



**City of St. Helena  
Planning Commission  
Regular Meeting  
Tuesday, December 20, 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.**

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1. PLEDGE OF ALLEGIANCE
2. CALL TO ORDER AND ROLL CALL  
Chairperson: Grace Kistner  
Vice Chair: Vacant until filled.  
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.**
4. CONSENT ITEMS  
Members of the Commission or the public may ask that any items be considered individually for purposes of considering alternative action, for extended discussion, or for public comment. Unless that is done, one motion may be used to adopt all recommended actions. (Roll Call Vote)

4.1. Approval of Minutes December 6, 2016 7 - 11  
[COMMISSION MINUTES 12-06-16](#)

4.2. Design Review Exemption requesting approval to construct a new exterior door, deck and staircase along the southern elevation of the existing residence, re-construct an existing non-conforming deck and staircase in a slightly new configuration and install a new French door on the western and northern elevation of the residence and construct a carport that was previously required but never constructed for the existing single family residence at 1550 Allyn Avenue. 13 - 42

CEQA Determination: The project has been deemed to qualify for a Class 1 Categorical Exemption as a modification to an existing structure, under Section 15301.

Prepared By: Noah Housh, Planning Director

Recommendation:

It is recommended by the Planning and Community Improvement Department that the Planning Commission:

1. Determine that the project is exempt from the requirements of

CEQA under a Class 1 Categorical Exemption under Section 15301 of CEQA.

2. Accept the required findings and approve the required Design Review Exemption for the proposed project.

[PC Staff Report](#)

[Attachment 1. PC Reso DR](#)

[Attachment 2. WRITTEN STATEMENT](#)

[Attachment 3. a. Site Plan and Details](#)

[Attachment 3. b. Elevations](#)

[Attachment 3. c. Floor Plan](#)

[Attachment 3. d. Additional Details](#)

[Attachment 4. SITE PHOTOS](#)

[Attachment 5. Public Comments](#)

## 5. PUBLIC HEARINGS

- 5.1. Requesting a Demolition Permit and Design Review Approval on behalf of property owner, John McGraw, to demolish the existing single family residence and construct a new single family residence and appurtenant improvements at 1225 Allyn Avenue in St. Helena.

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CEQA Determination: Not a CEQA project

Prepared By: Lilly Bianco, Associate Planner

Recommendation:

Staff finds that the proposed configuration of the site, the overall design elements and proposed materials/finishes are in character with the neighborhood and the community in general. Because of this staff concludes that design review findings can be made and recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA, pursuant to Section 15301, which exempts demolition of existing structures and Section 15303, which exempts the construction single-family residences.
2. Accept the required findings and grant the demolition permit and design review approval for the McGraw Residence at 1225 Allyn Avenue.

[PC Staff Report - 1225 Allyn](#)

[Attachment 1. 1225 Allyn Resolution](#)

[Attachment 2. HRE for 1225 Allyn](#)

[Attachment 3. APN Map](#)

[Attachment 4. Aerial 1225 Allyn](#)

[Attachment 5. Plan Set](#)

[Attachment 6. Water Use Analysis Report](#)

- 5.2. Requesting a use permit to operate a 20 seat wine tasting room with retail sales, accessory administrative office space, and outdoor seating in an existing retail space at 1234 Adams Street. There will be two full time employees and one part time employee. Hours of operation will be between the hours of 10:00 a.m. to 6:00 p.m. seven days a week with

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special events limited to one per month with the potential for hours to be extended until 9:00 p.m. No exterior modifications are proposed as part of the use permit application.

CEQA Determination: Not a CEQA project.

Prepared By: Lilly Bianco, Contract Planner

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 operation of a business within an existing private structure involving a negligible expansion of use beyond that existing at the time of the lead agency's determination.
2. Accept the required findings enumerated in Municipal Code Section 17.168 040 and adopt a resolution approving a Use Permit for the proposed Ladera Tasting Room.

[PC Staff Report - 1234 Adams](#)

[Attachment 1. 1234 Adams Resolution](#)

[Attachment 2. APN Map](#)

[Attachment 3. Aerial](#)

[Attachment 4. Project Narrative](#)

[Attachment 5. Proposed Layout](#)

6. SCHEDULED MATTERS

6.1. None

7. DEPARTMENT REPORTS

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

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.

8.1. TENTATIVE AGENDA

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[PC TENTATIVE AGENDA November 29 Update](#)

9. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for January 17, 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 December 15, 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://cityofsthehena.org> and will be available for public review at the respective meeting.





# Action Minutes City of St. Helena Planning Commission

## Regular Meeting

Tuesday, December 6, 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

Staff Present: Noah Housh, Planning and Community Improvement Director,  
Aaron Hecock, Senior Planner, Steve Palmer, Director of Public Works,  
Thomas Brown, City Attorney, Cindy Black, City Clerk, Xinia Gamero,  
Administrative Assistant.

3. PUBLIC FORUM:

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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)

4.1. Approval of Minutes November 1, 2016 and November 15, 2016

# - #

[COMMISSION MINUTES 11-01-16](#)

[COMMISSION MINUTES 11-15-16](#)

Commissioner Monnette pulled minutes from the November 15, 2016 meeting.

**MOTION:** Commissioner Parker moved to approve the Minutes from November 1, 2016 on the Consent Calendar. The motion was seconded by Vice Chair Koberstein and roll call carried by the following vote:

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

5. PUBLIC HEARINGS

Commissioner Parker and Commissioner Monnette recused due to conflict, living in close proximity to 632 McCorkle Avenue and left the dais.

# - #

- 5.1. DESCRIPTION: Request by Joe McGrath for Demolition Permit and Design Review approval to demolish an existing single-family home in order to construct an 8 unit multi-family dwelling on the property located at 632 McCorkle Avenue in the HR: High Density Residential district.

RECOMMENDED ACTION:

1. Find that the project is exempt from the requirements of CEQA pursuant to Section 15332, which exempts projects characterized as In-fill development; and

2. Accept the required findings and approve the demolition permit and design review for the proposed new multi-family dwellings at 632 McCorkle Avenue.

Aaron Hecock reported on Item.

Chair Kistner opened Public Hearing.

Joe McGrath, owner addressed the Commission.

Vicky Bradshaw, Elizabeth Goelz, Libby Shafer, Paul Skinner, citizen, Jeff Feeney addressed the Commission.

Chair Kistner closed Public Hearing.

City Attorney, Thomas Brown addressed the Commission.

**MOTION:** Commissioner Sweeney moved that the Planning Commission find the project is exempt from the requirements of CEQA pursuant to Section 15332, which exempts projects characterized as In-fill development; and accept the required findings and approve the demolition permit and design review for the proposed new multi-family dwellings at 632 McCorkle Avenue. The motion was seconded by Chair Kistner and roll call carried by the following vote:

AYES: Commissioner Sweeney and Kistner  
NOES: Vice-Chair Koberstein  
ABSENT: None  
ABSTAIN: None  
RECUSED: Commissioner Monnette and Parker

Commissioner Parker and Commissioner Monnette returned to the dais.

6. SCHEDULED MATTERS

Chair Kistner called for a break at 7:48 p.m.

# - #

Chair Kistner reconvened the meeting at 7:53 p.m.

Commissioner Sweeney recused herself due to conflict, being General Manager at Beringer Vineyards located next to Las Alcobas Hotel.

- 6.1. **DESCRIPTION:** Request by Guneet Bajwa for sign permit approval in order to place two (2) new signs on the Las Alcobas Hotel property located at 1915 Main Street in the SC: Service Commercial district.

**RECOMMENDED ACTION:**

1. Determine that the signs are exempt from the requirements of CEQA pursuant to Section 15311, Class 11(a) of the CEQA Guidelines which exempts on-premise business signs; and
2. Approve the request for a Sign Permit in order to place two (2) illuminated signs on the property located at 1915 Main Street.

Aaron Hecock reported on Item.

Guneet Bajwa addressed the Commission.

Chair Kistner opened Public Comment.

Chair Kistner closed Public Comment.

**MOTION:** Commissioner Parker moved that the Planning Commission determine that the signs are exempt from the requirements of CEQA pursuant to Section 15311, Class 11(a) of the CEQA Guidelines which exempts on-premise business signs; and approve the request for a Sign Permit in order to place two (2) illuminated signs on the property located at 1915 Main Street. The motion was seconded by Commissioner Monnette and roll call carried by the following vote:

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



Commissioner Sweeney returned to the dais.

- 6.2. Request by the Planning Department for Planning Commission direction regarding application of Design Review.

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RECOMMENDED ACTION:

1. Support the request by staff to administratively approve minor modifications to existing properties (as identified), in order to better utilize the resources of the Planning Department;

or

2. Provide additional clarifying direction regarding the use of administrative approval for minor modifications to private property and Design Review Exemptions as envisioned by the Planning Commission.

Noah Housh addressed the Commission.

Chair Kistner opened Public Comment.

Chair Kistner closed Public Comment.

The Planning Commission provided additional clarifying direction regarding the use of administrative approval for minor modifications to private property and Design Review Exemptions as envisioned by the Planning Commission.

7. DEPARTMENT REPORTS

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

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.

8.1. Tentative Agenda

# - #

9. ADJOURNMENT: Chair Kistner adjourned the meeting at **8:26 p.m.**

APPROVED:

ATTEST:

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Grace Kistner  
Chair, Planning Commission

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Noah Housh  
Planning Director





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

**December 20, 2016**

**AGENDA ITEM: 4.2**

**FILE NUMBER: PL16-060**

**SUBJECT:** Design Review Exemption requesting approval to construct a new exterior door, deck and staircase along the southern elevation of the existing residence, re-construct an existing non-conforming deck and staircase in a slightly new configuration and install a new French door on the western and northern elevation of the residence and construct a carport that was previously required but never constructed for the existing single family residence at 1550 Allyn Avenue.

**PREPARED BY:** Noah Housh, Planning Director

**REVIEWED BY:** Noah Housh, Planning Director

**APPLICATION FILED:** July 29, 2016

**ACCEPTED AS COMPLETE:** October 19, 2016

**LOCATION OF PROPERTY:** 1150 Allyn Avenue

**APPLICANT:** Arthur Ozeki  
333-5596

**PHONE:** 707-

**APN:** 009-305-054

**GENERAL PLAN/ZONING:** Medium Density Residential/Medium Density Residential

**PROPERTY DESCRIPTION**

The project site is an existing 0.16 acre relatively flat parcel developed with a 2300 square foot home built in approximately 1885, located at 1550 Allyn Avenue. The property is well landscaped and a swimming pool serving the home is located on an adjacent parcel to the north, between the home and Madrona Avenue.

**PROJECT DESCRIPTION**

The project proposes to construct a new exterior door, deck and staircase along the north-eastern corner of the existing residence; re-construct an existing non-conforming deck and staircase in the south-western corner of the home; install a new French door exiting onto this patio and to construct a new carport that was previously required (Planning Commission Resolution 2013-38) but never constructed for the existing single family residence at 1550 Allyn Avenue.

**ANALYSIS**

1550 Allyn Avenue  
1550 Allyn Ave Design Review Exemption  
Dec. 20, 2016  
Page 1 of 5

## **GENERAL PLAN**

The project is designated Medium Density Residential in the General Plan and is located within the Adams Street Historic District. Although the home was constructed in (approximately) 1885, the property is not identified as a designed historic resource on the City's Historic Resources Inventory.

The Medium Density Residential (MDR) designation is identified as:

### *Medium Density Residential (MDR)*

*The MDR designation provides for single-family detached and attached homes, secondary residential units, public and semi-public use, and similar and compatible uses. Residential densities shall be in the range of 5.1 to 12.0 dwelling units per gross acre. The MDR designation is the predominant residential designation, occurring throughout large areas of the City. The wide distribution of this designation is intended to maintain a development pattern in newly developing areas that is consistent with historic development patterns.*

Some of the most applicable General Plan policies include:

7.5.6 Use the Historic Resources Inventory in future Planning Decisions

7.5.9 Require new development in or adjacent to historic areas or buildings, to be compatible in pattern and character with existing historic buildings.

Staff finds that the proposed design changes meet the intent of the General Plan in that, although the home is not a designated historic resource, all elements of the project are in keeping with the historic architecture of the home, and the proposed changes to the existing staircases and decks are more in keeping with historic design than the existing staircase design.

## **ZONING**

The project site is located in the Medium Density Residential (MDR) Zoning District. The MDR zoning district is consistent with and implements the Medium Density Residential General Plan designation.

Section 17.164.050 of the zoning code identifies that Design Review is required for "Any... exterior...alteration of, or modification of any existing structure..." requires Design Review. The code goes on to identify that when the planner finds that a proposal raises no substantial design problem...the planner shall place a recommendation on the planning commission's consent agenda (as a Design Review Exemption).

As identified above, staff finds no issues with the proposed design elements of the project and feels that the design of the re-constructed elements is more in keeping with the historic design of the home. However, the existing non-conforming deck in the south-western corner of the building is located within the required 10-foot side setback, and the stair accessing this deck are built across the property line and land onto the neighboring property (owned by the same individual). This issue is further discussed in the Issues section below.

The code requires single family homes to provide a minimum of one covered parking space. This property was part of a lot line adjustment which eliminated the existing covered parking for the property, a condition of which was that a new carport be constructed on site. Unfortunately, this carport was never constructed, so this project has been conditioned to ensure that the carport is provided, consistent with the provisions of Section 17.124. This issue is further discussed in the Issues section below.

Staff Response-Staff finds that, with the exception of the setback and property line issue identified above, the design of the proposed new exterior door, deck and staircase along the north-eastern corner of the existing residence; the design of the re-constructed existing non-conforming deck and staircase in the south-western corner of the home; and the installation of a new French door exiting onto this patio and to construction of a new carport is consistent with the development criteria identified in the zoning district.

#### **CEQA**

The project has been deemed to qualify for a Class 1 Categorical Exemption as a modification to an existing structure, under Section 15301.

#### **WATER**

Compliance with the City's Water neutrality policy was not analyzed or required due to the limited scope of the project.

#### **DESIGN REVIEW**

The purpose of design review is to, among other things, promote the qualities that bring value to the community and foster attractiveness and functional utility of the community as a place to live and work. The following design criteria should be considered by the Planning Commission in review of this application (Zoning Code Section 17.164.030):

1. Consistency and compatibility with applicable elements of the general plan;
2. Compatibility of design with the immediate environment of the site;
3. Relationship of the design to the site;
4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;
6. Compatibility with future construction both on and off the site;
7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;
8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
10. Whether sufficient ancillary functions are provided to support the main functions of the project and whether they are compatible with the project's design concept;

11. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
12. Whether natural features are appropriately preserved and integrated with the project;
13. Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions;
14. In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character;
15. Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;
16. Whether plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which is suitable to the climate of St. Helena;
17. Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials.

Staff finds that the proposed project is consistent with the required design review criteria listed above in that the design improves the historic appearance of the stairs and decks, and the proposed modifications to the home maintain the historic appearance and materials of the surrounding environment. Therefore the design is found to be compatible with the historical character of the area and District and promotes a harmonious transition and compatible construction methods and materials among the various approved elements and the surrounding properties and District overall. The proposed design modifications, increased ancillary functions and maintenance of the existing landscaping, natural features and open space are found to be both suitable and improve the function of the property, including access and circulation, as a residence in a Historic District, and improve the order and environment for all users of the property. The materials and details of the design are found to be appropriate and compatible with the surrounding properties, District and character. Finally, sustainability and climate protection are found to be promoted through the design, improved material function of the replacement doors and windows and the requirements of the Building Code and permits, which apply to the project.

### **CORRESPONDENCE**

As of the timing of the completion of this report, two letters from neighboring property owners have been received indicating their support for the project (attached).

### **ISSUES**

#### **Non-Conforming Structure**

The only issue staff has identified with this project is that the existing staircase (proposed to be remain) and portions of the existing deck are non-conforming due to

setback and property line issues. The staircase is built over the property line and the deck is built up to (and portions of it may be across) the property line. Construction of structures over property lines is prohibited by the Building Code. The issues are not discussed in the zoning code due to setback requirements and the anticipation that the issue will not occur. Essentially, the zoning issues are the existing non-conforming status of the deck and staircase, as they do not meet the setback requirements.

Section 17.140 of the zoning code addresses non-conforming uses and structures. Section 17.140.030 C. allows the rehabilitation and structural alteration of non-conforming structures "...if the new work does not increase the degree of non-conformity". Given that the project proposes to re-construct the existing non-conforming deck in the exact same location, with the same dimensions, staff does not find that the proposed project "increases the degree of non-conformity" and therefore is supportive of the proposal. However, construction across a property line is prohibited by the California Building Code as identified above. This construction can however be accommodated with the recordation of an easement granting access and use rights to the subject property, allowing the staircase and deck to be constructed across the adjoining property. In addition, there may be other legal mechanisms to allow the construction across the property line to occur. In an effort to allow flexibility for the applicant, and still meet the legal requirements of the Building Code, staff has conditioned the project to provide flexibility in how this issue will be addressed.

#### **Lack of Covered Parking**

The property was involved with a previous entitlement which revised the property lines and access of three properties (Planning Commission 2013-38) and allowed re-construction of a new home on an adjacent parcel. This entitlement eliminated the covered parking for the existing project site (1550 Allyn Avenue) and the replacement covered parking required as a part of the previous entitlement was never constructed. As such, this project includes approval of the carport design and the resolution includes a condition to require the construction of the previously approved carport.

#### **STAFF RECOMMENDATION**

It is recommended by the Planning and Community Improvement Department that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA under a Class 1 Categorical Exemption under Section 15301 of CEQA.
2. Accept the required findings and approve the required Design Review Exemption for the proposed project.

#### **ATTACHMENTS**

1. Resolution to Approve the Project
2. Applicant Provided Project Description/Summary
3. Project Plans (Site Plans, Elevations, Floor Plans and Details)
4. Site Photos
5. Public Comment Letters (2) in Support of the Project





**CITY OF ST. HELENA PLANNING COMMISSION**

**RESOLUTION PC20xx-xx**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA  
GRANTING APPROVAL OF A DESIGN REVIEW EXEMPTION  
FOR THE OZEKI EXTERIOR MODIFICATIONS LOCATED AT 1550 ALLYN AVENUE**

**PROPERTY OWNER:** Arthur Ozeki

**APN:** 009-305-054

**Recitals**

**A. Whereas,** Arthur Ozeki submitted an application for Design Review to construct a new exterior door, deck and staircase along the north-eastern corner of the existing residence; re-construct an existing non-conforming deck and staircase in the south-western corner of the home; install a new French door exiting onto this patio and to construct a new carport at 1550 Allyn Avenue in the Medium Density Residential Zoning District; and

**B. 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 December 20, 2016.

**C. Now, therefore** let it be found that, the Planning Commission approves the requested Design Review Exemption on the following basis:

**Resolution**

**A.** The Planning Commission hereby finds that this project qualifies for a Class 1 Categorical Exemption pursuant to Section 15301, of the California Environmental Quality Act (CEQA).

**B.** The Planning Commission has considered the Design Review design criteria identified in Municipal Code Section 17.164.030 to support the motion to approve the Design Review given that the project has been found to demonstrate:

1. Consistency and compatibility with applicable elements of the general plan in that the project maintains the standards for lot sizes and development, identified in the Agriculture designation;
2. Compatibility of design with the immediate environment of the site given that the design maintains historic design features and materials;
3. Relationship of the design to the site given the scale of the addition, the proposed setbacks and the context of the neighborhood;

4. Determination that the design is compatible in areas considered by the Commission as having a unified design or historical character given the historic scale and design features incorporated into the proposal;
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land use given the surrounding agricultural properties;
6. Compatibility with future construction both on and off the site given the access, context and historic nature of the surrounding neighborhood;
7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project providing appropriate design elements and exterior features;
8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community which the project does through appropriate setbacks and thoughtful site planning;
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures which they are given the provided site plan, setback and landscaping proposed;
10. Whether sufficient ancillary functions are provided to support the main functions of the project and whether they are compatible with the project's design concept which the outdoor decks, pool and rear yard arbor are found to be;
11. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles which they are given the continuation of the single family use and maintenance of the existing access to the property;
12. Whether natural features are appropriately preserved and integrated with the project which the project seeks to do through careful site planning;
13. Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions which they are given the historic design themes and elements;
14. In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character which the design is found to be, given the features and elements referenced above;
15. Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape

concept depicts an appropriate unity with the various buildings on the site which it does through careful and appropriate planting choices and locations;

16. Whether plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which is suitable to the climate of St. Helena, which it is given the drought tolerant elements proposed;
17. Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials which is, based on the significant energy and water saving requirements of the California Building Code and City of St Helena development criteria.

**C.** Now, therefore be it resolved that the Planning Commission, in keeping with Zoning Code Section 17.92.050, identifies that the requested Design Review meets the requirements for modification of structures within the -Historic Preservation (-HP) Overlay District and finds that:

18. That the alteration is compatible with the architectural style of the existing structures.
19. That the alteration does not eliminate elements that are required to maintain the essential form and character of the structure.
20. That the alternation is compatible with adjoining structures and the use of such structures.

In reviewing the proposed project the Planning Commission determines that the proposed project is consistent with the required design review criteria listed above in that the design improves the historic appearance of the stairs and decks, the proposed modifications to the home do not eliminate any element essential to the form and character of the home and that the design maintains and is compatible with the historic appearance and materials of the surrounding environment. Therefore the design is found to be compatible with the historical character of the area and District and to promote a harmonious transition and compatible construction methods and materials among the various approved elements, the surrounding properties and District overall. The proposed design modifications, increased ancillary functions and maintenance of the existing landscaping, natural features and open space are found to be both suitable and improvements to the function of the property, including access and circulation, as a residence in a Historic District; and to improve the order and environment for all users of the property. The materials and details of the design are found to be appropriate and compatible with the surrounding properties, District and character. Finally, sustainability and climate protection are found to be promoted through the design, improved efficiency and function of the replacement doors and windows and the requirements of the Building Code and permits, which apply to the project.

**D.** Now therefore be it further resolved that, the Design Review for the above described project is granted subject to compliance with all applicable provisions of the Zoning Code 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 Design Review shall be vested within one (1) year from the date of approval. A building permit for the use allowed under this approval shall have been obtained within one (1) year from the effective date of the Design Review decision or these approvals shall expire; provided however that the approved Design Review 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 this use and design 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 Design Review 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 Use Permit or Design Review 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 shall be clearly identified on all plans submitted for building permit approval, 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 annul 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. This Design Review shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.

10. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The 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.
11. Construction documents shall be in compliance with approved plans and exhibits.
12. Consistent with St. Helena Municipal Code Article IV, Water Conservation Section 18.44, New Development, the applicant shall be required to retrofit \_\_\_ single family dwelling units prior to receiving a certificate of occupancy. Appeals to this requirement may be made pursuant to Article IV, Section 18.46. The exact number of retrofits may change dependent upon final floor area submitted for the building permit.
13. Applicant is required to address the proposed construction of any elements of the project which are built across property lines. This may be accomplished through the recordation of a beneficial use and access easement across parcel 009-305-053, in favor of parcel 009-305-054, the re-design of the access stair and deck to eliminate the structure crossing any property line or any other legal method allowing a structure to cross the property line found acceptable to the City.
14. A building permit for the carport must be submitted and issued concurrently with the building permit for the home modifications, decks and stairs. The building permit for the home modifications, deck and stair structures will not be finalized until after the carport building has been constructed and the building permit for the carport has received final approval and sign off.
15. All new windows, doors and trim materials are required to be wood, and of a design compatible with the existing windows and doors in the home. This must be clearly identified on all plans submitted for building permit review.

#### **Public Works Department Conditions of Approval**

16. Approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with, the most current version 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.
17. Site plan shall show location of any trees within the project area.
18. The applicant shall repair all public improvements that are damaged by the construction process in accordance with the City Water/Sewer/Street/Storm Drain/Sidewalk Standards prior to Certificate of Occupancy.

#### **Fire Department Conditions of Approval**

19. One hour minimum fire resistant construction may be required on all exterior walls of other structures within 10' of property boundary. Fire resistant construction of interior walls shall be determined by type of occupancy.

**Building Department Conditions of Approval**

20. A building permit is required for all onsite demolition, construction and/or change of occupancy.
21. 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 however the 2016 Title 24 codes go into effect January 1, 2017.
22. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
23. The applicant shall provide a construction waste management plan with the building permit application.
24. 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.
25. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
26. 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.
27. Properties which are on septic systems and proposing substantial renovations may require approval from the Napa County Environmental Health Department. Applicants are encouraged to engage with the County early in the building permit review process to reduce the potential for delay.

**I HEREBY CERTIFY** that the foregoing Design Review 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 December 20, 2016, by the following roll call vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

APPROVED:

---

Grace Kistner  
Chair, Planning Commission

ATTEST:

---

Noah Housh,  
Planning and Community  
Improvement Director





October 17, 2016

St Helena Planning Department  
1480 Main Street  
St Helena, California  
94574



**RE: Design Review Exemption Project Statement - 1550 Allyn Avenue**

Dear St Helena Planning Staff and Planning Commission,

We are proposing the following exterior improvements to our home located at 1550 Allyn Avenue:

#1 – Renovate the existing decking at the front of the house to bring the finish floor height of the deck to one level. The existing deck has two finish floor heights, the highest is at the front door and the lowest is at the living room. There is one step from the existing deck to the front door threshold and two steps from the lower deck to the living room door threshold. Additionally, there is one step from the deck at the front elevation and the portion of the deck which wraps around the front to the living room.

