City of St. Helena Planning Commission

Meeting

Tuesday, November 1, 2016 @ 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 three minutes.

Page

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL
   Chairperson: Grace Kistner
   Vice Chair: Mary Koberstein
   Commissioners: Sarah Parker, Bobbi Monnette, Tracy Sweeney
   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 t he 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 three 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)

   1. Approval of Minutes October 18, 2016 — 5 - 10
      COMMISSION MINUTES 10-18-16

5. PUBLIC HEARINGS

   1. PL16-068: Demolition Permit — 11 - 38
      LOCATION: 376 Pratt Avenue
      APPLICANT: Thollander Construction
      APN: 009-020-006
      CEQA: Exempt pursuant to Section 15301

      DESCRIPTION: Request by Wes Thollander for Demolition Permit approval in order to demolish an existing 408-sf shed located at 376 Pratt Avenue in the A-20 Agricultural district.

      CEQA Determination: Exempt pursuant to Section 15301
      Prepared By: Lilly Bianco, Contract Planner
      Recommendation: Staff recommends that the Planning Commission

accept the required findings and approve the demolition permit for removal of the shed located at 376 Pratt Avenue.

376 Pratt Demo Staff Report
ATTACHMENT 1. Resolution
ATTACHMENT 2. APN MAP 376 PRATT.pdf
ATTACHMENT 3. AERIAL
ATTACHMENT 4. SITE PHOTOS
ATTACHMENT 5. PROJECT NARRATIVE
ATTACHMENT 6. PLANS
ATTACHMENT 7. DPR Form

6. SCHEDULED MATTERS

1. Council, Commission and Committees Agenda format and navigating the City website. 39 - 45

CEQA Determination: Not a CEQA project
Prepared By: Cindy Black, City Clerk
Recommendation: Informational only
6. PRESENTATION

7. DEPARTMENT REPORTS

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

1. This is an opportunity for staff to report on or update the Commission on any relevant matters.
   • General update on Department activities.

8. AGENDA FORCAST

Attached is a summary document of pending projects and up coming and items of priority and interest that will be placed on future agendas. 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.

9. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for November 15, 2016 at 6:00 p.m. in the Vintage Hall Board Room located at 465 Main Street.

This agenda was posted at City Hall, 1480 Main Street, and at Vintage Hall, 465 Main Street, St. Helena, California on October 27, 2016.

Noah Housh, Planning Director

Appeal. A person who is dissatisfied with a decision of the Planning Commission may appeal that decision to the City Council pursuant to Municipal Code Section 17.08.180, Appeal procedure. Actions of the Planning Commission will be listed on the City Council agenda the following Tuesday to

give the City Council opportunity to review the Planning Commission's decision. Absent of an appeal by the City Council or by a citizen, the appeal period will terminate two weeks after the Planning Commission hearing.

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

PUBLIC TESTIMONY PROCEDURES

Pursuant to the Government Code Section 54954.3, the public may address the Commission on each agenda item during the Commission's consideration of that item. Each speaker has the option to state his or her name for the record before testifying. Depending on the number of speakers or the interest of the item, the Planning Commission Chairman may also restrict, at his/her discretion, the speaker's time to three minutes. The

Chairman may also restrict public comments if they become irrelevant to the agenda item or repetitious of prior comments. All persons interested may appear and be heard or submit written statements prior to the Planning Commission meeting. Please note that if you challenge the City's decision on any of these matters in court, you may be limited to raising only those issues you or someone else raised at the meeting or in written correspondence delivered to the City at, or prior to, the meeting.

CHALLENGING DECISIONS OF CITY ENTITIES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City of St. Helena is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision, including without limitation Government Code section 65009 applicable to many land use and zoning decisions, Government Code section 66499.37 applicable to the Subdivision Map Act, and Public Resources Code section 21167 applicable to the California Environmental Quality Act (CEQA). Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. Government Code section 65009 and 66499.37, and Public Resources Code section 21167, impose shorter limitations periods and requirements, including timely service in addition to filing.

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

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

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

Action Minutes
City of St. Helena Planning Commission

Meeting

Tuesday, October 18, 2016 @ 6:00 PM

Vintage Hall Board Room - Second Floor

465 Main Street, St. Helena

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1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL
   Chairperson: Grace Kistner
   Vice Chair: Mary Koberstein
   Commissioners: Sarah Parker, Bobbi Monnette, Tracy Sweeney
   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 three minutes.**

   No Public Comment received.

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)

   1. Approval of Minutes: October 4, 2016

   2. PL16-067: Sign Permit
      LOCATION: 397 Main Street
      APPLICANT: Richard Salvestrin
      APN: 009-350-047
      CEQA: Exempt pursuant to Section 15311

      DESCRIPTION: The applicant is requesting a sign permit to install monument signage at the frontage of Salvestrin Vineyards at 397 Main Street in the Agriculture/Winery district.

      RECOMMENDED ACTION: Staff recommends that the Planning Commission accept the required findings and approve three (3) new monument signs at 397 Main Street.

MOTION: Vice Chair Koberstein moved to approve the Consent Calendar as presented. The motion was seconded by Commissioner Sweeney and roll call carried by the following vote:

AYES: Commissioners Koberstein, Sweeney, Monnette, Parker and Kistner
NOES: None
ABSENT: None
ABSTAIN: None

5. PUBLIC HEARINGS

1. PL16-074: Design Review
LOCATION: 1300 Block of Money Way
APPLICANT: Tobias Barr
APN: 009-240-013
CEQA: Exempt pursuant to Section 15303

DESCRIPTION: Request by the City of St. Helena Public Works Department for Design Review approval in order to construct a public restroom facility at the public parking lot located adjacent to Telegraph Alley between Oak Street and Money Way in the CB: Central Business district.

RECOMMENDED ACTION: Staff recommends that the Planning Commission accept the required findings and approve design review for the proposed new public restroom facility at the public parking lot located between Oak Street and Money Way.

Item 5.1 will be continued to a date uncertain.

2. PL16-052: Design Review
LOCATION: 1580 Hillview Place
APPLICANT: Perry and Christine Clark
APN: 009-171-013
CEQA: Exempt pursuant to Section 15301

DESCRIPTION: The applicant requests Design Review approval in order to remodel and enlarge, including a new second story, the existing single-family home location at 1580 Hillview Place in the MR: Medium Density Residential district.

RECOMMENDED ACTION: Staff recommends that the Planning Commission accept the required findings and approve design review for the proposed remodel and addition to the residence located at 1580 Hillview Place.

Aaron Hecock reported on Item.

Commissioner Parker disclosure of ex parte communication- over year ago spoke with the applicant regarding project.

Chair Kistner opened Public Hearing.

Chair Kistner closed Public Hearing.

MOTION: Commissioner Monnette moved that the Planning Commission accept the required findings and approve design review for the proposed remodel and addition to the residence located at 1580 Hillview Place. The motion was seconded by Commissioner Parker and roll call carried by the following vote:

AYES: Commissioners Monnette, Parker, Koberstein, Sweeney and Kistner
NOES: None
ABSENT: None
ABSTAIN: None

Vice Chair Koberstein recused herself due to a conflict, living in close proximity to 1541 Chablis Circle and left the dais.

