



**City of St. Helena
Planning Commission
Regular Meeting
Tuesday, May 16, 2023 @ 6:00 PM
Vintage Hall Board Room - Second Floor**

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.

The Planning Commission meeting will be live-streamed on Comcast Channel 28 and on the City's website. Public comment for Planning Commission meetings will be accepted via email to publiccomment@cityofsthelena.org. All public comments must be emailed at least three hours prior to the meeting. Emailed public comments will not be read out loud but will be publicly available and attached to the on-line agenda.

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@cityofsthelena.org.

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

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/>.

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1. PLEDGE OF ALLEGIANCE
2. CALL TO ORDER AND ROLL CALL
Chair: John Ponte
Vice Chair: Chris Warner
Commissioners: Autumn Anderson, Marika Rothfeld and Chad Krsek

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)

5. PUBLIC HEARINGS

ITEM 5.1 WILL BE CONTINUED TO A DATE CERTAIN OF JUNE 6, 2023

5.1. Annual Capital Improvement Program. Determining that the City's proposed Fiscal Year 2023/24 Capital Improvement Program

5.2. Request by Noel Bito for adoption of a resolution approving a use permit in order to permanently establish a barbershop in an existing tenant space located at 1080 Main St., Suite C in the Central Business (CB) zoning district.

5 - 26

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

Prepared By: Xinia Gamero, Permit Technician III

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 a barbershop in the existing tenant space located at 1080 Main Street, Suite C.

[Staff Report - 1080 Main St.](#)

[1. Public Comment Monnette](#)

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 June 6, 2023 at 6:00 p.m. in the Vintage Hall Board Room located at 465 Main Street.

This agenda was posted at City Hall, 1088 College Avenue and at Vintage Hall, 465 Main Street, St. Helena, California on May 4, 2023.



Maya DeRosa, Community Development Director

Appeal. A person who is dissatisfied with a decision of the Planning Commission may appeal that decision to the City Council pursuant to Municipal Code Section 17.08.180, Appeal procedure. Actions of the Planning Commission will be listed on the City Council agenda the following Tuesday to give the City Council opportunity to review the Planning Commission's decision. Absent of an appeal by the City Council or by a citizen, the appeal period will terminate two weeks after the Planning Commission hearing.

Special Assistance for the Disabled. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call the City Clerk's Office (707) 967-2792. Notification 48 hours prior to the meeting will enable City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR35.102-35.104 ADA Title II). However, City staff will attempt to assist at any time with accessibility. The City Clerk has equipment to assist those with a hearing impairment.

PUBLIC TESTIMONY PROCEDURES

Pursuant to the Government Code Section 54954.3, the public may address the Commission on each agenda item during the Commission's consideration of that item. Each speaker has the option to state his or her name for the record before testifying. Depending on the number of speakers or the interest of the item, the Planning Commission Chairman may also restrict, at his/her discretion, the speaker's time to three minutes. The Chairman may also restrict public comments if they become irrelevant to the agenda item or repetitious of prior comments. All persons interested may appear and be heard or submit written statements prior to the Planning Commission meeting. Please note that if you challenge the City's decision on any of these matters in court, you may be limited to raising only those issues you or someone else raised at the meeting or in written correspondence delivered to the City at, or prior to, the meeting.

CHALLENGING DECISIONS OF CITY ENTITIES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City of St. Helena is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision, including without limitation Government Code section 65009 applicable to many land use and zoning decisions, Government Code section 66499.37 applicable to the Subdivision Map Act, and Public Resources Code section 21167 applicable to the California Environmental Quality Act (CEQA). Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th

day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. Government Code section 65009 and 66499.37, and Public Resources Code section 21167, impose shorter limitations periods and requirements, including timely service in addition to filing.

If a person wishes to challenge the above actions in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of St. Helena, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the Planning Commission regarding any item on this Agenda, after the posting of the Agenda, will be available for public review in the Planning Department's Office located at 1480 Main Street, St. Helena, California, during normal business hours. In addition, such writings or documents will be made available on the City's web site at <http://cityofstheleena.org> and will be available for public review at the respective meeting.



