contingent on Macauley Vineyard's continued ability to meet the Code provisions enumerated in Chapter 17.48 of the St. Helena Municipal Codes stipulating that 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. If, at any time, the applicant is unable to meet this code provision the user permit shall be revoked.

14. The applicant shall maintain a Type 02 ABC license.

15. The applicant shall post a permanent sign at the exit(s) that will state "No alcohol may be consumed beyond this point."

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

17. All employees shall be certified by the Napa Valley Vintners Responsible Beverage Training Program, a recognized server training of the California Department of Alcoholic Beverage Control. Proof of certification shall be retained on premise at all times and provided to the City if requested.

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

Public Works Conditions of Approval

19. Where applicable, 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 of the following 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.

20. 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.

21. 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.

22. 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.

23. 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.

24. 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.

25. 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.

Building Department Conditions of Approval

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

27. The applicant will be required to comply with the codes in effect at the time of building permit issuance.

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

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

30. 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.

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

32. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a

complete list of deferred submittals at time of application. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.

I HEREBY CERTIFY that the foregoing use permit was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on July 16, 2019 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

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

RECEIVED
PLANNING DEPARTMENT
MAY 24 2019
CITY OF ST HELENA

MACAULEY

May 21, 2019

Dear St Helena Planning Department and Commission,

We are seeking a use permit for 1309 Main Street, Suite D. The intended use of the space is for the business office and limited tasting location of our family and locally owned and operated company, Macauley Vineyard. My wife, Amy Baxter Watson, and I are both long-time residents of Saint Helena.

Macauley Vineyard was originally established in 1983 by my mother, Ann Macauley Watson. The winery and vineyard were located at 3291 St Helena Highway North, the current location of Sabina Estate. The property was sold after the death on my mother in 1987. I revived Macauley upon my return to St Helena in 2001 with Kirk Venge as winemaker.

We are a Napa Valley based wine label producing 2600 cases annually, of which 88% of our fruit comes from Napa County and 12% from Sonoma County. Please see the attached document which lists the wines we produce and their Napa Valley appellations.

The primary use of the office space is to conduct the day to day business of Macauley Vineyard. The secondary use of the office will be to hold a limited number of tastings. Our intent is to host a maximum of 4 by-appointment-only tastings per day. The maximum number of people who would be hosted per appointment would be 8 people. We will not be serving food. Our hours of operation will be between 10:00 A.M to 6:00 P.M.

The total square footage of the proposed space is 547 square feet. The interior modifications we have made were primarily cosmetic, an update to the flooring, repainting walls and replacing ceiling tiles. We have no intended exterior modifications. There is one dedicated parking space included in our lease as well as access to the restrooms in the lobby of Hotel Saint Helena.

There will be 1 full time and locally-living employee, JP Havens, who will often be commuting by foot or bike. JP lives less than half a mile away from the office, is also a Saint Helena native and an active volunteer firefighter for the Saint Helena Fire Department.

We hope to enhance the downtown market of Saint Helena by offering local wines, and desire to keep our brand in the town we were raised in and are raising our children in. Thank you for your consideration of our application.