3. PL16-062: Design Review
LOCATION: 1541 Chablis Circle
APPLICANT: Anthony Filipps
APN: 009-534-003
CEQA: Exempt pursuant to Section 15301 and 15303

DESCRIPTION: The applicant is requesting Design Review approval to make interior and exterior modifications to the single-family home located at 1541 Chablis Circle in the LR: Low Density Residential district.

RECOMMENDED ACTION: Staff recommends that the Planning Commission accept the required findings and approve design review for the proposed modifications to the home at 1541 Chablis Circle.

Lilly Bianco reported on Item.

Chair Kistner opened Public Hearing.

Anthony Filipps, applicant, addressed the Commission.

Chair Kistner closed Public Hearing.

MOTION: Commissioner Sweeney moved that the Planning Commission accept the required findings and approve design review for the proposed modifications to the home at 1541 Chablis Circle. The motion was seconded by Commissioner Monnette and roll call carried by the following vote:

AYES: Commissioners Sweeney, Monnette, Parker and Kistner
NOES: None
ABSENT: None
RECUSED: Commissioner Koberstein

Vice Chair Koberstein returned to the dais.

4. PL16-064: Design Review
LOCATION: 2175 Palmer Drive
APPLICANT: Holder Design Associates
APN: 009-690-014
CEQA: Exempt pursuant to Section 15301

DESCRIPTION: The applicant is requesting Design Review approval to perform a series of exterior modifications to the existing home at 2175 Palmer Drive in the LR: Low Density Residential district.

RECOMMENDED ACTION: Staff recommends that the Planning Commission accept the required findings and approve design review for the proposed remodel of 2175 Palmer Drive.

Lilly Bianco reported on Item.

Chair Kistner opened Public Hearing.

Kenneth Holder addressed the Commission.

Chair Kistner closed Public Hearing.

MOTION: Commissioner Parker moved that the Planning Commission accept the required findings and approve design review for the proposed remodel of 2175 Palmer Drive. The motion was seconded by Commissioner Monnette and roll call carried by the following vote:

AYES: Commissioners Parker, Monnette, Sweeney, Koberstein and Kistner
NOES: None
ABSENT: None
ABSTAIN: None

5. PL15-051: Demolition Permit, Design Review and Use Permit
LOCATION: 867 Dowdell Lane
APPLICANT: Tom Redmon
APN: 009-580-009
CEQA: In accordance with the California Environmental Quality Act (CEQA) Guidelines, an Initial Study and Mitigated Negative Declaration (IS/MND) has been prepared for the proposed project

DESCRIPTION: Request by Tom Redmon for Demolition Permit, Design Review and Use Permit approval to convert several existing structures and construct several new structures on the property located at 867 Dowdell Lane in the Industrial (I) district into a 24,000 gallon per year production winery without tastings or visitation including a commercial kitchen space for uses outside of wine production.

RECOMMENDED ACTION: Staff recommends that the Planning Commission accept the required findings and approve the demolition permit, design review and use permit for the proposed winery and commercial kitchen at 867 Dowdell Lane.

Aaron Hecock reported on Item.

Chair Kistner opened Public Hearing.

Donna Oldford, Lisa Mangelson, Tom Redmon and Doug Stanton addressed the Commission.

Chair Kistner closed Public Hearing.

Commissioner Monnette disclosure of ex parte communication- met with Barbara Stanton and Pam Star to discuss impacts and possible concerns.

Chair Kistner re-opened Public Hearing.

Donna Oldford, Doug Stanton, Tom Redmon and Andrew Simpson addressed the Commission.

Chair Kistner closed Public Hearing.

MOTION: Commissioner Parker moved that the Planning Commission accept the required findings and approve the demolition permit, design review and use permit for the proposed winery and commercial kitchen at 867 Dowdell Lane. The motion was seconded by Commissioner Sweeney and roll call carried by the following vote:

AYES: Commissioners Parker, Sweeney, Koberstein and Kistner
NOES: Commissioner Monnette
ABSENT: None
ABSTAIN: None

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

   1. General update on Department activities.

7. AGENDA FORCAST
Attached is a summary document of pending projects and up coming and items of priority and interest that will be placed on future agendas. 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.

8. ADJOURNMENT: Chair Kistner adjourned the meeting at **7:41 p.m.**

APPROVED: ATTEST:

Grace Kistner
Chair, Planning Commission

Noah Housh
Planning Director

CITY OF ST. HELENA
PLANNING DEPARTMENT 1480 MAIN STREET- ST. HELENA, CA 94574
PLANNING COMMISSION

November 1, 2016

AGENDA ITEM: 5

FILE NUMBER: PL16-068

SUBJECT: Doornink Demolition

PREPARED BY: Lilly Bianco, Contract Planner

REVIEWED BY: Noah Housh, Planning Director

APPLICATION FILED: 09.20.16 **ACCEPTED AS COMPLETE:** 10.18.16

LOCATION OF PROPERTY: 376 Pratt Avenue

APPLICANT: Thollander Construction **PHONE:** 1(707) 942-0715

APN: 009-020-006

GENERAL PLAN/ZONING: AG: Agriculture; A-20: Twenty Acre Agriculture

PROPERTY DESCRIPTION: The subject property is a residential lot of approximately 0.95 acres improved with one (1) single family residence, one (1) detached garage and (1) shed in northeast St. Helena. The subject property has been subdivided from its original lot that historically included an associated barn that is now part of 330 Pratt Avenue.

Historic Significance
The 2006 St.Helena Historic Resource Inventory prepared by Consultants, Page and Turnbull, identified the subject property as a significant historic resource under California Register of Historic Resources (CRHR) Criteria A and C, based on its association with the nineteenth century residential development of St.Helena and as a good example of the common St.Helena vernacular style **(ATTACHMENT 7).**

PROJECT DESCRIPTION:
Applicant, Wes Thollander, is requesting approval to demolish an existing 408 square foot shed[1] located at 376 Pratt Avenue and pursuant to Municipal Code Section 17.92.050 and 17.064.050(E).The construction date of the wood shed is unknown, however, it is clear that the shed has been substantially modified over the past several decades such that today it is punctuated with new barn doors, features a cement floor,

[1] The original shed exhibits an area of 360 square feet, but includes a potting/tool shed addition at the rear of 48 square feet, for a total area of 408 square feet.

asphalt shingle roof, skylights, and rear tool shed addition. The Applicant is requesting demolition approval given that the shed has, in recent years, become a nuisance. At this time the applicant is not proposing any new construction to replace the shed.

ANALYSIS

GENERAL PLAN

The subject property exhibits a General Plan Land Use designation of Agriculture, providing for agricultural uses, wineries, single-family residences,and public and quasi-public uses. Within the Agriculture Zoning District one residential unit per legal lot is permitted. The Agriculture designation is applied to extensive areas of the Valley Floor that surround the urban core area. With the exception of the hillside areas designated WW: Woodland and Watershed, all lands outside of the urban limit line exhibit a land use designation of Agriculture, regardless of their size or actual use.

ZONING

Consistent with the GP Land Use designation, 376 Pratt Avenue, exhibits an A-20: Twenty-Acre Agriculture designation. The A-20 zoning designation provides for agricultural and residential uses. The purpose of the A-20 district is to to preserve agricultural land uses and provide for future orderly development as the urban limit line is adjusted to accommodate urban growth. This district restricts the density of residential use and stipulates the location and area of residential development to promote preservation of agricultural land use.