#2 – Remove the existing solid guard rail along the front deck and front stairs and replace them with more architecturally appropriate wooden balusters. The existing stairs to the rear yard will not be removed.

#3 – Remove the existing single exterior door at the living room and replace it with a French door in same location.

#4 – Install new 100 sf exterior porch, an exterior door and stairs at southern elevation of the residence.

It is important to note that the intent of the proposed improvements at the front elevation of the residence is to improve circulation and safety. This component of the project will not increase the overall size of the existing deck or stairs.

The project as a whole has been carefully designed to improve the character of the existing residence while enhancing its functionality and livability.

We have shared our plans with the neighbors whose parcels are immediately adjacent to ours. Attached is a letter of support from Tom and Linda Allen whose parcel is to the immediate east. We will forward correspondence from the Shifflett's who are to the immediate south as soon as we receive it.

We are anxious to move forward with this project and welcome any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Arthur Ozeki".

Arthur Ozeki  
Owner



1127 Pope Street, Suite 108  
San Francisco, CA 94107  
TEL 707 963 1565 FAX 707 963 4569

DAVID HANAWALT AIA  
PROJECT ARCHITECT

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OZEKI  
RESIDENCE  
REPLACE & NEW  
EXT DECK/STAIRS

1550 ALLYN AVENUE  
SAN FRANCISCO, CALIFORNIA  
APR 09-05-05  
& 009-05-053

|                |            |
|----------------|------------|
| PROJECT NUMBER | 460-00     |
| DATE           | 10/19/2016 |
| CHECKED BY     | JL         |
| DRAWN BY       | DTH        |
| SCALE          | AS NOTED   |

REVISIONS

XX-XX-XX

SITE PLAN

A-1.0

PERMIT SUBMITTAL

1550 ALLYN AVENUE, ST. HELENA

0.3 ACRE, 12,866 SQFT  
ZONED: MDR

EXISTING DECK (TOTAL) 659 SQFT  
REPLACE DECK 504 SQFT  
NEW DECK 100 SQFT  
PROPOSED DECK (TOTAL) 759 SQFT

A-1.0 SITE PLAN  
A-2.0 FRAMING PLAN, DECK PLAN  
A-3.0 CONSTRUCTION DETAILS  
A-4.0 ELEVATIONS

1 LOCATION & INFORMATION

2 SITE PLAN  
1/16" = 1'-0"

2 SITE PLAN  
1/16" = 1'-0"

2013 CODE RELATED

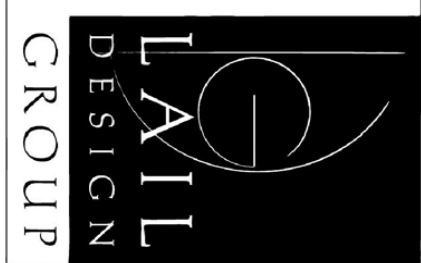
NEW CARPORT  
1/4" = 1'-0"

CALIFORNIA 2013 RESIDENTIAL BUILDING CODE PART 2.5  
SELECTION OF RELATED SECTIONS (NOTE: OTHER SECTIONS MAY APPLY)  
SEC. R311.7 STAIRWAYS-  
R311.7.1 WIDTH- NOT MORE THAN 36" HANDRAILS NOT ALLOWED  
R311.7.2 HEADROOM- MINIMUM HEAD CLEARANCE 80"  
R311.7.3 VERTICAL RISE-  
NOT GREATER THAN 12" VERTICAL BETWEEN LANDINGS  
R311.7.5 STAIR TREADS AND RISERS- (7" SHOWN)  
R311.7.5.2 TREAD MINIMUM 10" & MIN CLEAR EXCLUDING NOSING 10"  
(11 3/4" SHOWN)  
R311.7.5.1.2 DIMENSIONAL UNIFORMITY-  
R311.7.5.3 TREAD AND RISER UNIFORM DIMENSIONS TO WITHIN  
NOSING CURVATURE < 8" RADIUS  
NOSING NOT MORE THAN 1 1/4"  
R311.7.6 STAIRWAY LANDINGS- TOP AND BOTTOM CLEAR LANDING DEPTH  
NOT LESS THAN CORRESPONDING WIDTH OF STAIR, NOT LESS THAN 36"  
R311.7.7 STAIRWAY WALKING SURFACE WIDTH OF STAIR, NOT LESS THAN 36"  
NO SLOPE IN SURFACE GREATER THAN 1:48  
R311.7.8.1 HANDRAILS-  
R311.7.8.1.1 HEIGHT- NOT LESS THAN 34" OR MORE THAN 38" ABOVE NOSING.  
R311.7.8.1.2 HANDRAIL GRIPPING SURFACE SHALL BE CONTINUOUS  
R311.7.8.2 CONTINUITY- HANDRAIL GRIPPING SURFACE SHALL BE CONTINUOUS  
HANDRAIL EXTENSIONS- HANDRAILS SHALL RETURN TO WALL OR  
HANDRAIL SURFACE/ GROUND AT TOP AND BOTTOM.  
HANDRAILS SHALL BE SECURELY ATTACHED TO WALL OR GROUND.  
DWELLING UNIT ARE REQUIRED TO EXTEND ONLY FROM THE TOP RISER  
TO THE BOTTOM RISER.  
CLEARANCE- CLEAR SPACE BETWEEN GUARD WALL AND  
HANDRAIL MINIMUM 1 1/2"  
SEC. R312 GUARDS-  
R312.1.1 HEIGHT- REQUIRED- MORE THAN 36" ABOVE FLOOR OR GRADE.  
R312.1.2 HEIGHT- MINIMUM 42" ABOVE WALKING SURFACE OR STAIR NOSING.  
R312.1.3 OPENING LIMITATIONS- GUARDS SHALL NOT ALLOW PASSAGE OF 4"  
BALL DIA. OR GREATER.  
R312.1.3.1 EXCEPTION TRIANGULAR OPENINGS IN STAIR TURNED BY RISER,  
INCORPORATES APERTURE BOTH SIDES  
SUPERIOR STRUCTURE, FROM CA. 2013 BLDG. CODE PART 2-1607.2.1  
RESIST LINEAR LOAD OF 50 LBS PER FOOT  
AND FOR R-3 RESIDENTIAL- CONCENTRATED LOAD OF 200 LBS  
ALONG TOP RAIL (CASE 7, SEC 4.5.1)

3 EXT REPLACEMENT DOORS  
3/4" = 1'-0"

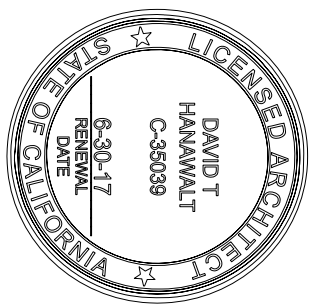






1127 Pope Street, Suite 106  
Saint Helena, CA 94574  
TEL 707 963 1565 FAX 707 963 4509

**DAVID HANAWALT AIA**  
PROJECT ARCHITECT



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**OZEKI**  
**RESIDENCE**  
REPLACE & NEW  
EXT. DECKSTAIRS

1550 ALLYN AVENUE  
ST. HELENA, CALIFORNIA  
APN: 009-305-054  
& 009-305-053

|                |            |
|----------------|------------|
| PROJECT NUMBER | 460-SD     |
| DATE           | 10/19/2016 |
| CHECKED BY     | JL         |
| DRAWN BY       | DTH        |
| SCALE          | AS NOTED   |

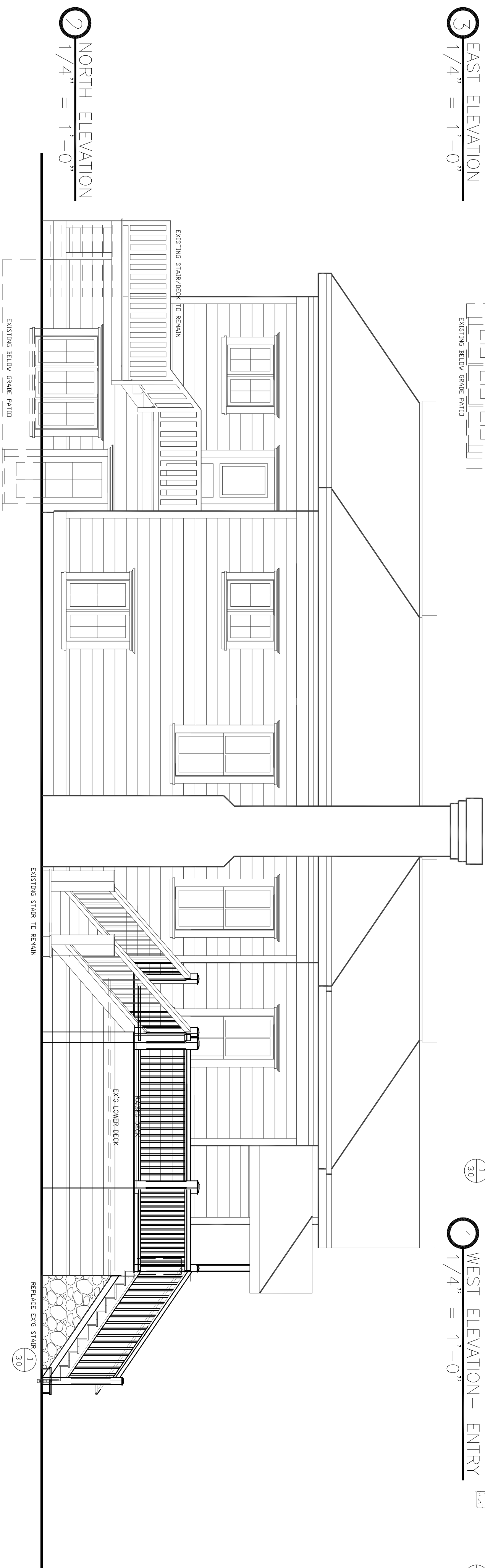
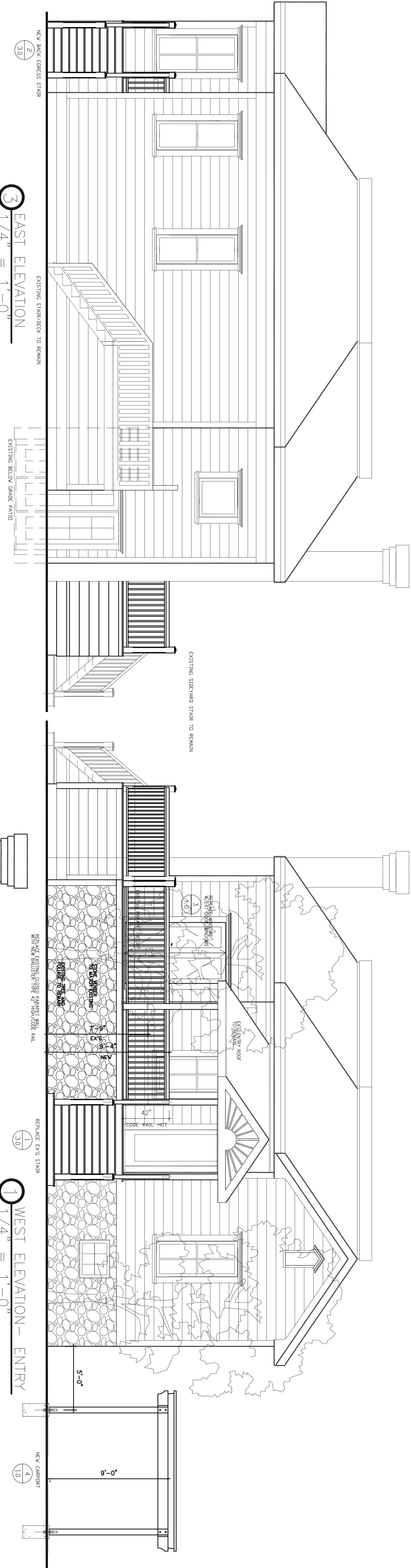
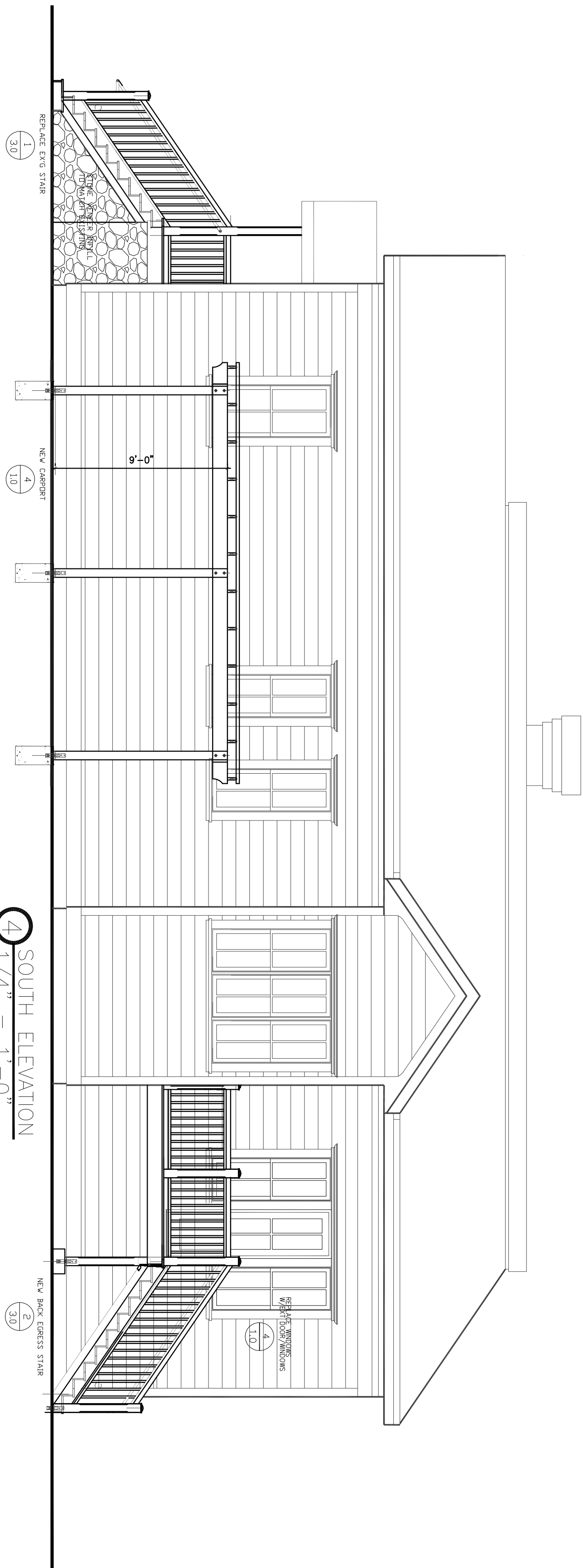
## REVISIONS