PLANNING COMMISSION REPORT

Planning Commission Meeting of May 16, 2023

FILE NUMBER: PL23-003

SUBJECT: Request by Noel Bito for adoption of a resolution approving a use permit in order to permanently establish a barbershop in an existing tenant space located at 1080 Main St., Suite C in the Central Business (CB) zoning district.

PREPARED BY: Xinia Gamero, Permit Technician III

REVIEWED BY: Maya DeRosa, Community Development Director

APPROVED BY: Maya DeRosa, Community Development Director

APPLICATION FILED: 01/23/23

ACCEPTED AS COMPLETE: 04/11/23

LOCATION OF PROPERTY: 1080 Main St., Suite C

APN: 009-090-043

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

APPLICANT: Noel Bito

PHONE: 707-603-9288

BACKGROUND

The existing building at 1080 Main Street, is a single-story commercial building located at the southeast corner of the Central Business district between Main Street and Sulphur Creek. The subject tenant space has been home to a nail salon, clothing store and computer repair shop. In December 2021, the applicant submitted a temporary use permit (TUP) application in order to open a barbershop at this location. 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.

PROJECT DESCRIPTION

Consistent with the requirement noted above, the applicant is now seeking use permit approval in order to permanently establish the barbershop in the existing tenant space at 1080 Main Street, Suite C. The existing tenant space is approximately 800 square feet (sf). The proposed hours of operation are Tuesday- Saturday from 9:00am-6:00pm and staff will consist of four (4) full-time employees. No exterior modifications to the structure are proposed.

ANALYSIS

CEQA

Staff has conducted the 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.
- LU3.5 - 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 policies listed above, the proposed project would support both local and visitor serving component to the City's economy by providing jobs, tax revenue, and additional amenities. For these reasons, the proposed project is overall consistent with the General Plan Update 2040.

ZONING

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 barbershops in the CB district. No changes are being proposed to the existing building.

Staff Response: Staff recognizes the structure was built in 1956 before current zoning regulations were in place. No changes are being proposed to the existing building as part of this use permit application. A discussion of the proposed project's consistency with the required use permit findings can be found below.

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. As the building has zero lot lines on one side; fronts Main Street's sidewalk; and 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 are limited to 600 gpd of wastewater generation per the code section referenced above. While a barbershop 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 17.124.050(C), location of required parking

off-site; required parking shall be on the same lot with the use, building or structure or located off-site not more than three hundred (300) feet therefrom, in a zoning district which allows such parking.

Staff Response: Per St. Helena Municipal Code (SHMC) Section 17.104.020(A), the existing tenant space (less than 800 sf) requires at least one parking space for each one thousand two hundred (1,200) square feet of ground floor area. The tenant space does not have any on-site parking available to meet the minimum parking requirement of one (1) space, but as demonstrated in the attached site plan and aerial image, a private off-street parking area with five (5) spaces exists on the adjacent parcel (the existing building is located over two parcels under common ownership) are currently shared with the tenants from Suite A and Suite B. This analysis is consistent with Use Permit approval 2008-56 which notes the building was grandfathered in without sufficient on-site parking and have been sharing off-site parking with the tenants next door. Therefore, no additional off-street is required.

HISTORIC RESOURCES

The building was constructed in 1956 and although the building is located within the City's nationally recognized historic downtown commercial district, it is not listed in the St. Helena Historic Resources Master List.

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 barber shops in the CB 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 barbershop. The findings included in the attached resolution identify this compliance. Furthermore, the applicant has operated the barbershop at this location for over a year without any known negative impacts on the City or the immediately surrounding area.*

ISSUES

Staff identified one issue as it relates to the lack of one (1) required parking on-site. The parking section above explains the building was grandfathered in without sufficient parking but have shared the off-site parking located next-door which has access to five (5) parking spots. With access to the off-site parking, the tenants meets the required off-site parking requirements.

CORRESPONDENCE

At the time of packet distribution staff has received one letter of support 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 the attached resolution granting use permit approval to establish a barbershop in the existing tenant space located at 1080 Main Street, Suite C.