Historic Preservation: HP Zoning Overlay

The HP overlay is intended to preserve the unique architectural character of resources which have contributed to the City's historic development. The HP overlay is applied to properties listed on the City's Historic Resource Inventory. It should be noted that the application of the HP Overlay does not discern between an entire property or individual resource and while the HP overlay may apply to an entire property, that does not necessarily mean that *all* buidlings and structures therein are significant resources. This nuance is typically clarified by reviewing the historic evaluation prepared for the property (recorded on the associated DPR 523 form) which will typically call out which elements of the property contribute to it's significance.

The 2006 Historic Resource inventory identified the residence at 376 Pratt Avenue as significant based on its association with the residential development of St.Helena during the late nineteenth century and as a good example of the common St.Helena vernacular style. Given that the property contains one or more significant resources, the property is subject to the HP overlay and to the provisions outlined in Municipal Code Section 17.92.050(B).Specifically, for the City to approve a demolition of *a significant resource* it must be found that:

1. *The Structure is unsound and presents a clear danger to public safety, and*

2. *That reconstruction or restoration is not feasible or practicable using current building codes including, but not limited to the Historic Building Code provisions of the Uniform Building Code of the State of California.*

In this case, the historic significance of the property is derived from the *residence's* association with the residential development of St.Helena and in that it serves as a good example of the St.Helena vernacular style. No ancillary structures on site were identified in the historic resource inventory as contributing to the property's historic significance, with the exception of the associated barn which is no longer associated with the property.

The demolition provisions outlined in Code Section 17.92.050(B) are interpreted to apply to the significant resource,which in this case is the historic farmhouse. The ancillary shed does not appear to contribute to the significance of the property, and since it has been substantially altered, its ability to communicate any significance it may have had has long diminished. As such, the above provisions do not appear to apply to the proposed demolition of the shed.

Design Review (Demolition)

In accordance with Municipal Code Section 17.164.050(b), Except when required for the emergency protection of public health, safety, or welfare as determined by the City Manager, no permit authorizing the demolition of any building within any zoning district shall be issued until approved by the Planning Commission in accordance with the following findings.

To assess the project's consistency with Code Section 17.164.050(b) staff has included discussion in *italic* typeface which describes how the proposed project meets each of the findings required for authorization of demolition, pursuant to Code Section 17.164.050(b).

1. That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building. If a building is determined to be significant by the planning commission, no demolition will be authorized unless the following findings are made by the commission:

    a. That the building poses a threat to health, safety and general welfare if it is not demolished,
    b. That restoration of the building is not feasible or practicable using current building codes including, but not limited to, the Historic Building Code provisions of the Uniform Building Code of the state of California,
    c. That no public or other funding is available for financing renovation or purchase of the building;

    Available records indicate that the residence located at 376 Pratt is significant based on (1) its association with the twentieth century residential development of St.Helena and (2) in that it is a good example of the St.Helena vernacular style. Likewise, the barn that is now part of 330 Pratt Avenue was considered a "related feature" and may have contributed to the property's significance.

The shed, however, does not embody any characteristics that make it particularly significant in conveying the properties role in the development of St.Helena and given the high level of alteration, it does not exhibit architectural significance. As such, no evidence suggests that the shed is significant as a contributor to the property or, alternately, that it is significant in its own right. Further, given the level of alteration, the shed does not appear to retain historic design integrity and therefore, would not be able to convey what, if any, significance it may have had in the past. Accordingly, staff finds that the shed does not qualify as a historic resource.

2. That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood;

   The northeast stretch of Pratt Avenue is defined by agricultural lands and the occasional single family residence. The subject property is gated and screened by a dense, tall hedge, which obscures views of the property, with the exception that the upper story of the historic farmhouse is somewhat visible; the shed is not readily visible from Pratt Avenue or by adjacent properties. Given that the shed is not currently visible, its demolition is not expected to impact the existing charcter of Pratt Avenue.

3. That design review of the proposed replacement structure is approved prior to approval of the demolition of a *housing* structure.

   The proposed demolition is for a 408 square foot shed. No housing will be demolished. As such, this provision does not apply to the subject project.

CEQA

The project is categorically exempt in accordance with CEQA Section 15301 “existing facilities” as the demolition of an accessory structure. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not located on or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts.

WATER NEUTRALITY

In August 2015 and pursuant to Ordinance 2015-5 the City of St. Helena established mandatory water efficiency measures for new construction, and adopted water demand offset requirements enumerated in Chapter 13.12.050 of the Municipal Code. Amongst 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 demand by an amount of water equal to the new demand on the city water system using the

methodology defined in Section 13.12.050. The offset must be clearly demonstrated, to the satisfaction of the Director of Public Works.

The project does not involve any new construction and therefore is not subject to the St. Helena water neutrality measures given that it is not expected to place a new demand on the City's water system beyond that which currently exists.

CORRESPONDENCE

At the time of packet distribution staff has not received any public comment in support or opposition to this application.

ISSUES.

Given the straightforwardness of the proposal and consistency with applicable guidelines and standards, no unresolved issues require attention at this time.

STAFF RECOMMENDATION

The Planning and Community Improvement Department recommends that the Planning Commission:

1. Determine that the project is categorically exempt from the requirements of CEQA pursuant to CEQA Section 15301 "existing facilities" as the demolition of an accessory structure and not subject to any of the exceptions enumerated in CEQA Section 15300.2.

2. Accept the required findings enumerated in Municipal Code Sections 17.92.050(B) and Section 17.164.050(b), and adopt a resolution approving demolition of the ancillary shed at 376 Pratt Avenue.

ATTACHMENTS

1.Resolution
2.APN Map
3.Aerial View
4.Site Photos
5.Project Narrative
6.Project Plans date stamped Sept 20,2016
7. DPR 523 Form for 376 Pratt Avenue

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION PCXXXX

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA GRANTING APPROVAL OF A DEMOLITION PERMIT TO APPROVE DEMOLITION OF THE SHED LOCATED AT 376 Pratt Avenue

PROPERTY OWNER: Ron and Martha Doornink **APN:** 009-920-006

Recitals

A. Whereas, Thollander Construction, on behalf of property owners, Ron and Martha Doornink, submitted an application requesting approval to demolish the shed at 376 Pratt Avenue and in the Twenty-Acre Agriculture Zoning District and within the HP: Historic Preservation overlay; and

B. Whereas, the subject property was identified as a historic resource in the 2006 Historic Resource Inventory prepared by Page and Turnbull under California Register of Historic Resources (CRHR), Criteria A and B, based on its association to the residential development of St. Helena during the late nineteenth century and as a good example of the common St. Helena vernacular style; and.

C. Whereas, available documentation does not indicate that the shed contributes to the significance of the property, nor is it a significant resources in its own right;

D. Whereas, past modifications to the shed including, new barn doors, a cement floor, asphalt shingle roof, skylights, and rear tool shed addition, have so substantially altered the shed that even if it were significant, it would not retain sufficient integrity to convey that significance.

