



**City of St. Helena
Planning Commission
Regular Meeting
Tuesday, August 6, 2024 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena**

PLEASE NOTE: Any person who wishes to speak regarding an item on the agenda or make a comment under the "Oral Communication" portion of the agenda may do so, but please observe the time limit of four minutes.

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@cityofsthelelena.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@cityofsthelelena.org.

The schedule of upcoming meetings and published meeting agendas can be found on the City of St. Helena website at <https://sthelelena.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@cityofsthelelena.org.

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

Page

1. PLEDGE OF ALLEGIANCE
2. CALL TO ORDER AND ROLL CALL
Chair: John Ponte
Vice-Chair: Chris Warner
Commissioners: Autumn Anderson, Sue Furdek, and Hector Lopez

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

- 5.1. Request by Ron and Gary Menegon for adoption of a resolution approving a Tentative Parcel Map (TPM) in order to subdivide an existing 19,876.5 square foot property into two separate parcels located at 1360 and 1370 Main Street in the Central Business (CB) zoning district.

5 - 33

CEQA Determination: Exempt pursuant to CEQA Guidelines Section 15315.

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 15315, and
2. Accept the required findings and adopt the provided resolution approving a Tentative Parcel Map to subdivide the property located at 1360 / 1370 Main Street in the Central Business zoning district.

[1360 & 1370 Main St.- Staff Report](#)

[Public Comment DiTomaso \(1\)](#)

[Public Comment Smith \(2\)](#)

[Public Comment Armstrong \(3\)](#)

[PPT Presentation](#)

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

This is 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 current planning projects is available on our city website in the link below:

<https://cityofsthenela.org/230/Planning-Projects>

9. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for August 20, 2024 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 July 30, 2024.



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 17.12.020, 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 1088 College Avenue, 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 August 6, 2024

FILE NUMBER: PL23-008

SUBJECT: Request by Ron and Gary Menegon for adoption of a resolution approving a Tentative Parcel Map (TPM) in order to subdivide an existing 19,876.5 square foot property into two separate parcels located at 1360 and 1370 Main Street in the Central Business (CB) zoning district.

PREPARED BY: Aaron Hecock, Senior Planner

REVIEWED BY: Maya DeRosa, Community Development Director

APPROVED BY: Maya DeRosa, Community Development Director

APPLICATION FILED:04/04/23

ACCEPTED AS COMPLETE:05/24/24

LOCATION OF PROPERTY: 1360 / 1370 Main Street

APN: 009-212-003

GENERAL PLAN/ZONING: Central Business (CB)

APPLICANT: Ron and Gary Menegon

PHONE: (707) 963-5518

BACKGROUND

The subject property is an existing 19,876.5 square foot (sf) commercial property located at 1360 / 1370 Main Street which is currently developed with two buildings that share a common wall totaling 11,695.2 sf. The larger 8,402.8 sf building is currently home to Steve's Hardware while the smaller 3,292.4 sf building is currently home to Steve's Housewares. The site is surrounded by the Menegon Building and Chase Bank to the north and the Oddfellows Building to the south. The site has access from both Main Street (Hwy 29) and Railroad Ave.

PROJECT DESCRIPTION

The applicant is seeking Tentative Parcel Map (TPM) approval to allow the existing 19,876.5 sf (.46 acres) parcel to be subdivided into two individual parcels. "Parcel 1" is proposed to be 14,098.4 sf (.33 acres) in size while "Parcel 2" would account for the remaining 5,778.1 sf (.13 acres). Each parcel has its own water, gas and electric meters as well as City sewer and water connections. Access to each site would remain via Main Street and Railroad Avenue.

No new development is proposed in connection with the requested TPM. A condition of approval (#24) has been added requiring that the opening connecting the two buildings be closed prior to the final map being recorded.

ANALYSIS**CEQA**

The requested TPM is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15315, as a Class 15 categorical exemption (Minor Land Divisions), which exempts the division of properties in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with General Plan and zoning requirements; no variances or exceptions are required, all services and access to the proposed parcels are available and the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The project site is not located in or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impact.

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:

LU1.4 In order to minimize and postpone the need for expansion of the Urban Limit Line, encourage infill development within currently developed areas.

Staff response: Consistent in that the TPM would occur within the Urban Limit Line and could potentially lead to additional infill development in the future.

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.

Staff response: Consistent in that the TPM would provide the potential for additional property owners which could contribute to a healthy mix of uses downtown.

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.

Staff Response: Consistent in that the creation of additional parcels downtown can potentially help support infill development in the future.

ZONING

Consistent with 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. No changes are being proposed to the existing building(s) except that the opening between the two will be required to be closed prior to the map being recorded (a condition of approval has been added to this effect). Pursuant to SHMC §17.17.030, the following standards apply to properties within the CB zoning district:

STANDARD	MAXIMUM	PARCEL 1	PARCEL 2
FAR	2.0	0.60	0.57
BLDG. Floor Area	10,000 sf	8,402.8 sf	3,292.4 sf
SIZE	MINIMUM	PARCEL 1	PARCEL 2
Lot Area	5,000 sf	±14,098.4 sf	±5,778.1 sf
Lot Width (Main/R.R.)	None	56.37'/67.18'	30.02'/20.68'

No development is being proposed as part of the TPM and each resulting parcel would be below the FAR and building area maximums noted above.

