



**City of St. Helena
Planning Commission
Regular Meeting
Tuesday, April 19, 2022 @ 6:00 PM**

This meeting will be conducted pursuant to the provisions of Government Code Section 54953 (as amended by AB 361) which authorizes teleconferenced meetings under the Brown Act during certain proclaimed States of Emergency. The Governor of California proclaimed a State of Emergency related to COVID-19 on March 4, 2020. This teleconferenced meeting is necessary so that the city can conduct essential business and is permitted under Government Code 54953 in order to protect public health and safety of attendees.

Consistent with Government Code Section 54953, this Planning Commission Meeting will be held via teleconference only, and will not be physically open to the public. Commission members and staff will teleconference into the meeting by audio and/or video. The meeting will be conducted via Zoom Webinar.

The Planning Commission meeting will be live-streamed on Comcast Channel 28 and on the City's website, barring technical difficulties. Those members of the public wishing to participate must do so remotely via Zoom electronic meetings in the following ways; by either logging onto the Zoom link located on the meeting agenda (please download the app to your computer or mobile device) and enter the meeting ID or by calling a listed number and enter the meeting ID. Public comment for Planning Commission meetings will be accepted via email to publiccomment@cityofstheleena.org. All public comments must be emailed by 3:00 PM prior to the meeting. Emailed public comments will not be read out loud but will be publicly available and attached to the on-line Planning Commission agenda.

****NEW** - Simultaneous Spanish interpretation services during meetings can be scheduled upon request. To ensure interpreters are available, requests must be made at least 72 hours in advance by calling the Office of the City Clerk at (707) 968-2640 or emailing cityclerk@cityofstheleena.org.

The schedule of upcoming meetings and published meeting agendas can be found on the City of St. Helena website at <https://stheleena.civicweb.net/portal/>.

Please see the end of the agenda for detailed PUBLIC PARTICIPATION instructions.

Please click the link below to join the meeting:

<https://us02web.zoom.us/j/82417646318>

Or One tap mobile :

US: +16699006833,,82417646318# or +12532158782,,82417646318#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592

Meeting ID: 824 1764 6318

International numbers available: <https://us02web.zoom.us/j/kQDr0O6x>

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.

**Ciudad de Santa Helena
Reunión del Comité de Planificación
19 de abril del 2022 @ 6:00 PM**

Esta reunión será realizada conforme a las provisiones del Código de Gobierno Sección 54953 (modificada por AB 361) la cual autoriza las reuniones de teleconferencia bajo el Brown Act durante ciertos Estados de Emergencia. El gobernador de California proclamó Estado de Emergencia relacionado con el COVID-19 el 4 de marzo del 2020. Esta reunión por teleconferencia es necesaria para que la ciudad pueda realizar deberes esenciales y es permitido bajo el Código de Gobierno 54953 en orden de proteger la salud pública y seguridad de los asistentes.

Consistente con el Código de Gobierno Sección 54953, esta reunión del Comité de Planificación será realizada via teleconferencia y no será físicamente abierta al público. Miembros del comité y personal atenderán la reunion por audio y/ o video. La reunion será transmitida via Zoom.

La reunión del Comité de Planificación de la Ciudad se transmitirá en vivo por el Canal 28 de Comcast y en el sitio web de la Ciudad, salvo dificultades técnicas. Aquellos miembros del público que deseen participar deben hacerlo de forma virtual a través de las reuniones electrónicas de Zoom de las siguientes maneras; iniciando sesión en el enlace Zoom ubicado en la agenda de la reunión (descargue la aplicación en su computadora o dispositivo móvil) e ingrese el ID de la reunión o llamando al número ubicado en la agenda e ingrese el ID de la reunión. Se aceptarán comentarios públicos para la reunión del Comisión de Planificación por correo electrónico publiccomment@cityofsthelena.org. Todos los comentarios públicos se harán públicos y se adjuntarán a la agenda, pero no se leerán en voz alta. Todos los comentarios públicos que se reciban después de las 3:00 PM se adjuntarán a la agenda al día siguiente.

****NUEVO-** Servicios de interpretación en español durante la reunión pueden ser solicitados por el público. Para asegurar que los intérpretes estén disponibles, los servicios tienen que ser solicitados al menos 72 horas antes de la reunión llamando a la oficina de la Secretaria de la Ciudad al (707) 968-2640 o por correo electrónico a cityclerk@cityofsthelena.org .

El horario de las reuniones publicadas y próximas puede ser localizado en el sitio de web de la Ciudad en <https://sthelena.civicweb.net/portal/>.

Consulte el final de la agenda para obtener instrucciones detalladas de PARTICIPACIÓN PÚBLICA.

Haga clic en el enlace a continuación para participar en la reunión:

<https://us02web.zoom.us/j/82417646318>

O por iPhone one-tap:

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O por telefono:

Marque (para mejor calidad de llamada, marque al numero basado en su localizacion actual):
US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 312 626 6799 or +1 929 205
6099 or +1 301 715 8592

ID de la Reunión: 824 1764 6318

Números Internacionales Disponibles: <https://us02web.zoom.us/j/kQDr0O6x>

TENGA EN CUENTA: Cualquier persona que desee hablar sobre un tema en la agenda o hacer un comentario en la sección de "comentario público" de la agenda puede hacerlo, pero por favor observe el límite de tiempo de cuarto minutos.

Page

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

Chair: John Ponte

Vice Chair: Daniel Hale

Commissioners: Autumn Anderson, Rosaura Segura and Marika Rothfeld.

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: March 15, 2021

9 - 11

[Planning Commission Minutes 03.15.22](#)

5. PUBLIC HEARINGS

5.1. Request by Simon Bull for adoption of a resolution approving a use permit in order to permanently establish an art gallery in the Richie Building located at 1331 Main Street in the Central Business zoning district.

13 - 43

CEQA Determination: Exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301.

Prepared By: Aaron Hecock, Senior Planner

Recommendation:

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301; and

2. Accept the required findings and adopt the attached resolution granting use permit approval to establish an art gallery in the existing tenant space located at 1331 Main Street.

[1331 Main St. - Staff Report](#)

[**Public Comment Honig](#)

[**Public Comment Fowler](#)

[**Public Comment Furdek](#)

[**Public Comment Marroquin](#)

[**Public Comment Kelly](#)

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:

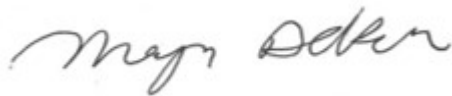
http://www.cityofsthelena.org/projects?term_node_tid_depth=21

Please contact the assigned project Planner for additional questions.

9. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for May 3, 2022 at 6:00 pm.

I do hereby certify that a copy of the foregoing agenda was posted on the City website on April 8, 2022.



Maya DeRosa, Planning & Building 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://cityofsthenela.org> and will be available for public review at the respective meeting.

THE CITY OF ST. HELENA ENCOURAGES ONLINE PUBLIC PARTICIPATION IN VIRTUAL PLANNING COMMISSION MEETINGS

St. Helena, CA– The City of St. Helena is committed to public participation in City government in a manner that is consistent with guidance provided by the Napa County Public Health Official and Governor Newsom's Executive Order N-25-20. These guidelines relate to social distancing, and are intended to protect everyone by limiting the spread of COVID-19 in our community. In adherence to these guidelines, the St. Helena Planning Commission will host a Virtual Planning Commission Meeting on Zoom; a free teleconferencing tool that enables users to watch and/or call into the meeting from their computers or phones. This meeting will be open to public and allows for live public comment. The meeting will also be recorded, livestreamed, and posted on the City's website after the adjournment of the meeting if technical difficulties occur: <https://sthelena.civicweb.net/Portal/>

The ZOOM web link, meeting ID, and phone number will be listed at the top of the Planning Commission Meeting Agenda. You will be required to enter the meeting ID, but there will be no password or participant ID.

How to Watch or Listen to Planning Commission Meetings:

1. Watch on Comcast Channel 28
2. Watch the livestreaming video on the City's website
3. Watch and Listen on Zoom.us by clicking on the link in the Planning Commission Agenda
4. Listen only by calling the Zoom number listed on the Planning Commission Agenda

Watch Planning Commission Meetings by Joining the Zoom Meeting:

1. By Computer, Tablet, or Smart Phone:

- a. Before joining the virtual Planning Commission Meeting, it is highly encouraged that you download the Zoom App. To sign up for your own free account, visit zoom.us/signup and enter your email address. You will receive an email from Zoom (no-reply@zoom.us). In this email, click Activate Account.
- b. If you are logged into your account, Enter the **Meeting ID** listed on the Planning Commission Agenda. If you have not created an account go to: <https://zoom.us/join> and enter the **Meeting ID**
- c. Select if you would like to connect audio and/or video and tap **Join Meeting**.
- d. For specific instructions for your device, go to: <https://support.zoom.us/hc/en-us/articles/201362193-Joining-a-Meeting>

1. Listen Only by Telephone:

- a. **Dial** the number listed on the Planning Commission Agenda.
- b. At the prompt, enter the **Meeting ID** provided on the top of the Planning Commission Meeting Agenda and **Press #. A participate ID is not required.**
- c. To disconnect from the meeting, hang up the phone.

Ways to Provide Public Comment:

While attending the virtual Planning Commission Meeting, the public will have the opportunity to provide live public comment during Public Forum and after each agenda item. When it is the appropriate time for public comment the Chair will verbally open public comment. At this time each individual is permitted 4 minutes to speak.

1. Send a Public Comment in by 4:00 PM Prior to the Meeting to: publiccomment@cityofsthelena.org

The easiest way to provide public comment is to email your public comment. Public comments may be emailed to publiccomment@cityofsthelena.org. Please include in the subject line "COMMENT TO PLANNING COMMISSION and the AGENDA ITEM". Any public comment is required to be submitted no later than 2 hours before the scheduled meeting and will be included as an attachment to the agenda. All public comments will be made publicly available and attached to the agenda item and will not be read out loud. All public comments that are received after 4:00 PM will be attached to the agenda the following day.

2. Provide Comment through Zoom meeting from a computer, tablet, or smart phone

This option allows the public to virtually attend the meeting as a muted 'attendee' with no video or screen sharing capabilities. You will be able to see and hear those participating in the meeting, but they will not be able to hear you until the host unmutes you.

If you wish to provide public comment during a specific agenda item or during public forum, you can use the "**raise hand**" feature located in the control panel at the bottom of your screen. The icon is a small blue hand. In Windows you can also use the Alt+Y keyboard shortcut to raise or lower your hand. In Mac you can also use the Option+Y keyboard shortcut to raise or lower your hand.

The host will be notified that you've raised your hand and you will be placed in a queue with all incoming requests.

When it is your turn to speak, you will be notified that the host has unmuted you. To be removed from the queue, just click the '**raise hand**' button again.

3. Call in to the ZOOM meeting from a cell phone or landline phone only

This option allows the member of the public with the opportunity to verbally participate in public comment.

If you wish to speak during public comment time dial ***9** on your telephone.

The host will be notified that you would like to speak and you will be placed in a queue with all incoming requests.

When it is your turn to speak, you will be notified that the host has unmuted you. You may press ***9** again if you wish to be removed from the queue.

You will be notified at the end of your statement that you have been muted.

MINUTES
City of St. Helena
Planning Commission Meeting
Tuesday, March 15, 2022 @ 6:00 PM
Virtual Meeting

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 Planning Commission video is the official record of the Planning Commission meeting.

Present: Chair John Ponte, Vice Chair Daniel Hale, Commissioner Autumn Anderson, Commissioner Rosaura Segura, and Commissioner Marika Rothfeld

Absent: None

Staff Present: Maya DeRosa, Planning & Building Director and Xinia Gamero, Permit Technician III & Planning Commission Secretary

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

3. PUBLIC FORUM:

No public comment was received.

4. CONSENT ITEMS

4.1 Approval of Minutes: March 1, 2022

Commissioner Rosaura Segura moved to approve the minutes on the Consent calendar. The motion was seconded by Vice-Chair Daniel Hale and on roll call carried by the following vote:

AYES: Daniel Hale, Autumn Anderson, Rosaura Segura, John Ponte, and Marika Rothfeld

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

5. PUBLIC HEARINGS

5.1 Request by Trek Retail Corporation for approval of a use permit to allow St. Helena Cyclery to operate as Trek Bicycle, a formula business, within the existing commercial space located at 1156 Main St. in the Central Business District.

Prepared By: Xinia Gamero, Permit Technician III

Chair Ponte opened the public hearing.

Chair Ponte and Vice-Chair Hale disclosed ex parte communication between said officials and the applicant. Communication disclosed involved the application process and general questions/ concerns regarding the proposed application.

Xinia Gamero, Permit Technician III reported on the item.

Greg Desmond and Jake Scheideman addressed the Planning Commission.