C. Whereas, the Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on November 1, 2016.

D. Now, therefore let it be found that, the Planning Commission approves the requested Demolition based on the following basis:

Resolution

A. The Planning Commission hereby finds that the project is Categorically Exempt pursuant to Section 15301, of the California Environmental Quality Act (CEQA).

B. The Planning Commission makes the following (Historic Preservation Overlay) Demolition findings pursuant to Municipal Code Section 17.92.050(B) to support the motion to approve the Demolition:

1. *While the property at 376 Pratt Avenue is subject to the HP overlay, the shed proposed for demolition, does not constitute a significant resource and therefore is not subject to the provisions outlined in Municipal Code Section 17.92.050(B) which specifically apply to "significant resources."*

C. The Planning Commission makes the following (Design Review) Demolition findings pursuant to Municipal Code Section 17.164.050 to support the motion to approve the Demolition:

1. *That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building as identified by the previously approved Design Review analysis.*
2. *That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood given that the demolition will allow the construction of the previously approved design;*
3. *That no design review a replacement structure is required given that no housing structure is to be demolished, as identified in the provided project documentation.*

D. Now therefore be it further resolved that, the Demolition for the above described project is granted subject to compliance with all applicable provisions of the Zoning Code and subject to each of the following conditions. Permit shall be in conformance with all City ordinances, rules, regulations and policies in effect at the time of issuance of a building permit. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

1. The Demolition shall be vested within one (1) year from the date of approval. A building permit implementing the previously approved Design Review shall have been obtained within one (1) year from the effective date of the Demolition decision or this approvals shall expire; provided however that the approved Demolition may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.030, Extension of Permits and Approvals.

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

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

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

6. Compliance with all permit conditions, enumerated in this resolution and in the previous Design Review approval (DR15-025) shall be clearly identified on all plans submitted for building permit approval, and shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.

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

8. Provided they are in general compliance with the approved Design Review, minor modifications found to be in substantial conformance with the approved design may be approved by the Planning Director.

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

Building Department Conditions of Approval

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

11. 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 2013 Title 24 codes.

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

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

14. 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.

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

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

I HEREBY CERTIFY that the foregoing Demolition Permit was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on February 10, 2016, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

Sarah Parker
Chair, Planning Commission

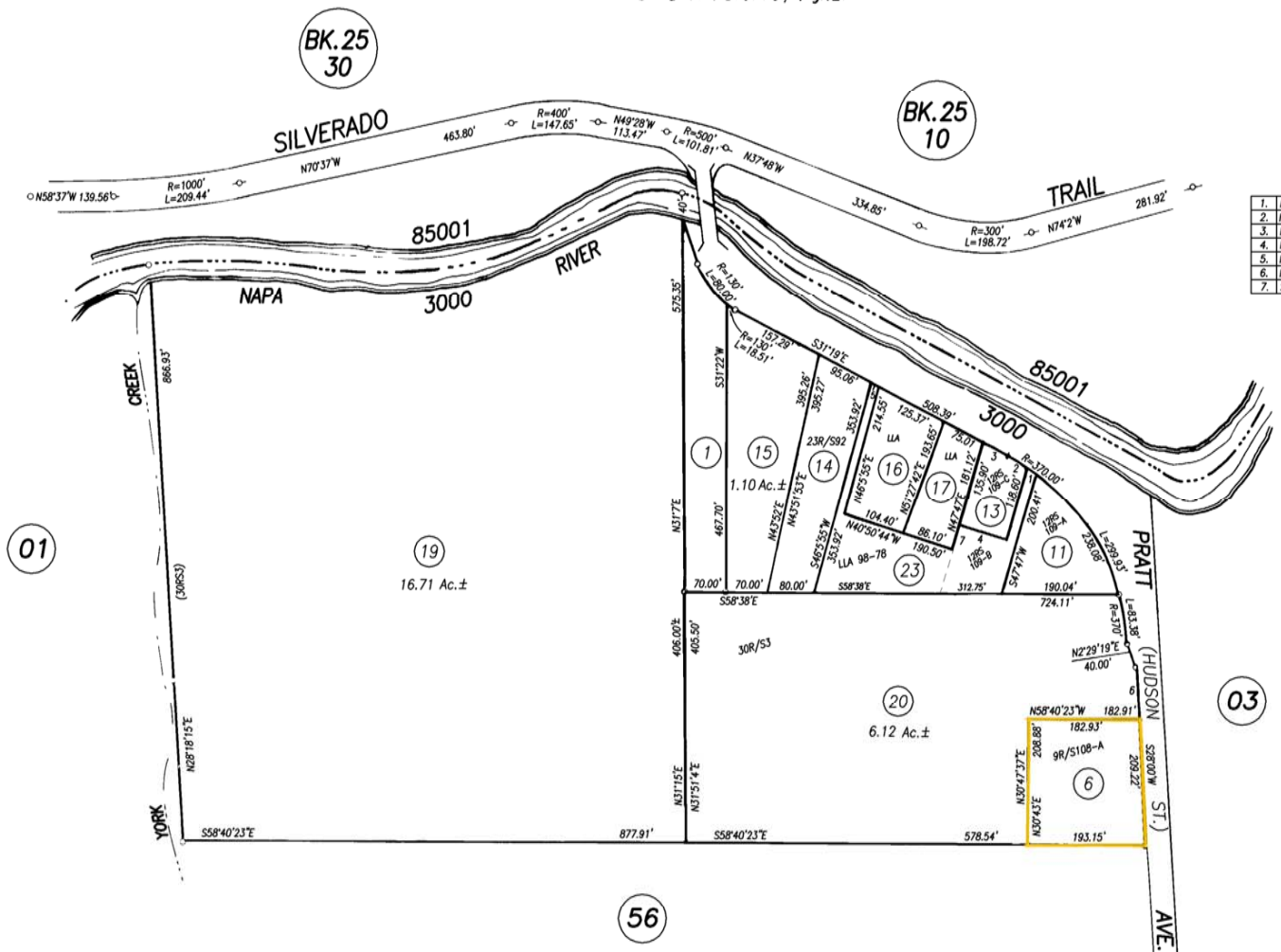
ATTEST:

Noah Housh,
Planning and Community Improvement Director

POR. RANCHO CARNE HUMANA

R M Bk D of Patents, Pg.127

Tax Area Code
3000



1.	R=370'	L=21.10'
2.	R=370'	L=40.25'
3.	N31°19'W	40.27'
4.	N42°13'W	78.57'
5.	N31°19'W	15.37'
6.	N27°59'19"E	76.42'
7.	S47°47'W	45.14'

REVISION	DATE
020-21 & 22 MGR	4-1-09
020-21 & 22 LLA	4-20-99
	7-17-95
	4-20-94
	11-23-93
	3-11-91

NOTE: This Map Was Prepared For Assessment Purposes Only , No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.