ATTACHMENTS

[Resolution](#)

[Written Statement](#)

[Floor Plan](#)

[Site Plan](#)

[Site Photos](#)

[Parking](#)

[Parking Photos](#)

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION NO. PC2023-0XX

**GRANTING USE PERMIT APPROVAL TO
1080 Main Street, Suite C (File No. PL23-003)**

PROPERTY OWNER: Isabelo Noel Bito

APN: 009-090-043

Recitals

1. The applicant has requested adoption of a resolution approving a use permit in order to permanently establish a barbershop in an existing tenant space in the Menegon Building located at 1080 Main Street, Suite C in the Central Business zoning district; 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 May 16, 2023; and
4. Now, therefore let it be found that the Planning Commission approves the use permit thereby authorizing the use 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 a barbershop 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 a barbershop in an existing commercial building*

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subject to City noise regulations and is not expected to produce noise audible beyond the property line.

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 a barbershop 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 a barbershop 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 a barbershop 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 a barbershop 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 a barbershop at 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 is located within a recently constructed building with 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).*

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 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 May 16, 2023, except as modified herein.
12. Hours of operation are limited to the hours of 9am to 6pm, Tuesday through Saturday.
13. Frontage areas, off-street parking areas, and all other open areas shall be permanently maintained by the property owner.
14. The uses in the existing building are limited to 600 gallons per day of wastewater.
15. A Sign Permit must be applied for and obtained for any new and/or replacement signage.
16. Exterior lighting shall be directed or shielded to prevent glare onto public roadways or adjacent properties.
17. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The 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

18. 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.
19. 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.
20. 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.

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Building Department Conditions of Approval

21. The applicant will be required to comply with the codes adopted at the time if the applicant applies for a building permit. At this time the City of St. Helena utilizes the 2022 Title 24 codes.
22. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
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.

Fire Department Conditions of Approval

25. 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 May 16, 2023 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

John Ponte
Chair, Planning Commission

Maya DeRosa, AICP
Community Development Director

*1080 Main St., Suite C
Resolution / Conditions of Approval
May 16, 2023*

REVISED
4:52 pm, Feb 27, 2023

MIDTOWN BARBERSHOP

City of St. Helena
Planning Department
1572 Railroad Ave.
St. Helena, CA 94574

February 21, 2023

Dear St. Helena Planning Officials,

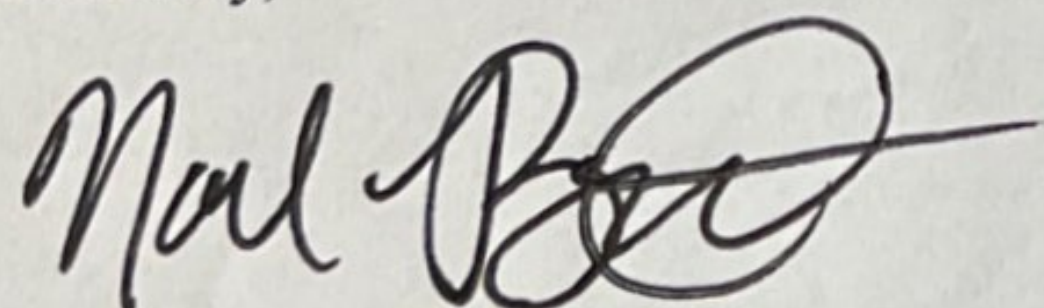
I am the operator of Midtown Barbershop, located 1080 Main Street suite C, St. Helena, CA 94574 next to the Sulphur Creek stone bridge downtown. Suite A is currently unoccupied, and Suite B is currently occupied by Blush Nails Lounge. There are five dedicated parking spaces including one handicap space that are for suites A, B, and C located in front of Suite A. Our barbershop operates subject to a Temporary Use Permit application (PL21-048) issued on December 15, 2021.

We operate as a classic barbershop offering a variety of services including haircuts, lineups, beard line ups, and hot towel straight razor shaves. Our business hours are Tuesday through Saturday, 9am to 6pm. We have four stations with four full-time, state licensed barbers during business hours. Appointments are preferred but we also accept walk-ins, and our barbershop phone number is (707) 968-5153.