EXISTING PARCEL FLOOR AREA RATIO: $11,695.2 / 19,876.5 = \underline{\underline{0.59}}$

PARCEL 1 FLOOR AREA RATIO: $8,402.8 / 14,098.4 = \underline{\underline{0.60}}$

PARCEL 2 FLOOR AREA RATIO: $3,292.4 / 5,778.1 = \underline{\underline{0.57}}$

Staff Response: The proposed TPM would subdivide an existing commercially zoned property into two separate parcels. No new or modified development is proposed as part of this subdivision and the resulting parcels meet code required development

standards as demonstrated above. As previously noted, a condition of approval (#24) has been added requiring that the opening connecting the two buildings be closed prior to the final map being recorded.

PARKING

The existing property is within the City's Parking Exemption District (PED) which is governed by SHMC §17.21.030. The PED establishes an area without on-site parking requirements or an in-lieu fee. The PED, generally within the CB zoning district, is an area impacted by insufficient off-street parking due to the age of the buildings. The PED is intended to preserve the unique character of the historic district.

Staff Response: Pursuant to SHMC Section 17.21.030, no on-site parking is required within the PED and existing on-site parking fronting Railroad Avenue would be maintained with approval of the TPM.

TENTATIVE PARCEL MAP

Review procedures for Tentative Parcel Maps (TPMs) are regulated by the SHMC Chapter 16.24. Upon receipt of a TPM application that is determined to be complete, the planning department shall prepare a report and set the matter for a public hearing before the planning commission. The planning commission shall approve, conditionally approve, or deny the tentative parcel map in accordance with the provisions and findings set forth in Section 16.16.080. If a tentative parcel map is approved or conditionally approved, the city planner shall make a written report thereof to the city council. Any member of the city council shall have the right to call up the tentative parcel map for city council review at a city council meeting. If the city council, by a majority vote, decides to review the map, it shall conduct a public hearing after giving notice pursuant to Section 16.04.100. In addition, notice shall be given to the planning commission. The city council may add, modify, or delete conditions if the city council determines that such changes are necessary to ensure that the tentative parcel map conforms to the state Subdivision Map Act and this code. The city council may deny the tentative parcel map on any of the grounds contained in Section 16.16.080(D).

Pursuant to SHMC Section 16.16.080(A), the Planning Commission must make the following findings when approving a TPM:

1. That the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan, any applicable specific plan, and other applicable provisions of this code; and
2. Except for condominium conversion projects where no new structures are added, that the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision, as described in the state Subdivision Map Act and any guidelines promulgated by the city council.

Staff Response: Staff believes that the proposed TPM meets the findings for approval noted above in that it is consistent with the standards established for the Central

Business district in the General Plan and zoning ordinance. While no physical development is associated with this application as the site is already developed, any future development on either property would be required to meet code required design and development standards including those which provide for passive or natural heating or cooling opportunities.

ISSUES

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

CORRESPONDENCE

At the time of agenda publication, 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 15315, and
2. Accept the required findings and adopt the provided resolution approving a Tentative Parcel Map to subdivide the property located at 1360 / 1370 Main Street in the Central Business zoning district.

ATTACHMENTS

[Resolution](#)

[Applicant Statement](#)

[Tentative Parcel Map_final](#)

[Site Photo - front](#)

[Site Photo - rear](#)

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION NO.

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA
APPROVING A TENTATIVE PARCEL MAP TO ALLOW THE SUBDIVISION OF AN
EXISTING COMMERCIAL PROPERTY INTO TWO PARCELS LOCATED AT 1360 /
1370 MAIN STREET IN THE CITY OF ST. HELENA, CALIFORNIA**

PROPERTY OWNER: Ronald Menegon, ET. AL.

APN: 009-212-003

Recitals

1. The property owner requests adoption of a resolution approving a Tentative Parcel Map in order to subdivide an existing 19,876.5 sf (.46 acres) parcel into two parcels; "Parcel 1" would be 14,098.4 sf (.33 acres) in size while "Parcel 2" would be 5,778.1 sf (.13 acres) in the Central Business (CB) 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 August 6, 2024; and
4. Now, therefore let it be found that the Planning Commission approves the Tentative Parcel Map thereby authorizing the requests contained in said plans based on the findings below and subject to the conditions of approval enumerated herein.

Resolution

- A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff reports, City files for this matter, correspondence, presentations and other materials.
- B. The Planning Commission hereby finds that this project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15315, as a Class 15 categorical exemption (Minor Land Divisions), which exempts the division of properties in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with General Plan and zoning requirements; no variances or exceptions are required, all services and access to the proposed parcels are available and the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The project site is not located in or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impact.