CITY OF ST. HELE
Assessor's Map Bk. 9
County of Napa, C
1954 - 60 - 61

376 Pratt Ave
Pratt Ave

376 Pratt Avenue

Shed Demolition Permit Application
Background and Photos

Background Information

- 376 Pratt Ave was purchased in 2005 by Ron & Martha Doornink as their vacation/retirement home. They and their family are enjoying it very much and are proud to be part of the community.
- The property includes a three bedroom house (originally built in 1890), a separate 3-car garage (built about 15 years ago), and an older free-standing storage shed that measures roughly 24 feet wide and 15 feet deep.
- In January 2016, a massive valley oak fell down and severely damaged the surrounding area, including the pool, pool decking & equipment, fencing, landscaping, etc.
- While the storage shed was not directly affected, the damage to the surrounding area triggered the need to come up with a new plan for the back part of the property, to include a repaired pool, new pool decking & equipment, new landscaping (including new trees) and new fencing.
- It is in the context of this plan that the Doorninks would like to remove the old storage shed as it is in bad shape and not usable for much of anything as it is very dirty and invested with rodents.
- Currently, the shed serves as storage for wood slabs from the fallen tree. The plan is to relocate these slabs to another location where they can age for the next few years.
- The Doorninks do not know exactly when the shed was constructed. Some parts of it are clearly less than 20 years old, while other parts appear to be older.
- There are clear signs that there was a fire in it at one point in time. The Doorninks have some concerns that the structure is unstable and could pose a hazard to the main house if it falls down and/or there is another fire.

The Shed is hardly visible from Pratt Ave as most of the property is obscured by a 8” tall hedge

Exterior of the Shed

Back of the Shed

Exterior Detail

Interior Detail

Interior Detail (Note Fire Damage)

Ron & Martha Doornink
1321 Upland Dr. #4063
Houston, TX 77043
(949) 636-0817

To Whom It May Concern:

This statement accompanies the demolition permit application for an older, dilapidated, basically unusable wooden shed located at 376 Pratt Avenue in St Helena.

This shed is constructed from wood, has a concrete floor and an asphalt shingle roof. We, the owners of this property since 2005, do not know exactly when the shed was first constructed. We do know that previous owners modified it after they bought the property. We have met several of the previous owners and one told us that he put the concrete floor in the shed, while the owner previous to us added a small garden tool storage space to the back of the shed. Some interior sections of the shed are charred, suggesting that it was rebuilt after a fire.

Currently, the shed serves no real purpose. A few stacks of wood slabs from a recently fallen oak tree are stored in it. There have been repeated rodent infestations and the air in the sheds reeks accordingly.

We believe that this shed is neither architecturally nor historically significant in any way. To the best of our knowledge, neither our home nor the shed has ever been included in any kind of register or record involving architecturally/historically significant structures in our community. In addition, the shed does not meet any of the other criteria that are typically used to establish architectural/historical importance, such as its design significance, heritage value, etc.

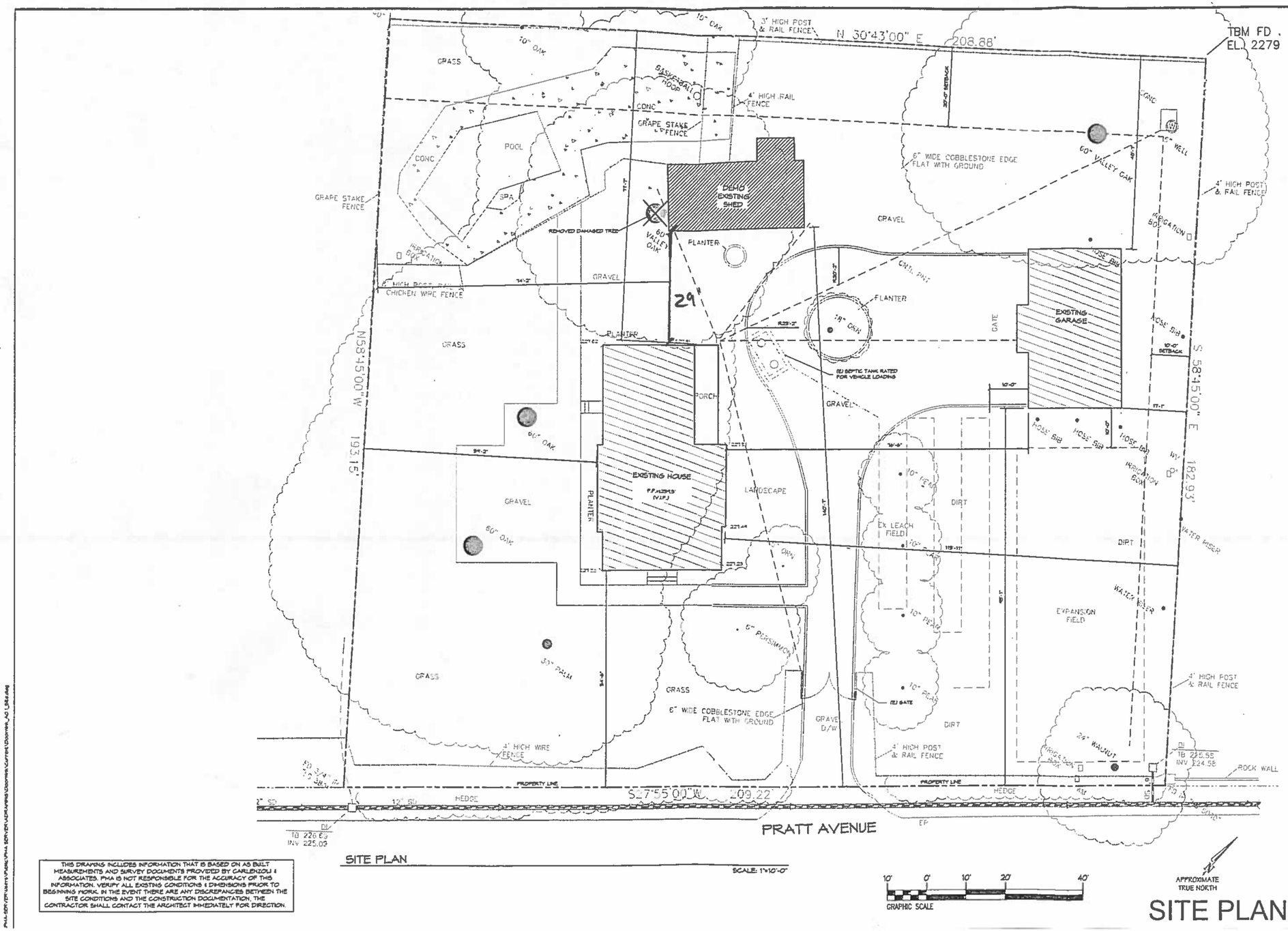
Furthermore, we do not believe that the demolition of this shed will eliminate elements required to maintain the essential character of our neighborhood. One simple reason for this is that the shed is located in the back of our property and is not visible from the street, due to the tall hedge that runs along the length of our property and Pratt avenue.

Finally, we feel that the shed represents a potential bio health hazard as a result of the rodent infestations that have occurred over the years as well as birds getting into the structure and dying in it. As a result, we keep the shed closed up and don't use it for any purpose other than wood storage, as mentioned above.