Respectfully,

Mac Watson

PO Box 691, Saint Helena, California 94574 707.963.1863 www.macauleyvineyard.com

SITE PLAN
SCALE: NOT TO SCALE

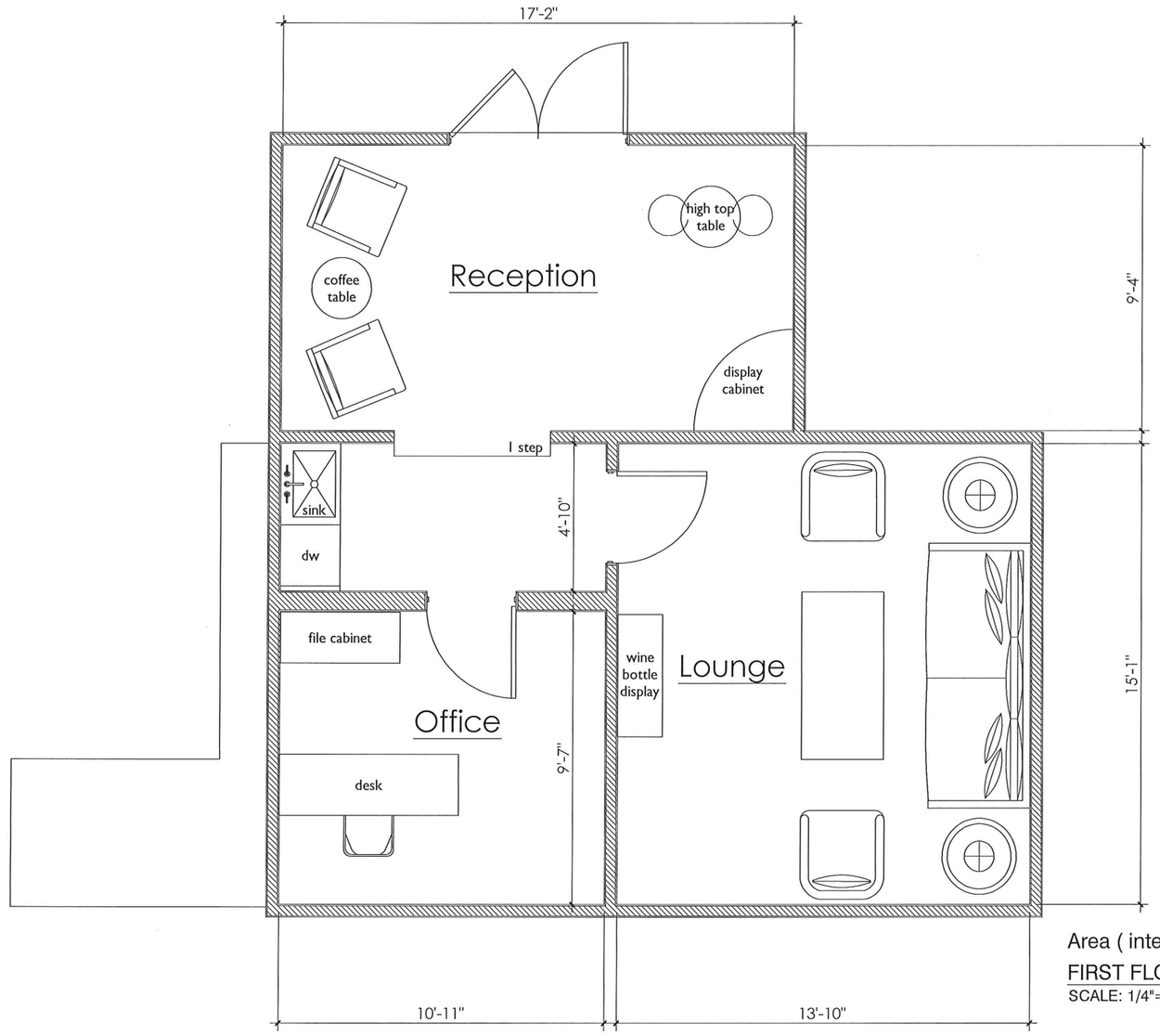
KROEGER | JANEV
ARCHITECTS
707.266.1682 | 1001 Caymus Street, Napa, CA 94559
707.968.5265 | 1432 Main Street, Saint Helena, CA 94574

SCALE: PER PLAN
REVISION: -
PROJECT: #####
DATE: 04/25/19

SITE PLAN
MACAULEY
1309 Main Street, Suite D
St. Helena, California 94574

A-1

alleyway between Money Way & Main Street



Area (interior) = 547 sf.

FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

KROEGER | JANEV
ARCHITECTS
707.266.1682 | 1001 Caymus Street, Napa, CA 94559
707.968.5265 | 1432 Main Street, Saint Helena, CA 94574

SCALE: PER PLAN
REVISION: -
PROJECT: #####
DATE: 04/25/19

FLOOR PLAN

MACAULEY

1309 Main Street, Suite D
St. Helena, California 94574

A-2

MACAULEY

VINEYARD

Napa County Wines Produced by Macauley Vineyard

- **Macauley 'Old Vine' Zinfandel**: Korte Ranch, St Helena; Luvisi Vineyard, Calistoga; Moss Creek, Capell Valley
- **Macauley Napa Valley Cabernet Sauvignon**: Rutherford, Oakville, Pope Valley
- **Macauley Reserve Cabernet Sauvignon**: Star Vineyard, Rutherford; Darms Lane, Oak Knoll
- **Macauley Beckstoffer To Kalon Cabernet Sauvignon**: Oakville
- **Macauley Stagecoach Cabernet Sauvignon**: Pritchard Hill Region
- **Macauley Petite Sirah**: Kenefick Ranch, Calistoga