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C. The Planning Commission has considered the findings identified in St. Helena Municipal Code Section 16.16.080(A) to support the motion to recommend approval of the Tentative Parcel Map given that the project has been found to demonstrate:

1. That the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan, any applicable specific plan, and other applicable provisions of this code; and
2. That the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision, as described in the State Subdivision Map Act and any guidelines promulgated by the City Council.

Planning Department Conditions of Approval

D. The Planning Commission approves a tentative parcel map 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 Tentative Parcel Map approval shall be vested within one (1) year from the date of approval, or the approval shall expire. The expiration date may be extended for up to two one-year periods in accordance with St. Helena Municipal Code, Section 17.04.140, Extension of Permits and Approvals.
2. Any request for an extension of this approval shall be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
3. The approval shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.
4. Pursuant to City Council Resolution 2003-65, the owner and applicant are informed of the following:

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

5. Compliance with all permit conditions shall be clearly identified on all plans submitted for Final Map approval, shall occur in accordance with specific regulations. Recordation of a map may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
6. 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

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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.

7. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
8. This Tentative Parcel Map 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.
9. 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.
10. Final Map submittal shall be in compliance with approved plans and exhibits dated August 6, 2024.
11. All conditions of approval shall be clearly identified and included on all plans submitted for future permit review and issuance.
12. Any future development on either of the two newly created parcels shall be in conformance with all City rules and regulations in effect at the time of application submittal.

Public Works Department Conditions of Approval

13. All parcels shall have separate access to the City of St. Helena municipal water system. Approval of any new development in the future is contingent upon the ability of the City to provide water without exceeding the safe annual yield of its water supply.
14. The legal descriptions shall describe all easements, grants of right of way and deeds as applicable to each parcel. Easements shall extend to all existing shared stormwater management facilities, including all components and maintenance agreements as were established or required in prior development.
15. Approval of future projects shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with, the most current version at the time of improvement plan submittal, Caltrans Standards and Specifications, the City of St. Helena Municipal Code, the St. Helena Water and Sewer Standards, the St. Helena Street, Storm Drain and Sidewalk Standards, and all current federal, state and county codes governing such improvements.

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16. For any future improvements, a grading and drainage plan showing topographic data, all easements, infrastructure onsite and directly adjoining, and an erosion control plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit. If the project entails more than 50 cubic yards of soil disturbance, 10,000 square feet of disturbance area, a cut or fill of 3 feet or more, or alteration of any drainage pattern, a grading permit shall be required.
17. For any future improvements, drainage needs to be routed to prevent inundation of neighboring properties. Grading and/or site improvement plans shall show how 2-year and 10-year storm flows shall be infiltrated on site and/or diverted at the property lines to prevent inundation of neighboring properties.
18. Any future improvements will require the preparation and implementation of a Stormwater Control Plan as required by the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual, dated July 14, 2014 or latest edition.
19. Erosion and sediment control plans for future improvements shall conform to the latest State and City codes at a minimum. If the proposed/new landscaping involves an area greater than 500 square feet or rehabilitation of more than 2,500 square feet, the proposed landscaping shall comply with the State's Model Water Efficient Landscape Ordinance (MWELO). MWELO compliance shall be demonstrated for each parcel as part of each individual building.
20. Future improvements will be required to comply with the City's Water Neutral Policy for Development.
21. Future improvements shall require the installation of an approved backflow device behind the water meter prior to Certificate of Occupancy. Any new and modified existing water laterals, meters and backflow prevention devices shall be required and constructed in accordance with the current requirements of the City of St. Helena's Water Standards and the California Department of Health Standards. Existing meter boxes located within a driveway shall be retrofitted with a traffic-rated box. New laterals shall be located perpendicular to the water main and outside any driveway/drive aisle.
22. Future remodels or new construction which requires fire sprinklers shall install an appropriately sized water service with appropriate backflow and meter devices prior to Certificate of Occupancy. Fire system calculations shall be submitted with the Grading and Drainage Plan to verify fire service lateral and meter sizing. Deferred submittals are not accepted.
23. No future construction may commence until adequate access to fire water supply is available to building sites as approved by the Fire Chief.

Building Department Conditions of Approval

24. A building permit for a 2-Hour Firewall (on both sides of the common wall) shall be obtained and the wall constructed with no openings in accordance

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with Section 706.1.1 of the California Building Code. The wall shall be installed, inspected and approved by the Building Official prior to the Final Map being recorded.

Fire Department Conditions of Approval

25. Any future 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.
26. If required, fire sprinklers shall be installed as required by Fire Code and the Fire Department.

I HEREBY CERTIFY that the foregoing Tentative Parcel Map 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 August 6, 2024 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

ATTEST:

John Ponte
Chair, Planning Commission

Maya DeRosa, AICP
Community Development Director

NEW ALBION CALIFORNIA, Inc

CONSULTING LAND SURVEYORS

1113 Hunt Avenue St. Helena, CA 95474
(707) 963-1217 ♦ FAX (707) 963-1829
E-Mail: jwebb@albionsurveys.com

WRITTEN STATEMENT

**Steve's Hardware Tentative Parcel Map
1370 Main Street, APN 009-212-003**

The purpose of this application is to subdivide 1370 Main Street, St Helena, into 2 parcels. Currently the property is owned by brothers Ron and Gary Menegon, assessed at 19,876.5 square feet (sf) and contains 2 buildings, Steve's Hardware and Steve's Housewares. The subdivision of the property will place each building on a separate parcel.