Thank you and best regards;

Ron Doornink 9/2/16

Martha Doornink 9/2/16



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PATRICK MERVIN +ASSOCIATES

ARCHITECT OF RECORD:
PATRICK MERVIN + ASSOCIATES
PATRICK MERVIN AIA
4966 PETRIFIED FOREST ROAD
CALISTOGA, CA 94515
(707) 942-6540

LICENSED ARCHITECT AURORA MERVIN RENEWAL 08-31-17 STATE OF CALIFORNIA

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PROJECT: FOR RON AND MARTHA DOORNINK
DEMO SHED
376 PRATT AVENUE, ST. HELENA, CA 94574
APN 009-020-006

DATE 8/4/2016
SCALE 1"=10'-0"
DRAWN PHA
JOB NO. 1909

SHEET NO:
A0.1

SITE PLAN

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code 7_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page 1 of 2 **Resource name(s) or number**(assigned by recorder) 376 Pratt Avenue

P1. Other Identifier:
***P2. Location:** ☐Not for Publication ☒Unrestricted
***b. USGS 7.5' Quad** San Francisco North, Calif.
***c. Address** 376 Pratt Avenue
***e. Other Locational Data:** Assessor's Parcel Number

***a. County** Napa
Date: 1995
City St. Helena **Zip** 94574
Block: 009-020 Lot: 008-000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

376 Pratt Avenue is a two-story, single-family dwelling on the west side of Pratt Avenue. The structure is composed of stud-frame construction and rests on a stone perimeter foundation. The vernacular style house features a side-gable roof clad in asphalt shingles. Two brick chimneys sit at the roof. A shed-roofed porch sits at the main (east) façade. The building is clad in rustic beveled wood siding. Ornamentation includes four simple posts at the porch and paneled reliefs at the east façade. Fenestration includes a variety of original and replacement double hung, four-over-four wood sash windows. Doors include multi-light glazed wood doors.

The property includes the main house, a cottage, detached garage, and shed.

The property's landscaping includes a fence, hedge, four mature Valley Oaks, and a palm tree.

***P3b. Resource Attributes:** (list attributes and codes) HP2

***P4. Resources Present:** ☒Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo

P5b. Photo: (view and date)
View from east, March 2006

***P6. Date Constructed/Age and Sources:** ☒historic

***P7. Owner and Address:**
Ronald & Martha Doornink Trust
872 Sixth Street
Manhattan Beach, CA 90266

***P8. Recorded by:**
Page & Turnbull, Inc.
724 Pine Street
San Francisco, CA 94108

***P9. Date Recorded:**
May 2006

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")
Page & Turnbull, "St. Helena Historic Resource Inventory," City of St. Helena, 2006.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ☐Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (list)

DPR 523A (1/95) ***Required information**

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #_____
HRI#_____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 7

*Resource Name or # 376 Pratt Avenue

B1. Historic name: none
B2. Common name: none
B3. Original Use: Residence B4. Present use: Residence
*B5. **Architectural Style:** Vernacular
*B6. **Construction History:** (Construction date, alterations, and date of alterations) Constructed c. 1882. Stairs replaced: c. 1990. Addition and remodel: c. 2002.

*B7. **Moved?** ☒No ☐Yes ☐Unknown **Date:**_____ **Original Location:**_____
*B8. **Related Features:** Barn at 330 Pratt Avenue.

B9a. Architect: unknown b. Builder: unknown
*B10. **Significance: Theme** Agriculture **Area** St. Helena
Period of Significance 1882-1920 **Property Type** Single-family Residence **Applicable Criteria** A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

376 Pratt Avenue is significant under Criteria A and C. The building is significant for its connection to the residential development of St. Helena during the late nineteenth century. Constructed circa 1882, the house is an example of the vernacular farmhouses on large agricultural lots that developed north of the Napa Valley Railroad, and northwest of St. Helena's commercial and residential core. The houses in the area are large, typically two-story vernacular style buildings, and the properties include a group of agricultural outbuildings that make up the farm. The lot that includes 376 Pratt Avenue has been subdivided from its original larger lot that also included the barn at 330 Pratt Avenue.

376 Pratt Avenue is significant for its architecture. The single-family residence is rendered in a vernacular style. The building exhibits elements of the common vernacular style including the building's massing, side gabled roof, flanking exterior brick chimneys, and simple materials including wood siding. This building appears to be in excellent condition. 376 Pratt Avenue retains integrity of location, design, setting, materials, workmanship, feeling, and association.

The property was owned by Leslie E. and Florence E. Merriam. After Florence's death in 1972, the property was transferred to Leslie Merriam. Merriam granted the property to William and Charlotte V. Savidge on October 20, 1972. The Savidge's granted the property to Jonathan T. and Leslie Plant on July 9, 1992. The Plants granted the property to Douglas C. and Dorothy J. Moorhouse on June 28, 2000. The Moorhouses granted the property to the Ronald and Martha Doornink Trust on November 30, 2005. The Doornink Trust is the current owner of the property.

B11. Additional Resource Attributes: (List attributes and codes) HP4

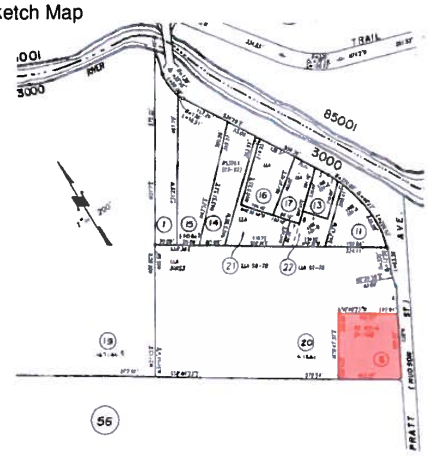
*B12. **References:**
City of St. Helena Building Permits
Napa County Deed Books

B13. Remarks:

*B14. **Evaluator:** Cora Palmer

*Date of Evaluation: June 30, 2006

Sketch Map



(This space reserved for official comments.)

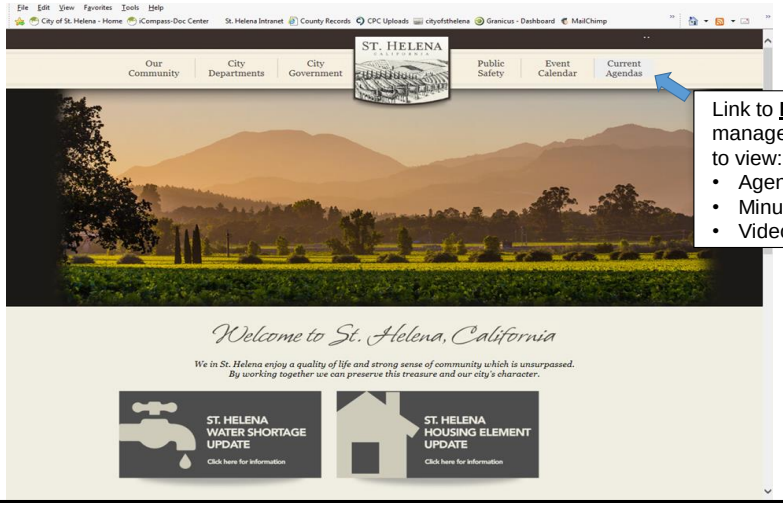
DPR 523B (1/95)