Macauley Vineyard
PO Box 691, St. Helena, CA 94574
707-963-1863

USE PERMIT
NO. PL19-0025
CITY OF ST. HELENA, STATE OF CALIFORNIA
GRANTED TO MAC WATSON
1309 MAIN STREET, SUITE D

OWNERS: Mary Haney **APN:** 009-240-012

Recitals

1. **Whereas,** The Applicant, Mac Watson, submitted an application for a Use Permit to operate a wine business office with limited wine tasting in an existing winery office located at 1309 Main Street and in the CB: Central Business Zoning District.
2. **Whereas,** Off-site winery offices and wine tasting rooms are subject to a use permit pursuant to Municipal Code Chapter 17.48.
3. **Whereas**, The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on July 16, 2019.
4. **Whereas**, A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site and in compliance with state and local law; and

Resolution

A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff report, City files for this matter, correspondence, presentations and other materials.

B. The Planning Commission hereby finds that this project is exempt from the California Environmental Quality Act pursuant to Section 15301, Class 1 of the Guidelines which exempts the operation of existing facilities.

C. Pursuant to Municipal Code Section 17.168.050, the Planning Commission finds that the proposed wine business offices and tasting would 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, artisanal food purveyors, restaurants, and upscale wine tasting rooms. Further there is no expectation that it would conflict with the goals and objectives established for the CB District. Given its location, the proposed use is within walkable distance of many other land uses and therefore its impacts to traffic would be limited.

   There is no expectation the proposed offices or tasting 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 wine business and tasting supports the development of responsible, visitor-serving components to the City's economy as a valuable source of jobs, tax revenues and cultural amenities.

As conditioned, it is expected that the project would operate in an acceptable manner and be generally consistent with the intent of the General Plan and Zoning Code provisions and therefore, the Planning Commission makes the following Use Permit findings to support the motion to approve the use permit:

1. That the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community.
   As a wine office and wine tasting room the proposed use would not produce anything that would be injurious to surrounding uses.

2. That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses.
   The proposed use would generate levels of noise that are consistent with an office/wine tasting room use and would not be expected to 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.
   As a wine business office with wine tasting that can accommodate a limited number of guests at any given time, it is not expected that the use would generate traffic noise beyond what it already typical of the area.

4. That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.
   The proposed use would go in an existing vacant tenant space in the CB Zoning District which is well served by public utilities and services and the proposed office and tasting room would not place an excessive demand on any utilities or services.

5. That the proposed use would provide adequate ingress and egress to and from the proposed location.
   No changes to ingress or egress are proposed. Any tenant improvements on the interior would comply with current building and fire code.

6. That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local serving economy.
   As a business serving both locals and tourists and which relies on and supports other local businesses and sources product (e.g.) grapes from local vineyards, it is not expected that the use would conflict with City's goal of maintaining a viable 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.

The proposed use would be consistent with other typical uses found in the CB District.

8. That the proposed use would not be in conflict with the City's General Plan.
   No aspect of the project would conflict with or otherwise inhibit the achievement of any General Plan goals.

9. That the proposed use would not be injurious to public health, safety, or welfare.
   No aspect of the office or tasting room use would be injurious to health, safety, or welfare.

10. That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan.
    As use permits are issued on a discretionary basis any similar uses would be considered based on their particular merits and as such, granting of this use permit would not set a precedent.

11. That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long term parking needs of employees and business owners and customers is available.
    No parking spaces are available at this historic building. Therefor no spaces will be created or lost.

12. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.
    As a small-scale winery office with limited tasting, any vehicle and/or truck traffic would be within the capacity of surrounding streets.

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

Conditions of Approval

1. Project approvals shall be vested within one (1) year from the date of final action. A building permit for tenant improvements authorized under this approval shall have been obtained within one (1) year from the effective date of this action or the approval shall expire, provided however that the approval may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals. Any request for an extension of this approval shall be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.