XX-XX-XX  
•  
△

## ELEVATIONS

**A4-0**

PERMIT SUBMITTAL







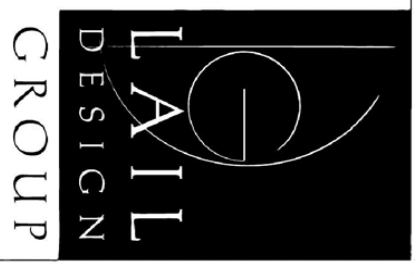
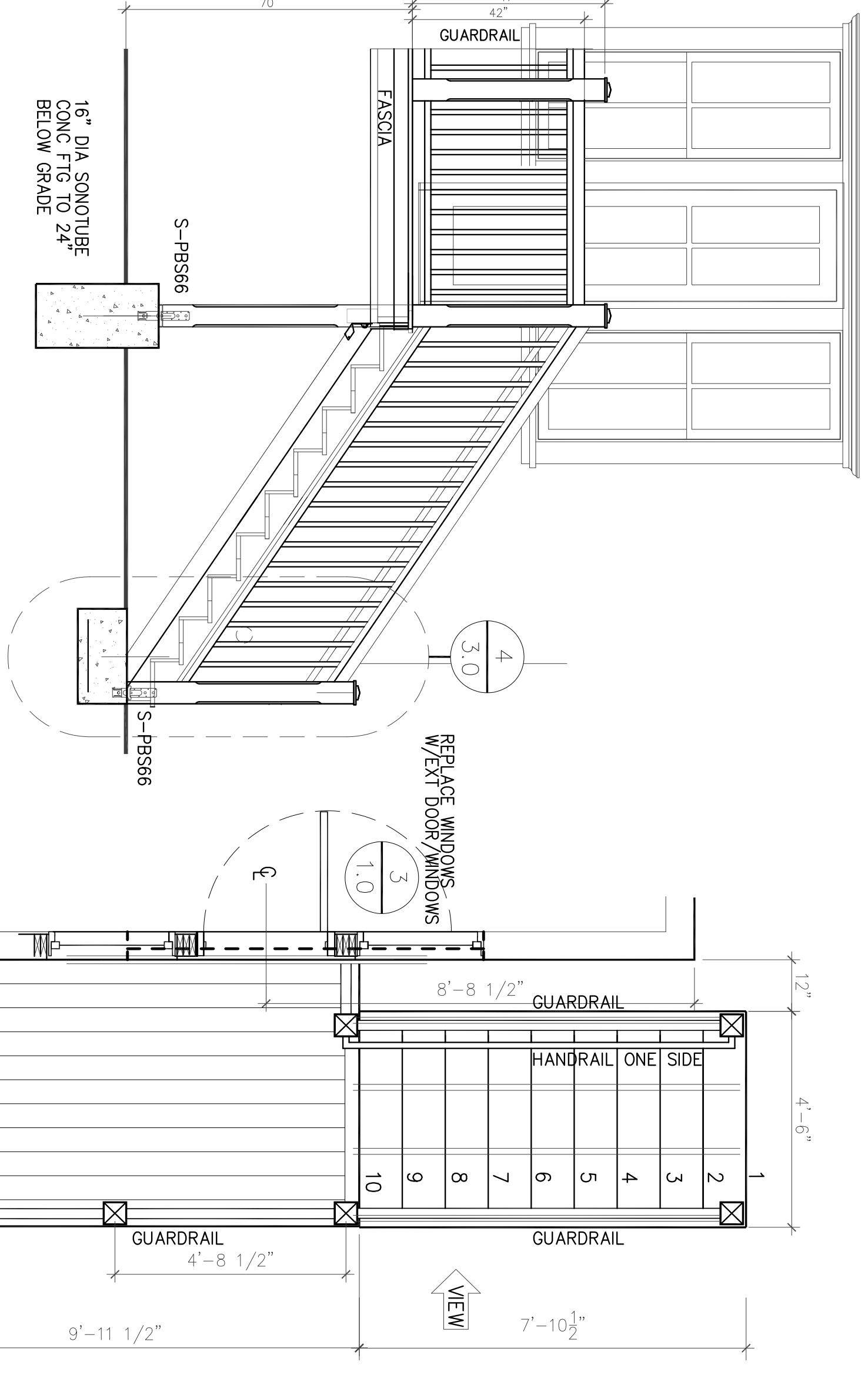
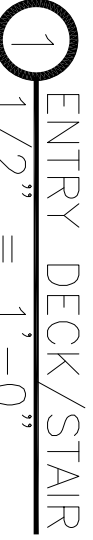
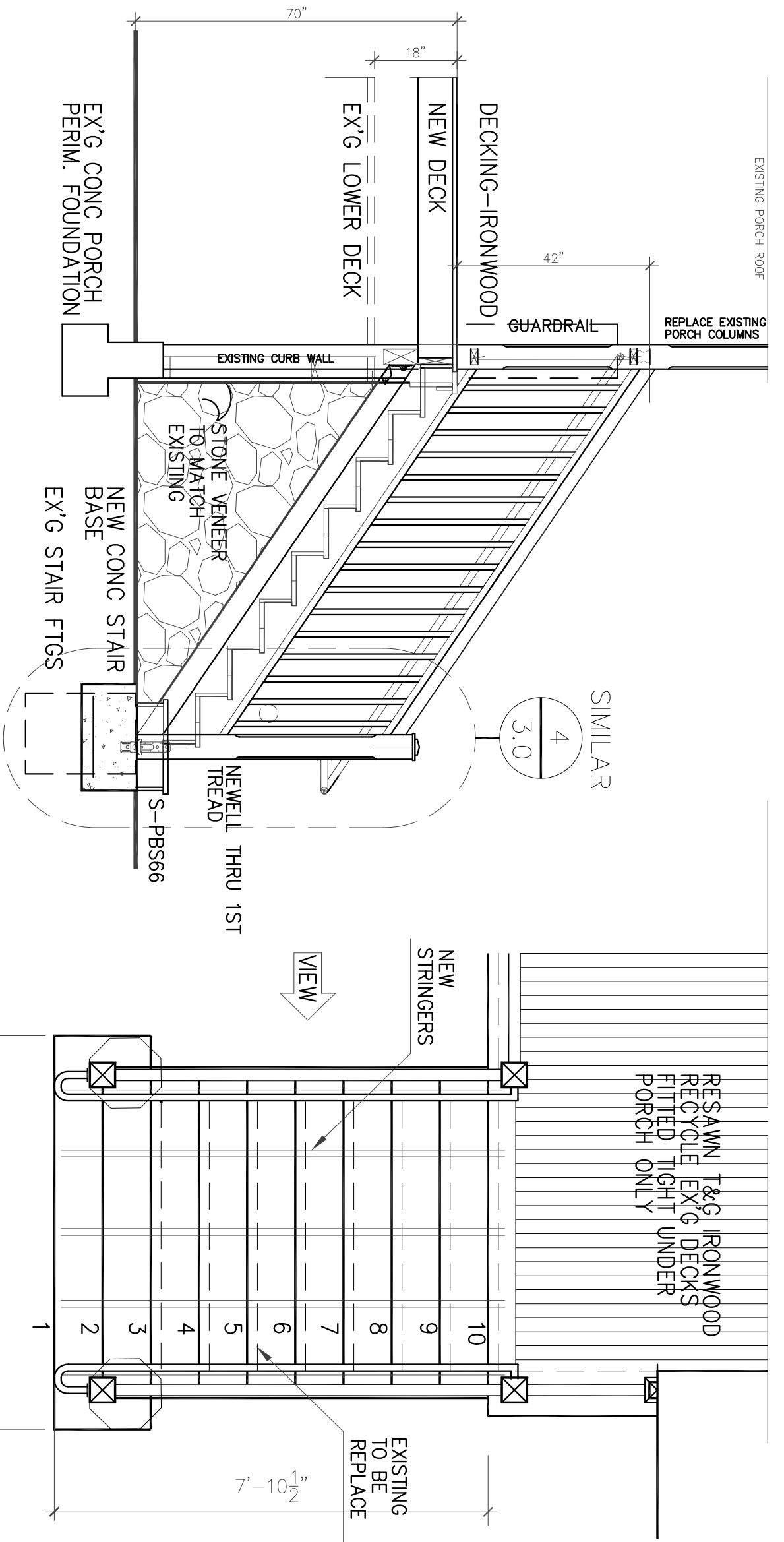
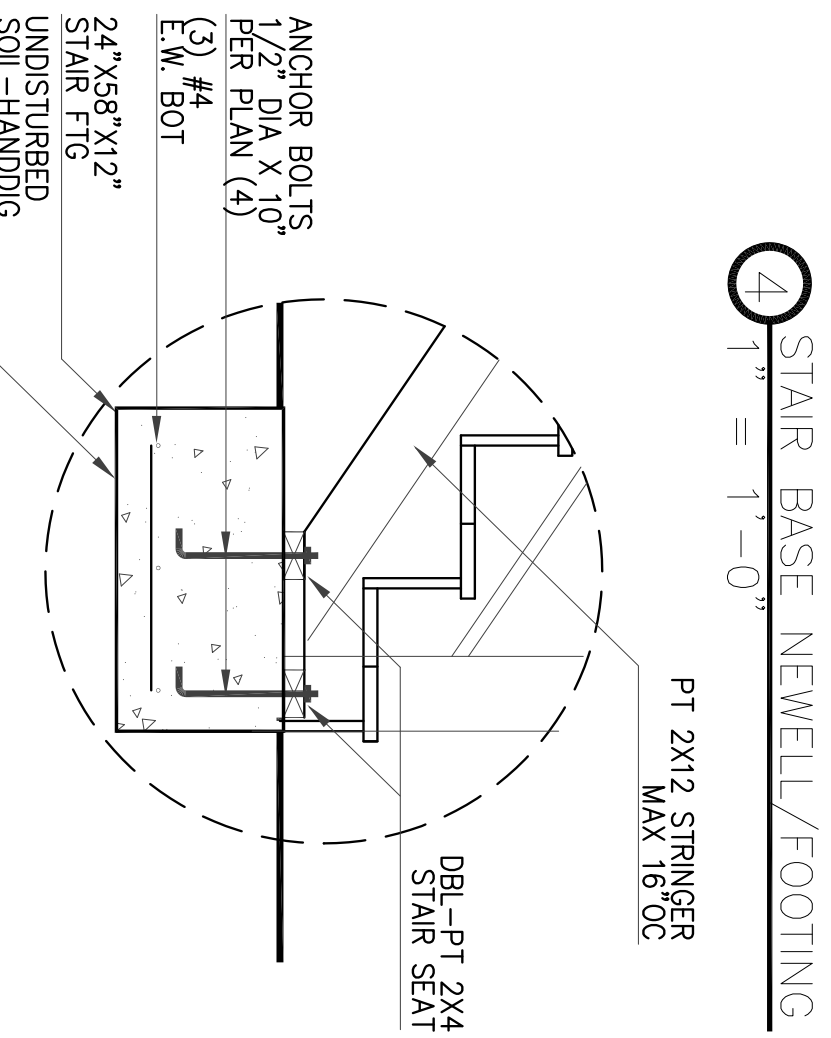
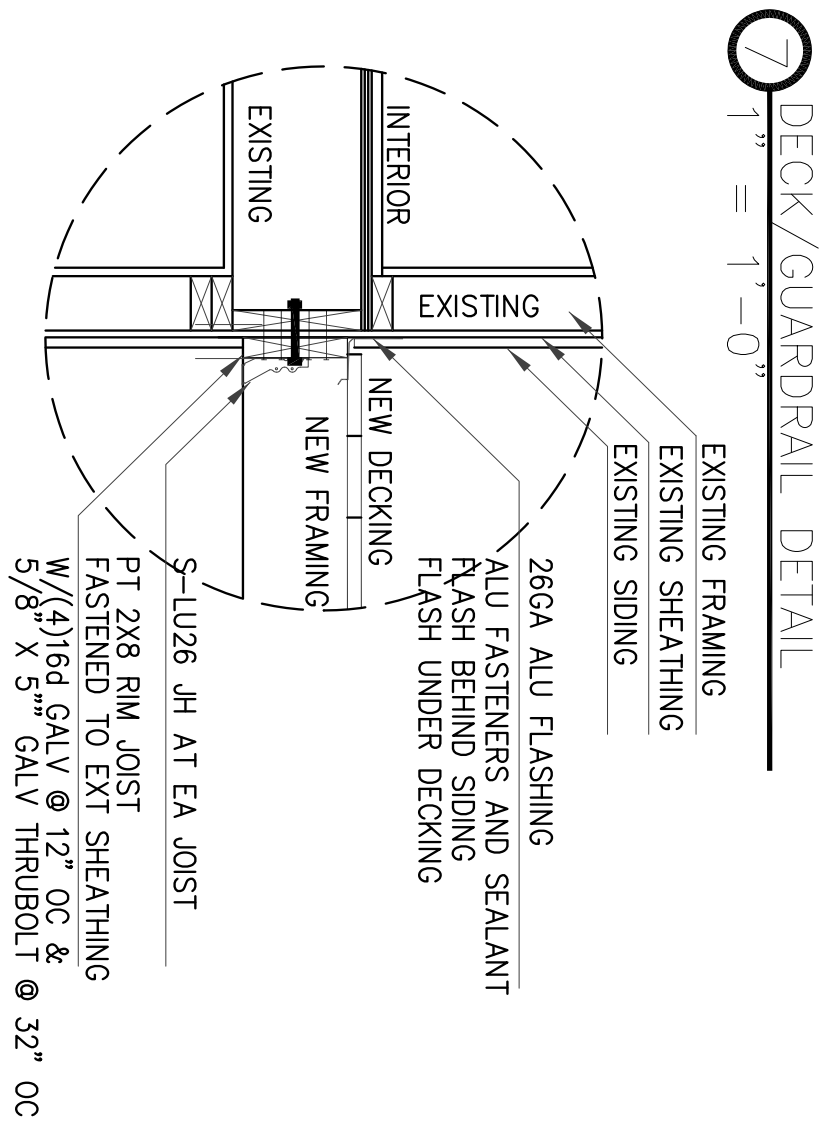
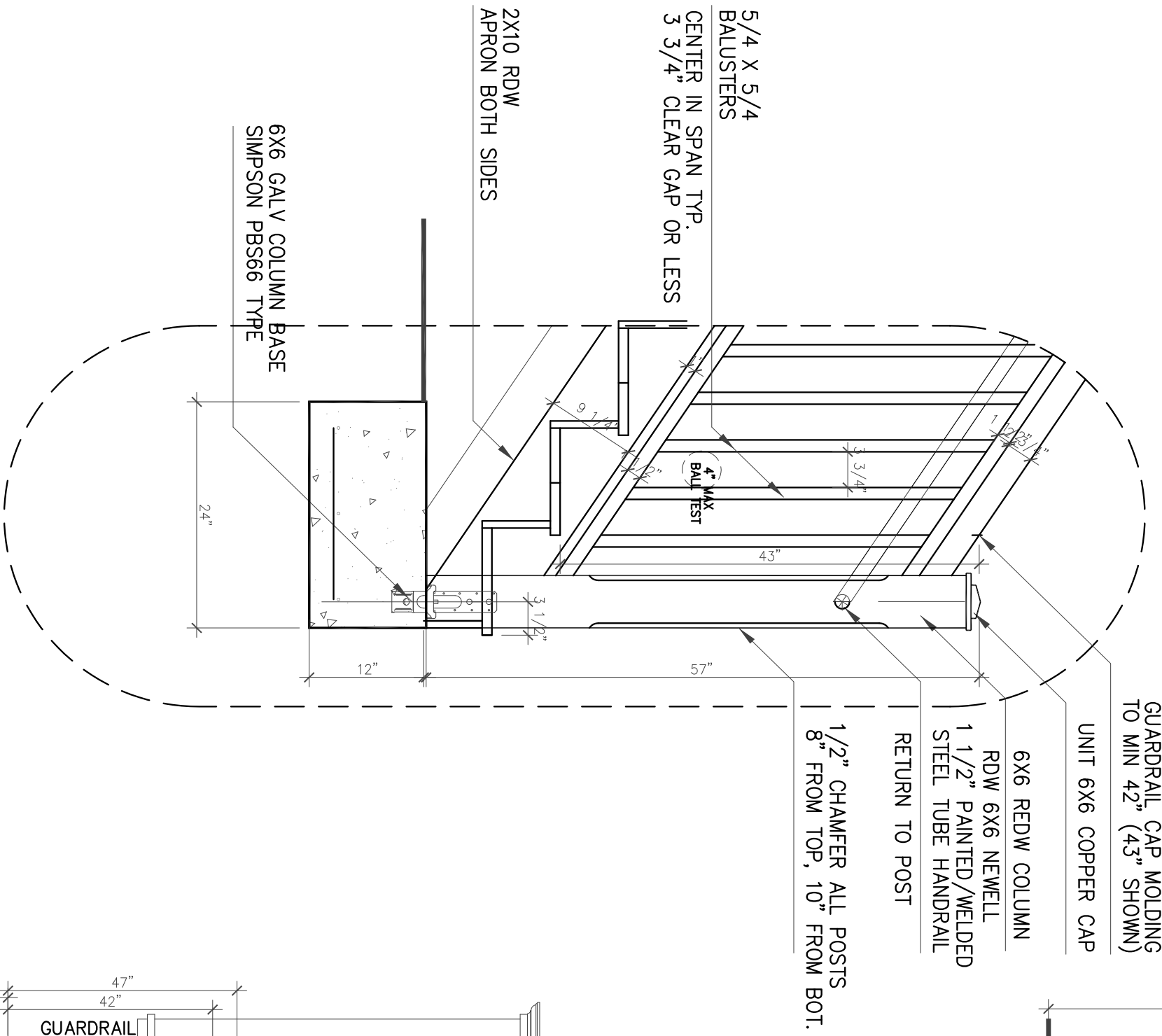
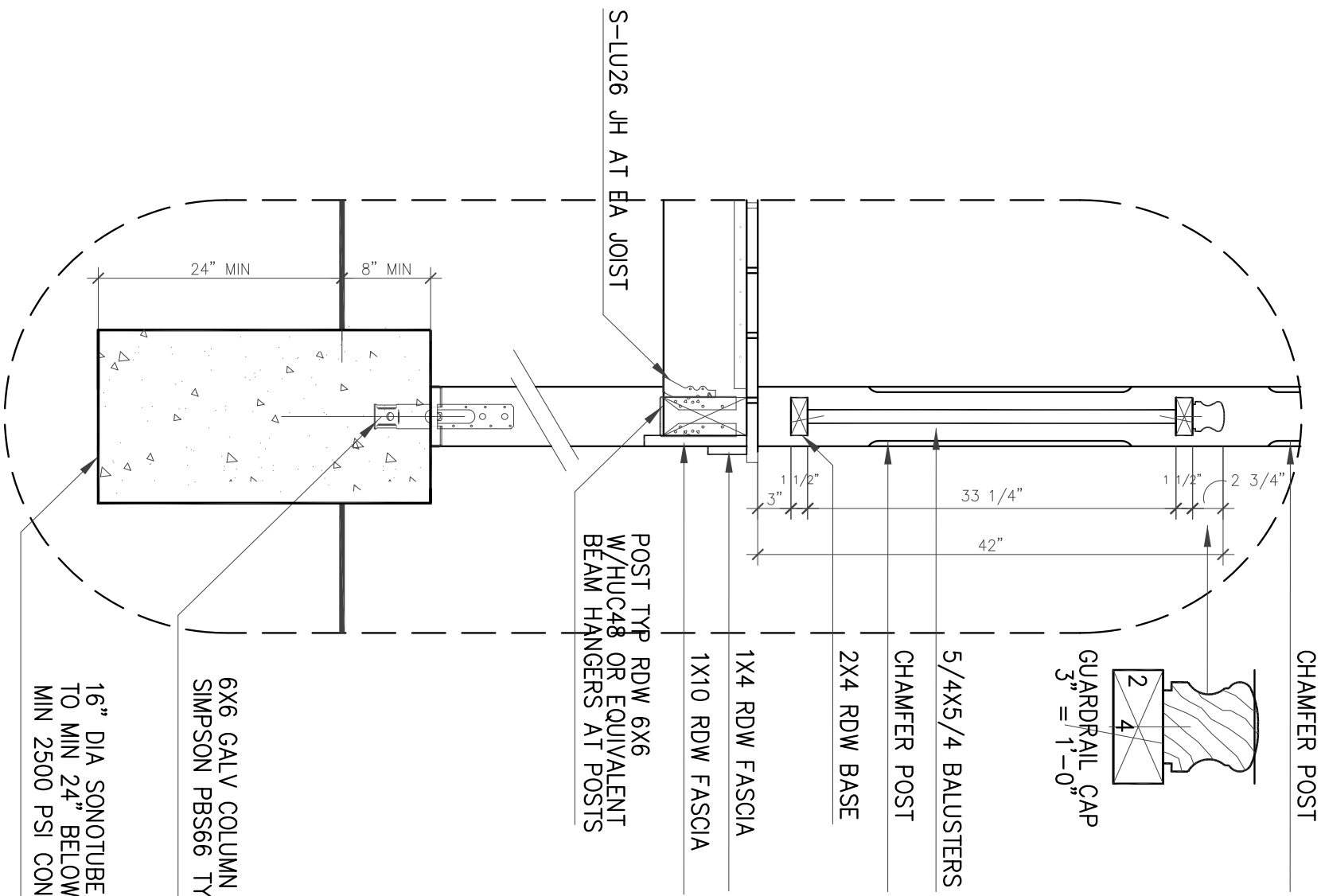
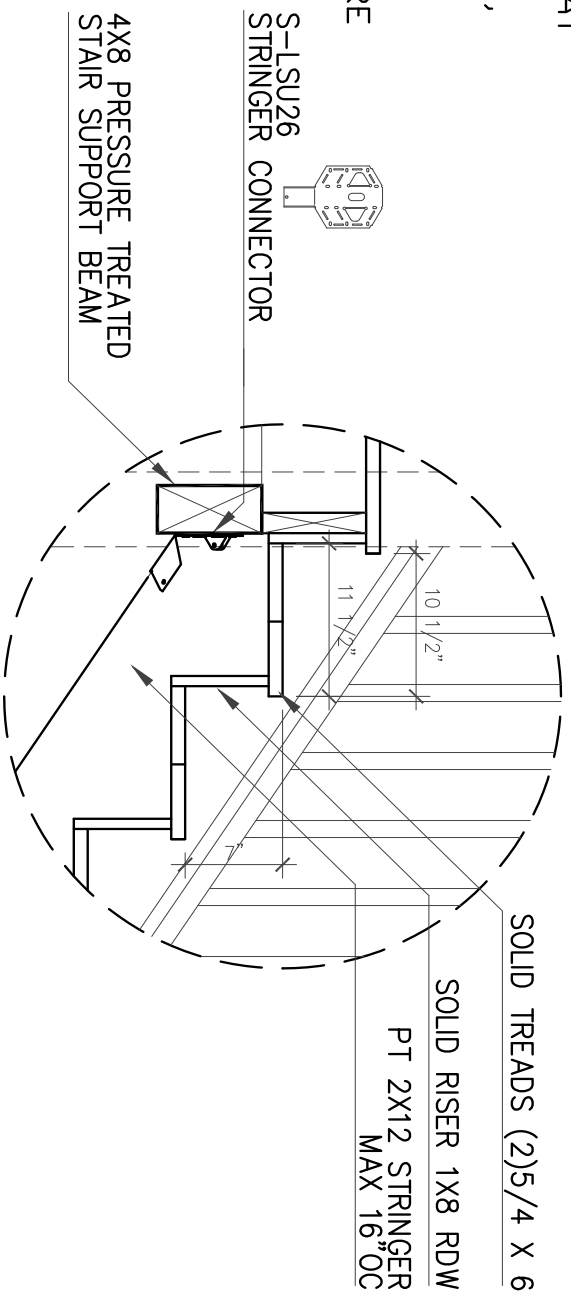






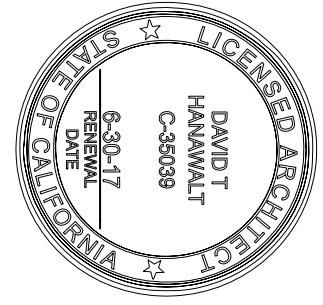
- CORROSION/DECAY PREVENTION NOTES:
1. NO WOOD MAY BE IN DIRECT CONTACT WITH CONCRETE UNLESS PRESSURE TREATED WOOD IS USED.
  2. FOR PRESSURE TREATED WOOD, TYPICALLY USE ALKALINE COPPER QUAT (ACQ-D), LIGHT BROWN IN COLOR.
  3. FOR FINISH WOODS TO BE PAINTED, NOT IN CONTACT WITH CONCRETE, USE REDWOOD.
  4. FOLLOW MANUFACTURER/SUPPLIER DIRECTIONS FOR SAFE USE, FABRICATION AND DISPOSAL OF PRESSURE TREATED LUMBER.
  5. IT IS RECOMMENDED TO PREDRILL HOLES FOR FASTENERS IN PRESSURE TREATED LUMBER, ESPECIALLY NEAR ENDS, TO PREVENT SPLITTING.
  6. ALL METAL CONNECTOR PARTS TO COMPLY WITH ASTM A563, TYPE 304. USE STAIRS HOT-DIP GALVANIZED (CLASS C) OR STAINLESS STEEL CONNECTORS.
  7. ALL METAL FASTENERS TO CONFORM WITH MINIMUM HOT-DIP GALVANIZED ASTM A153. KEEP ALL FASTENER PACKAGING FOR INSPECTION VERIFICATION.

NOTE: NEW CONCRETE USED FOR DECK FOOTINGS TO BE REDUCED 20% WITH FLY ASH REPLACEMENT PER S1-HELENA ADOPTION OF CALGREEN SEC.15.53.030



1127 Pope Street, Suite 105  
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DAVID HANAWALT AIA  
PROJECT ARCHITECT



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OZEKI  
RESIDENCE  
REPLACE & NEW  
EXT. DECK/STAIRS

1560 ALYVA AVENUE  
S1-HELENA, CALIFORNIA  
APR. 008-305-054  
8 008-305-053

|                |            |
|----------------|------------|
| PROJECT NUMBER | 460-5D     |
| DATE           | 10/19/2016 |
| CHECKED BY     | JLH        |
| DRAWN BY       | AS NOTED   |
| SCALE          | AS NOTED   |
| REVISIONS      |            |

DECK DETAILS

A3-0

PERMIT SUBMITTAL





**Photo 1: Front/West Elevation – existing stairs to be removed/replaced.**

**Ozeki Residence**

1550 Allyn Avenue

APN: 009-305-054

**Site Photo -1**

**July 2016**





**Photo 2: Side/South Elevation – location of proposed 100 sf deck.**

**Ozeki Residence**

1550 Allyn Avenue

APN: 009-305-054

Site Photo - 2

July 2016





**Photo 3: Detail of front stairs to be removed/replaced.**

**Ozeki Residence**  
1550 Allyn Avenue  
APN: 009-305-054  
**Site Photo - 3**  
July 2016



**Photo 4: Additional detail of front stairs to be removed/replaced.**

**Ozeki Residence**

1550 Allyn Avenue

APN: 009-305-054

Site Photo - 4

July 2016

Mr. and Mrs. Thomas Allen  
1703 Madrona Avenue  
St. Helena, CA 94574

RECEIVED  
PLANNING DEPARTMENT

OCT 19 2016

City of St. Helena

September 28, 2016

St. Helena Planning Department  
1480 Main Street  
St. Helena, CA 94574

RE: Proposed exterior door, window, stair and deck  
improvements for 1550 Allyn Avenue

Dear St. Helena Planning Staff and Planning Commission:

We have reviewed the plans proposed by the Ozeki family which include replacing the existing stairway and decks at the front elevation of the house, installing a new French door at the front elevation of the house and building a new porch, exterior door and stairway along the southern elevation of the house.

Our home is located to the immediate east of the project and we fully support the project as proposed.

Sincerely,



Thomas W. Allen



Linda Bradshaw Allen



October 25, 2016

Susan & Steven Shifflet  
1540 Allyn Avenue  
St. Helena, CA 94574

St Helena Planning Department  
1480 Main Street  
St Helena, CA 94574

**RE: Proposed exterior door, window, stair and deck improvements for 1550 Allyn Avenue**

Dear St Helena Planning Staff and Planning Commission,

We have reviewed the plans proposed by the Ozeki family which include replacing the existing stairway and decks at the front elevation of the house, installing a new french door at the front elevation of the house and building a new porch, exterior door and stairway along the southern elevation of the house. Our home is located to the immediate south of the project and we fully support the project as proposed.

Sincerely,

  
Susan Shifflett

  
Steven Shifflett

1540 Allyn Avenue  
St. Helena, CA

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

**December 20, 2016**

**AGENDA ITEM:** 5.1

**FILE NUMBER:** PL16-079

**SUBJECT:** McGraw Residence Demolition and Design Review

**PREPARED BY:** Lilly Bianco, Associate Planner

**REVIEWED BY:** Noah Housh, Planning Director

**APPLICATION FILED:** October 10, 2016      **ACCEPTED AS COMPLETE:** Dec 5, 2016

**LOCATION OF PROPERTY:** 1225 Allyn Avenue

**APN:** 009-311-013

**GENERAL PLAN/ZONING:** MR: Medium Density Residential

**APPLICANT:** Robert Brandstad

**PHONE:** (510) 334-2232

**PROPERTY DESCRIPTION**

The subject property is a residential lot of approximately 9,012.52 sf (0.20 acres) improved with a one-story 2,000 sf single family residence, constructed c. 1952. The existing residence has been vacant for an unknown period of time and is currently in disrepair. At present, the site exhibits a floor area ratio (F.A.R) of 0.220.

**PROJECT DESCRIPTION**

Applicant, Robert Brandstad, is requesting a Demolition Permit and Design Review Approval on behalf of property owner, John McGraw, to demolish the existing single family residence and construct a new single family residence and appurtenant improvements at 1225 Allyn Avenue in St. Helena.

The proposed residence would be single story with a living area of approximately 2,713 sf with attached 267 sf garage. The residence would be clad in a combination of shiplap, board and batten and painted brick veneer with a standing seam metal roof and would be punctuated with Milgard Essence Series windows. The residence would exhibit a horizontal orientation and feature a maximum height of 19'9" as measured at the peak of the roof.

Landscaping would consist mostly of low water use plantings with a few moderate water use plantings. All landscaping would be maintained using a high efficiency, weather-based irrigation system.

## **ANALYSIS**

### **GENERAL PLAN**

The property has a General Plan of Medium Density Residential, providing for single-family detached homes, accessory dwelling units and other compatible uses. The remodeling or reconstruction of one single-family home is a permitted use under this land use designation. The MDR designation is the predominant residential designation, occurring throughout large areas of the City. The wide distribution of this designation is intended to maintain a development pattern in newly developing areas that is consistent with historic development patterns.

Relevant General Plan Policies include:

- 2.6.4** *Permit infill development and higher densities within currently developed areas wherever possible to minimize and postpone the need for expansion of the urban service area*
- 4.3.4** *Strengthen community identity by appropriate building design, size, and site landscaping.*
- 4.3.5** *Require future residential development to conform to the pattern and density of older, neighboring areas of town in order to complement existing town character and ensure that densities are high enough to protect against unnecessary incursion into vineyard agricultural areas.*
- 4.3.25** *Within the primary urban area of St. Helena, encourage variety in housing types and density consistent with those found in the older neighborhoods of town. Encourage varying lot widths and configuration, but limit the allowable building envelope by parcel size to avoid overbuilt conditions.*
- 4.3.26** Encourage residential building siting and design that is similar to that found in older neighborhoods in town. In these areas consistent setbacks, porches, and generously landscaped front yards add to community enjoyment by all. Restrict location of driveways and garages to minimize their visual impact on the street.
- 4.3.27** Encourage large specimen street trees and generous landscaping to shade homes and the street and to link various neighborhoods.
- 4.4.3** Driveway and garages should be as unobtrusive as possible, with garages preferably located at the rear of the lot.

Staff Analysis:

The proposed residence is consistent with the policies enumerated above, in that, as infill development in an already urbanized area, it exhibits ready access to utilities and services, which in turn reduces pressure on areas outside of the urban service area. The residence features traditional building forms with contemporary details which strengthens the neighborhood identity and complements other residences in the area. Further, the siting and configuration of the residence is generally consistent with that of the neighborhood; also, the garage will be subordinate to the main residence in an effort to avoid the garage from being visually intrusive. Last, a variety of landscaping that includes shrubs and trees will soften the look of the new residence and provide continuity with other lots. Accordingly, the project appears to be consistent with applicable General Plan policies.

### **ZONING**

Consistent with the GP land use designation, 1225 Allyn exhibits a zoning designation of MR: Medium Density Residential. The MR zoning designation allows for single-family detached homes, accessory dwelling units, limited agricultural use and other compatible uses insofar as they conform to the development standards prescribed by Municipal Code Section 17.40.060.

Under Zoning Code Section 17.40.070, a 9,012.52 sf parcel is allowed a maximum floor area of 0.32, which equates to a maximum of 2,884 sf building floor area (exclusive of any F.A.R. exemptions). Accordingly, the applicant is proposing a total floor area of approximately 2,780 sf or an F.A.R of 0.308 which is below the maximum permitted, as detailed below.

#### **NET FLOOR AREA:**

|                                  |          |
|----------------------------------|----------|
| RESIDENCE (enclosed living area) | 2713 SF  |
| GARAGE                           | 267 SF   |
| COVERED PARKING EXEMPTION        | - 200 SF |

---

|              |                                      |
|--------------|--------------------------------------|
| <b>TOTAL</b> | <b><i>Approximately 2,780 SF</i></b> |
|--------------|--------------------------------------|

**FLOOR AREA RATIO: 2,780 /9,013 = 0.308**

#### **Staff Analysis:**

As proposed, staff finds that the residence meets all development criteria including height, setback, parking and floor area criteria prescribed by Section 17.40.060. The residence will exhibit a minimum setback of 20' at the front and rear and 10' at the side yards. The maximum height as measured at the ridge of the roof will be approximately 19'9".

### **HISTORIC RESOURCES**

The residence proposed for demolition was constructed in 1952. Given that it is greater than 45 years old and meets the age eligibility requirements to be considered a historic resource, a Historic Resource Evaluation was prepared by consultants, Evans and De Shazo LLC (**Attachment 2**). The evaluation indicated that the residence exhibits some architectural elements representative of World War II era cottage architecture; however, the design does not meet the significance criteria required for listing on the California

Register of Historic Resources and would therefore not constitute a historic resource based on architectural significance or any other criterion.

## **WATER**

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.

Accordingly, the applicant provided a water neutrality analysis that considered the net change in water use. The projected net water use amounts to (- 69,040) gallons per year. As the project will result in a net decrease in water use, the project conforms to the water neutrality requirements and no off sets are needed.

## **DEMOLITION PERMIT**

As provided in Municipal Code Section 17.164.050(E), 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:

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

### **Staff Analysis:**

The existing residence was constructed in 1952, and while it meets the age requirements to be listed as a historic resource, an HRE prepared by consultants, Evans and De Shazo, concluded that the residence did not meet the significance criteria required for listing on the California Register of Historic Resources. Accordingly, the residence does not constitute a historic resource and its demolition would not eliminate elements that are required to maintain the essential character of the neighborhood.