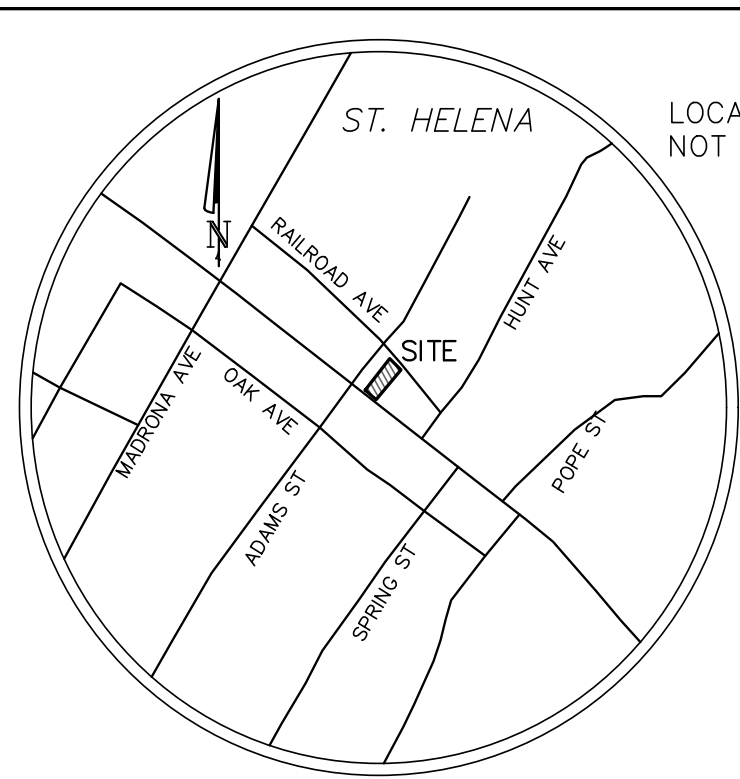
Proposed Parcel 1 will be 14,098.4 sf and contain Steve's Hardware and the existing parking lot. Proposed Parcel 2 will be 5,778.1 sf and contain Steve's Housewares. Parcel 1 and Parcel 2 will each have frontage on Main Street and Railroad Avenue. Each building, and each proposed parcel, has its own existing Water meter, Electric and Gas meter, City Sewer connection and City Water connection.

No new improvements are proposed under this application, each building is a stand-alone structure, and no improvements are required at this time. Currently there exists an interior pass-through door between the buildings. This opening will be closed off and sealed if either of the buildings comes under separate ownership.

Thank You,

Jon Webb

Jon M Webb
PLS 6709
March 21, 2023



LOCATION MAP
NOT TO SCALE

MISCELLANEOUS NOTES

1. THE TOPOGRAPHY USED ON THIS DRAWING WAS PROVIDED BY ALBION SURVEYS FIELD SURVEY DATED 11.05.2021 & 12.08.2021
2. BOUNDARY INFORMATION SHOWN IS COMPILED FROM RECORD DATA
3. THE LANDS REFERRED TO HEREIN LIE OUTSIDE FEMA FLOOD ZONE
4. THIS MAP SHOWS ALL CONTIGUOUS PROPERTY OWNED BY THE PROPERTY OWNER
5. ALL EXISTING UTILITIES ARE SHOWN ON THIS MAP PER VISUAL INSPECTION DURING THE FIELD SURVEY. NO ADDITIONAL UTILITIES ARE PROPOSED.
6. NO STREETS ARE BEING OFFERED FOR PUBLIC DEDICATION
7. BOTH PROPOSED PARCELS HAVE ACCESS FROM MAIN ST. & RAILROAD AVE.
8. THERE ARE NO PARKS, RECREATION SITES OR PUBLIC TRAILS PROPOSED FOR THIS PROJECT
9. THERE ARE NO AREAS TO BE DEDICATED OR RESERVED FOR PUBLIC USE FOR THIS PROJECT
10. THERE ARE NO COMMON OR OPEN SPACE AREAS PROPOSED FOR THIS PROJECT

GENERAL NOTES

OWNER: RON AND GARY MENEGON
PROPERTY ADDRESS: 1370 MAIN STREET ST. HELENA
APN: 009-212-003
AREA: 0.46 AC (19,876.5 SF)
PROPOSED USE: SAME
EXISTING USE: COMMERCIAL
WATER: CITY OF ST. HELENA
SEWER: CITY OF ST. HELENA
EXISTING ZONING: CENTRAL BUSINESS (CB)
PROPOSED ZONING: SAME

REVISED
3:33 pm, Jul 25, 2023



ALBION SURVEYS
CONSULTING LAND SURVEYS
1113 HUAT AVENUE,
ST. HELENA, CA 94574
(707) 963-1217
www.albionsurveys.com