*Required information

Council, Commission and Committees Agenda format and navigating the City website

By: Cindy Black, City Clerk

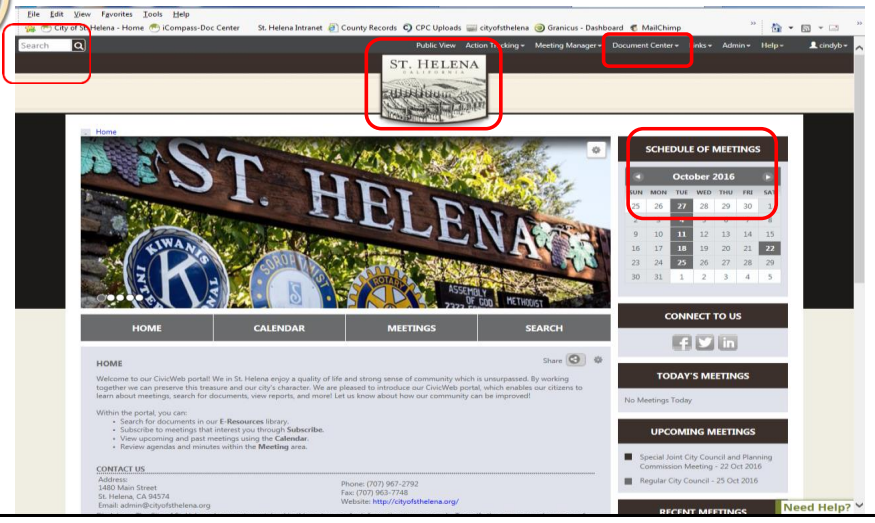
Agendas and Navigating the City website



Link to **NEW** agenda management system to view:

- Agendas
- Minutes
- Videos

Agendas and Navigating the City website



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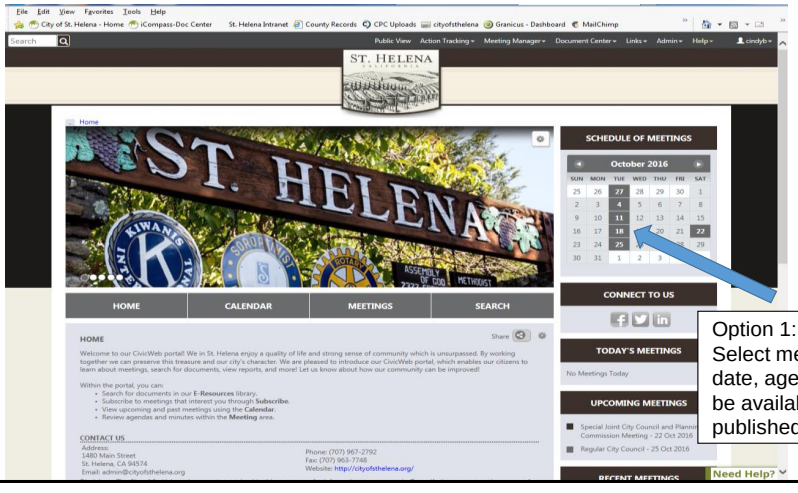

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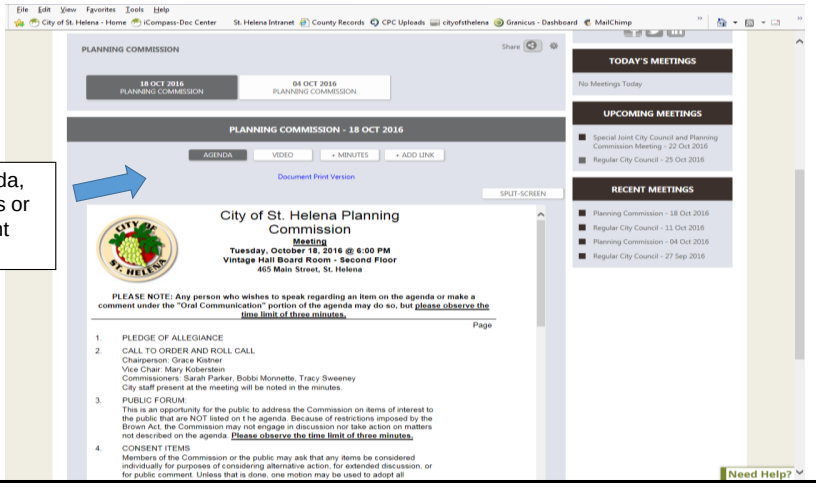

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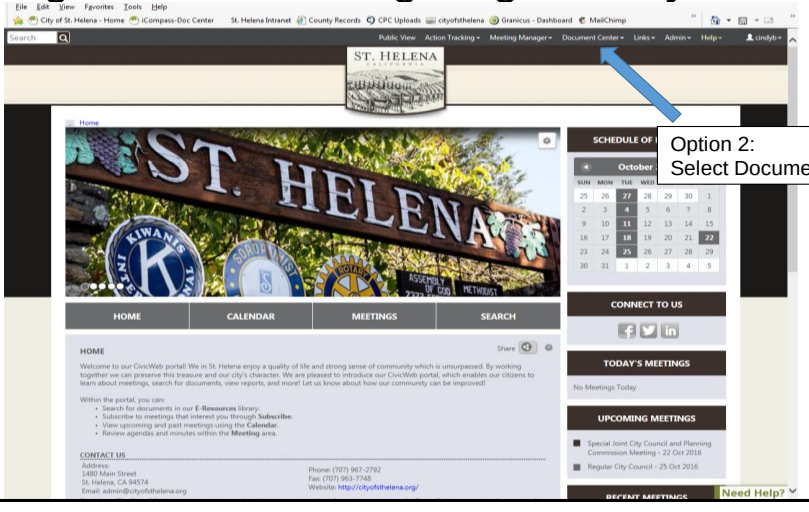

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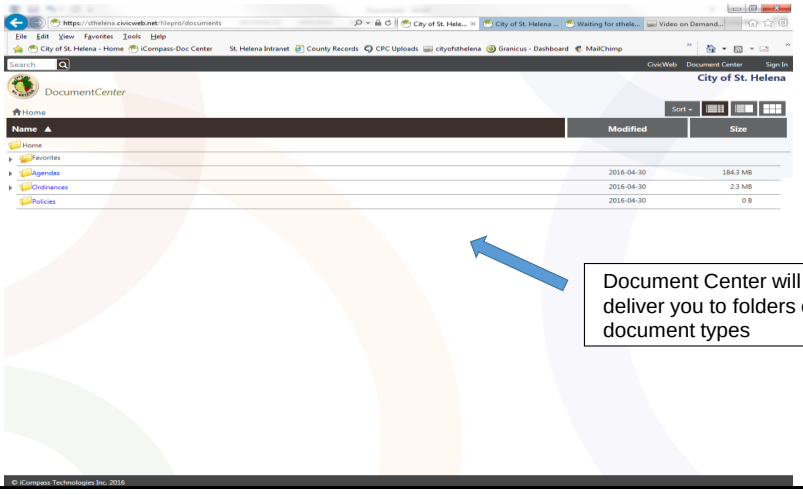