## **DESIGN REVIEW**

The purpose of design review is to, amongst other things, promote the qualities that bring value to the community and foster attractiveness and functional utility of the community as a place to live and work. To approve design review, the Commission must find that the project is consistent with the design criteria prescribed by Section 17.164.030 and exhibits a quality of design that is compatible with adjacent development, features a siting, scale, massing and architectural style that is generally consistent with the predominant development patterns and that does not otherwise detract or negatively affect the established character of the surrounding neighborhood.

The immediate vicinity is a well-established neighborhood and features traditional building forms and styles of relatively modest size. Most property frontages feature landscaping and vegetative screening. The proposed residence will feature a low profile design, will exhibit variations in wall plane and will be capped with a gabled roof which is generally consistent with nearby residences. Drought tolerant landscaping, including a variety of trees, will be installed at property frontage to soften and screen the proposed residence at a level consistent with that exhibited by the surrounding neighborhood. Accordingly, the project appears to be of a design consistent with the character of the established neighborhood and meets the Design Review criteria outlined below.

1. Consistency and compatibility with applicable elements of the general plan;
2. Compatibility of design with the immediate environment of the site;
3. Relationship of the design to the site;
4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;
6. Compatibility with future construction both on and off the site;
7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;
8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
10. Whether sufficient ancillary functions are provided to support the main functions of the project and whether they are compatible with the project's design concept;
11. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
12. Whether natural features are appropriately preserved and integrated with the project;
13. Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions;
14. In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character;
15. Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;
16. Whether plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which is suitable to the climate of St. Helena;
17. Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials.

**CEQA**

The project is exempt from the requirements of CEQA pursuant to Section 15301, which exempts demolition of existing structures, minor alterations and additions to existing private structures and Section 15303, which exempts the construction single-family residences, amongst other things.

**CORRESPONDENCE**

As of the completion of this report staff had received no letters in support or opposition to this application.

**STAFF RECOMMENDATION**

Staff finds that the proposed configuration of the site, the overall design elements and proposed materials/finishes are in character with the neighborhood and the community in general. Because of this staff concludes that design review findings can be made and recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA, pursuant to Section 15301, which exempts demolition of existing structures and Section 15303, which exempts the construction single-family residences.
2. Accept the required findings and grant the demolition permit and design review approval for the McGraw Residence at 1225 Allyn Avenue.

**ATTACHMENTS**

1. Resolution / Conditions of Approval
2. Historic Resource Evaluation, Dec 5, 2016
3. APN Map
4. Aerial Photo
5. Project Plans and Photos

**DESIGN REVIEW NO. PL16-079  
CITY OF ST. HELENA, STATE OF CALIFORNIA  
GRANTED TO 1225 Allyn Avenue**

**PROPERTY OWNER:** John McGraw

**APN:** 009-311-013

**Recitals**

1. Request by Robert Brandstad for Demolition Permit and Design Review approval to demolish the existing single family residence and construct a new single-family residence at 1225 Allyn Avenue and in the MR: Medium Density Residential District.
2. The Planning Commission of the City of St. Helena, State of California, held a duly noticed public hearing on December 20, 2016.

**Resolution**

- A. The Planning Commission hereby finds that the project is exempt from CEQA pursuant to Section 15301, which exempts demolition of existing structures, minor alterations and additions to existing private structures and Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.
- B. Pursuant to Municipal Code Section 17.164.050(E) and supported by the Historic Resource Evaluation prepared for the subject property, the Planning Commission hereby finds that:
  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; and
  2. That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood.
- C. The Planning Commission finds that the project site is located in a well-established neighborhood which features traditional building forms and styles of relatively modest size. Most property frontages feature landscaping and vegetative screening. The proposed residence will feature a low profile design, will exhibit variations in wall plane, and will be capped with a gabled roof which is generally consistent with nearby residences. Drought tolerant landscaping, including a variety of trees, will be installed at property frontage to soften and screen the proposed residence at a level consistent with that exhibited by the surrounding neighborhood. Recognizing that the project is of a design consistent with the character of the established neighborhood, the Planning Commission hereby determines that the project is in compliance with the following Design Review criteria of Municipal Code Section 17.164.030:
  1. *Consistency and compatibility with applicable elements of the general plan;*
  2. *Compatibility of design with the immediate environment of the site;*
  3. *Relationship of the design to the site;*

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4. *Determination that the design is compatible in areas considered by the board as having a unified design or historical character;*
  5. *Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;*
  6. *Compatibility with future construction both on and off the site;*
  7. *Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;*
  8. *Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;*
  9. *Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;*
  10. *Whether sufficient ancillary functions are provided to support the main functions of the project and whether they are compatible with the project's design concept;*
  11. *Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;*
  12. *Whether natural features are appropriately preserved and integrated with the project;*
  13. *Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions;*
  14. *In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character;*
  15. *Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;*
  16. *Whether plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which is suitable to the climate of St. Helena;*
  17. *Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials.*
- D. The Planning Commission approves a demolition permit and design review for the above-described project with the following conditions of approval. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

#### **Planning Department Conditions of Approval**

1. The design review shall be vested within one (1) year from the date of final action. A building permit for the use allowed under this approval shall have been obtained within one (1) year from the effective date of this action or the approval shall expire, provided however that the approval may be extended for up to two (2) one-year periods

pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals. Any request for an extension of this approval shall be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.

2. The approvals shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.
3. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.
4. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
5. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
6. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
7. 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.
8. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on December 20, 2016, except as modified herein.
9. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.
10. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work,

if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The City Engineer must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

#### **Public Works Department Conditions of Approval**

11. Approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with, the most current version 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.
12. For any improvements outside the existing building envelope, 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.
13. 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.
14. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.
15. The applicant shall install an approved backflow device behind the existing 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.
16. 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.
17. The applicant shall incorporate water conservation practices into the proposed project per the Water Usage Analysis by BC Engineering Group, dated November 15, 2016.

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December 20, 2016

Any and all non-conforming appliances and plumbing fixtures shall be removed from the premises. The water conservation requirements shall be replicated in full on the architectural plans.

18. All driveway approaches shall be per current City and ADA standards. Where none exists, or where deteriorating or non-standard driveway approaches exist, they shall be installed or replaced at the direction of the Public Works Department prior to Certificate of Occupancy in order to conform to current City and ADA Standards.
19. The applicant shall conform to the City of St. Helena Water and Sewer Standards Section 6-2.10 which includes assessing the adequacy of the lateral, replacing if necessary and installing any needed cleanouts prior to Certificate of Occupancy.
20. Any missing or broken curb and gutter along the project frontage shall be constructed and/or replaced prior to Certificate of Occupancy, extent to be determined by the Public Works Department.
21. The applicant shall repair all public improvements that are damaged by the construction process in accordance with the City Water/Sewer/Street/Storm Drain/Sidewalk Standards prior to Certificate of Occupancy.
22. Existing streets being cut by new utility services will require edge grinding and an A.C. overlay per City standards, extent to be determined by the Public Works Department.
23. An encroachment permit shall be required for any work performed in the public right of way.

#### **Building Department Conditions of Approval**

24. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit.
25. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
26. The applicant shall provide a construction waste management plan with the building permit application.
27. 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.
28. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.

29. 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 design review 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 16, 2016 by the following roll call vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

APPROVED:

ATTEST:

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Grace Kistner  
Chair, Planning Commission

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Noah Housh  
Planning Director



**EVANS & DE SHAZO, LLC**  
ARCHAEOLOGY HISTORIC PRESERVATION

**HISTORIC RESOURCE EVALUATION OF  
FOR THE PROPERTY LOCATED AT  
1225 ALLYN AVENUE, ST HELENA,  
NAPA COUNTY, CALIFORNIA**

**SUBMITTED TO:**

**Bob Branstad**

**SUBMITTED BY:**

**Stacey De Shazo, M.A.  
Principal Architectural Historian  
Evans & De Shazo, LLC**

**December 5, 2016**

Evans & De Shazo, LLC  
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Appendix A: DRP 523 Forms



## INTRODUCTION

Evans & De Shazo, LLC (EDS) was contracted by Bob Branstad to conduct a Historic Resource Evaluation (HRE) of the property located at 1225 Allyn Avenue, St. Helena, Napa County, California. The property contains a ca. 1952 house that is situated within the 0.24-acre lot known as Assessor's Parcel Number (APN) 009-311-013-000 (Project Area). The house is not currently listed on any local, state, or federal historic inventory. The project entails the proposed demolition of the ca. 1952 house and the construction of a new house (Project). As such, the City of St. Helena is requiring an HRE be completed in compliance with the California Environmental Quality Act (CEQA) and the City of St. Helena General Plan Historic Resources Element (Chapter 6) to determine if demolition of the ca. 1952 house will impact historical resources.

The HRE was completed by Principal Architectural Historian, Stacey De Shazo, who holds an M.A. in Historic Preservation and exceeds the *Secretary of Interior's* professional qualification standards for Architectural History and History.

## PROJECT DESCRIPTION

The Project entails the proposed demolition of the ca. 1952 house and the construction of a new single-family hybridCore house within the 10,660-square foot parcel. An HRE was required by the City of St. Helena to address potential significant impacts to historical resources under CEQA. The HRE will ensure compliance with the CEQA and the City of St. Helena General Plan Historic Resources Element (Chapter 6).

## PROJECT LOCATION

The Project Area includes the parcel (APN 009-311-013-000) at 1225 Allyn Avenue, located approximately 190 feet northwest of Spring Street and 330 feet southwest of Tainter Street. The Project Area is located on USGS St. Helena 7.5-minute (1960; 1993) and Rutherford 7.5-minute (1951; 1973) quadrangle maps within the Mexican-era land grant of Carne de Humana within unsectioned land of Township 8 North, Range 6 West, extended (Figure 1).

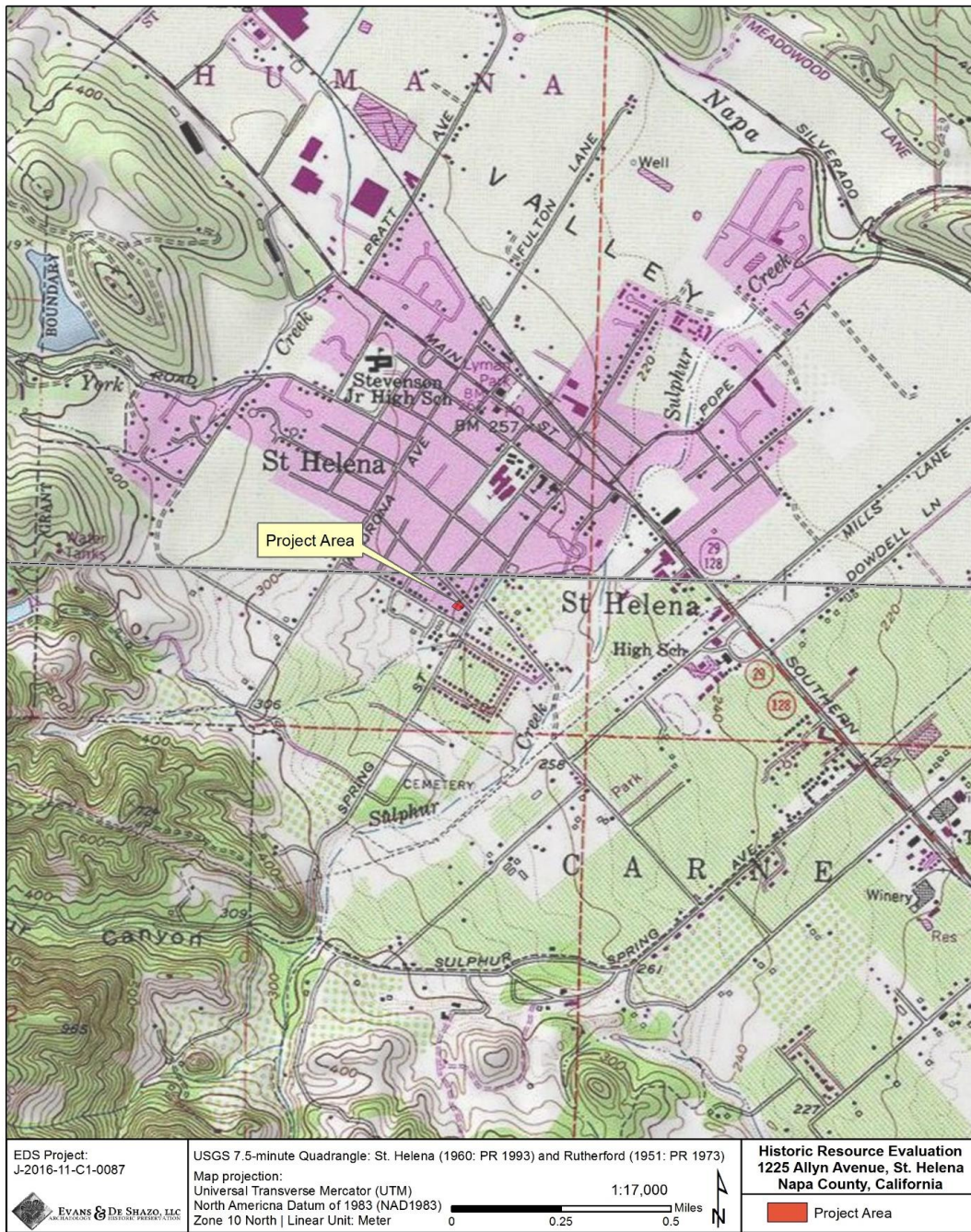


Figure 1. Project Location Map, showing the Project Area.

## REGULATORY COMPLIANCE

### CALIFORNIA ENVIRONMENTAL QUALITY ACT

CEQA and the Guidelines for Implementing CEQA (State CEQA Guidelines, Section 15064.5) give direction and guidance for evaluation of properties and the preparation of Initial Studies, Categorical Exemptions, Negative Declarations and Environmental Impact Reports. Pursuant to California State law, the City of St. Helena is legally responsible and accountable for determining the environmental impact of any land use proposal it approves.

Cultural resources are aspects of the environment that require identification and assessment for potential significance under CEQA (14 CCR 15064.5 and PRC 21084.1). There are five classes of cultural resources defined by the State Office of Historic Preservation (OHP). These are:

- **Building:** A structure created principally to shelter or assist in carrying out any form of human activity. A “building” may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.
- **Structure:** A construction made for a functional purpose rather than creating human shelter. Examples include mines, bridges, and tunnels.
- **Object:** Construction primarily artist in nature or relatively small in scale and simply constructed. It may be movable by nature or design or made for a specific setting or environment. Objects should be in a setting appropriate to their significant historic use or character. Examples include fountains, monuments, maritime resources, sculptures and boundary markers.
- **Site:** The location of a significant event. A prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing building, structure, or object. A site need not be marked by physical remains if it is the location of a prehistoric or historic event and if no buildings, structures, or objects marked it at that time. Examples include trails, designed landscapes, battlefields, habitation sites, Native American ceremonial areas, petroglyphs, and pictographs.
- **Historic District:** Unified geographic entities which contain a concentration of historic buildings, structures, or sites united historically, culturally, or architecturally.

According to California Code of Regulations Section 15064.5, cultural resources are historically significant if they are:

- Listed in, or eligible for listing in the California Register of Historic Resources (CRHR) (Public Resources Code 5024.1, Title 14 CCR, Section 4850 et. seq.);
- Listed in, or eligible for listing in, the National Register of Historic Places (NRHP);
- Included in a local register of historical resources, as defined in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resource Code; or
- Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the lead agency’s determination is supported by substantial evidence in-light of the whole record.

A resource may be listed as an historical resource in the CRHR if it has integrity and meets any of the following criteria:

- 1) Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
- 2) Associated with the lives of persons important to local, California or national history;
- 3) Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values; or
- 4) Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

Buildings, sites, structures, objects, and districts representative of California and United States history, architecture, archaeology, engineering, and culture convey significance when they also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A resource has integrity if it retains the characteristics that were present during the resource's period of significance. Enough of these characteristics must remain to convey the reasons for its significance.

## LOCAL REGULATIONS

### CITY OF ST. HELENA HISTORIC RESOURCES

St. Helena has more than 200 historic resources throughout the City. Two major surveys conducted in 1978 and 2006 provide the basis for most of the historic resources identified in the City. Additionally, the National Register of Historic Places has identified historic resources and a historic district in the downtown commercial area. St. Helena's historic commercial district includes 35 buildings that are contributing resources and 13 buildings that are not contributors. Non-contributing resources are those that, due to the date of construction, alterations, or other factors, do not contribute to the district's historic significance or character.

#### Implementing Actions

**HR1.A** Adopt a historic preservation ordinance to implement the policies recommended in the Historic Resources Element.

**HR1.b** Adopt design review guidelines and/or form-based codes, standards and criteria for the alteration or rehabilitation of historic properties. The adoption of design review guidelines and/or form-based codes can assist City staff, the Planning Commission and City Council when reviewing permit requests and provide long-term regulatory consistency.

**HR1.C** Adopt design review guidelines and/or form-based codes that require new development in or adjacent to historic areas or buildings to be compatible in design and character with existing historic buildings.

**HR1.D** Develop an incentive program to encourage property owners to participate in historic preservation efforts. Potential program measures can include alternate building codes for historic structures and financial incentives, where necessary.

**HR1.E** Consolidate and update the existing inventories of historic buildings and houses, and develop criteria to add to the list.

**HR1.F** Develop sustainable development and green building guidelines for rehabilitation, retrofitting and adaptive reuse of historic resources. Identify incentives to encourage property owners to utilize these guidelines. (Also see the Community Design Element, Topic Area 1)



**HR1.G** Continue to develop and implement downtown design guidelines and/or standards to protect historic buildings and guide façade changes.

**HR1.H** Regularly update the Historic Resources Inventory to ensure that it includes a current list of historic structures in the City.

**HR1.I** Incorporate the preservation of historic resources into a citywide urban design plan.

**HR1.J** The City shall retain a qualified architectural historian, preservation architect, or preservation planner to assist with development of any neighborhood or citywide design standards, guidelines, or form-based codes that will be implemented in or adjacent to historic areas, e.g., the Downtown Commercial District, or adjacent to historic buildings.

**HR1.K** Require that rehabilitation or restoration of historical resources be done according to the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Preservation, Rehabilitation, Restoration, Restoration, and Reconstruction of Historic Buildings.

## METHODS

The following HRE was prepared by EDS Principal Architectural Historian in compliance with CEQA guidelines and the City of St. Helena ordinances. EDS utilized research obtained from the Northwest Information Center (NWIC), St. Helena Public Library, St. Helena Historical Society, and the Napa County Assessor-Recorder Office, as well as various online sources. EDS also conducted a reconnaissance field survey to document the Project Area and formulate assessments within the context of the neighborhood. EDS also completed Department of Parks and Recreation (DPR) forms for the ca. 1952 house (Attachment A).

## HISTORIC CONTEXT

### MEXICAN PERIOD (1821 – 1848)

In 1821, Mexico gained independence from Spain, and by 1834 the Spanish Missions, developed by the Franciscans, were secularized. Subsequently, the land that had previously been owned by the church was distributed among the elite of Mexican California society and ranchos were established. The land of Napa Valley was dominated by the Vallejo family, headed by Mexican General Mariano Guadalupe Vallejo, who was responsible for clearing the area of its native inhabitants and securing the region for Mexican colonization. Many of his loyal soldiers and friends, as well as his family members were rewarded with land grants in Napa Valley. Dr. Edward Turner Bale, a British surgeon who arrived in Monterey, California in 1839, became Surgeon-In-Chief of the Mexican Army under General Vallejo. On March 21, 1839, Bale married Vallejo's niece, Maria Ignacia Soberanes, and he became a citizen of Mexico. In 1841, Bale was granted Rancho Carne Humana by Governor Juan Alvarado, a 17,962-acre (72.69 km<sup>2</sup>) Mexican land grant that included present day St. Helena. In 1846, Bale constructed a water-powered grist mill along a section of the rancho approximately 3.8 miles northwest of the Project Area. That same year, the Mexican-American War began, and by the end of the war in 1848 Mexico had lost nearly half of its territory, including California. Bale had his share of financial and personal troubles during this time and in 1848 Bale sold his saw mill to James Harbin and traveled north to Sutter's Fort in search for gold ([www.napacountyhistoricalsociety.com](http://www.napacountyhistoricalsociety.com)). After Bale died on October 9, 1849, his family began selling other portions of Rancho Carne Humana. In 1854, Henry Still and Charles Walters bought 126-acres of land from Bales' widow, Maria, that included present day St. Helena.

## **AMERICAN PERIOD (1848 - PRESENT)**

The American Period in California is marked by the end of the Mexican-American War when the U.S. took possession of the territories of California and New Mexico in the signing of the Treaty of Guadalupe Hidalgo (1848). In 1850, when California became a state, Napa County became one of the original 27 counties created. California statehood drew land speculators to Napa Valley, and in 1854 Stills and Walters, with their purchase of the 126-acres of the Carne Humana, which encompassed the land along the north side of Sulphur Creek to what is now Madrona Avenue, helped established the town of St. Helena.

### **Development of the Town of St. Helena**

In 1853, Stills constructed a house and the first commercial building in St. Helena, located just south of Main Street, near Oak Avenue. Stills also laid out a road that lead to his store, which sold general merchandise. Stills also needed to promote growth in the area to ensure the success of his business, so Stills, with his partner Walter, donated lots along what would become Main Street to anyone who would agree to open a business (<http://www.ci.st-helena.ca.us/content/our-history>; Hunt and Gunn 1926). In February 1855, Walters sold his share to Still for \$500, perhaps the same amount he had contributed to its purchase (St. Helena Historical Society 2014). By 1857, Main Street consisted of a hotel, a blacksmith shop, a wagon and carriage manufactory, several general merchandise stores, and a saddlery business. However, in March 1857, Stills was in a financial hole and was forced to sell his store and house, and by the end of the year Stills left the town of St. Helena (St. Helena Historical Society 2014).

By 1870, St. Helena consisted of 1,500 residents that included Chinese, German, and Italian immigrants who came to work in the growing agricultural region (Brunzell 2015). On March 24, 1876, St. Helena was incorporated and by 1890 neighborhoods southwest of the Main Street's commercial center had developed (Page & Turnbull 2006). Allyn Avenue, originally known as Scott Avenue, was at the heart of this late-nineteenth century neighborhood, which included a variety of Victorian and Vernacular style houses (Page & Turnbull 2006). By 1890, Napa Valley was considered America's premier wine region and the town of St. Helena was thriving; however, by the late 1890s the root disease *phylloxera* nearly destroyed the wine industry in Napa Valley and the economic stability of St. Helena. Vineyards had to be removed and agricultural land that was once covered in vines was replaced by prunes and walnuts, which were considered as more stable crops.

During the early 1900s, the wine industry had begun its slow recovery from *phylloxera*; however, in 1920 the Volstead Act (commonly known as Prohibition) was passed, which outlawed the production and consumption of alcohol. During this time the majority of wineries closed and vineyards were again removed and replaced with a variety of architectural crops. In 1933, the Volstead Act was repealed; however, only a few wineries in area of St. Helena survived and with America in the grips of the Great Depression, economic recovery for the winery industry was slow. It was not until after World War II that the wine industry began to rebuild (Page & Turnbull 2006). During the 1950s and 1960s, St. Helena was still a quiet rural town that was home to farmers and local business owners; however, change was again on the horizon when in 1976 the Paris Tasting (known as the Judgement of Paris) gave international recognition Napa Valley vintners, wines, and methods of grape growing and wine production. Today, St. Helena is a center of the Napa Valley wine business and the local wine tourism industry with a flourishing and stable economy (<http://www.sthelena.com/about/history/>).

## **DEVELOPMENT OF WORLD WAR II ERA COTTAGE ARCHITECTURE (1935 – 1952)**

Post-World War II architectural themes were influenced by the demand for housing for returning GI's and their new families, which signaled a drastic shift in the approach to residential development (Tyler 2009). World War II Era Cottage architecture is a transitional form of design with details borrowed from the Bungalows of the 1920s (DAHP 2016). This architectural style is often one-story, rectangular or square planned, with minimal eave overhang, a small covering or hood porch with a shallow stoop at the front door, and little ornamentation. The World War II Era Cottage style often appears in postwar neighborhoods that have been formally developed as subdivisions with identical houses that are often less than 1,000 square feet, but this style is also found within older neighborhoods where larger lots were split and developed to accommodate the local housing needs of working-class families. The ca. 1952 house located at 1225 Allyn Avenue in St. Helena is an example of a simple World War II Era Cottage designed for affordability.

## **LITERATURE SEARCH AND REVIEW**

EDS completed a literature search at the NWIC on November 21, 2016 (NWIC File # 16-0795) to review available documentation to determine if the Project Area has been previously evaluated for cultural resources and if there are any known cultural resources within or adjacent to the Project Area. Maps maintained by the NWIC and documentation for cultural resource studies and resources located within 1/4-mile of the Project Area were reviewed.

The literature search at the NWIC also included the review of the following inventories:

- National Register of Historic Places
- California Register of Historical Resources
- California Inventory of Historic Resources
- California Historical Landmarks
- California Points of Historical Interest
- Historic Properties Directory (HPD) Listing (OHP 2012)

## **LOCAL AND ONLINE RESEARCH**

To ensure a complete literature search and review, local research was conducted to obtain primary and secondary resources such as photographs, deeds, and documents related to the ownership and development history of the Project Area. In addition, online resources were accessed that includes historic resource evaluation documentation not available at the NWIC, published local histories, maps, and photographs that were utilized to further develop the history of the Project Area and the historic context.