No public comment was received.

Chair Ponte closed the public hearing.

Commissioner Autumn Anderson moved to 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 accept the required findings and approve the attached amended resolution granting Use Permit for Trek Retail Corporation to operate as a formula business at 1156 Main St. with the addition of condition of approval #4 "This use permit allows only the uses and activities as described in the narrative written description attached to this resolution approved on March 15, 2022." and removal of the last sentence in condition of approval #11 "The new signage size shall not increase beyond the size of the existing signage". The motion was seconded by Vice-Chair Daniel Hale and on roll call carried by the following vote:

AYES: Daniel Hale, Autumn Anderson, Rosaura Segura, John Ponte, and Marika Rothfeld

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

6. SCHEDULED MATTERS

None.

7. DEPARTMENT REPORTS

Planning and Building Director Maya DeRosa reported on the following:

- Third Housing Element Community Workshop- Wednesday, March 16, 2022 at 6:00pm.
- Future Council discussion regarding returning to in-person public meetings.

8. AGENDA FORCAST

9. ADJOURNMENT

Chair Ponte adjourned the meeting at **6:32 p.m.**

The March 15, 2022 minutes were approved at the _____ Planning Commission meeting.

APPROVED:

ATTEST:

John Ponte, Planning Commission Chair

Maya DeRosa, AICP
Planning and Building Director



PLANNING COMMISSION REPORT

Planning Commission Meeting of April 19, 2022

FILE NUMBER: PL21-046

SUBJECT: Request by Simon Bull for adoption of a resolution approving a use permit in order to permanently establish an art gallery in the Richie Building located at 1331 Main Street in the Central Business zoning district.

PREPARED BY: Aaron Hecock, Senior Planner

REVIEWED BY: Maya DeRosa, Planning & Building Director

APPROVED BY: Maya DeRosa, Planning & Building Director

APPLICATION FILED: 11/15/21

ACCEPTED AS COMPLETE: 03/02/22

LOCATION OF PROPERTY: 1331 Main Street

APN: 009-240-009

GENERAL PLAN/ZONING: Central Business District (CBD)

APPLICANT: Simon Bull

PHONE: (831) 224-7681

BACKGROUND

The existing building, known as the Richie Building, is a multi-level building with 3 retail tenant spaces on the ground floor. The subject tenant space was home to Goodman's Department Store from 1981 – 2016. After Goodman's closed the tenant space remained vacant for a number of years before Simon Bull of Meuse Gallery submitted a temporary use permit (TUP) application in August 2019 to open his gallery. Pursuant to St. Helena Municipal Code (SHMC) Section 17.136.050 (Temporary uses), the approved TUP was valid for one year from the date of issuance. Continuing the use beyond the one year required that the applicant file an application for a permanent use permit, rather than a TUP, in compliance with Chapter 17.168. Upon completion of an internal audit of issued TUPs in October 2021, planning staff noted that the applicant had failed to apply for the permanent use permit as required and a Notice of Expired

Permit letter was sent to the applicant. Upon receipt of this notification, the applicant promptly contacted staff and began getting their use permit application together for submission.

PROJECT DESCRIPTION

The applicant is seeking use permit approval in order to permanently establish an art gallery in the tenant space formerly occupied by Goodman's Department Store. The existing tenant space is 4,156 square feet (sf) in total which includes 3,556 sf on the main floor for gallery space, a small breakroom, and restrooms; a small 600 sf mezzanine is located towards the back of the space and is used for office space and storage. The applicant anticipates hosting a total of 6 events per year for new exhibition openings and private gallery viewings. Most of these events will occur during business hours and no event will run later than 8pm. Event attendance will not exceed capacity as allowed by Fire Code (total gallery area capacity is 110 people according to the Fire Department). Proposed hours of operation are Monday-Saturday from 10am-5pm and Sunday from 11am-5pm. No exterior modifications to structure are proposed and a sign permit application will be submitted for any new or modified signage.

ANALYSIS

CEQA

Staff has conducted the requisite analysis and concluded that the project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301 which exempts the operation, permitting and leasing of private structures. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not 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 provides for retail and commercial uses that serve local residents and the surrounding area. 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. Residential uses can be considered for upper floor areas but are subject to discretionary use permit review and approval. The maximum allowable FAR in CB-designated areas is 2.0. The CB district extends from Sulphur Creek along Main Street to midway between Adams Street and Pine Street, west to Oak Avenue and along the north side of Adams Street east of Main Street. The 2040 St. Helena General Plan Update includes the following policies that are relevant to the proposed project:

- 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.
- LU3.2 - Enhance the pedestrian-oriented character of commercial areas and provide for convenient pedestrian and bicycle connections to encourage walking and reduce vehicle trips within the commercial area.

- LU3.3 - Support the redevelopment of auto-oriented commercial areas into pedestrian-friendly commercial uses.
- LU3.4 - Protect historic resources in the commercial areas and encourage appropriate rehabilitation and adaptive reuse.
- 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 a scale and type that complements the historic character.
- ES1.1 - Maintain central St. Helena as the social, cultural, and economic heart of the City by supporting infill and redevelopment of vacant and underutilized parcels in the central St. Helena area.
- ES1.2 - Identify and expand economic sectors in which the City has competitive advantages, and capitalize on these strengths in order to diversify local economic activities and strengthen St. Helena's role as an agriculturally-based service center for the surrounding area.
- ES1.6 - Support local arts, cultural activities, and entertainment that can contribute to the local economy.
- ES2.1 - Support the development of responsible, visitor-serving components 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.
- ES2.3 - Ensure a diverse mix of uses that avoids an over-representation of any particular use. Remove the cap on the number of hotel and motel rooms and restaurant seats but continue to limit vacation rentals.

Staff Response: In accordance with the General Plan and in particular those policies listed above, the proposed project would support both a local and visitor serving component to the City's economy by providing jobs, tax revenue, and additional amenities. The project would also be oriented toward an upscale market, consistent with the Valley's reputation as a producer of world-class wines. For these reasons, the proposed project exhibits overall consistency with the General Plan Update 2040.