Document Center will deliver you to folders of document types

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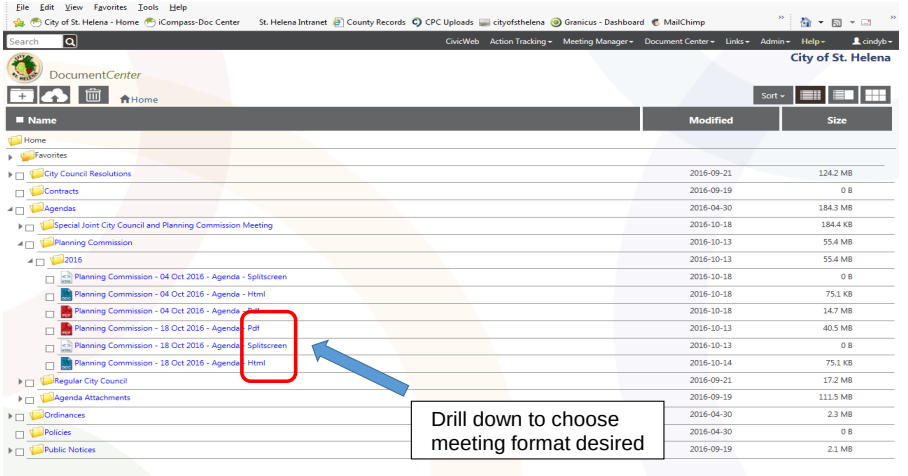

Drill down to choose meeting format desired

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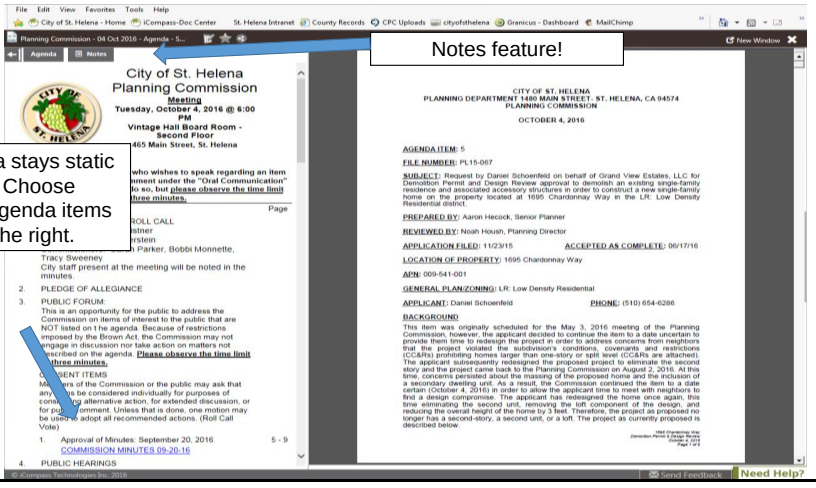

The agenda stays static on the left. Choose individual agenda items to view on the right.

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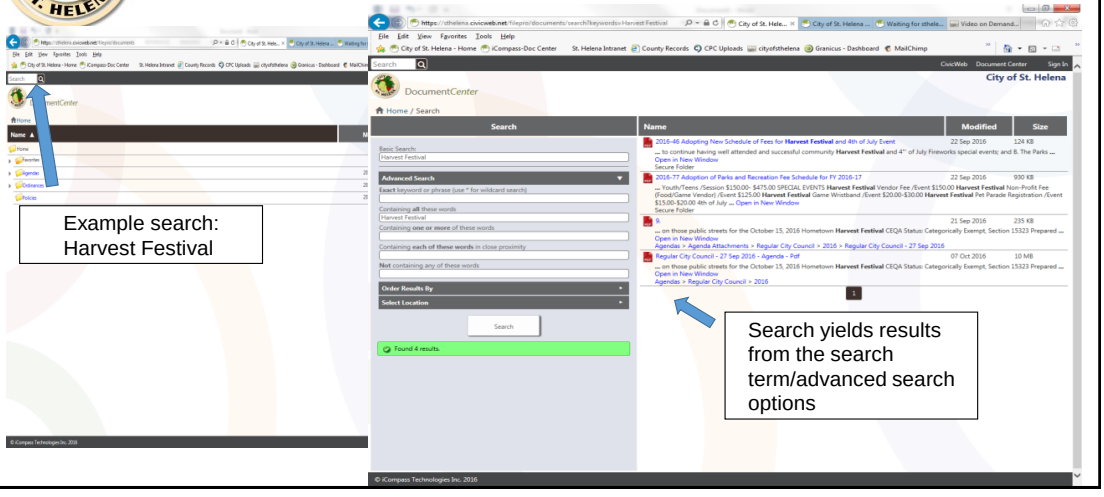

Example search: Harvest Festival

Search yields results from the search term/advanced search options

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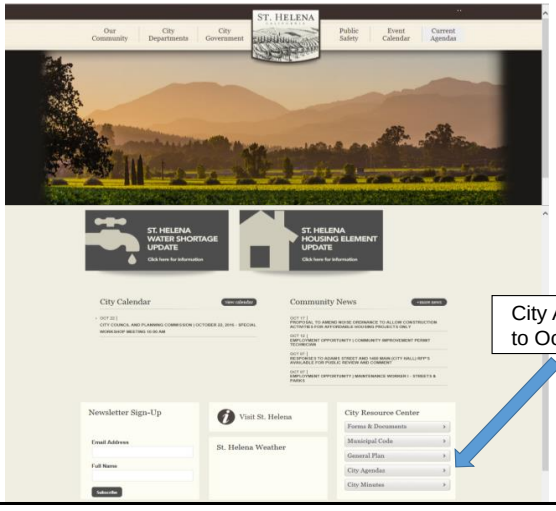

City Agendas prior to October 2016

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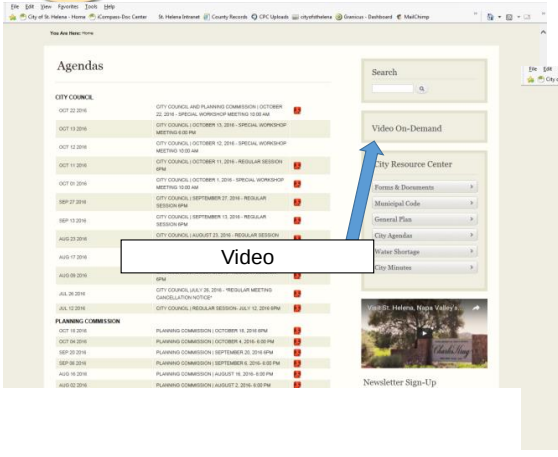
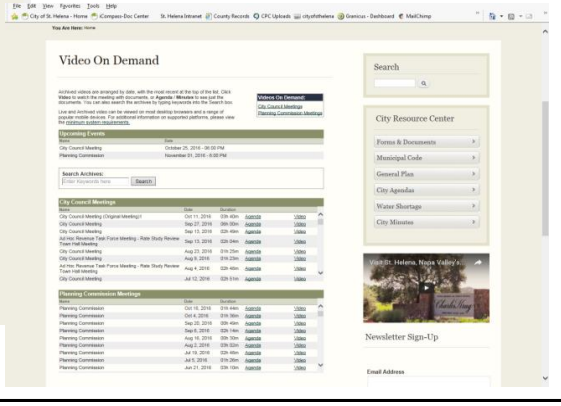


Video



Agendas and Navigating the City website

- The City Clerk is in the beginning implementation phase and will be updating the City Council at a later date.