We initially started the business with the pop-up temporary license, and since we have received such positive feedback from the community of St. Helena who has kept us busy, we would like to now apply for the official business license. As a born and raised St. Helena native, I would like to continue to serve the community of St. Helena with a much needed barbershop like I remember going to while growing up in this town.

Thank you very much for your consideration,

Sincerely,



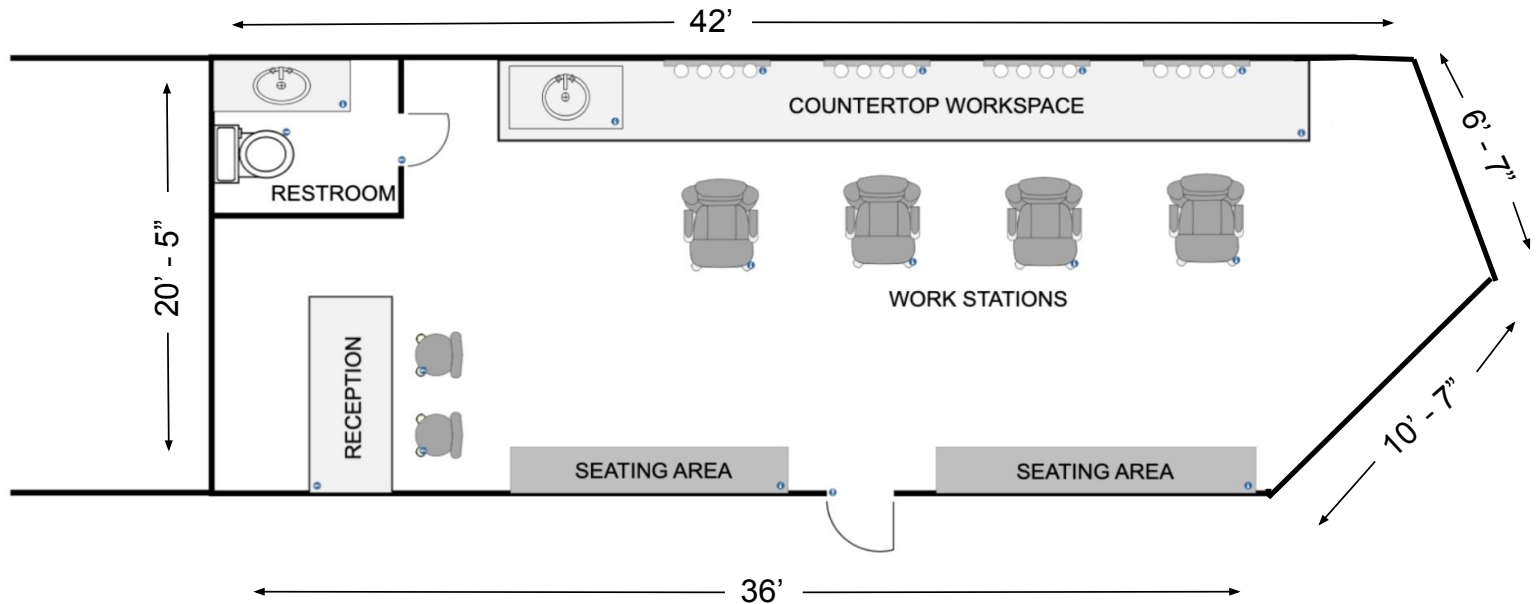
Noel Bito
Owner & Operator, Midtown Barbershop