DRAWING NOTES

THIS MAP IS NOT A BOUNDARY SURVEY.
IT IS PROVIDED TO LOCATE THE SUBJECT PROPERTY
IN RELATION TO ADJOINING LANDS, HIGHWAYS, ROADS,
STREETS AND NOT TO GUARANTEE ANY FIXED
DIMENSION, AREA OR EASEMENT LOCATIONS.
A FIELD SURVEY SHOULD BE PERFORMED PRIOR TO ANY
CRITICAL DESIGN WORK, CONSTRUCTION OR CONVEYANCE.
EASEMENTS MAY AFFECT THIS PROPERTY.
THIS SURVEYOR WAS NOT PROVIDED ANY INFORMATION
REGARDING EASEMENTS BY THE OWNER.

SITE INFORMATION

APN: 009-212-003
ADDRESS: 1370 MAIN ST
ST. HELENA, CA 94574

TENTATIVE PARCEL MAP OF THE LANDS OF MENEGON, ET. AL. CITY OF SAINT HELENA COUNTY OF NAPA STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:



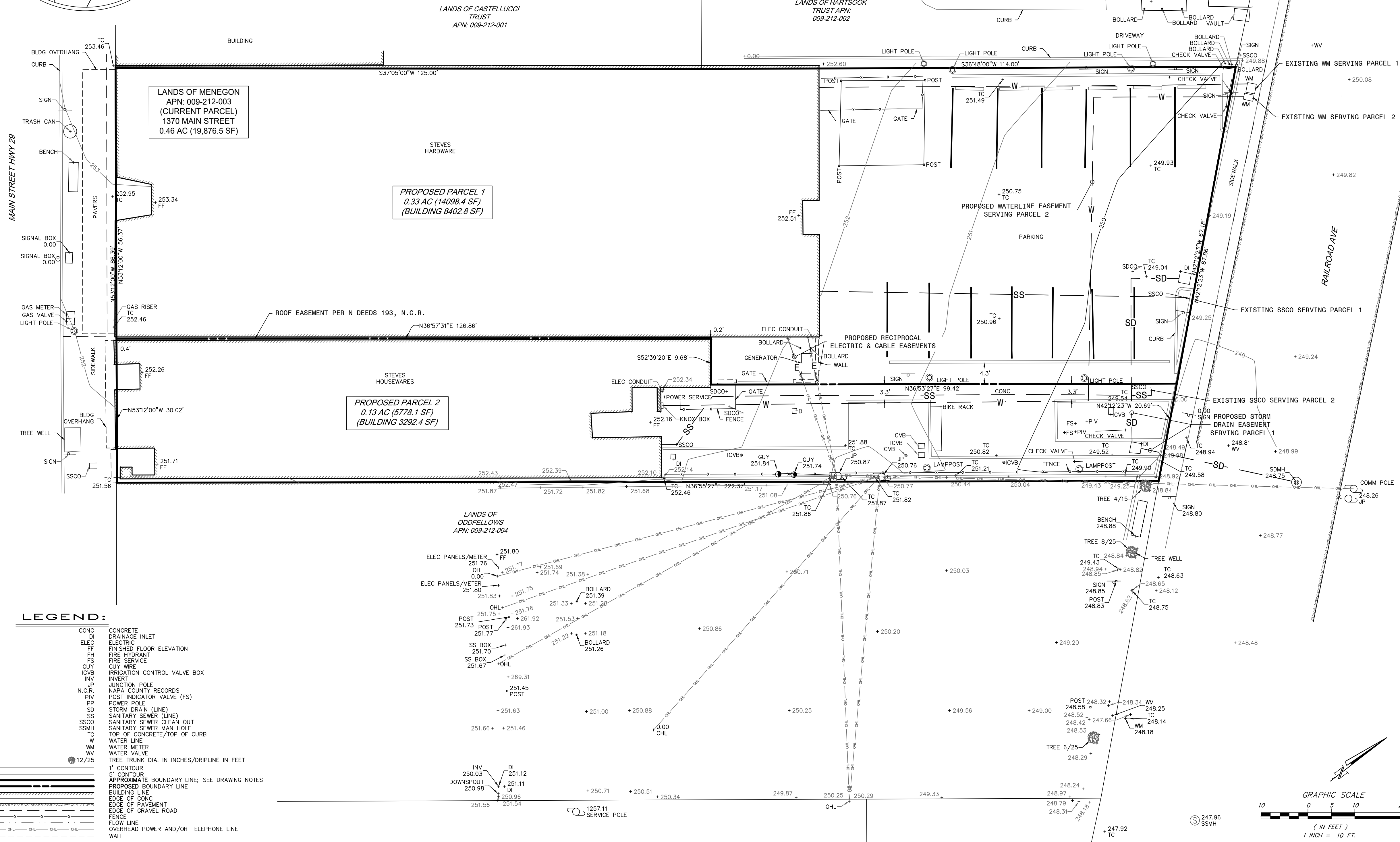
REVISIONS & ADDITIONS

DATE: 01-26-2023	FB: 928	PG: 15-17
DRAWN: L. ARAUJO		32-43
DATE: 7-24-2023	FB: PG:	
DRAWN: M. BELL	FB: PG:	
DATE: FB: PG:		
DRAWN: FB: PG:		
DATE: FB: PG:		
DRAWN: FB: PG:		