ZONING

Like the General Plan land use designation, the site has a zoning designation of Central Business (CB). This designation provides for retail, personal service uses, offices, restaurants, hotels/motels, service stations, public and quasi-public uses, and similar and compatible uses that serve local residents and the surrounding area. St. Helena Municipal Code (SHMC) Section 17.48.030 requires use permit approval for the establishment of an art gallery in the CB district. No changes are being proposed to the existing building; the following table summarizes applicable development standards and the conformity of the existing building with each:

STANDARD	MIN/MAX	EXISTING	PROPOSED
Lot Size	5,000 sf min	9,583 sf	No Change
Front Setback (Main St.)	0 feet	±5 feet	No Change
Rear Setback (Money Way)	0 feet	±10 feet	No Change
Sidyard Setback (South)	0 feet	0 feet	No Change
Sidyard Setback (North)	0 feet	0 feet	No Change
Height	35 feet max	±45 feet	No Change
Floor Area Ratio (FAR)	2.0 max	1.6	No Change

Staff Response: *The existing building was constructed in 1892 long before current development standards were adopted and no changes are being proposed to the existing building as part of this use permit application.*

Landscaping Requirements

SHMC Section 17.48.090(D) prescribes various landscaping requirements for shade trees, planters, and landscaped areas. Frontage yards, off-street parking areas, and all other open areas (other than screened storage areas) must be permanently maintained by the property owner to cover a minimum of five percent of the total site. A minimum of two shade trees are required for parking areas with 15 spaces or less. This code section also states that landscaping and shade trees shall be contained in planters and tree wells bordered by a six-inch-high concrete curb or equivalent barrier approved by the city. This code section goes on to say that unless otherwise specified in the code or under the conditions of an approved permit, planters and tree wells shall have a width of not less than five feet and shall be protected from automobile overhang where necessary through the provision of barriers, tire stops or additional width.

Staff Response: *Staff recognizes that the existing building was constructed before current landscaping requirements were in place and that the building is legal non-conforming. As the building has zero lot lines on two sides; fronts Main Street's sidewalk; and has parking spaces behind the building off of Money Way, it is incapable of meeting current landscaping requirements and is permitted to remain non-conforming.*

Wastewater Generation

SHMC Section 17.48.090(E) restricts each and every use in the CB district such that any lot of record does not generate wastewater in excess of 600 gallons per day (gpd), without a use permit which regulates wastewater generation.

Staff Response: *The uses in the Richie Building (1331-1335 Main Street) are limited to 600 gpd per the code section referenced above. According to the Finance & Utilities Department, the existing building has one water meter with a historical water use*

average of approximately 99.74 gpd, far below the 600 gpd maximum. While an art gallery is not a heavy water user, a condition of approval has been added requiring that the 600 gpd wastewater generation maximum be maintained.

WATER

Chapter 13.12 of the Municipal Code requires mandatory water efficiency measures and water demand offset requirements for new construction. Among these provisions is the requirement that any “new development” (i.e. construction that would introduce any freestanding building that contains water-using fixtures, any floor area additions to existing nonresidential structures, or any residential additions or remodeling that increases the number of independent living units) offset new water demand by an amount equal to the new demand placed on the city water system (i.e., it must be water neutral). The offset must be clearly demonstrated to the satisfaction of the Public Works Department.

Staff Response: No changes are being proposed to the existing building and no new square footage is being added; the proposed use changes do not constitute new development as defined above, therefore, the project is not subject to St. Helena Water neutrality requirements.

PARKING

The existing building is within the City’s parking impact overlay district which is governed by SHMC Chapter 17.104. 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. Per SHMC Section 17.104.020(A), the basic parking requirement for buildings existing as of February 1, 1980, shall be at least one space for each one thousand two hundred (1,200) square feet of ground floor area and one space for each two thousand four hundred (2,400) square feet floor area of basement or upper floors. Per SHMC Section 17.104.020(C), the parking requirement for a change in category of uses in the parking impact area shall equal the difference between what would be required for the new use, minus what Chapter 17.124 would require for the previous use.

Staff Response: Per SHMC Section 17.104.020(A), the existing 4,156sf tenant space requires 3 off-street parking spaces (2.96 spaces for 3,556sf of ground floor area and .25 spaces for 600sf of upper floor area equals 3.2 spaces which rounds down to 3 spaces). SHMC Chapter 17.124 requires 1 space for each 300sf of commercial floor area, therefore previous uses would have required 14 parking spaces (4,156sf / 300 = 13.9 spaces). As required by SHMC Section 17.104.020(C), the previous use requirement per SHMC 17.124 is subtracted from the new use requirement and would result in no required off-street parking (3 minus 14 = 0 spaces required).

Off-Street Parking Requirements		
SCENARIO	REQUIREMENT	TOTAL
Existing space / New Use	1 space / 1,200sf ground floor area 1 space / 2,400sf upper floor area	3 spaces
Previous uses required under §17.124	1 space / 300sf floor area (4,156sf)	14 spaces
Total parking required under §17.104.020 (C)	New use (3 spaces) – Previous use under §17.124 (14 spaces)	0 spaces required

As demonstrated in the attached site photos and aerial image, a private off-street parking area with six (6) spaces exists on-site. Therefore, off-street parking requirements have been met.

HISTORIC RESOURCES

The Richie Building was constructed in 1892, is located within the City's nationally recognized historic downtown commercial district and is considered a contributing building to the district.

Staff Response: No exterior modifications are being proposed to the existing building and the uses proposed will not negatively impact the structure's status within the historic downtown commercial district nor will they detract from or be incompatible with the historic nature of the surrounding area.

USE PERMIT

As noted above, SHMC Section 17.48.030 requires use permit approval for the establishment of an art gallery in the Central Business District. 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 finds that the project meets and/or complies with the required findings to approve a use permit for the proposed art gallery. The findings included in the attached resolution identify this compliance. Furthermore, the applicant has operated the gallery at this location for over two years without any known negative impacts on the City or the immediately surrounding area.

ISSUES

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

CORRESPONDENCE

At the time of packet distribution staff had not received any correspondence related to this application.

STAFF RECOMMENDATION

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301; and
2. Accept the required findings and adopt a resolution granting use permit approval to establish an art gallery in the existing tenant space located at 1331 Main Street.

ATTACHMENTS

[Resolution](#)

[Richie Building APN & Aerial](#)
[Gallery Floor Plan](#)
[Exterior Photos](#)
[Written Statement Revised](#)
[Temporary Use Permit Approval Letter](#)

**CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
GRANTING USE PERMIT APPROVAL TO
1331 Main Street (File No. PL21-046)**

PROPERTY OWNER: St. Helena Masonic Temple Association **APN:** 009-240-009

Recitals

1. The applicant has requested adoption of a resolution approving a use permit in order to permanently establish an art gallery in a formerly vacant tenant space in the Richie Building located at 1331 Main Street in the Central Business zoning district. This includes the selling of art and limited events up to 6 times per year; and
2. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law; and
3. 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 19, 2022; and
4. Now, therefore let it be found that the Planning Commission approves the use permit thereby authorizing the modifications contained in said application based on the findings below and subject to the conditions of approval enumerated herein.