Local and online research included:

- [www.newspapers.com](http://www.newspapers.com)
- [www.ancestry.com](http://www.ancestry.com)
- [www.calisphere.com](http://www.calisphere.com) (University of California)
- <http://www.ci.st-helena.ca.us/> (City of St. Helena)

- Napa County Assessor/Recorder's Office
- St. Helena Public Library
- St. Helena Historical Society

## RESULTS OF THE LITERATURE SEARCH AND REVIEW

A records search at the NWIC indicated that the Project Area has not been previously evaluated for cultural resources.

In addition, a record search at the NWIC within 1/4-mile of the Project Area was conducted to allow for addition context development, revealed that 2 cultural resource studies have been done and 3 cultural resources have been recorded including P-28-001516, P-28-001548, and P-28-001766 (historic building). The previous cultural resource studies are listed in Table 1.

**Table 1: Previous Cultural Resource Studies Conducted within 1/4-mile of the Project Area.**

| Report # | Year | Title                                                                     | Author(s)                        | Resources                       |
|----------|------|---------------------------------------------------------------------------|----------------------------------|---------------------------------|
| S-35295  | 2007 | <i>1551 Spring Street Historic Resource Evaluation</i>                    | Diana Painter                    | P-28-001516 (historic building) |
| S-35929  | 2008 | <i>Cultural Resources Assessment Fulton to St. Helena Rebuild Project</i> | Pacific, Gas, & Electric Company | P-28-001548 (historic building) |

The following table was compiled from research obtained at the NWIC, local repositories, and on-line. The table includes resource listed on the NRHP, CRHR, as well as historic districts, and landmarks located within 1/4-mile of the Project Area.

**Table 2: NRHP and/or CRHR-listed and eligible resources, historic districts, and landmarks within a 1/4-mile of the Project Area.**

| Name                                                              | Address/Details                                                                | NRHP | CRHR | NR Historic District | Landmark |
|-------------------------------------------------------------------|--------------------------------------------------------------------------------|------|------|----------------------|----------|
| N/A                                                               | 1279 Allyn Avenue                                                              | X    | X    |                      |          |
| C.D. Mooney House                                                 | 1269 Allyn Avenue                                                              | X    | X    |                      |          |
| Dowell House                                                      | 1317 Allyn Avenue                                                              | X    | X    |                      |          |
| John Ramos Sherry House- Depot Saloon                             | 1468-1478 Railroad Ave.                                                        | X    | X    |                      |          |
| Special Internal Revenue Bonded Warehouse, First District, No. 13 | 1216 Church Street                                                             | X    | X    |                      |          |
| St. Helena Catholic Church                                        | 1340 Tainter Street                                                            | X    | X    |                      |          |
| St. Helena Historic Commercial District                           | Main Street; and adjacent Streets between Adam and Spring Streets              |      |      | X                    |          |
| St. Helena Public Library                                         | 1360 Oak Street                                                                | X    | X    |                      |          |
| St. Helena Southern Pacific Railroad Depot                        | Railroad Avenue, northeast of the junction of Main Street. and Madrona Avenue. | X    | X    |                      |          |

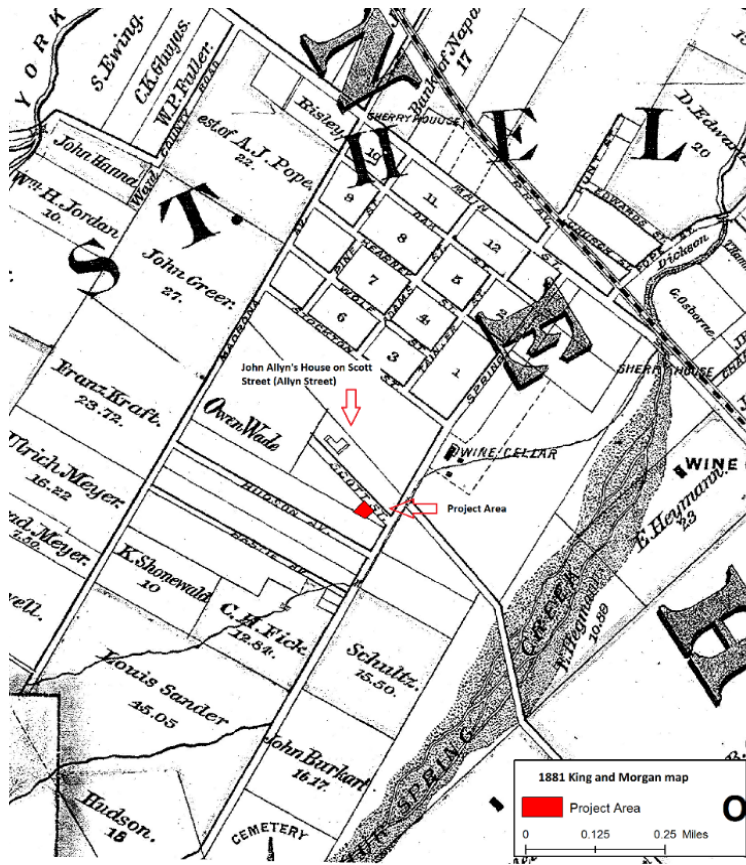


| Name                                              | Address/Details      | NRHP | CRHR | NR<br>Historic<br>District | Landmark |
|---------------------------------------------------|----------------------|------|------|----------------------------|----------|
| Taylor, Duckworth and<br>Company Foundry Building | 1345 Railroad Avenue | X    | X    |                            |          |
| William Tell Saloon and Hotel                     | 1228 Spring Street   | X    | X    |                            |          |

## PROPERTY HISTORY

As part of the literature search, EDS reviewed historic maps, city directories, and deeds, as well as documents available online to determine ownership history and development of the Project Area. The following section provides an overview of the property history.

The Project Area is located within what was once part of a 17,962-acre Mexican land grant known as Rancho Carne Human, owned by Bale. In the 1870s, Bale's widow Maria sold a portion of the rancho, which included the Project Area, to Eliza Yount who was the second wife of Yountville founder George Yount. In 1884 Eliza sold twenty-acres of the land to John Allyn, which included the Project Area. Allyn was born in Connecticut in 1820 and trained as a minister at Lane Theological Seminary in Cincinnati, Ohio (Allyn 1884; Duffee 2014). Allyn moved to Illinois where he taught public school and practiced law. In 1851, Allyn moved to California seeking a mild climate to improve his health and his financial status (Allyn 1884). When Allyn first arrived in California he tried his hand at mining, but due to health issues he instead started a mining equipment business for washing gold with his brother Mark Allyn. This endeavor proved to be a success, and in 1855 Allyn returned to Illinois where he married Sophia Hobson. Allyn's marriage to Sophia ended in divorce and he moved to Victoria British Columbia, Canada where he continued to pursue his mining business. By 1860, he returned to Illinois, and in 1861 he married Sophronia Scott. He and his second wife remained in Illinois for about a year while Allyn studied dentistry then moved to Victoria, British Columbia where Allyn still owned property. In the mid-1860s they moved to California and in 1868, Allyn and his wife moved to St. Helena again seeking a milder climate due to Allyn's ongoing health issues. In 1881, Allyn purchased twenty-acres of land from Eliza and built a house and planted wine grapes (Figure 2). Allyn built a road that is now called Allyn Street (formerly Scott Avenue), which started at Spring Street and lead northwest to Allyn's house at the end of the road. While living in St. Helena, Allyn worked as a storekeeper and a dentist. Allyn also served as a trustee of the school system and was well-known locally for his poetry. By 1880, Allyn was considered a prominent citizen of St. Helena and many residents began to refer to Scott Avenue as Allyn Avenue (Allyn 1884). By 1910, Scott Avenue was re-named Allyn Avenue.



**Figure 2. 1881 map (King and Morgan), showing the Project Area and John Allyn's house on the northeast side of Scott Avenue.**

According to Sanborn maps from 1899, 1910, and 1910-1944 (updated) (Figure 3, Figure 4, and Figure 5), there was an previous house located within the Project Area; however, despite conducting a detailed record search, it is unclear who owned and lived in this house. The previous house appears to have been demolished sometime between 1944 and 1955, and may have been abandoned as early as 1939, per Polk's St. Helena Directories from 1939, 1942, 1947, and 1948-1949, which reveal that no one resided at the addresses associate with the Project Area. Previous addresses included 25 Scott Avenue, 1231 Allyn Avenue, and 1225 Allyn Avenue.

In 1952, the Project Area was sold to Thomas and Gertrude McCaffrey and, according to records at the Napa County Assessor-Recorder office, the lot appears to have been vacant at the time of purchase. It is likely that Thomas and Gertrude had the ca. 1952 house built within the Project Area. Thomas and Gertrude were locals who had lived for over 10 years on a farm located on Big Tree Ranch Road, just north of St. Helena. According to U.S. Census records, Thomas was employed by the Basalt Rock Company as a foreman, but is also listed as a farmer ([www.ancestry.com](http://www.ancestry.com)). Thomas died in 1953 and in 1956 Gertrude is listed as widow living in the house at 1225 Allyn Avenue and working as a clerk in St. Helena. The property was then sold in 1972 to Anthony (Tony) and Diane Nunes (formerly Diane Hazeltine). Anthony and Diane moved to St. Helena in 1965. Anthony owned and operated Tony's Barber Shop in St. Helena



for 35 years before retiring in 2000; he passed away in 2002. Diane Nunes ran the St. Helena Catholic Church thrift shop from the 1980s until she retired in 2015.

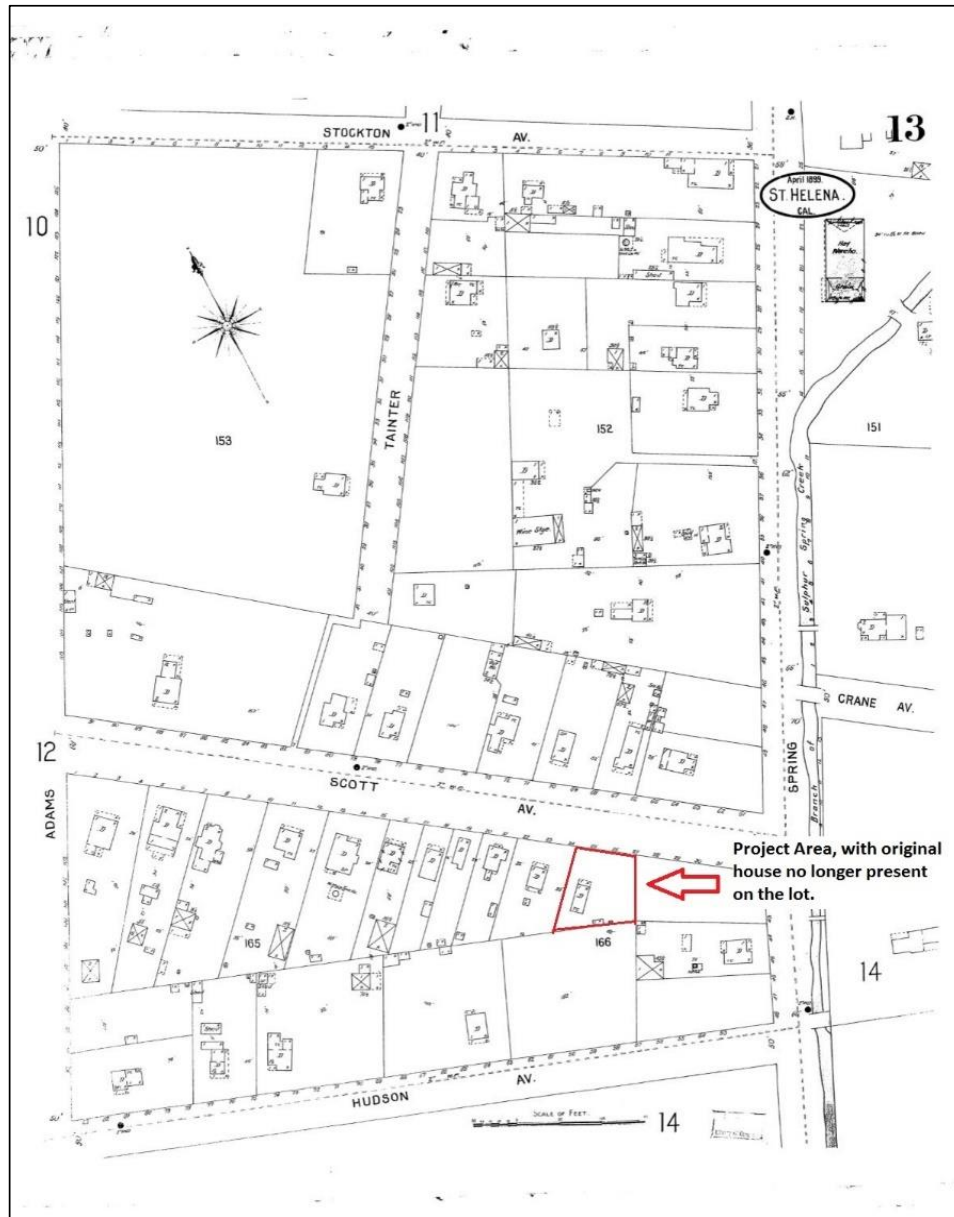


Figure 3. 1899 Sanborn map showing the previous house located within the Project Area.

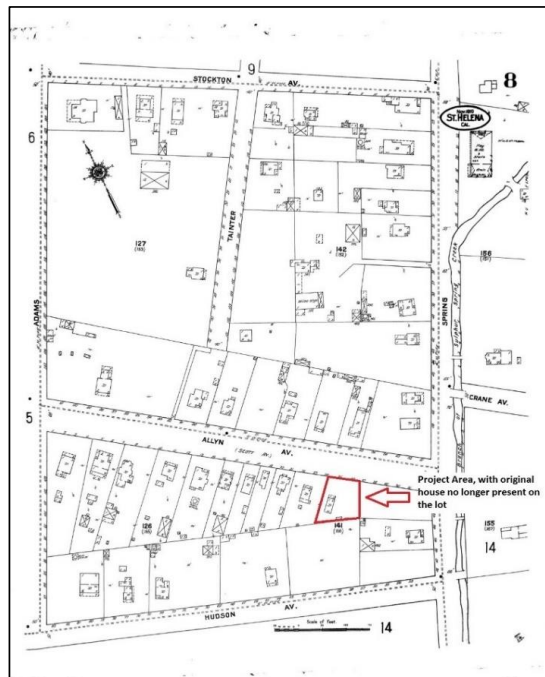


Figure 4. 1910 Sanborn map showing the previous house located within the Project Area.

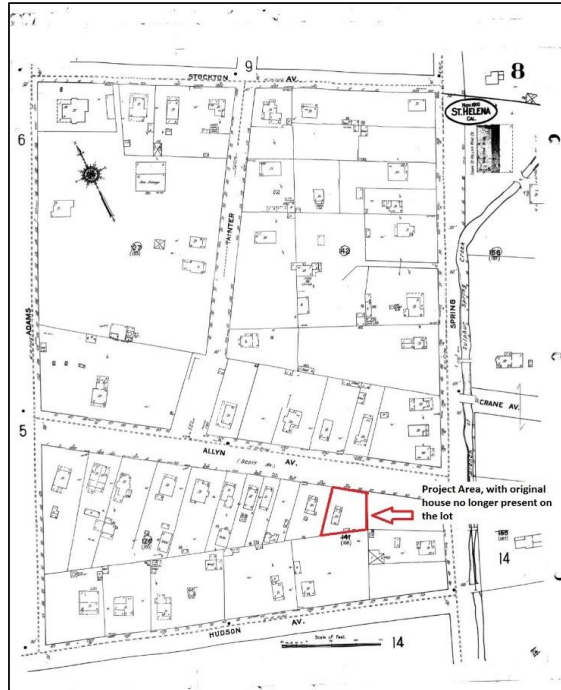


Figure 5. 1910 Sanborn map updated in 1944 showing the previous house located within the Project Area.

The following table provides details regarding the previous owners of the ca. 1952 house located at 1225 Allyn Avenue, St. Helena.

**Table 3: Previous identified occupants of the ca. 1952 house within the Project Area.**

| Year        | Previous Owner                       | Comments                                               |
|-------------|--------------------------------------|--------------------------------------------------------|
| 1952 – 1972 | Thomas Kelton and Gertrude McCaffrey | The McCaffrey's likely constructed the ca. 1952 house. |
| 1972 - 2015 | Anthony and Diane Nunes              |                                                        |

## HISTORIC RESOURCE FIELD SURVEY

The Project Area was surveyed, photographed, and documented by EDS Principal Architectural Historian, Stacey De Shazo M.A., on November 28, 2016. The section below details the ca. 1952 house and landscape.

### ca. 1952 House

The ca. 1952 house is a rectangular, front-gable planned, wood-framed building with a set-back parallel gable addition. The original house consists of an asymmetrical design with one dominate and one lower gable, and decorative vertical shiplap set within each gable. The house is clad in horizontal shiplap and all the windows are boarded-up with plywood. There is a moderate pitch roof clad in asphalt shingles. The roof consists of a slight over-hang with a combination of exposed and enclosed eaves. There is a shallow stoop with a gable porch overhang, and concrete stairs. The house rests on a combination concrete perimeter and wood post with concrete pier foundation. The house is situated in the center of the lot and is located behind a chain link metal privacy fence.



**Figure 6. Ca. 1952 house, facing southwest.**





### Northeast Elevation (Primary Façade)

The northeast elevation consists of the original asymmetrical, rectangular plan design that includes a dominate front gable and a lower gable (Figure 7). There is also a front-gable addition that is set back from the original plan that was likely added in late 1950s. All three gables are open and consist of decorative vertical shiplap that is set within each gable, and decorative wood trim along the corners of the elevation. There are two corner windows along the original front elevation that are boarded-up with plywood; however, the original wood casing is still present. The front door is set within the lower gable that also serves as a porch overhang supported by a single square column (Figure 8). The front door consists of raised wood panels along the lower section and a glass pane along the upper section that is boarded-up with plywood (Figure 9). There is a red-dyed porch stoop and red-dyed concrete stairs with wrap-around steps (Figure 10). The front-gable addition consists of what appears to be sliding doors that are boarded-up with plywood (Figure 11). There appears to have been a deck attached to the addition of the house that has been removed.



Figure 7. Northeast elevation, facing west.



**Figure 8. Northeast elevation, showing the porch stoop.**



**Figure 9. Front door, facing southwest.**



**Figure 10. Red-dyed front porch stoop and stairs.**



**Figure 11. Front-gable addition, facing southwest.**

### **Southeast Elevation**

The southeast elevation consists of a paired window, one single window, and half of the wrap-around corner window (Figure 12 and Figure 13). Each of the windows are boarded-up with plywood, but consist of the original wood casing and a slightly projecting window sill. The exposed roof rafters are visible along this elevation, as well as two foundation vents.





**Figure 12. Southeast elevation, facing north.**



**Figure 13. Southeast elevation, showing parallel gable addition.**

### **Southwest Elevation**

The southwest elevation consists of the original rectangular gable plan and parallel gable addition. The original plan consists of two windows and what appears to be a sliding door (Figure 14). One window and the sliding doors are boarded-up; however, there is a vinyl garden window that is visible from this elevation that is boarded-up along the interior. There is decorative vertical cladding along the gable, and the parallel gable addition extends beyond the original plan (Figure 15). There also appears to have been a back porch along this elevation that has been removed. The addition along the southwest elevation consists of a garden window that is visible from the exterior, but boarded up on the interior. The gable consists of decorative vertical cladding, and the corners of the addition consist of decorative wood trim.



**Figure 14. Original planned rear elevation, facing northeast.**



**Figure 15. Southwest elevation, facing east.**



**Figure 16. Parallel gable addition, facing east.**

#### **Northwest Elevation**

The northwest elevation consists of five windows that are covered-up with plywood (Figure 17 and Figure 18). There is decorative wood casing around the windows that appears to be original. There are five foundation vents and closed eaves along the northwest elevation. A tall metal vent pipe is visible along the roof, as well as several smaller vent pipes.



**Figure 17. Northwest elevation, facing southeast.**





**Figure 18. Northwest elevation, facing east.**

#### **Interior**

The interior of the house was viewed from the front entry door, as access was limited due to the requirement to wear a protective mask. The interior is currently stripped down to the framing (Figure 19). The original wood floors appear to be intact; however, from the front door view it seems that all the windows have been replaced with vinyl windows.



**Figure 19. Interior view from the front door.**

### **Landscape**

The Project Area is a grass covered parcel with several trees. The parcel is surrounded by a combination of fencing that includes a metal chain link fence along the front, wood fencing along the sides, and concrete block fencing along the rear of the property (Figure 20 and Figure 21).



**Figure 20. Wood fencing, facing south.**



**Figure 21. Concrete block fencing along the rear parcel boundary.**

### **Neighborhood Setting**

The neighborhood setting of Allyn Avenue, between Spring Street and Adams Street, consists of a variety of single-family houses that range in date from approximately 1880 to 2015. Directly across the street from the Project Area is a single-family house constructed in ca. 1912. Adjacent and southeast of the

Project Area is a single-family house constructed in 2015, and adjacent and northwest of the Project Area is a single-family house constructed in ca. 1912.

## EVALUATION FOR HISTORICAL SIGNIFICANCE

The ca. 1952 house was evaluated for listing on the CRHR. The building was evaluated within the historic context and current setting.

### EVALUATION CRITERIA

#### California Register of Historical Resources

The CRHR is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through several methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The CRHR follows nearly identical guidelines to those used for the National Register. One difference is that the CRHR identifies the Criteria for Evaluation numerically instead of alphabetically.

The following section examines the eligibility of the ca. 1952 house for listing on the CRHR. After a thorough analysis, it was determined that building does *not* appear to meet the criteria of significance for listing on the CRHR for the following reasons.

#### CRHR Evaluation

1. (Event): Associated with events that have made a significant contribution to the broad patterns of local regional history or the cultural heritage of California or the United States.

*The ca. 1952 house does not appear to be individually significant in association with historical events important to local regional history, California, or the nation.*

*Therefore, the house is not eligible for listing in the CRHR under Criterion 1.*

2. (Person): Associated with the lives of persons important to local, California or national history.

*Based on extensive research regarding the property there is no evidence that the ca. 1952 house was associated with persons significant to local regional, California, or U.S. history.*

*Therefore, the property is not eligible for listing on the CRHR under Criterion 2.*

3. (Construction/Architecture): Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values.

*The ca. 1952 consists of elements of World War II Era Cottage architecture; however, the architect and/or engineer are not known, and the building does not appear to be the work of a master, nor does it possess high artistic values that embody the distinctive characteristics of the World War II Era Cottage architectural style.*

*Therefore, the building does not appear to be eligible for listing in the CRHR under Criterion 3.*

4. (Information potential): Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

*The ability to yield important information about the past is typically applied to archaeological resources associated with the property. Since the Project Area was not evaluated for archaeology,*

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*it cannot be determined if it will yield, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.*

## **CONCLUSIONS AND RECOMMENDATIONS**

Historical Resources include properties eligible for listing on the CRHR, the NRHP, or a local register of historical resources (as defined at Public Resources Code §5020.1(k)). According to Public Resources Code §15064.5(b), a project would have a significant impact on an Historical Resource if it would “cause a substantial adverse change in the significance” of that resource. Specifically, “substantial adverse change in the significance of an Historical Resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.”

The Project Area includes a ca. 1952 house and landscape that were surveyed and evaluated to determine historic integrity and eligibility for listing on the CRHR. Based on the HRE that included a record search and review, field survey, and application of the CRHR criteria of significance, the ca. 1952 house does not appear eligible for listing on the CRHR. Although, the ca. 1952 house does have some elements of World War II Era Cottage architecture, the design does not meet the significance standards necessary to qualify for listing on the CRHR. A DPR 523 Primary Record, Continuation Record, and a Location Map Record were completed as part of the HRE and are included as Attachment A.



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## **Attachment A**

### **DPR Forms**

State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Other Listings  
Review Code

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Reviewer

Date

Page 1 of 9 \*Resource Name or #: 1225 Allyn Avenue

P1. Other Identifier: \_\_\_\_\_

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County Napa and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Rutherford Date 1973 T 8N; R 6W; ☐ of ☐ of Sec un; MD B.M.

c. Address 1225 Allyn Avenue City St. Helena Zip 94574

d. UTM: Zone 10, 561185 mE/ 47239744

The ca. 1905 building is located at 1225 Allyn Avenue, St. Helena, Napa County, within Assessor Parcel Number (APN) 009-311-013-000. The building is located on the southwest side of Allyn Avenue between Spring Street and Adams Street within a residential neighborhood known as Spring Street. The building is located approximately 190 feet northwest of Spring Street and 330 feet southwest of Tainter Street.

\*P3a. Description:

The ca. 1952 house is designed in the World War II Era Cottage architectural style. The house is a rectangular, front-gable planned, wood-framed building with a set-back parallel gable addition. The original house consists of an asymmetrical design with one dominate and one lower gable, and decorative vertical shiplap set within each gable. The house is clad in horizontal shiplap, and all the windows are boarded-up with plywood. There is a moderate pitch roof clad in asphalt shingles. There is a shallow stoop with a gable porch overhang, and concrete stairs. The house rests on a combination concrete perimeter and wood post with concrete pier foundation.