SURVEY NOTES

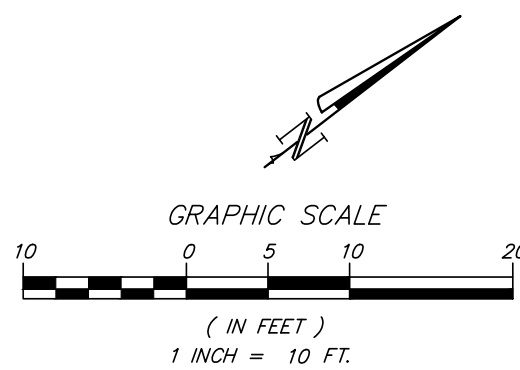
CONTOUR INTERVAL = 1'
VERTICAL DATUM BASED ON NAVD88
HORIZONTAL DATUM BASED ON NAD83
CALIFORNIA COORDINATE SYSTEM ZONE II
PER TRIMBLE GPS OBSERVATIONS
USING NGS OPUS SOLUTION

SHEET 1 OF 1
PROJECT: 4232
4232-00 TPM.dwg



LEGEND:

CONC	CONCRETE
DI	DRAINAGE INLET
ELEC	ELECTRIC
FF	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FS	FIRE SERVICE
GUY	GUY WIRE
ICVB	IRRIGATION CONTROL VALVE BOX
INV	INVERT
J	JUNCTION POLE
N.C.R.	NAPA COUNTY RECORDS
PIV	POST INDICATOR VALVE (FS)
PH	POWER POLE
SD	STORM DRAIN (LINE)
SS	SANITARY SEWER (LINE)
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MAN HOLE
TC	TOP OF CONCRETE/TOP OF CURB
W	WATER LINE
WM	WATER METER
WV	WATER VALVE
12/25	TREE TRUNK DIA. IN INCHES/DRIFLINE IN FEET
1'	CONTOUR
---	APPROXIMATE BOUNDARY LINE; SEE DRAWING NOTES
---	PROPOSED BOUNDARY LINE
---	BUILDING LINE
---	EDGE OF CONC
---	EDGE OF PAVEMENT
---	EDGE OF GRAVEL ROAD
---	FENCE
---	FLOW LINE
---	OVERHEAD POWER AND/OR TELEPHONE LINE
---	WALL



RECEIVED
By Xgamero at 3:32 pm, Jul 25, 2023



Looking at Property
from Main Street

Looking East

RECEIVED
By Xgamero at 3:31 pm, Jul 25, 2023



Looking at Property
From Railroad Ave

Looking West

Patty & Hank DiTomaso
1615 Fir Hill Drive
St. Helena, CA 94574

July 31, 2024

Sent by email: publiccomment@cityofsthenana.org

Subject: Menegon Request to subdivide parcels at 1360 & 1370 Main Street

Dear City St. Helena Planning Commission:

I am in favor of the application by the Menegon family to subdivide the two parcels located at 1360 & 1370 Main Street. As a fellow native of St. Helena and the fact that my family's business has been in existence for going on 74 years now, I personally have seen how this town has evolved over the years.

The Menegon family have always prided themselves on being a local serving, community service oriented business and they have become an integral part of our community. As new generations come up the ranks, so does new ideas and visions to sustain our ever changing town. And to quote someone I recently read, "be proud of the past, don't get bogged down in the present and always be looking to the future." I applaud the Menegon family for wanting to continue to succeed and be around for many years serving this community. In my book, they have certainly earned this right.

Respectfully,

Patty Herdell-DiTomaso
Hank DiTomaso

From: [Annette Smith](#)
To: [Planning Commission](#); [Public Comment](#)
Subject: [External] 1360 and 1370 Main St.
Date: Monday, August 5, 2024 5:37:12 PM

Dear Planning Commissioners,

I am writing to express my support for the Menegon's request to split their property into 2 separate parcels at 1360 and 1370 Main St. They are one of the oldest local serving businesses on Main St. I am a partial owner of a building across the street and I believe we need to do everything possible to help keep businesses on Main Street open and thriving. Steves Hardware has a long history of service to our community. Besides providing the community with essential hardware and houseware needs, they are generous benefactors for community organizations and are always willing to donate to local causes.

Their request to consolidate hardware and houseware goods into the original building should definitely be granted. Historically, hardware and houseware goods were in the same building years ago. In fact, 50 years ago my bridal registry was at Steves Hardware! It was the place to go then and it is now too!

We need an active and successful Main St. For locals and visitors. I wholeheartedly support the request to separate the property into two parcels and encourage you to do the same.