Resolution

- A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff reports, City files for this matter, correspondence, presentations and other materials.
- B. The Planning Commission hereby finds that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301 which exempts the operation, permitting and leasing of private structures.
- C. In accordance with SHMC Section 17.168.050, the Planning Commission makes the following use permit findings to support the motion to approve the use permit amendment:
 1. *That the proposed uses would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community in that proposed project consists of the establishment of an art gallery and limited special events in an existing commercial building.*
 2. *That the proposed uses would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties in that the proposed project consists of the establishment of an art gallery and limited special events in an existing commercial building subject to City noise regulations and is not expected to produce noise audible beyond the property line.*

1331 Main Street
Resolution / Conditions of Approval
April 19, 2022

3. *That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan as the proposed project consists of the establishment of an art gallery and limited special events in an existing commercial building with existing vehicular access via Main Street.*
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 in that proposed project consists of the establishment of an art gallery and limited special events in an existing commercial building.*
5. *That the proposed uses would provide adequate ingress and egress to and from the proposed location in that ingress and egress to the project site would remain via Main Street.*
6. *That allowing the proposed uses would not conflict with the City's goal of maintaining the economic viability of a local serving economy in that the proposed project would support both a local and visitor serving component to the City's economy by providing jobs, tax revenue, and additional amenities.*
7. *That the proposed uses would be compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located as the proposed project consists of the establishment of an art gallery and limited special events in an existing commercial building within the Central Business District.*
8. *That the proposed uses would not be in conflict with the City's General Plan in that the proposed project consists of the establishment of an art gallery and limited special events in an existing commercial building within the Central Business District and is consistent with applicable General Plan policies.*
9. *That the proposed uses would not be injurious to public health, safety, or welfare in that the proposed project consists of the establishment of an art gallery and limited special events in an existing commercial building within the Central Business District*
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 in that this use permit only applies to this property and to these specific uses.*
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 in that the proposed project has provided required off-street parking.*
12. *That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed uses in that the project site can adequately be served by existing streets (Main Street and Money Way).*

Planning Department Conditions of Approval

- D. The Planning Commission approves a use permit for the above-described project with the following conditions of approval. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.
1. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance.
 2. The use permit amendment shall be vested within one (1) year from the date of final 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.
 3. 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.
 4. 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.
 5. 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 should one be required. Fees shall be those in effect at the time of the issuance of the building permit.
 6. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
 7. 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.
 8. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
 9. 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.

10. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with the Building Official, Fire Inspector and or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.
11. Operations shall be in compliance with plans submitted and reviewed by the Planning Commission on April 19, 2022, except as modified herein.
12. Hours of operation are limited to the hours of 10am to 8pm.
13. Music shall be allowed when accessory to the approved use and shall not be audible beyond the property boundary. No amplified or acoustic music is permitted outdoors.
14. The total capacity authorized by the use permit and fire code occupancy shall be posted on the premises.
15. Up to six (6) special events are permitted per year and they shall end no later than 8 p.m. Up to 110 attendees are permitted per event unless special event occupancy is granted by the Fire Department.
16. Frontage areas, off-street parking areas, and all other open areas shall be permanently maintained by the property owner.
17. The City recognizes that the existing building was constructed before current landscaping requirements were in place and that the building is legal non-conforming.
18. All trash and recycling areas shall be screened from view.
19. The uses in the existing building are limited to 600 gallons per day of wastewater.
20. A Sign Permit must be applied for and obtained for any new and/or replacement signage.
21. Exterior lighting shall be directed or shielded to prevent glare onto public roadways or adjacent properties.
22. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The Public Works Director must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

Public Works Department Conditions of Approval

23. If any work occurs within the public right-of-way, an Encroachment Permit is required. Encroachment Permits will not be issued prior to the approval of the Improvement Plans.
 - a. For work within the sidewalk area along the project frontage, a pedestrian protection plan showing closures, barricades, etc. shall be submitted as part of the Encroachment Permit process.
24. The Applicant shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the Public Works Director.
25. All streets, curbs, gutters, sidewalks, or other public facilities damage in the course of construction associated with this Project shall be the responsibility of the Applicant and shall be repaired to the satisfaction of the City at the Applicant's expense.
26. If construction occurs during a water emergency, all water use (including domestic and irrigation) shall be subject to the regulations as specified in Article 2 of Chapter 13.04 of the City of St. Helena Municipal Code.

Building Department Conditions of Approval

27. A building permit is required for all onsite demolition, construction and/or change of occupancy including proper exiting at the outdoor gate to include panic hardware and swing in direction of egress per Chapter 10 CBC.
28. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. At this time the City of St. Helena utilizes the 2019 Title 24 codes.
29. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
30. The applicant shall provide a construction waste management plan with the building permit application.
31. 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.
32. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
33. 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.

Fire Department Conditions of Approval

34. Any plans submitted for building permit shall exhibit compliance with the current St. Helena Fire Code, as adopted and codified in St. Helena Municipal Code Chapter 15.36.

I HEREBY CERTIFY that the foregoing use permit application was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on April 19, 2022 by the following roll call vote:

AYES:

NOES:

ABSENT:

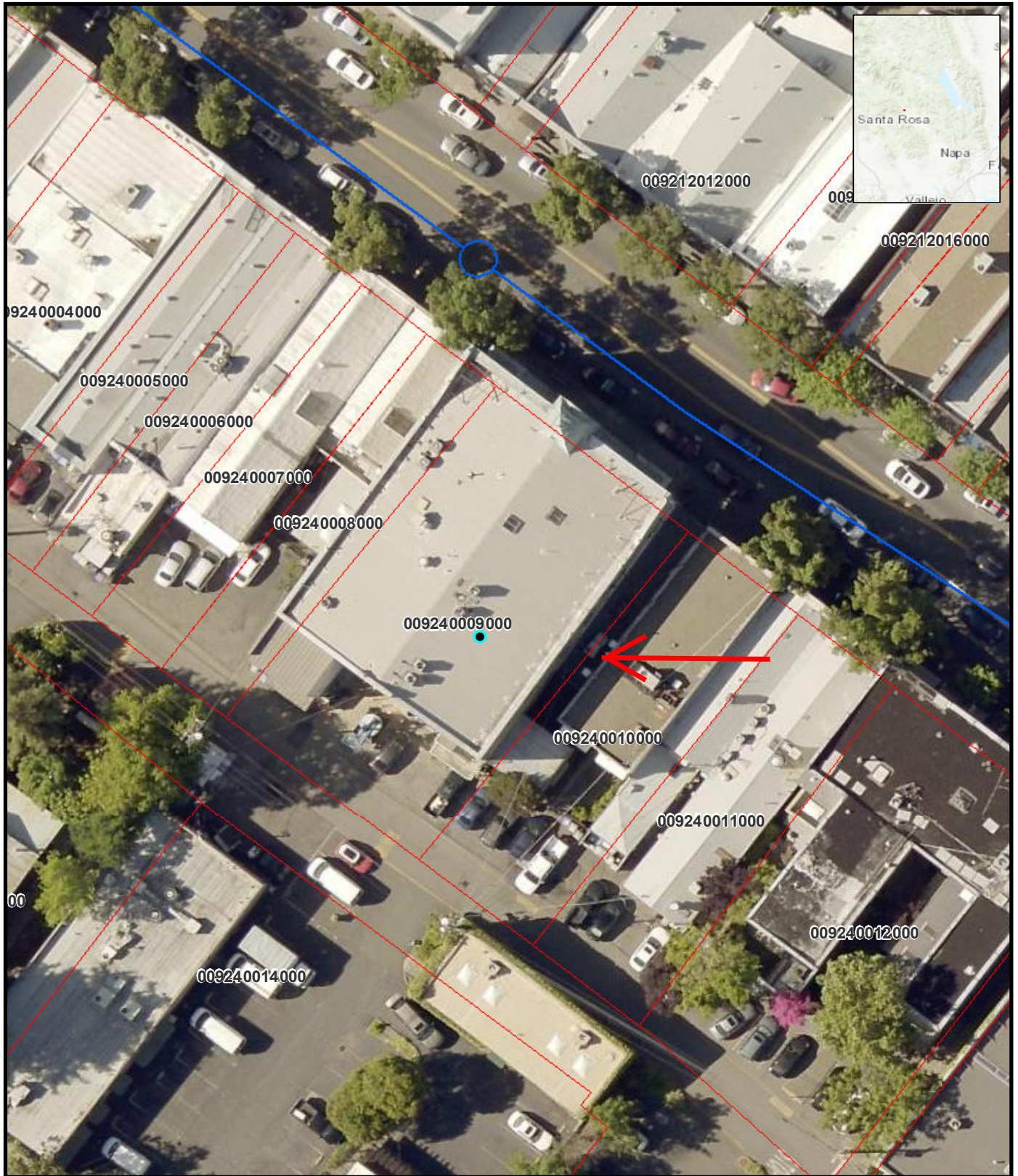
ABSTAIN:

APPROVED:

ATTEST:

John Ponte
Chair, Planning Commission

Maya DeRosa, AICP
Planning and Building Director



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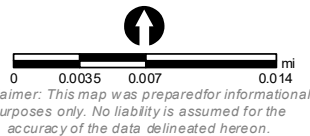
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County of Napa | ITS Dept

Richie Building

Printed On: 3/22/2022





PREPARED FOR

MASONIC TEMPLE
BOARD

PROJECT TYPE

FLOOR PLAN

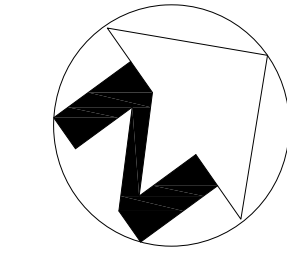
PROJECT NAME

1335 MAIN
STREET PROJECT

PROJECT ADDRESS

1335 MAIN
STREET ST.
HELENA, CA
94574

All plans created by Precision Property
Measurements (PPM) are valid and accurate
for landscaping purposes (Cal. Bcs. 4 Prof.
Code 8672). All plans created by PPM do not
include the determination of any property line, and are
not to be used for construction purposes.
Cal. Bcs. 4 Prof. Code 8672(2)-(3).
In addition, PPM surveys and plans do not constitute
an engineering plan. Cal. Bcs. 4 Prof. Code 8600(2)-(3),
and this means that the plans created by PPM are
defined as civil engineering (Cal. Bcs. 4 Prof. Code
8627). All plans created by PPM are intended to
be used as a reference for design and construction and
should not be considered a substitute for the services of a
licensed structural engineer or mechanical engineer. PPM
makes every reasonable effort to ensure the accuracy of
the information found in its plans. However, there
is no field drawing or other errors to be
made. It is the duty of the architect, contractor,
owner or other licensed professional, as appropriate,
to the property owner, to determine the suitability of the
Architectural plans for construction. Measurements should
be taken on-site before construction begins, as the
plans that are shown on a plan. PPM's liability is
limited to the extent of the plans created by PPM.



SCALE
1/4" = 1'-0"