REVISED

4:40 pm, Mar 29, 2023

MIDTOWN BARBERSHOP - FLOOR PLAN

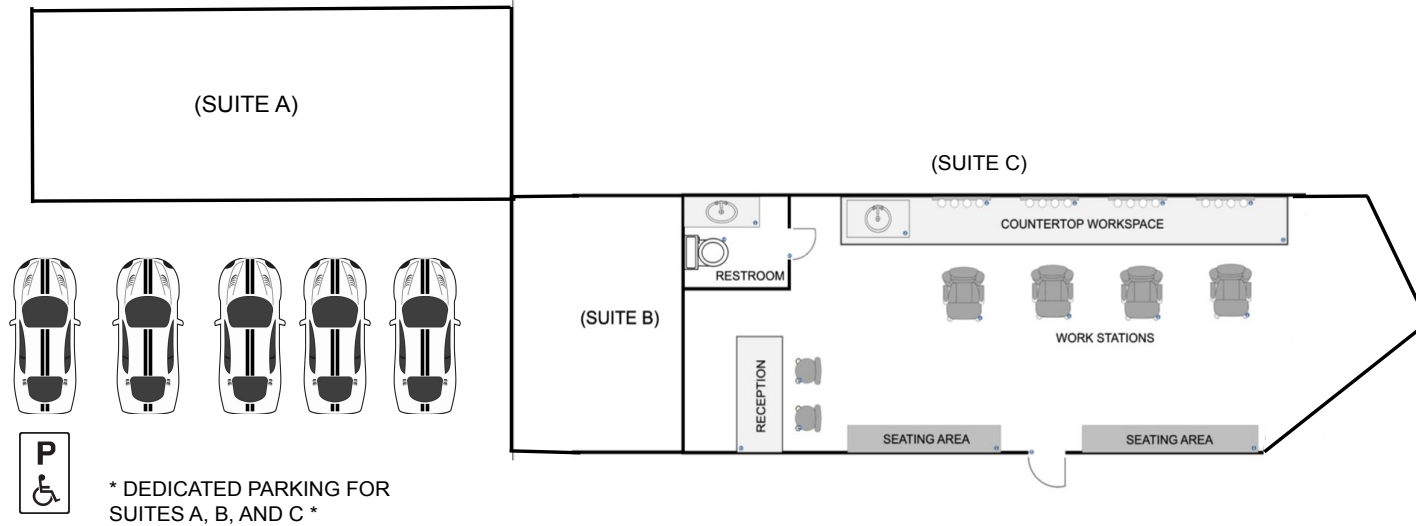
1080 MAIN STREET SUITE C, ST. HELENA CA 94574



(741 sq. ft)