Sincerely,
Annette Smith

Sent from my

Xinia Gamero

From: Wayne Armstrong <wayne@palladiumjewelry.com>
Sent: Tuesday, August 6, 2024 1:05 PM
To: contactplanningcommission
Subject: Fwd: [External] Menegon application Steves Hardware 1370 Main Street

Sent from my iPhone

Begin forwarded message:

From: Wayne Armstrong <wayne@palladiumjewelry.com>
Date: August 6, 2024 at 1:05:00 PM PDT
To: Publiccomment@cityofsthelena.org
Subject: Fwd: Menegon application Steves Hardware 1370 Main Street

Sent from my iPhone

Begin forwarded message:

From: Wayne Armstrong <wayne@palladiumjewelry.com>
Date: August 6, 2024 at 11:24:00 AM PDT
To: "MDeRosa@cityofsthelena.org "
[UNDEFINED:MDeRosa@cityofsthelena.org]
Subject: Menegon application Steves Hardware 1370 Main Street

Dear Planning Commissioners,

Marcus and I are writing in support of the Menegon application to consolidate their operations in the main store building and partition off the homewares side to divide it into two parcels. The building is obviously perfectly designed for this purpose.

Steves Hardware opened in 1878 and Ve Menegon but it from the Steves family in 1955. They have been operating and running it ever since and it's now a third-generation family business. The Menegon family and Steves are a vital part of the fabric of St. Helena's downtown business center and active members of the community. The decision to divide their building is an economic one based on the changing business landscape of downtown and retail across the board.

They are streamlining their business to keep it healthy and viable for the next generation to come and Marcus and I wholeheartedly support their decision and application.

Sincerely,

Wayne Armstrong and Marcus Robbins



City of St. Helena Planning Commission

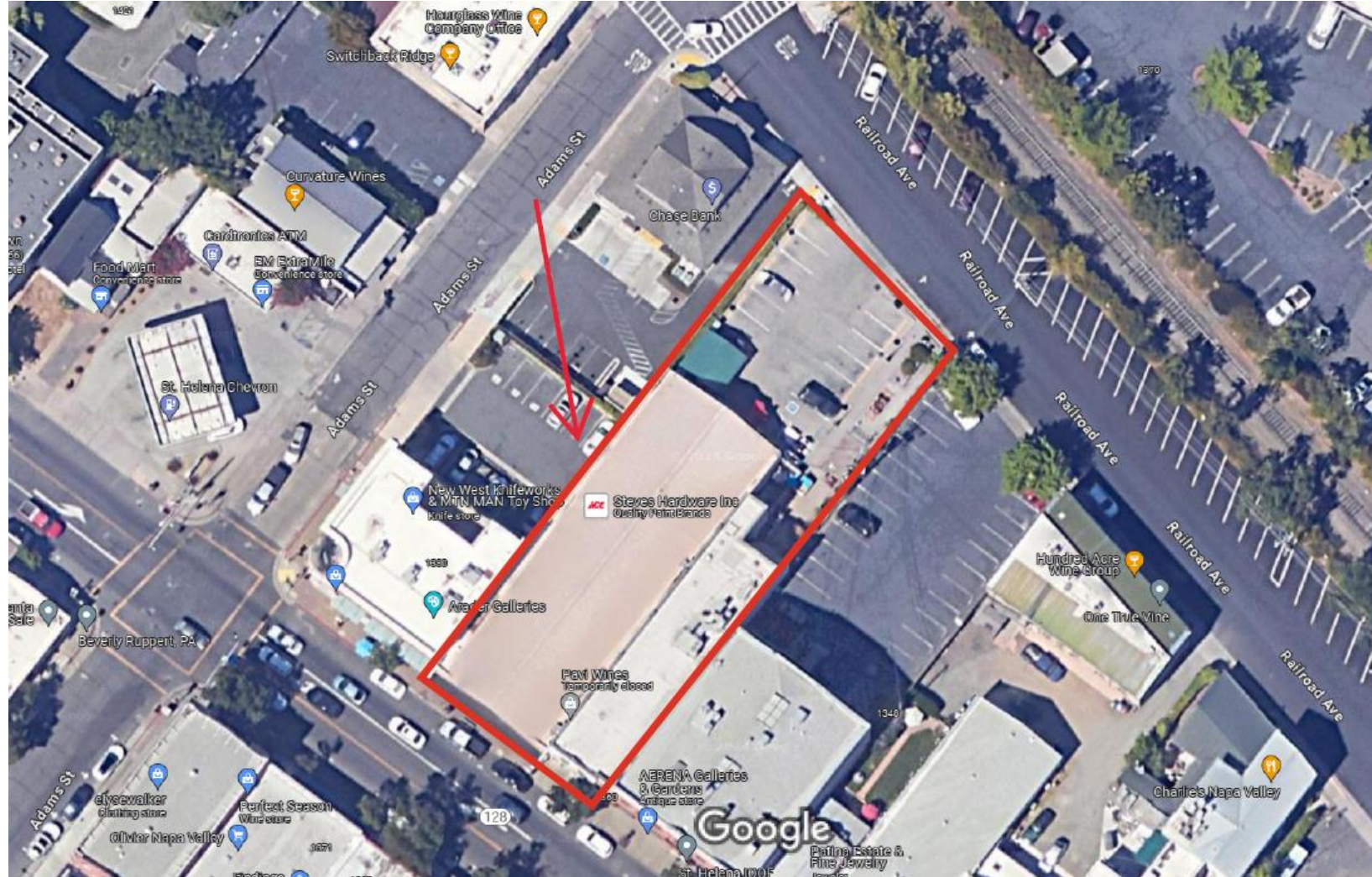
Project: 1360/1370 Main Street Tentative Parcel Map
Staff: Aaron Hecock, AICP