PROJECT
1610_BA

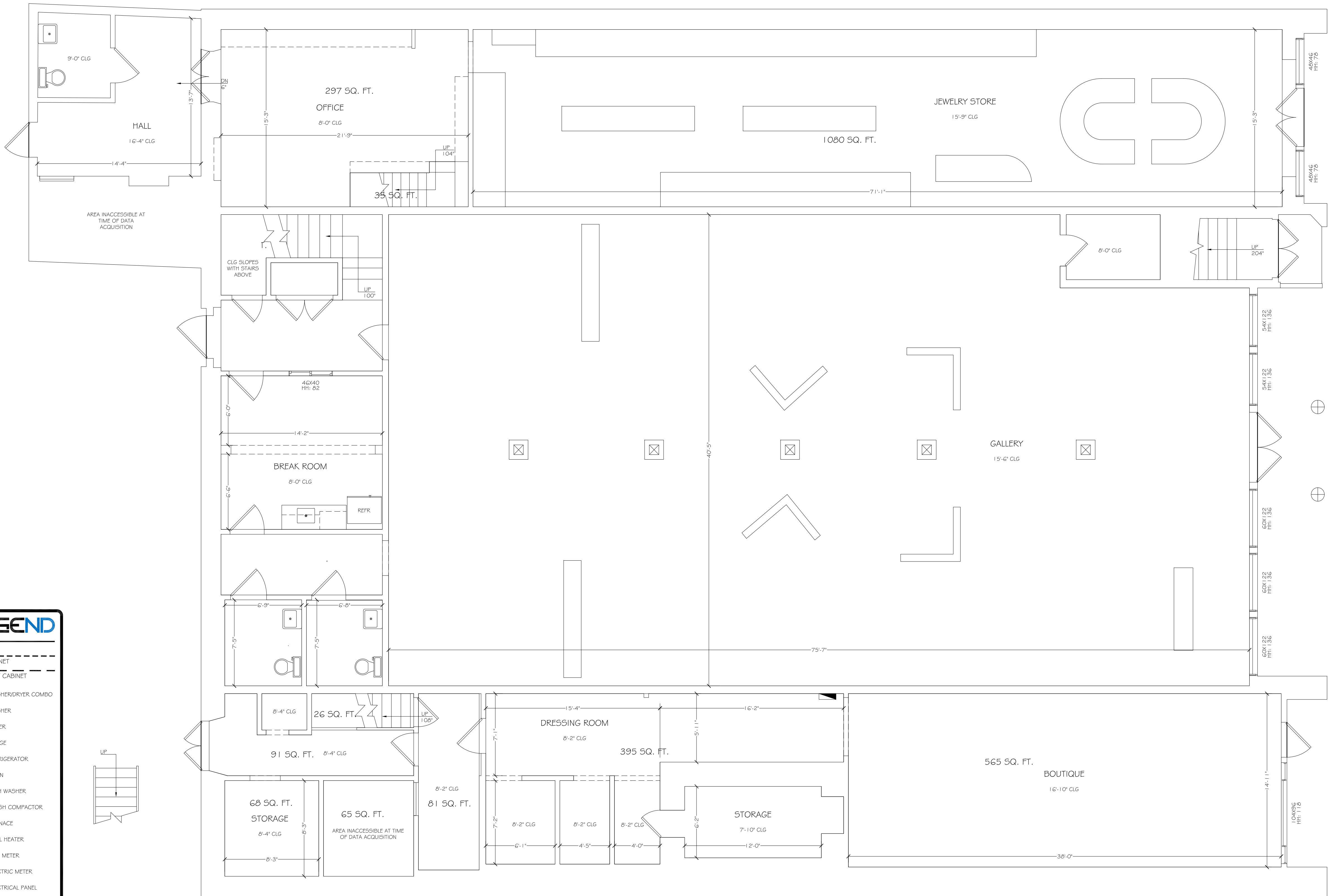
APPROVED BY
JS

DATE
12/11/20

SHEET
1 of 9



1st FLOOR



LEGEND	
COUNTER	
UPPER CABINET	
FULL HEIGHT CABINET	
WD	= WASHER/DRYER COMBO
W	= WASHER
D	= DRYER
R	= RANGE
REFR	= REFRIGERATOR
OVN	= OVEN
DW	= DISH WASHER
TC	= TRASH COMPACTOR
TURN	= FURNACE
W	= WALL HEATER
G	= GAS METER
E	= ELECTRIC METER
EP	= ELECTRICAL PANEL
CLG	= CEILING HEIGHT
HH	= HEADER HEIGHT





REVISED

10:25 am, Feb 08, 2022



Description of Proposed Use

Location
1331 Main Street
SAINT HELENA, CA 94574

Property to be used as a retail art gallery selling paintings by internationally recognized artist Simon Bull.

Hours of operation: Monday-Saturday 10AM-5PM, Sunday 11AM-5PM

We intend to host, on average 6 “special events” per year. Most of these events will run during business hours, no event will run later than 8pm. These events will be new exhibition openings or private gallery viewings.

No exterior modifications to structure.

Signs to be affixed to windows as decals, and any other signage needed. Separate permit application will be made for any necessary additional signage.

Yours sincerely,

Simon Bull
Simon Bull Studios

5 MANDEVILLE COURT UNIT C MONTEREY CA 93940

TEMPORARY USE PERMIT APPROVAL



DATE: August 21, 2019

TO: Simon Bull, Meuse Gallery

FROM: Aaron Hecock, Interim Planning and Building Director

RE: Administrative approval of a 12 month temporary use permit per St. Helena Municipal Code Section 17.136.050 allowing a retail art gallery at 1331 Main Street.

PROJECT DESCRIPTION

Simon Bull has requested approval of a temporary use permit in order to establish a retail art gallery in the existing commercial space located at 1331 Main Street in the Central Business (CB) district. Hours of operation will generally be from 10am to 6pm daily with occasional events going until 8pm.

Pursuant to St. Helena Municipal Code (SHMC) Section 17.136.050 (Temporary uses), the Planning Department hereby finds that the requested activity complies with applicable standards, and therefore the establishment, maintenance, or operation of the temporary activity would not be detrimental to the public health, safety, or welfare of persons residing or working in the neighborhood of the proposed activity.

CONDITIONS OF APPROVAL

1. All required licenses and permits must be obtained prior to opening for business including but not limited to the following:
 - a) Building permit for internal tenant improvements;
 - b) Environmental Health for food service;
 - c) A California Department of Alcoholic Beverage Control (ABC) license for wine service; and
 - d) A business license with the City of St. Helena.
2. Prior to issuance of a building permit, all Public Works Department requirements must be satisfied.
3. An encroachment permit must be obtained through the Public Works Department if any public right-of-way will be obstructed for any amount of time.
4. The site shall be inspected and approved by the Fire Marshal prior to a certificate of occupancy being issued.
5. All business related activities must occur on private property.
6. Music shall be allowed when accessory to the use described and noise is not audible beyond the confines of the building.
7. Hours of operation shall end no later than 10 p.m. each day.
8. Events are limited to four (4) per month.
9. No exterior modifications to the structure are permitted.

*Temporary Use Permit Approval
1331 Main Street
August 21, 2019*

10. A sign permit shall be obtained for any new proposed signage.
11. The site shall be cleaned of debris, litter, or any other evidence of the temporary activity upon completion or removal of the activity, and shall thereafter be used in compliance with the provisions of any applicable use permits and the City's zoning code.
12. This approval is valid for one (1) year from the date of this letter. The term of the Temporary Use Permit may not be extended. Should the applicant wish to continue the use beyond one (1) year, they must file an application for a Use Permit, rather than a Temporary Use Permit, in compliance with Chapter 17.168. The application must be received at least 30 days prior to expiration of the Temporary Use Permit.
13. Required lapse of time for Temporary Use Permits. Except for seasonal sales lots, a minimum of 30-days shall pass between the expiration of a Temporary Use Permit and the issuance of a new and similar Temporary Use Permit for the same property, or the actual removal of the materials and structures associated with the former activity, whichever last occurs.