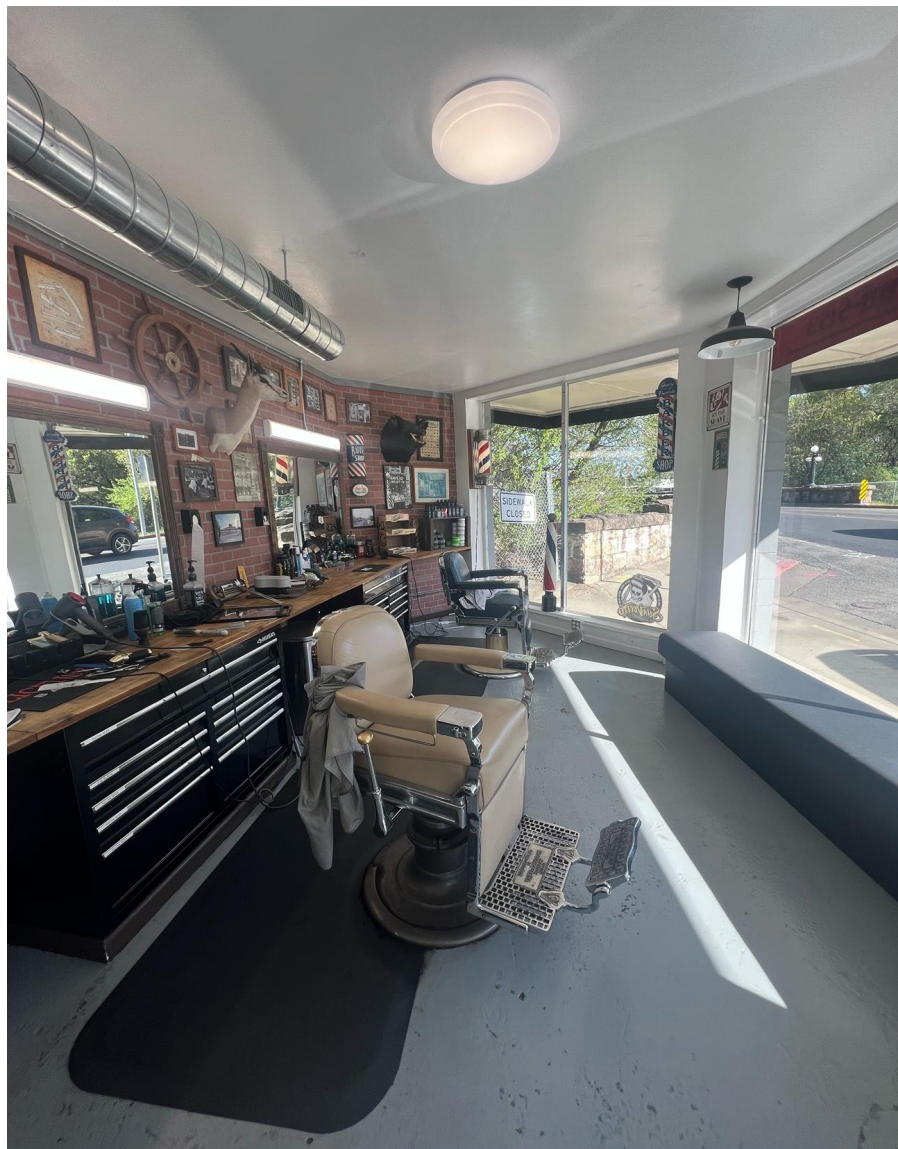
MIDTOWN BARBERSHOP - SITE PLAN

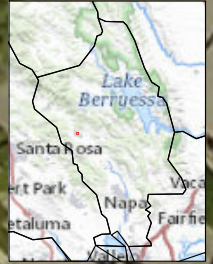
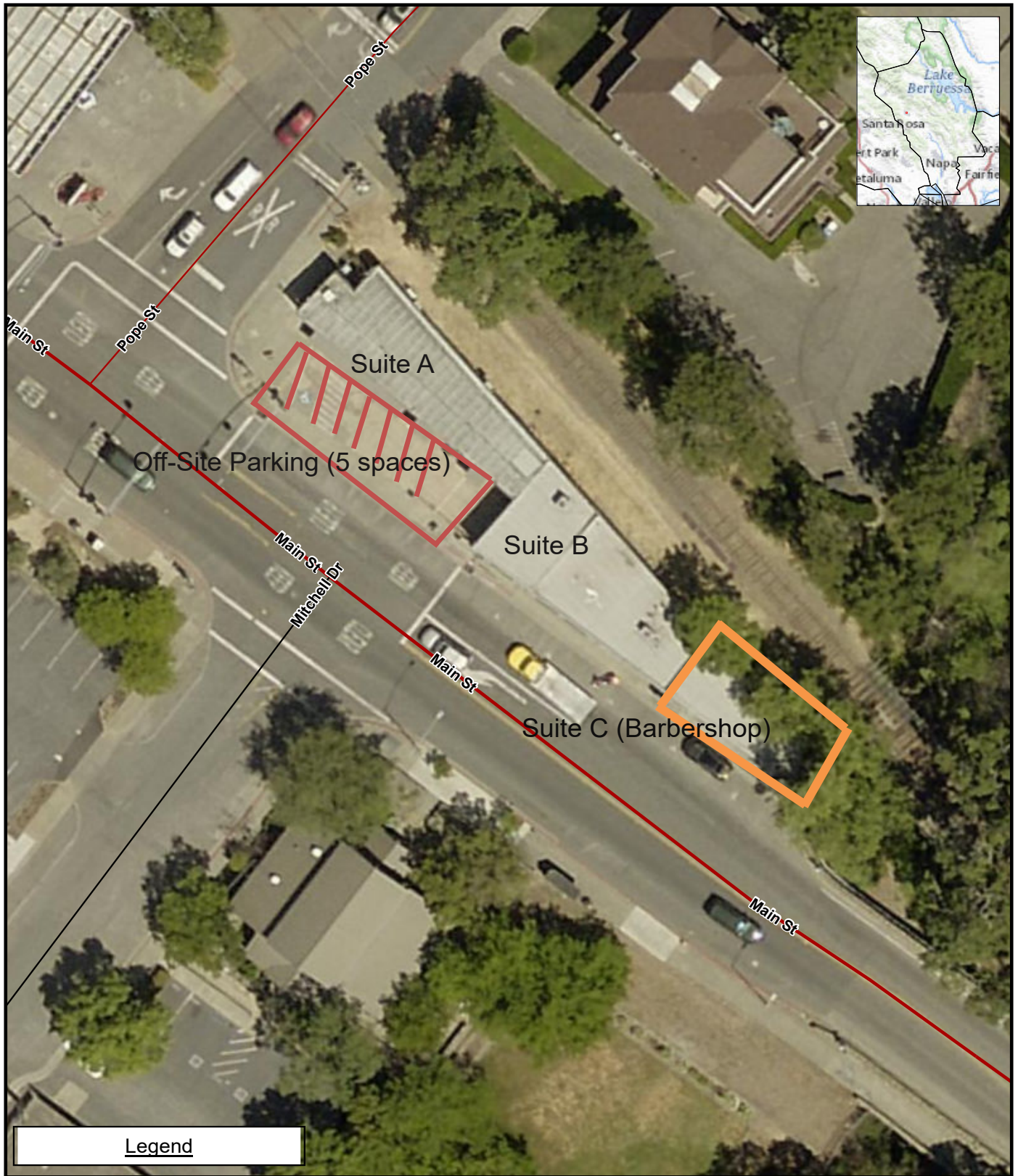
1080 MAIN STREET STREET SUITE C, ST. HELENA CA 94574