Community Development Department

August 6, 2024



Location





Background

- The subject property is an existing 19,876.5 square foot sf commercial property located at 1360/1370 Main Street which is currently developed with two buildings connected with an opening in the interior.
- The larger 8,402.8 sf building is currently home to Steve's Hardware while the smaller 3,292.4 sf building is currently home to Steve's Housewares.
- The site is surrounded by the Menegon Building and Chase Bank to the north and the Oddfellows Building to the south.
- The site has access from both Main Street (Hwy 29) and Railroad Ave.

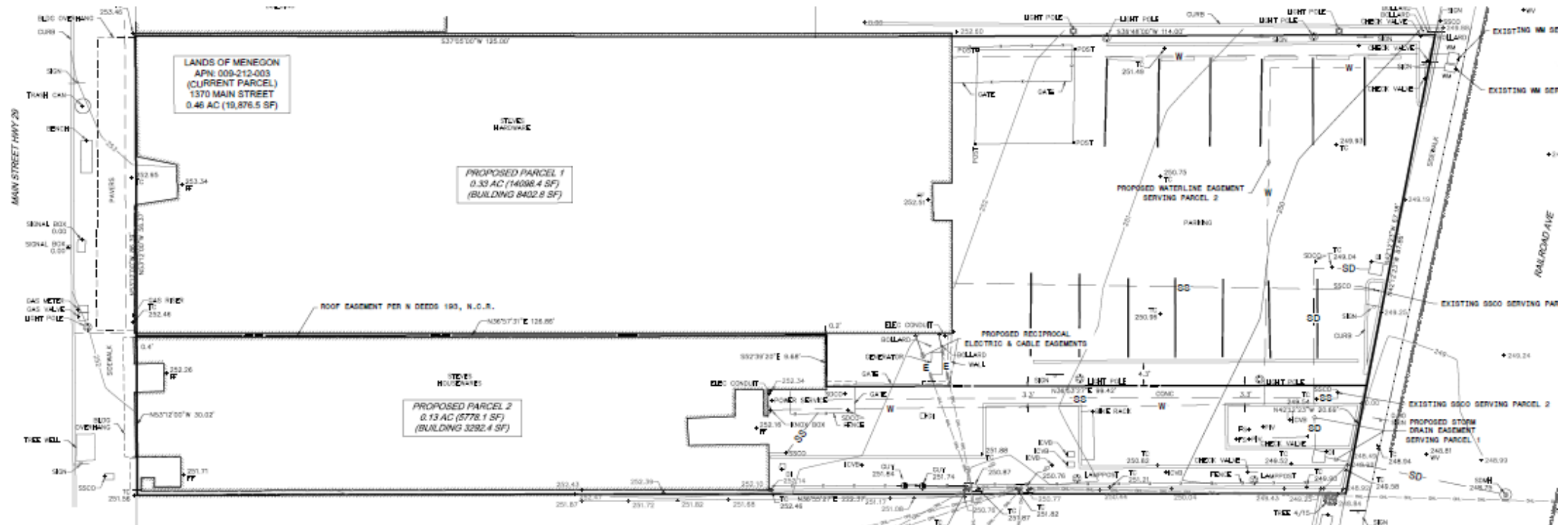


Project Description

- The applicant is seeking Tentative Parcel Map approval to allow the existing parcel to be subdivided into two individual parcels.
- "Parcel 1" is proposed to be 14,098.4 sf (.33 acres) in size while "Parcel 2" would account for the remaining 5,778.1 sf (.13 acres).
- Each parcel has its own water, gas and electric meters as well as City sewer and water connections. Access to each site would remain via Main Street and Railroad Avenue.
- No new development is proposed in connection with the requested TPM.
- A condition of approval (#24) has been added requiring that the opening connecting the two buildings be closed prior to the final map being recorded.



Tentative Parcel Map





Project Details

- The proposed TPM would subdivide an existing commercially zoned property into two separate parcels.
- No new or modified development is proposed as part of this subdivision and the resulting parcels meet code required development standards.
- As previously noted, a condition of approval (#24) has been added requiring that the opening connecting the two buildings be closed prior to the final map being recorded.
- Three letters of support have been received and attached to the agenda.



Site Photos





Recommendation

1. Determine that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15315, and
2. Accept the required findings and adopt the provided resolution approving a Tentative Parcel Map to subdivide the property located at 1360 / 1370 Main Street in the Central Business zoning district.



Questions?