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<u>Planning Department Conditions of Approval</u>

9. This permit authorizes a wine business office and wine tasting in an existing commercial space located at 1309 Main Street, Suite D. Hours of operation shall be limited to the hours of 10:00 a.m. to 6:00 p.m. There shall be no more than eight seats with a maximum of four tastings per day with a maximum of eight patrons at each tasting.

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

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19. Where applicable, 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 of the following 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.

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22. 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.

23. 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.

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Building Department Conditions of Approval

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27. The applicant will be required to comply with the codes in effect at the time of building permit issuance.

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

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complete list of deferred submittals at time of application. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.

I HEREBY CERTIFY that the foregoing use permit was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on July 16, 2019 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

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

RECEIVED
PLANNING DEPARTMENT
MAY 24 2019
CITY OF ST HELENA

MACAULEY

May 21, 2019

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We are seeking a use permit for 1309 Main Street, Suite D. The intended use of the space is for the business office and limited tasting location of our family and locally owned and operated company, Macauley Vineyard. My wife, Amy Baxter Watson, and I are both long-time residents of Saint Helena.

Macauley Vineyard was originally established in 1983 by my mother, Ann Macauley Watson. The winery and vineyard were located at 3291 St Helena Highway North, the current location of Sabina Estate. The property was sold after the death on my mother in 1987. I revived Macauley upon my return to St Helena in 2001 with Kirk Venge as winemaker.

We are a Napa Valley based wine label producing 2600 cases annually, of which 88% of our fruit comes from Napa County and 12% from Sonoma County. Please see the attached document which lists the wines we produce and their Napa Valley appellations.

The primary use of the office space is to conduct the day to day business of Macauley Vineyard. The secondary use of the office will be to hold a limited number of tastings. Our intent is to host a maximum of 4 by-appointment-only tastings per day. The maximum number of people who would be hosted per appointment would be 8 people. We will not be serving food. Our hours of operation will be between 10:00 A.M to 6:00 P.M.

The total square footage of the proposed space is 547 square feet. The interior modifications we have made were primarily cosmetic, an update to the flooring, repainting walls and replacing ceiling tiles. We have no intended exterior modifications. There is one dedicated parking space included in our lease as well as access to the restrooms in the lobby of Hotel Saint Helena.

There will be 1 full time and locally-living employee, JP Havens, who will often be commuting by foot or bike. JP lives less than half a mile away from the office, is also a Saint Helena native and an active volunteer firefighter for the Saint Helena Fire Department.

We hope to enhance the downtown market of Saint Helena by offering local wines, and desire to keep our brand in the town we were raised in and are raising our children in. Thank you for your consideration of our application.