P5a. Photograph or Drawing



\*P3b. Resource Attributes: HP2;

Single Family Property

\*P4. Resources Present: ☒ Building  
☐ Structure ☐ Object ☐ Site ☐ District ☐  
Element of District ☐ Other (Isolates,  
etc.)

P5b. Description of Photo: northeast  
and southeast elevations, facing west,  
11/28/2016

\*P6. Date Constructed/Age and  
Source: ☒ Historic ☐ Prehistoric  
☐ Both  
ca. 1952

\*P7. Owner and Address:  
Withheld by Owner

\*P8. Recorded by: Stacey De Shazo,  
M.A., Evans & De Shazo, LLC, 6876  
Sebastopol Avenue, Sebastopol, CA  
95472

P9. Date Recorded: 11/28/2016

\*P10. Survey Type:  
Reconnaissance

\*P11. Report Citation: Stacey De Shazo (2016): Historic Resource Evaluation of the property located at 1225 Allyn Avenue, Napa  
County, California

\*Attachments: ☐ NONE ☒ Location 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): \_\_\_\_\_

## CONTINUATION SHEET

Property Name: 1225 Allyn Avenue

Page 2 of 9

### (CONTINUED FROM PAGE 1)

#### Northeast Elevation (Primary Façade)

The northeast elevation consists of the original asymmetrical, rectangular plan design that includes a dominate front gable and a lower gable. There is also a front-gable addition that is set back from the original plan that was likely added in late 1950s. All three gables are open and consist of decorative vertical shiplap that is set within each gable, and decorative wood trim along the corners of the elevation. There are two corner windows along the original front elevation that are boarded-up with plywood; however, the original wood casing is still present. The front door is set within the lower gable that also serves as a porch overhang supported by a single square column. The front door consists of raised wood panels along the lower section and a glass pane along the upper section that is boarded-up with plywood. There is a red-dyed porch stoop and red-dyed concrete stairs with wrap-around steps. The front-gable addition consists of what appears to be sliding doors that are boarded-up with plywood. There appears to have been a deck attached to the addition of the house that has been removed.



## CONTINUATION SHEET

Property Name: 1225 Allyn Avenue

Page 3 of 9





## CONTINUATION SHEET

Property Name: 1225 Allyn Avenue

Page 4 of 9



### Southeast Elevation

The southeast elevation consists of a paired window, one single window, and half of the wrap-around corner window. Each of the windows are boarded-up with plywood, but consist of the original wood casing and a slightly projecting window sill. The exposed roof rafters are visible along this elevation, as well as two foundation vents.

DPR 523L (Rev. 1/1995)(Word 9/2013)

## CONTINUATION SHEET

Property Name: 1225 Allyn Avenue

Page 5 of 9



### Southwest Elevation

The southwest elevation consists of the original rectangular gable plan and parallel gable addition. The original plan consists of two windows and what appears to be a sliding door. One window and the sliding door are boarded-up; however, there is a vinyl garden window that is visible from this elevation that is boarded-up along the interior. There is decorative vertical cladding along the gable, and the parallel gable

DPR 523L (Rev. 1/1995)(Word 9/2013)

## CONTINUATION SHEET

Property Name: 1225 Allyn Avenue

Page 5 of 9

addition extends beyond the original plan. There also appears to have been a back porch along this elevation that has been removed. The addition along the southwest elevation consists of a garden

window that is visible from the exterior, but boarded up on the interior. The gable consists of decorative vertical cladding, and the corners of the addition consist of decorative wood trim.





## CONTINUATION SHEET

Property Name: 1225 Allyn Avenue

Page 7 of 9



**Northwest Elevation**

The northwest elevation consists of five windows that are covered-up with plywood. There is decorative wood casing around the windows that appears to be original. There are five foundation vents and closed eaves along the northwest elevation. A tall metal vent pipe is visible along the roof, as well as several smaller vent pipes.



## CONTINUATION SHEET

Property Name: 1225 Allyn Avenue

Page 8 of 9



### Interior

The interior of the house was viewed from the front entry door, as access was limited due to the requirement to wear a protective mask. The interior is currently stripped down to the framing. The original wood floors appear to be intact; however, from the front door view it seems that all the windows have been replaced with vinyl windows.





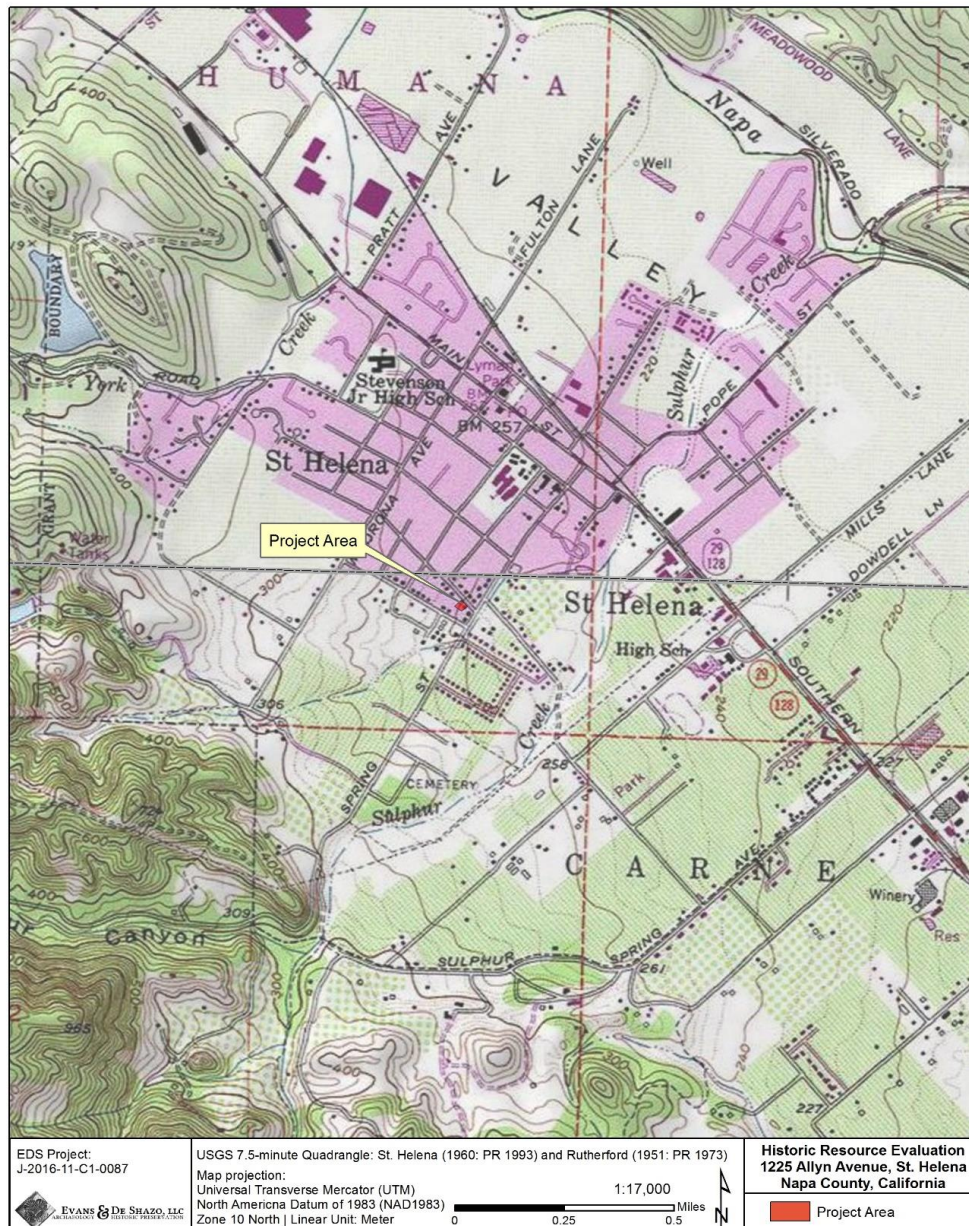
State of California ♦ Natural Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**LOCATION MAP**

Primary #  
HRI#  
Trinomial

Page 9 of 9

\*Resource Name or # (Assigned by recorder) 1225 Allyn Avenue

\*Map Name: Rutherford \*Scale: 1:24,000 \*Date of map: 1973



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

POR. RANCHO CARNE HUMANA

R.M. Bk. D of Patents, Pg. 127

Tax Area Code 3002

9-31



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| 1  | N42°24'32"W | 44.02' |
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| 56 | N42°24'32"W | 44.02' |

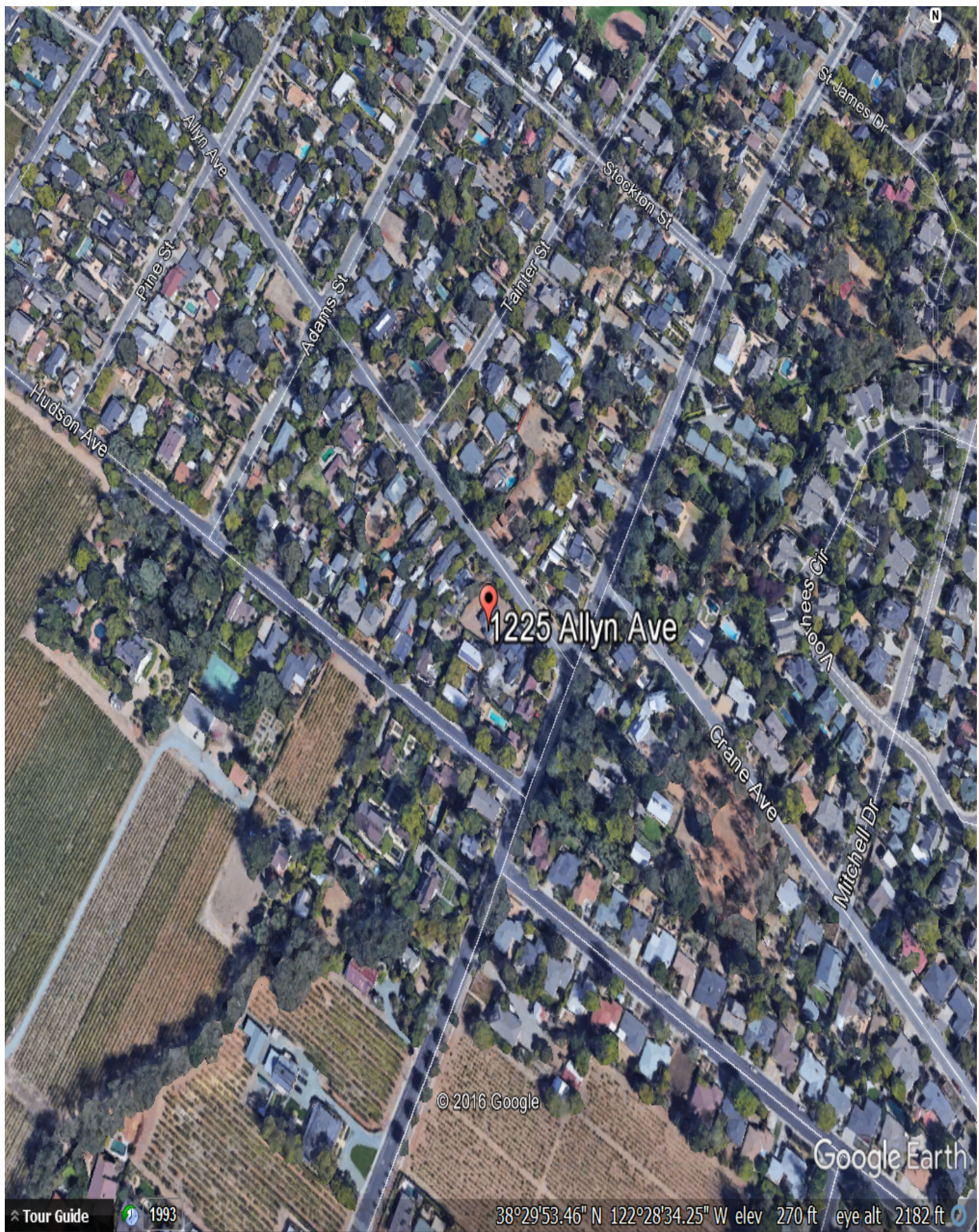
HASTIE'S ADD'N  
FEALEY'S ADD'N  
R.M. Bk. 1, Pg. 82  
R.M. Bk. 1, Pg. 93

Assessor's Map Bk. 9 Pg. 31  
County of Napa, Calif.  
1954 - 60 - 61

CITY OF ST. HELENA















hybridCore<sup>TM</sup>  
HOMES

RESIDENCE FOR:

JOHN McGRAW and DEANA BERGQUIST

1225 ALLYN AVENUE  
ST HELENA, CALIFORNIA

DATE 8/16

DRAWN BY:  
CHECKED BY:  
REVISIONS: DATE:

NOTES  
△  
△  
△

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TEL: 707.579.3811  
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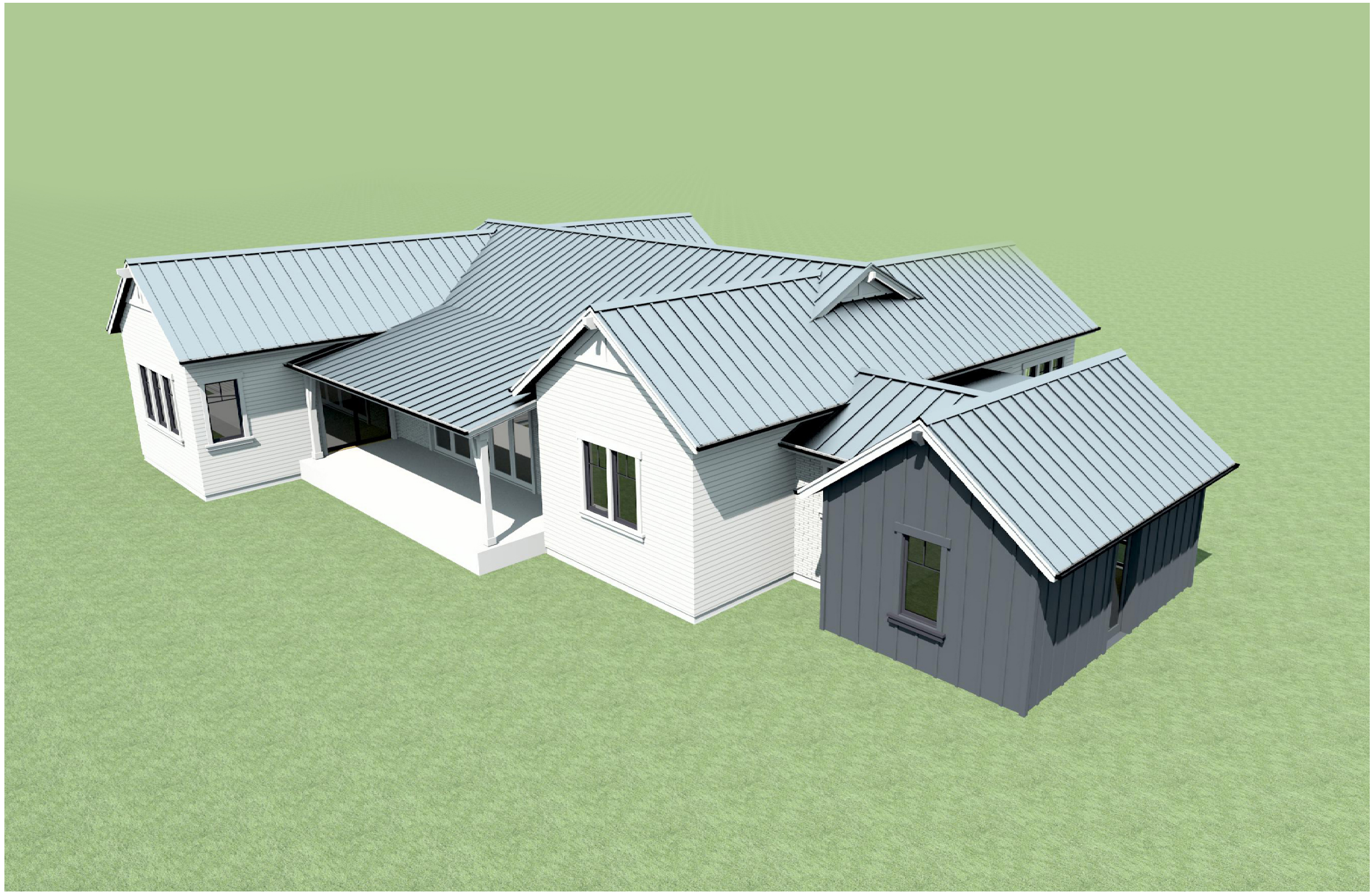
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ARCHITECTURE - PLANNING

DESIGN FOR  
**JOHN McGRAW and DEANA BERGQUIST**  
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ST HELENA, CALIFORNIA

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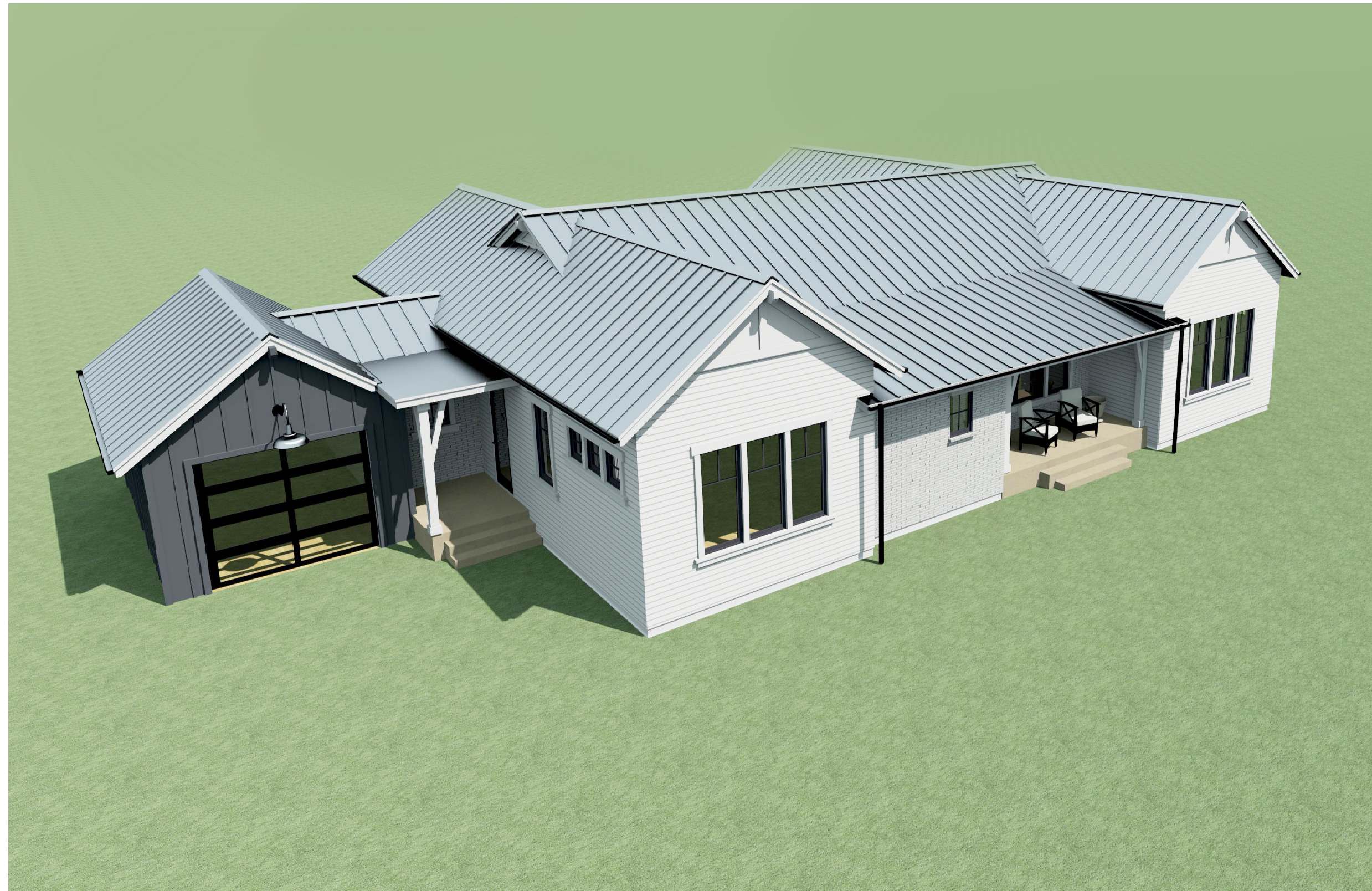




NORTH PERSPECTIVE



SOUTH PERSPECTIVE



WEST PERSPECTIVE



EAST PERSPECTIVE

DATE 8/16

DRAWN BY:  
CHECKED BY:  
REVISIONS: DATE:

NOTES  
△  
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DESIGN FOR

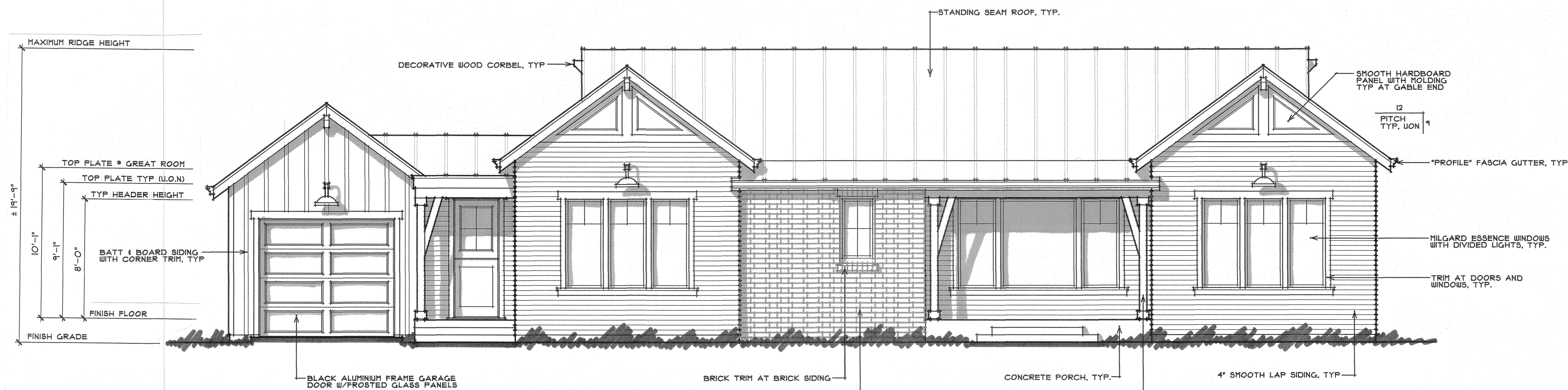
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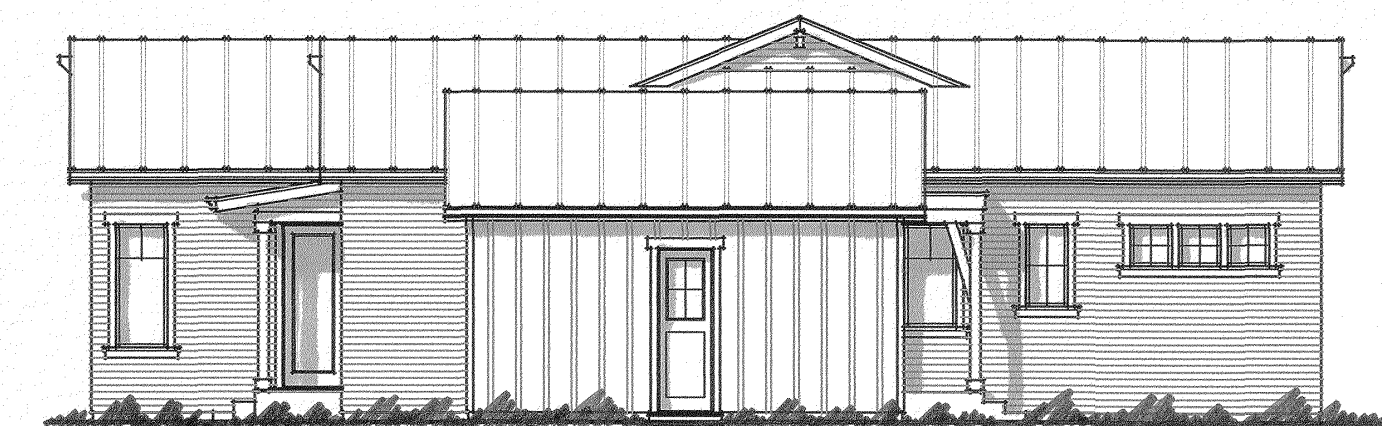
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FRONT ELEVATION