APPEALS

This approval is subject to a 14-day appeal period per SHMC Section 17.08 (Administrative Procedures). Anyone interested in appealing this Determination shall file an appeal with the Planning Director within 14-days of the date of this letter. The letter of appeal must state: (1) the specific action objected to; (2) the action appellant requests the city council to take; (3) the reason for the appeal; and (4) the name, address, and telephone number of the appellant or contact person if there are multiple appellants and be accompanied by the appropriate fee.

Thank you,



Aaron Hecock, AICP
Interim Planning and Building Department Director
City of St Helena

*Temporary Use Permit Approval
1331 Main Street
August 21, 2019*

Xinia Gamero

From: Maya DeRosa
Sent: Tuesday, April 19, 2022 9:11 AM
To: Xinia Gamero
Cc: Aaron Hecock
Subject: FW: [External] Meuse Gallery Use Permit

MAYA DEROSA, AICP
PLANNING AND BUILDING DIRECTOR
City of St. Helena | Planning & Community Improvement Department
1572 Railroad Avenue | St. Helena, CA 94574
Direct: (707) 967-2783 | mderosa@cityofsthelena.org | <http://cityofsthelena.org/planning>



From: Elaine Honig <elaine@studio4forty.com>
Sent: Monday, April 18, 2022 11:11 PM
To: John Ponte <JPonte@cityofsthelena.org>; Daniel Hale <DHale@cityofsthelena.org>; Rosaura Segura <rsegura@cityofsthelena.org>; Marika Rothfeld <mrothfeld@cityofsthelena.org>; Maya DeRosa <MDeRosa@cityofsthelena.org>
Subject: [External] Meuse Gallery Use Permit

To the Planning Commission,

I'm writing about Meuse Gallery's application for a Use Permit to convert from a pop up store to a permanent store. Please don't approve this to be a permanent use. This is a treasured building that provide a use in keeping with our general plan that promotes retail diversity. We have enough art galleries and jewelry stores that are more tourist than local focused.

Now that the city is recovering from COVID, we need retailers who will help our town thrive.

Thank you for the consideration.

Elaine Honig
1248 Stockton Street
St. Helena, CA 94574

Elaine Honig
Founder
STUDIO 4Forty
707-479-2055
elaine@studio4forty.com
www.studio4forty.com

Xinia Gamero

From: Chris Fowler <chris@alanssainthelena.com>
Sent: Tuesday, April 19, 2022 2:44 PM
To: Public Comment
Subject: [External] For Tonight's (April 19) PC Meeting

Dear Commissioners,

I am writing in support of the Meuse Gallery's use permit approval. They have been great neighbors to our shop, but more importantly, they have been a great addition to the downtown business district since they opened their doors a couple years ago. Do the right thing and give them the approval they have earned.

Much Appreciated,

Chris Fowler

Alan's St. Helena
1310 Oak Avenue
Saint Helena, CA 94574

707.963.9294
Chris@AlansSaintHelena.com

Xinia Gamero

From: John Ponte
Sent: Tuesday, April 19, 2022 2:59 PM
To: Xinia Gamero; Maya DeRosa
Subject: Fwd: [External] Meuse Gallery Use Permit - my two cents

Begin forwarded message:

From: sue <sue@eonianwines.com>
Date: April 19, 2022 at 1:17:48 PM PDT
To: John Ponte <JPonte@cityofsthelena.org>, Daniel Hale <DHale@cityofsthelena.org>, Autumn Anderson <AAnderson@cityofsthelena.org>, Rosaura Segura <rsegura@cityofsthelena.org>, Marika Rothfeld <mrothfeld@cityofsthelena.org>
Subject: [External] Meuse Gallery Use Permit - my two cents

Would sure like to see something other than another gallery in that landmark space.

Best,

Sue Furdek
1861 Spring Mountain Road
St. Helena, CA 94574

Xinia Gamero

From: Hector Marroquin <hectortko@msn.com>
Sent: Tuesday, April 19, 2022 3:29 PM
To: Maya DeRosa; Xinia Gamero; Aaron Hecock
Subject: [External] Simon Bull Permit Application

Dear St. Helena Planning Commission,

On behalf of the St. Helena Masonic Temple Association, we stand in support of the St. Helena Planning and Building Department's recommendation to adopt the resolution in granting use permit approval for the existing tenant space in our building at 1331 Main Street.

While some perspectives may mistakenly feel that approval of this use permit is inconsistent with the City of St. Helena's General Plan. The comprehensive and detailed analysis of the staff report's conclusion clarifies the position that approval of this permit in fact is consistent with the General Plan Update of 2040. As noted in the report, **"...the proposed project would support both a local and visitor serving component to the City's economy by providing jobs, tax revenue, and additional amenities. The project would also be oriented toward an upscale market, consistent with the Valley's reputation as a producer of world-class wines."**

The fact is Simon Bull, family and staff have operated in this location, in spite of wild fires and a pandemic, for over two years now with "no known negative impact to the City or the immediately surrounding area", according to the report staff. In addition, Simon, his family and grandchildren truly enjoy this community and have made it their home. They're supporters of all local efforts in our community and are wonderful partners. We ask that they be allowed to continue with their business efforts in our Richie Block Building and St. Helena Central Business District.

Thank you for your time and consideration,

Hector Marroquin PM

Vice President
 St. Helena Masonic Temple Association
 PO Box 243
 St. Helena, CA 94574
administration@shmta.org
 (720) 841-7340 mobile
 (707) 963-3210 office

From: Shannon Kelly <shannon@oakavenuecatering.com>

Sent: Tuesday, April 19, 2022 4:10 PM

To: Aaron Hecock <ahecock@cityofsthelena.org>

Subject: [External] In support of Muse gallery Use Permit

Hello, I am writing in support of the Muse Gallery Use Permit. I am a close business neighbor, literally across the alley on Money way. I support a permanent use permit for Muse as I feel even though they are an upscale art gallery they are local folks who are making Main Street look good! They have an inviting open space with great exposure and great art. Given the high rents and vacant store fronts on Main Street I would hope the city will realize what an asset the Gallery is to the local community by even being willing to do business there. To me as a local business owner, it's a no-brainer whether to issue them a permanent use permit. I hope you agree.

Best,

Shannon Kelly

Chef/Owner

Shannon@oakavenuecatering.com



Oak avenue
catering

1314 Oak Ave

St. Helena Ca 94574

P: 707-963-9278

F: 707-963-1813

www.oakavenuecatering.com