REVISED
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Legend

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Produced by Napa County GIS

Midtown Barbershop- Off-Site Parking

Printed On: 4/13/2023



Disclaimer: This map was prepared for informational purposes only. No liability is assumed for the accuracy of the data delineated hereon.



Xinia Gamero

From: Cindy Tzaopoulos
Sent: Friday, May 5, 2023 12:42 PM
To: Xinia Gamero
Subject: Planning Commission Public Comment

Public Comment

Thank you,

Cindy Tzaopoulos
City Clerk
City of St. Helena
1088 College Avenue *NEW ADDRESS
St. Helena, CA 94574

Direct 707-968-2742 | Cell 707-312-1257
Fax 707-963-7748
ctzaopoulos@cityofsthelena.org
www.cityofsthelena.org

Office Hours:
Monday – Friday
9:00 a.m. – 4:00 p.m.
Closed for Lunch between 12:00 – 1:00 p.m.

E-mail correspondence with the City of St. Helena (and attachments, if any) may be subject to the California Public Records Act, and as such may therefore be subject to public disclosure unless otherwise exempt under the Act.

From: Bobbi Monnette <matildabologne@yahoo.com>
Sent: Thursday, May 4, 2023 6:02 PM
To: Cindy Tzaopoulos <ctzaopoulos@cityofsthelena.org>
Subject: [External] Oops - I meant the Planning Commission

Cindy,

Please distribute this corrected version of the letter I sent you regarding Item 5.2 of the Planning Commission agenda for their Tuesday, 5/16/23 meeting.

Doh!

Dear Planning Commissioners,

I am writing to offer my strong support for you to approve Noel Bito's request for a use permit that will convert his current pop-up Barber Shop business into a permanent one.

His shop has added charm and character to our Town, as well as sales tax and a much needed service.

bobbi monnette

----- Forwarded Message -----

From: Bobbi Monnette <matildabologne@yahoo.com>
To: Cindy Tzaopoulos <ctzaopoulos@cityofstheleena.org>
Sent: Thursday, May 4, 2023 at 05:58:35 PM PDT
Subject: re: Agenda Item 5.2

Cindy,

Could you distribute this letter to the Council before the next meeting?
Thanks.

Bobbi Monnette

Dear Council Members,

I am writing to offer my strong support for you to approve Noel Bito's request for a use permit that will convert his current pop-up Barber Shop business into a permanent one.

His shop has added charm and character to our Town, as well as sales tax and a much needed service.

Thanks.

Bobbi Monnette