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



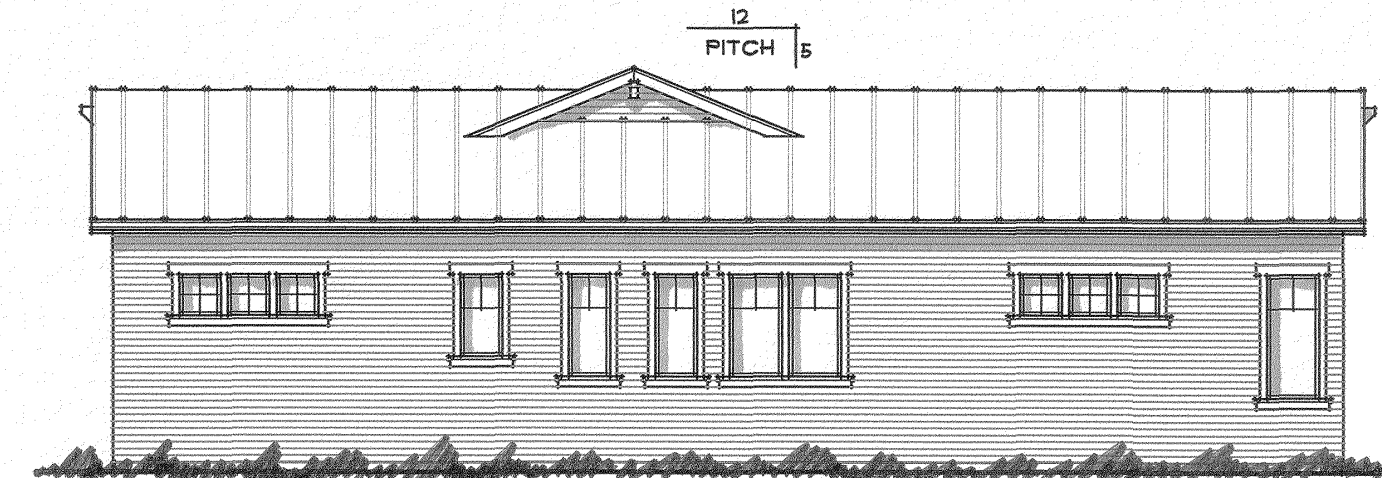
LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



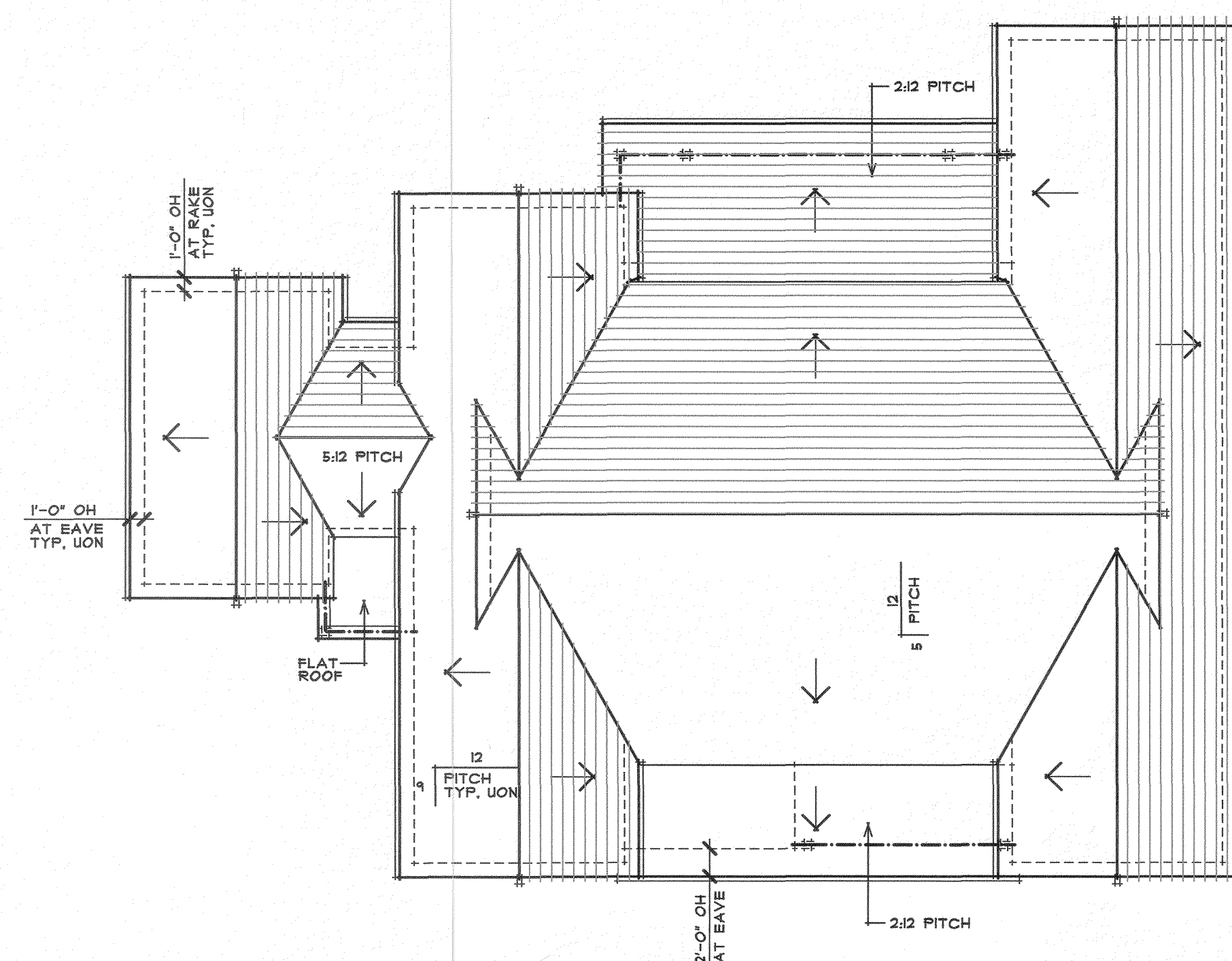
REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



ROOF PLAN

SCALE: 1/8" = 1'-0"

FINISH SCHEDULE

| LOCATION            | COLOR                                     |
|---------------------|-------------------------------------------|
| STANDING SEAM ROOF: | WESTERN STATES METAL ROOFING "BONDERIZED" |
| LAP SIDING:         | BENJAMIN MOORE "GRAY OWL" 213-T-40        |
| HOUSE TRIM:         | BENJAMIN MOORE "GRAY OWL" 213-T-40        |
| BOARD & BATT:       | BENJAMIN MOORE "IRON MOUNTAIN" 213-4-30   |
| GARAGE TRIM:        | BENJAMIN MOORE "IRON MOUNTAIN" 213-4-30   |
| PAINTED BRICK:      | BENJAMIN MOORE "GRAY OWL" 213-T-40        |
| WINDOWS:            | MILGARD ESSENCE BLACK BEAN                |

DATE 8/16

DRAWN BY: CHECKED BY: REVISIONS: DATE:

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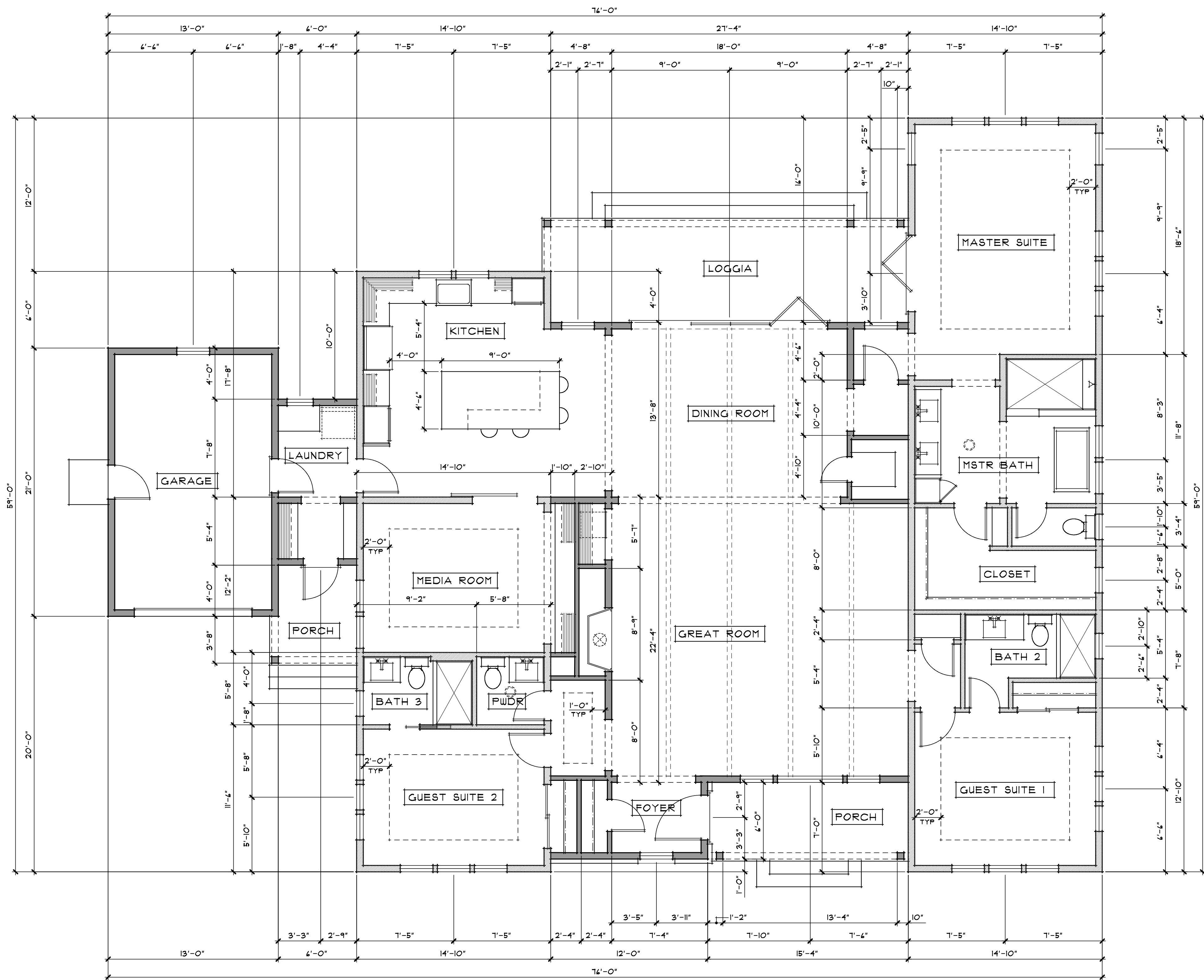
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FLOOR PLAN

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

LIVING AREA = APPROX 2713 SQ FT  
GARAGE AREA = APPROX 261 SQ FT  
OUTDOOR COVERED AREA = APPROX 315 SQ FT

|             |      |
|-------------|------|
| DATE        | 8/16 |
| DRAWN BY:   |      |
| CHECKED BY: |      |
| REVISIONS:  |      |
| DATE:       |      |

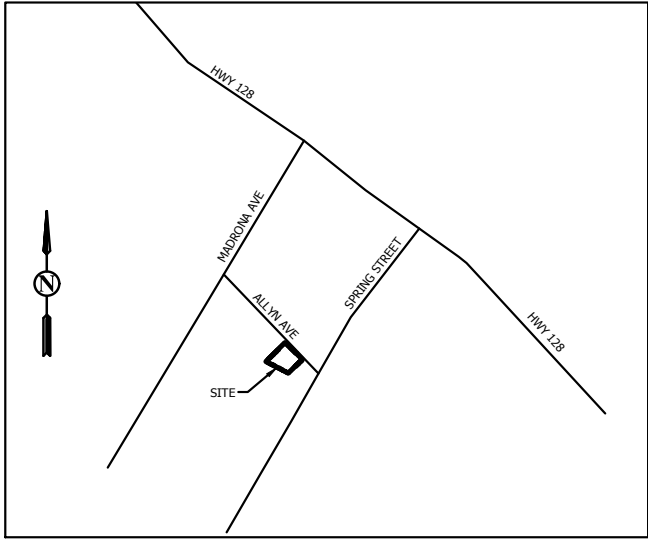
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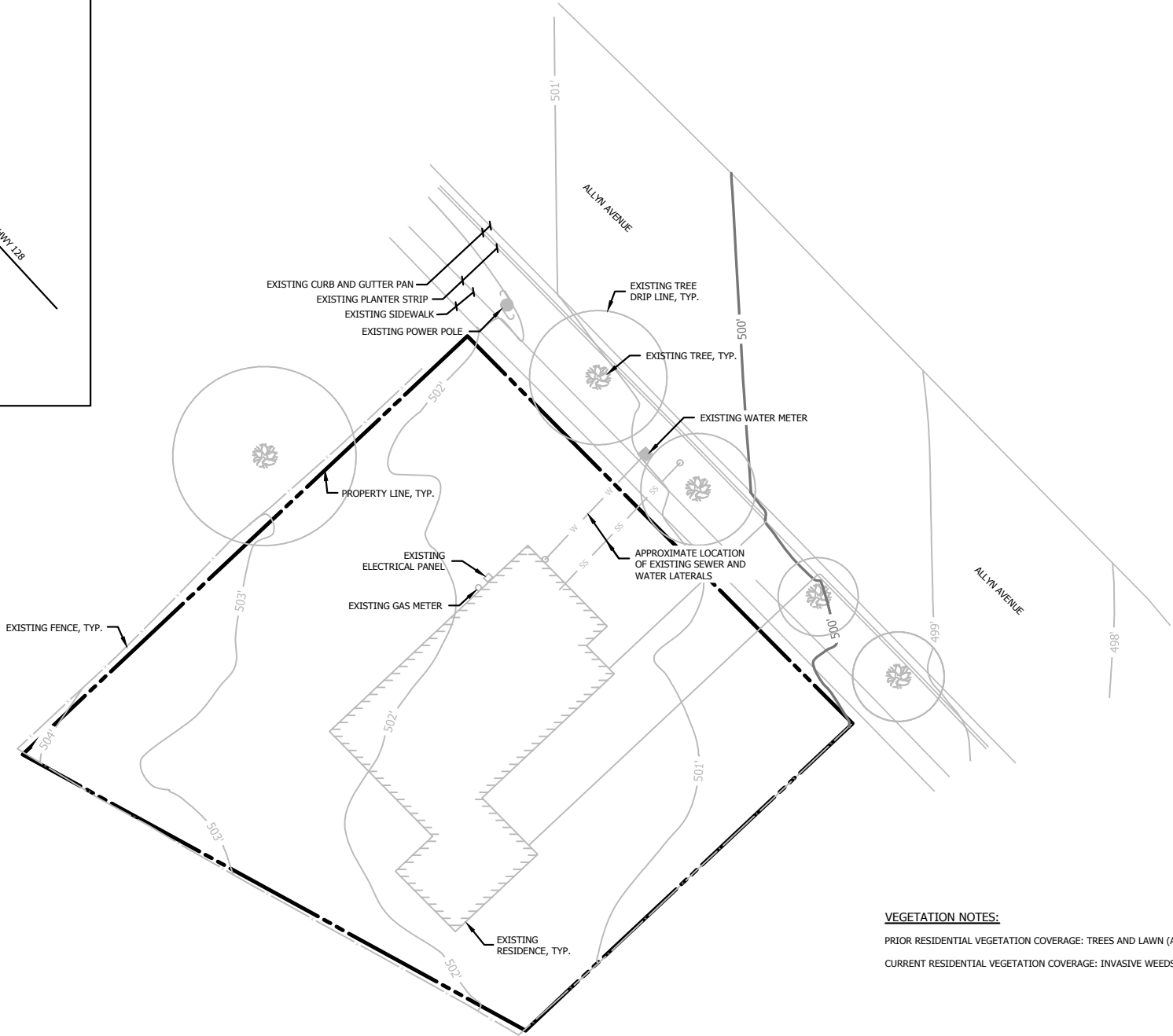
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LOCATION MAP  
NOT TO SCALE



PRE-DEVELOPMENT SITE PLAN

VEGETATION NOTES:  
PRIOR RESIDENTIAL VEGETATION COVERAGE: TREES AND LAWN (ASSUMED)  
CURRENT RESIDENTIAL VEGETATION COVERAGE: INVASIVE WEEDS AND GRASSES

| REV. | DESCRIPTION | BY | DATE |
|------|-------------|----|------|
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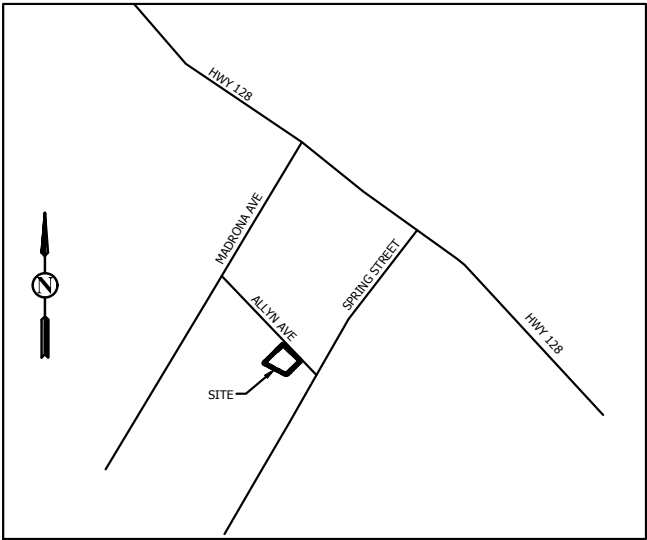


**BC ENGINEERING GROUP, INC.**  
**CIVIL ENGINEERING & LAND PLANNING**  
2800 Cleveland Ave, Suite C  
San Ramon, CA 94583  
www.bcegroup.com  
Phone: 925.542.4321

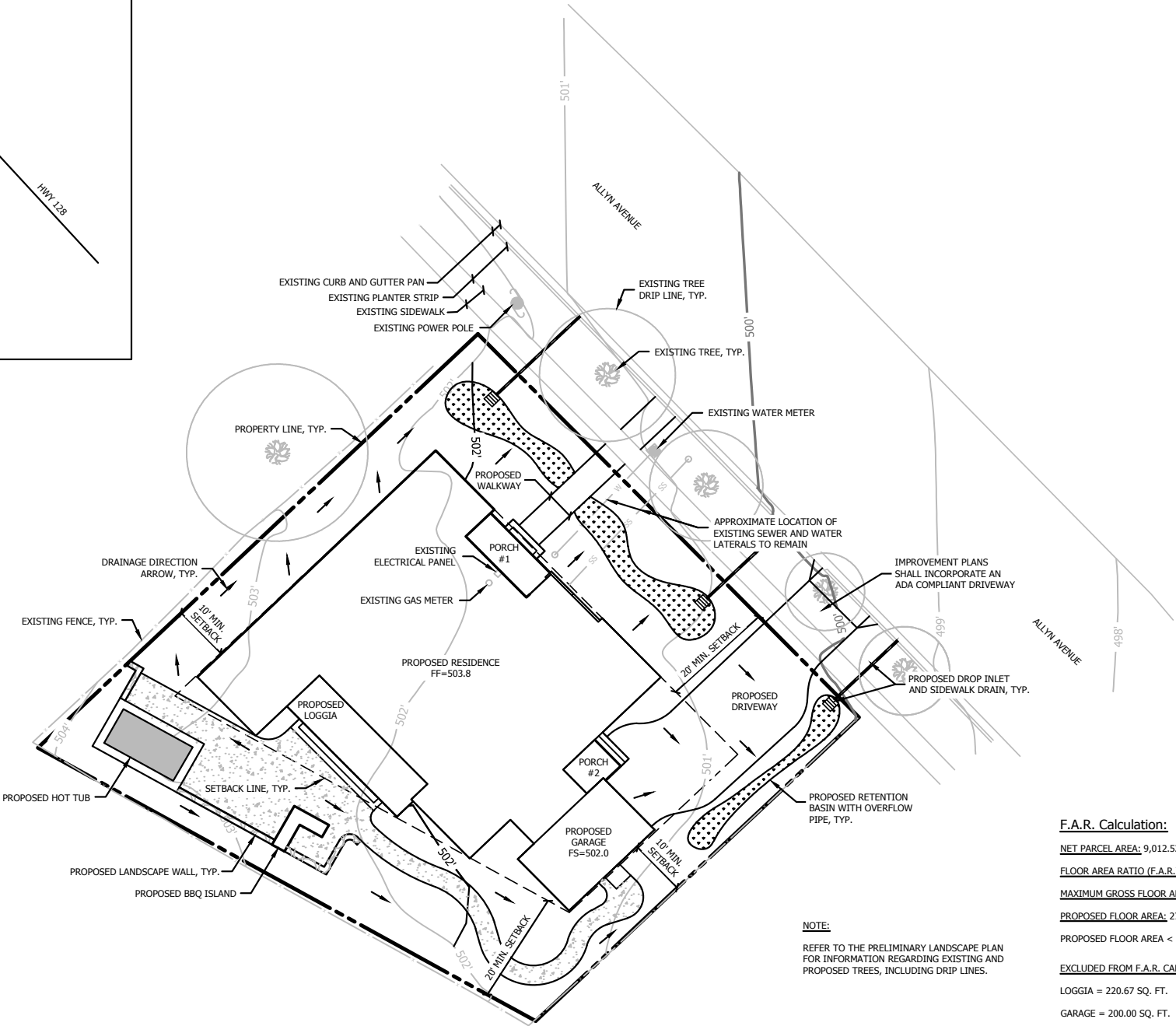
**PRE-DEVELOPMENT SITE PLAN**  
  
BOB BRANDSTAD  
1225 ALLYN AVENUE  
ST. HELENA, CA 94574

|                  |             |
|------------------|-------------|
| <b>Date:</b>     | 11/15/16    |
| <b>Job:</b>      | 134-16      |
| <b>Drawn:</b>    | MD          |
| <b>Scale:</b>    | NTS         |
| <b>APR:</b>      | 009-311-013 |
| <b>Permit #:</b> |             |
| <b>Sheet:</b>    | EXHIBIT     |





LOCATION MAP  
NOT TO SCALE



POST-DEVELOPMENT SITE PLAN

**F.A.R. Calculation:**  
NET PARCEL AREA: 9,012.52 SQ. FT.  
FLOOR AREA RATIO (F.A.R.): 0.32  
MAXIMUM GROSS FLOOR AREA: 2,884 SQ. FT.  
PROPOSED FLOOR AREA: 2774.39 SQ. FT.  
PROPOSED FLOOR AREA < MAXIMUM GROSS FLOOR AREA  
  
EXCLUDED FROM F.A.R. CALCULATION:  
LOGGIA = 220.67 SQ. FT.  
GARAGE = 200.00 SQ. FT.  
PORCH #1 = 92.00 SQ. FT.  
PORCH #2 = 47.83 SQ. FT.

**NOTE:**  
REFER TO THE PRELIMINARY LANDSCAPE PLAN FOR INFORMATION REGARDING EXISTING AND PROPOSED TREES, INCLUDING DRIP LINES.

| REV. | DESCRIPTION | BY | DATE |
|------|-------------|----|------|
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POST-DEVELOPMENT SITE PLAN  
  
BOB BRANDSTAD  
1225 ALLYN AVENUE  
ST. HELENA, CA 94574

|           |             |
|-----------|-------------|
| Date:     | 11/15/16    |
| Job:      | 134-16      |
| Drawn:    | MD          |
| Scale:    | NTS         |
| APR:      | 009-311-013 |
| Permit #: |             |
| Sheet:    | EXHIBIT     |









**BC Engineering Group**  
Civil Engineering & Land Planning

# Water Use Analysis Report

FOR

**Bob Branstad**

1225 Allyn Avenue  
St. Helena, CA 94574

APN. 009-311-013

**November 15, 2016**

Prepared by



Thomas J. Billeter, P.E.  
Exp. September 30, 2017

[www.bcengineeringgroup.com](http://www.bcengineeringgroup.com)  
Phone: 707-542-4321

**SANTA ROSA OFFICE**  
2800 Cleveland Ave, Suite C  
Santa Rosa, CA 95403

**UKIAH OFFICE**  
603 S. State Street  
Ukiah, CA 95442



### **Project Description:**

The subject parcel located at 1225 Allyn Avenue in St. Helena is currently occupied with a two bedroom, one bathroom single family residence. The current owners propose to demolish the existing two bedroom, one bathroom single family residence, and build a new three bedroom, three and a half bathroom single family residence.

The City of St. Helena Water Neutral Policy for Development states that, "The applicant must be water-neutral (from the City-delivered water system) through any combination of on-site water conservation measures and/or off-site retrofitting and/or well water. Water neutrality shall be demonstrated in a quantitative water analysis of the project".

The City of St. Helena requires that the post-construction water use of a property must be less than or equal to the pre-construction water use.

This Water Use Analysis Report demonstrates the baseline water use for the existing and proposed single family residences located at the subject parcel.

### **Existing Baseline Residential Water Use:**

The City of St. Helena *Water Neutral Policy for Development* states that use of 150 gpd/bedroom is accepted to calculate the existing water use.

2 bedrooms x 150 gpd/bedroom = 300 gpd

300 gpd x 365 days/year = 109,500 gpy

Existing estimated annual residential water use per year = **109,500 gpy**

### **Existing Baseline Irrigation Water Use:**

Refer to attachment A for the existing maximum applied water allowance calculation.