Respectfully,

Mac Watson

PO Box 691, Saint Helena, California 94574 707.963.1863 www.macauleyvineyard.com

SITE PLAN
SCALE: NOT TO SCALE

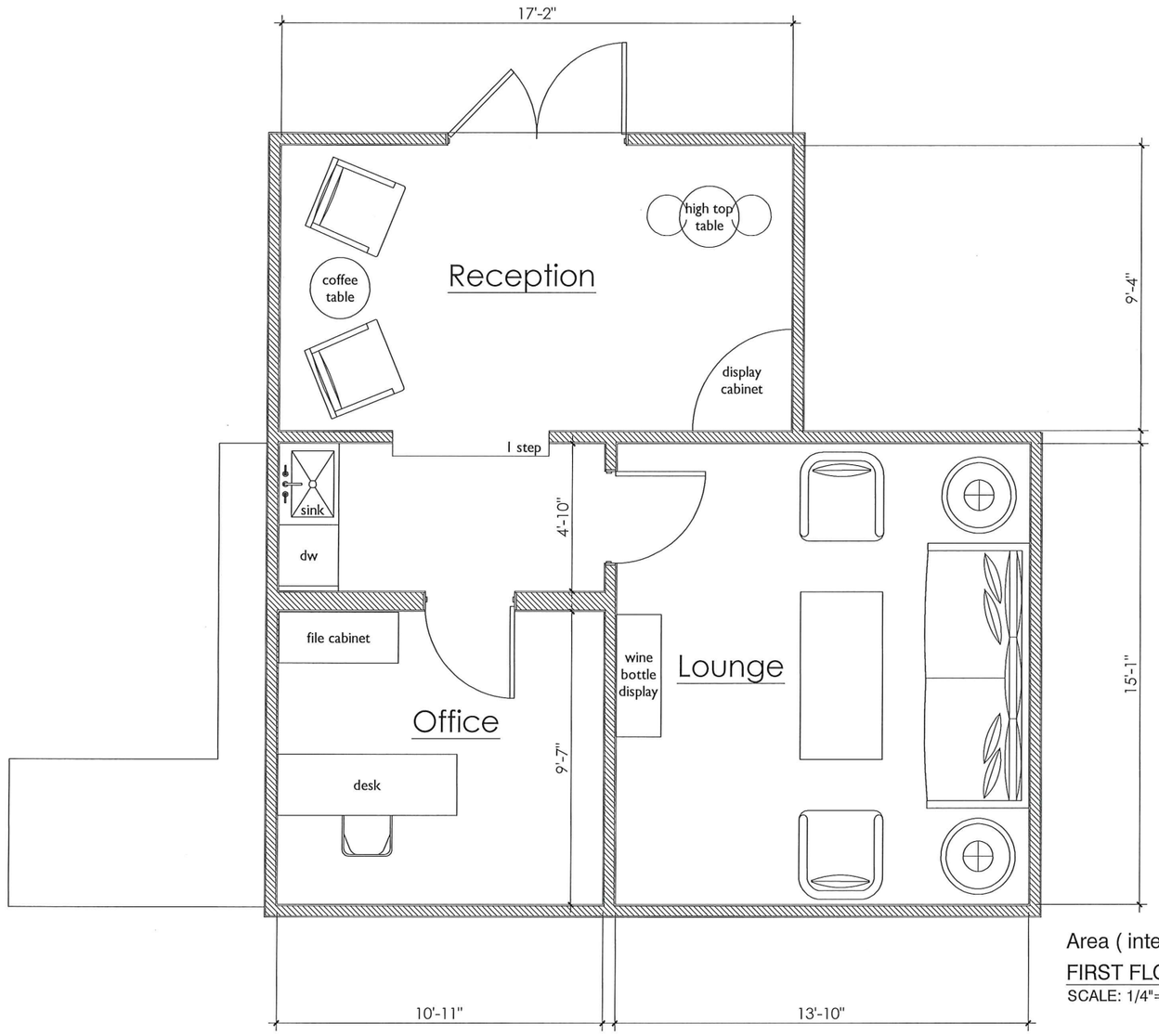
KROEGER | JANEV
ARCHITECTS
707.256.1682 | 1001 Caymus Street, Napa, CA 94559
707.968.5265 | 1432 Main Street, Saint Helena, CA 94574

SCALE: PER PLAN
REVISION: -
PROJECT: #####
DATE: 04/25/19

SITE PLAN
MACAULEY
1309 Main Street, Suite D
St. Helena, California 94574

A-1

alleyway between Money Way & Main Street



Area (interior) = 547 sf.

FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

KROEGER | JANEV
ARCHITECTS
707.266.1682 | 1001 Caymus Street, Napa, CA 94559
707.968.5265 | 1432 Main Street, Saint Helena, CA 94574

SCALE: PER PLAN
REVISION: -
PROJECT: #####
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FLOOR PLAN

MACAULEY

1309 Main Street, Suite D
St. Helena, California 94574

A-2

MACAULEY

VINEYARD

Napa County Wines Produced by Macauley Vineyard

- **Macauley 'Old Vine' Zinfandel**: Korte Ranch, St Helena; Luvisi Vineyard, Calistoga; Moss Creek, Capell Valley
- **Macauley Napa Valley Cabernet Sauvignon**: Rutherford, Oakville, Pope Valley
- **Macauley Reserve Cabernet Sauvignon**: Star Vineyard, Rutherford; Darms Lane, Oak Knoll
- **Macauley Beckstoffer To Kalon Cabernet Sauvignon**: Oakville
- **Macauley Stagecoach Cabernet Sauvignon**: Pritchard Hill Region
- **Macauley Petite Sirah**: Kenefick Ranch, Calistoga

Macauley Vineyard
PO Box 691, St. Helena, CA 94574
707-963-1863