Existing estimated annual irrigation water use per day = 324 gpd

Existing estimated annual irrigation water use per year = **118,386 gpy**

### **Existing Baseline Total Estimated Water Use:**

109,500 gpy + 118,386 gpy = **227,886 gpy**





**Proposed Baseline Residential Water Use:**

The following table illustrates the estimated water usage for the proposed residence. Values are taken from the City of St. Helena *Water Neutral Policy for Development*.

| <b>Appliance</b> | <b>Average Flow Rate</b> | <b>Flow Duration</b> | <b>Daily Use</b> | <b># of Occupants</b> | <b>Total Gallons Per Day</b> |
|------------------|--------------------------|----------------------|------------------|-----------------------|------------------------------|
| Toilet           | 1.3 gpm                  | 1 Flush              | 3                | 10                    | 39 GPD                       |
| Faucet           | 1.5 gpm                  | 0.25 min.            | 3                | 10                    | 11.25 GPD                    |
| Shower Head      | 2 gpm                    | 8 min.               | 1                | 10                    | 160 GPD                      |
| Clothes Washer   | 19.7 gpm                 | 1 Load               | 0.37             | 10                    | 72.89 GPD                    |
| Dish Washer      | 6.3 gpm                  | 1 Cycle              | 0.1              | 10                    | 6.3 GPD                      |

Estimated water use per day = 289.44 gpd

289.44 gpd x 365 days/year = 105,645.6 gpy

Estimated annual water use per year = **105,645.6 gpy**

**Proposed Baseline Landscape Water Use:**

Refer to attachment B for the proposed maximum applied water allowance calculation.

Proposed estimated annual irrigation water use per day = 146 gpd

Proposed estimated annual irrigation water use per year = **53,200 gpy**

**Proposed Baseline Total Water Use:**

105,645.6 gpy + 53,200 gpy = **158,845.6 gpy**

**Conclusion:**

Based on the existing and proposed baseline water use calculations, and by replacing existing water features with low-flow devices, there will be no increase in water use for the subject parcel. The post development water use, compared to the pre-development water use, will create a reduction in water use for the property of 69,040.4 gallons per year.



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

**December 20, 2016**

**AGENDA ITEM:** 5.2

**FILE NUMBER:** PL16-087

**SUBJECT:** Ladera Tasting Room Use Permit

**PREPARED BY:** Lilly Bianco, Contract Planner

**REVIEWED BY:** Noah Housh, Planning Director

**APPLICATION FILED:** Nov 3, 2016      **ACCEPTED AS COMPLETE:** Nov 30, 2016

**LOCATION OF PROPERTY:** 1234 Adams Street

**APPLICANT:** Ladera Winery LLC.

**PHONE:** (707) 294-2775

**APN:** 009-223-022

**GENERAL PLAN:** Central Business

**ZONING:** CB: Central Business

**PROPERTY DESCRIPTION:** 1234 Adams Street includes an existing single story commercial building located in the Central Business District and featuring a net floor area of 1,548 square feet (1,857 including covered front porch). The building exhibits frontage onto Adams Street and is served by five off-street parking spaces located behind the building.

In the past, the subject property has served as a bookstore, wine tasting room, and, most recently, office space.

**PROJECT DESCRIPTION**

Applicant, Ladera Winery LLC, is requesting a use permit to operate a 20 seat wine tasting room with retail sales, accessory administrative office space, and outdoor seating in an existing retail space at 1234 Adams Street. There will be two full time employees and one part time employee. Hours of operation will be between the hours of 10:00 a.m. to 6:00 p.m. seven days a week with special events limited to one per month with the potential for hours to be extended until 9:00 p.m. No exterior modifications are proposed as part of the use permit application.

1234 Adams  
Ladera Tasting Room  
December 20, 2016  
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## **ANALYSIS**

### **GENERAL PLAN**

The subject site exhibits a General Plan Land Use Designation of Central Business. The City of St. Helena General Plan (1993) states that the Central Business land use 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. Emphasis is on pedestrian oriented retail and service uses.

*General Plan policies applicable to the proposed Ladera Tasting Room include:*

- 2.6.27** Prohibit commercial uses that are primarily tourist-serving in nature, and that are inconsistent with the community image of St Helena.
- 2.6.35** Maintain the CBD as the City's social and cultural core and the primary center for retail business.
- 3.4.2** Support the development of a responsible visitor serving component to the City's economy as a valuable source of jobs, tax revenues, and cultural amenities.
- 3.4.3** Give preference to visitor-serving uses whose orientation is toward a more discriminating upscale market consistent with the Valley's reputation as a producer of world class wines, and discourage the introduction of uses that are dependent upon a mass tourist market, while not increasing the total number of tourists.

In accordance with the the General Plan and, in particular, those policies listed above, the subject project will operate as both a locally and tourist serving business and would perpetuate the character of the CBD by locating its operations within the City's cultural and retail center and contributing to the liveliness and established character of the area. The Ladera wine tasting room is intended to appeal to an upscale, discerning market, and therefore, is expected to further promote the Valley's reputation as a producer of world class wines. Similarly, the introduction of the Ladera Tasting room to 1234 Adams Street will further the City's goal of establishing a responsible visitor serving component and add to tax revenues and cultural amenities.

### **ZONING**

Consistent with the Central Business Land Use Designation, the site exhibits a zoning designation of CB: Central Business providing for retail, personal service uses, offices, restaurants, hotels/motels, and similar and compatible uses. The intent is for the CB district to remain primarily locally serving in character. New uses which serve both local residents and tourists are allowed; however, uses which are primarily tourist-serving are not permitted. Local serving businesses are considered to be those that derive a significant portion of their revenue from St. Helena residents, and which provide services and products which satisfy local resident's day to day needs. It is presumed



that the “local” customer base is defined by regular repeat customers from the community.

Under the CB zoning designation, wine tasting rooms are conditionally allowed and subject to code provisions stipulating that wines sold must be produced from a minimum of 75 percent Napa Valley Grapes and must be labeled “Napa Valley” or a subappellation thereof.

#### Staff Analysis:

Consistent with applicable Zoning requirements, the Ladera wine tasting room will sell wines produced from a minimum 75 percent Napa Valley Grapes and which are labeled “Napa Valley” or a subappellation thereof; the applicant has provided a written confirmation to establish concurrence with this particular requirement. Given that the proposed use is a tasting room and intended to serve both tourists and locals, it may be considered acceptable under the explicit provisions of the zoning code. However, there has been on-going dialogue related to whether or not new tasting rooms, such as that proposed, are truly local serving. Accordingly, this topic is elaborated upon in the “issues” section at the end of this staff report.

#### Signage

The permitted maximum cumulative sign area for the primary frontage is 40 square feet and the maximum cumulative sign area for the secondary frontage is 20 square feet. No signage is proposed at this time, and any signage will be subject to Chapter 17.148 of the Municipal Code and will require review and approval by the Community Improvement and Planning Director. If signage is proposed that exceeds that explicitly allowed under the Zoning Code, the sign permit application would be subject to review and approval by the Planning Commission.

#### Parking

Chapter 17.124, Parking & Loading Requirements, section 17.124.030 (D) (2). “*Establishments with seating for service of food and/or drinks*” requires 1 parking space for each four seats (20 proposed) for a total of five required spaces. The parking allocated to the subject project includes five dedicated off-street parking spaces located behind the building.

#### **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 placed on the city water system using the methodology defined in Code section 13.12.050. The offset must be clearly demonstrated to the satisfaction of the Director of Public Works.

The Ladera Winery Tasting Room project does not propose any new development, as defined above, and therefore is not subject to the St. Helena Water neutrality provisions.

#### **USE PERMIT**

The purpose of a use permit is to allow the proper integration in the City of essential or desirable uses which may be suitable only in certain locations or zoning districts, or to ensure that such uses are designed or arranged on the site in a particular manner. In its review of applications for use permits, the Planning Commission shall evaluate each proposed use in order to consider its impact on the city. No use permit shall be granted unless all of the following general findings can be made (Zoning Code Section 17.168 040).

#### Findings to approve a Use Permit

1. That the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community.
2. That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses.
3. That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan.
4. That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.
5. That the proposed use would provide adequate ingress and egress to and from the proposed location.
6. That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local serving economy.
7. That the proposed use would be compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located.
8. That the proposed use would not be in conflict with the City's General Plan.
9. That the proposed use would not be injurious to public health, safety, or welfare.
10. That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan.

11. That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long term parking needs of employees and business owners and customers is available.
12. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.

#### Staff Analysis

The Ladera Wine tasting room will operate in an existing building located within St. Helena's commercial core. The proposed use would be compatible with surrounding uses which consist of boutique retail shops, artisanal food purveyors, restaurants, and upscale wine tasting rooms, further there is no expectation that it would be in conflict with the goals and objectives established for the CBD district. Given its location, the tasting room is within walkable distance of many other land uses and therefore its impacts to traffic would be limited.

There is no expectation the tasting room would be detrimental to the health, safety, peace, comfort and general welfare of persons in the neighborhood. As a local and visitor serving use, the proposed tasting room supports the development of responsible, visitor-serving components to the City's economy as a valuable source of jobs, tax revenues and cultural amenities.

#### CEQA

The project is categorically exempt in accordance with CEQA Section 15301 "existing facilities" as the operation of an existing private structure involving a negligible expansion of use beyond that existing at the time of the lead agency's determination. 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.

#### NOTICING AND CORRESPONDENCE

No comments have been received at the drafting of this staff report.

#### ISSUES

As mentioned above, under the Zoning Analysis, tasting rooms have been found to be both local and tourist serving in that they provide a product marketed to both local and tourist populations. Further, these land uses may provide locally serving jobs and other economic benefit from their operation. However, it has been argued that tasting rooms are more so tourist-serving and that St. Helena already exhibits an over concentration of tasting rooms. Based on this reasoning, it has been asserted that increasing this concentration would not be readily consistent with the General plan and Zoning Code policies as it would not promote a primarily local serving CB District.

However, It has been equally contended that the wine industry is a critical part of the economy and quality of life in St. Helena and that both local residents and tourists

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patronize the wineries and tasting facilities throughout the Napa Valley and derive substantial benefits from the continued existence of these uses. Further, the operation of a tasting room for a Napa County winery directly provides local jobs and indirect support for the agricultural industry which is an integral component of the local economy and environmental setting. As such, because these uses serve and benefit both local residents and tourists, they can be found to be consistent with the purpose of the CB District and meet the locally serving requirements of the General Plan and Zoning Code. This interpretation of the CB District policies is also supported by Municipal Code Section 17.48.030 which expressly makes “winery tasting rooms” a conditionally permitted use in the CB district as opposed to prohibiting it outright. Last, this is supported by the past approval of a Use Permit to operate a tasting room in the existing project site in 2010. The proposed tasting room would be substantially similar in operation and intensity to that approved for the site in 2010.

Due to the competing perspectives on existing locally serving policies, Staff maintains a neutral stance on this issue and defers to the Planning Commission to make a policy determination as to the consistency of the proposed use with applicable General Plan and Zoning Code policies regarding tasting rooms and the extent to which they qualify as locally-serving land uses. While staff finds that tasting rooms as a general land use can easily fit into the locally serving model identified in the General Plan and zoning code, the policy determination regarding the proposed Ladera Tasting Room is deferred to the Planning Commission.

#### **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 operation of a business within an existing private structure involving a negligible expansion of use beyond that existing at the time of the lead agency's determination.
2. Accept the required findings enumerated in Municipal Code Section 17.168 040 and adopt a resolution approving a Use Permit for the proposed Ladera Tasting Room.

#### **ATTACHMENTS**

1. Resolution + Conditions
2. APN Map
3. Aerial View
4. Project Narrative
5. Proposed Tasting room layout



**USE PERMIT  
NO. PL16-087  
CITY OF ST. HELENA, STATE OF CALIFORNIA  
GRANTED TO LADERA WINERY LLC  
1234 ADAMS STREET**

**PROPERTY OWNER:** LADERA WINERY LLC

**APN:** 009-223-022

**Recitals**

1. **Whereas**, The Applicant, Ladera Winery LLC, Submitted an application for a Use Permit to operate a 20-seat wine tasting room with retail sales, office, and outdoor seating in an existing commercial space located at 1234 Adams Street and in the CB: Central Business Zoning District.
2. **Whereas**, Wine tasting rooms are subject to a use permit pursuant to Municipal Code Chapter 17.48.
3. **Whereas**, The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on December 20, 2016.
4. **Whereas**, A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site and in compliance with state and local law; and

**Resolution**

- A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff report, City files for this matter, correspondence, presentations and other materials.
- B. The Planning Commission hereby finds that this project is exempt from the California Environmental Quality Act pursuant to Section 15301, Class 1 of the Guidelines which exempts the operation of existing facilities.
- C. Pursuant to Municipal Code Section 17.168.050, the Planning Commission finds that the Ladera Wine Tasting room will operate in an existing building located within St. Helena's commercial core. The proposed use would be compatible with surrounding uses which consist of boutique retail shops, artisanal food purveyors, restaurants, and upscale wine tasting rooms, further there is no expectation that it would conflict with the goals and objectives established for the CBD district. Given its location, the tasting room is within walkable distance of many other land uses and therefore its impacts to traffic would be limited.

There is no expectation the tasting room would be detrimental to the health, safety, peace, comfort and general welfare of persons in the neighborhood. As a local and visitor serving use, the proposed tasting room supports the development of responsible, visitor-serving components to the City's economy as a valuable source of jobs, tax revenues and cultural amenities.

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

1. *That the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community.*
2. *That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses.*
3. *That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan.*
4. *That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.*
5. *That the proposed use would provide adequate ingress and egress to and from the proposed location.*
6. *That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local serving economy.*
7. *That the proposed use would be compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located.*
8. *That the proposed use would not be in conflict with the City's General Plan.*
9. *That the proposed use would not be injurious to public health, safety, or welfare.*
10. *That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan.*
11. *That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long term parking needs of employees and business owners and customers is available.*
12. *That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.*

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

#### **Conditions of Approval**

1. Project approvals shall be vested within one (1) year from the date of final action. A building permit for tenant improvements authorized under this approval shall have been obtained within one (1) year from the effective date of this action or the approval

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December 20, 2016

shall expire, provided however that the approval may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals. Any request for an extension of this approval shall be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.

2. The approvals shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.
3. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.
4. Minor modifications to the approved project may be approved by the Planning Director insofar as they are in substantial conformance with this approval.
5. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
6. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The 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.
7. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on December 20, 2016, except as modified herein.
8. The site shall be kept clear at all times of garbage and debris. No outdoor storage is permitted.
9. Trash bins shall not be visible from public right-of-way.
10. All landscape plantings shall be maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, weeding, and cleaning of debris and trash, fertilizing and regular watering. Where necessary, plantings shall be replaced with other plant materials to insure continued compliance with applicable landscaping requirements. If irrigation is employed, the irrigation system shall be maintained in sound operating condition with heads periodically cleaned and replaced when missing to ensure efficient watering and to maintain good health and vitality of landscape materials.
11. No signage is approved by this permit. A separate sign permit in compliance with the Municipal Code shall be obtained prior to installation of signage.
12. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and

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employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.

Planning Department Conditions of Approval

13. This permit authorizes a 20-seat wine tasting room with retail sales, appurtenant office space, and outdoor seating in an existing commercial space located at 1234 Adams Street. Tastings will be limited to the hours of 10:00 a.m. to 6:00 p.m.
14. Special events (including acoustical music) shall be allowed to occur on a once a month basis and shall end by 9 p.m.
15. No amplified or acoustic music is permitted outdoors.
16. No sales of "souvenir-type" items shall be permitted; only a small selection of items bearing the Ladera Winery motif is permitted.
17. This business shall remain distinct from those businesses authorized for operation as a food, beverage or drinking establishment as regulated through the Food & Beverage Establishments Inventory. This permit does not authorize the preparation of food on-site. Food may be offered insofar as it is at no cost to the consumer, is made off-premises and the facilities are approved by Napa County Environmental Management.
18. This approval is contingent on the Winery's continued ability to meet the Code provisions enumerated in Chapter 17.48 of the St. Helena Municipal Codes stipulating that wines for tasting and for sale must be made from a minimum of 75% Napa Valley grapes and must be labeled Napa Valley or be a sub-appellation of the Napa Valley. The applicant shall provide evidence of compliance with this code provision prior to issuance of certificate of occupancy and subject to review and approval by the Planning Director. If, at any time, the applicant is unable to meet this code provision the user permit shall be revoked.
19. The applicant shall maintain a Type 02 ABC license.
20. The applicant shall post a permanent sign at the exit that will state "No Alcohol Can Be Consumed Beyond This Point." The outdoor seating area in which wine is served shall be approved and meet all requirements of the Department of Alcohol and Beverage Control and as required by the Building Code. The outdoor tables and chairs will be brought inside at the close of each business day.
21. The applicant shall comply with all conditions of the Napa County Department of Environmental Management pertaining to glass washing for wine-tasting.
22. Fire equipment shall be inspected annually by the Fire Department.

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23. To reduce disturbance of residents in the project vicinity, any construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The City Engineer must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

Public Works Conditions of Approval

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

25. Where applicable, the applicant shall be required to obtain an encroachment permit for improvements on public right-of-ways prior to receiving a grading or building permit authorizing site work or construction activities on the site.

26. Where applicable, the applicant shall be required to submit to the requirements for annual inspections of food/beverage service establishments and businesses that handle hazardous wastes for illicit stormwater discharges as required by the State National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges. The annual stormwater illicit discharge inspections are performed and invoiced by Napa County Department of Environmental Management.

27. The applicant and property owner recognize and agree, in lieu of the specific requirements of Chapter 13.12, and the City also agrees, that the unisex toilet facility should feature current water savings technology. They specifically agree that the Public Works Director in his/her discretion shall determine and specify fixtures that represent current water savings technology. At minimum, such fixtures include a dual flush toilet, as determined and specified by the Public Works Director. Faucets that automatically shut-off after a short interval may, in the discretion of the Public Works Director, be specified. The Public Works Director in his/her discretion may specify a heated hand-drying appliance or towels or both, in his/her discretion. The property owner and applicant, upon satisfactory installation of the foregoing, as certified by the Public Works Director or a member of his/her Department, shall not be subject to any in lieu fee. Further, the City shall not accept an in lieu fee in discharge of the specific installation requirements as set forth in this Condition 3.

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28. Any new and modified existing water laterals, meters and backflow prevention devices shall be required and constructed in accordance with the requirements of the City of St. Helena's Water Standards.
29. No construction may commence until adequate access to fire water supply is available to building sites as approved by the Fire Chief.
30. All wastewater lines of the proposed development must be connected to the St. Helena sewer system and designed in accordance with the City sewer system standards. Any new fixture units added to the existing building will require upgrade of the sewer lateral to the building, including a sewer cleanout at the property line.
31. Trash areas, dumpsters and recycling containers shall be enclosed and roofed per State and County standards to prevent water run-on to the trash area and water runoff from the area, to contain litter and trash so that it is not dispersed by the wind or run-off during waste removal. In the event that wine or food is disposed in these areas, they shall drain to the sanitary sewer system. An area drain connected to the sanitary sewer shall be installed in the enclosure area and a structural control such as an oil/water separator or sand filter shall be included. No other area shall drain into the trash enclosure. A sign shall be posted prohibiting the dumping of hazardous materials into the sanitary sewer.
32. Where applicable, deteriorating or broken curb, gutter and/or sidewalk along the project frontage shall be replaced per City specifications, extent to be determined by the Public Works Department.
33. Existing streets being cut by new services will require edge grinding and an A.C. overlay per City standards, extent to be determined by the Public Works Department.
34. The applicant shall repair all public improvements that are damaged by the construction process in accordance with Caltrans Standards and Specifications and the City Water/Sewer/Street/Storm Drain/Sidewalk Standards.

#### **Building Department Conditions of Approval**

35. A building permit is required for all onsite demolition, construction and/or change of occupancy.
36. The applicant will be required to comply with the codes in effect at the time of building permit issuance.
37. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
38. The applicant shall provide a construction waste management plan with the building permit application.

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39. 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.
40. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
41. 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, design review, and use permit was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on October 18, 2016 by the following roll call vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

APPROVED:

ATTEST:

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Grace Kistner  
Chair, Planning Commission

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Noah Housh  
Planning Director

1234 Adams  
Use Permit  
December 20, 2016





# COUNTY ASSESSOR'S PARCEL MAP FOR RANCHO CARNE HUMANA

R.M. BK. D OF PATENTS, PG. 127

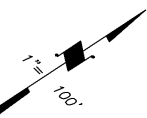
Tax Area Code  
3002

9-22

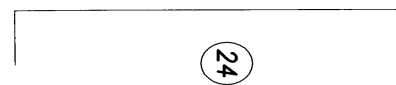
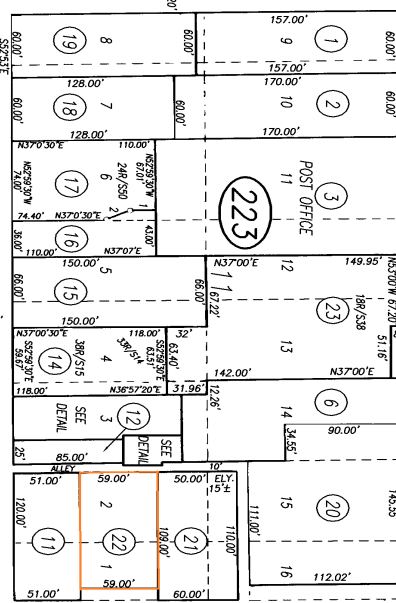
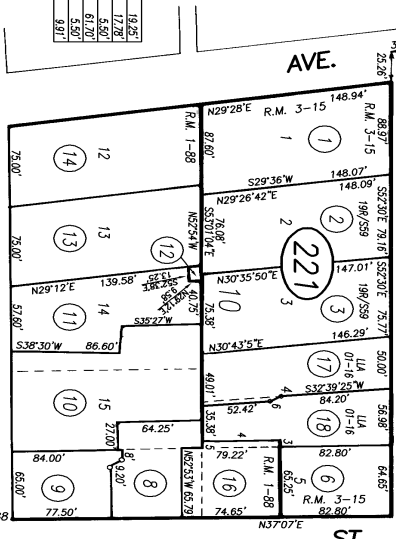
MAIN

STATE HIGHWAYS 128 & 29

ST.

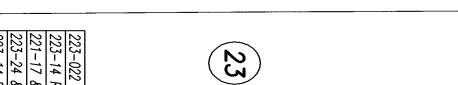
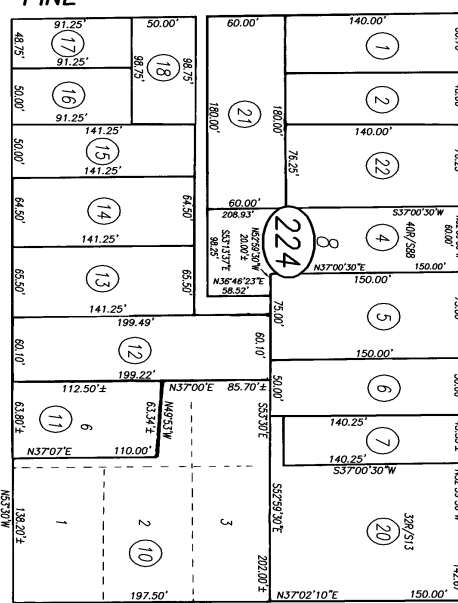
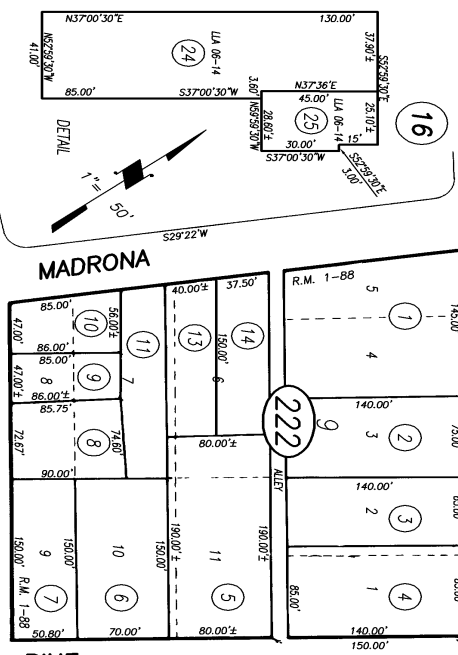


|    |            |        |
|----|------------|--------|
| 1. | N37°0'30"E | 19.55' |
| 2. | N15°51'E   | 17.78' |
| 3. | S52°21'W   | 5.50'  |
| 4. | N37°32'E   | 61.70' |
| 5. | S52°34'E   | 5.50'  |
| 6. | S85°30'W   | 9.61'  |



OAK

AVE.



|                 |          |
|-----------------|----------|
| 223-022 GD      | 08-25-95 |
| 223-14 RS       | 6-16-00  |
| 223-17 & 18 LIA | 12-11-01 |
| 223-24 & 25 LIA | 8-18-06  |
| 223-14 RS       | 2-15-07  |
| 224-04 RS       | 12-17-10 |
| REVISION        | DATE     |

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

DAVIS' ADDITION, R.M. BK 1, PG. 88

LOTS FRONTING ON MAIN STREET IN BLOCK TEN, R.M. BK. 3, PG. 15

CITY OF ST. HELENA

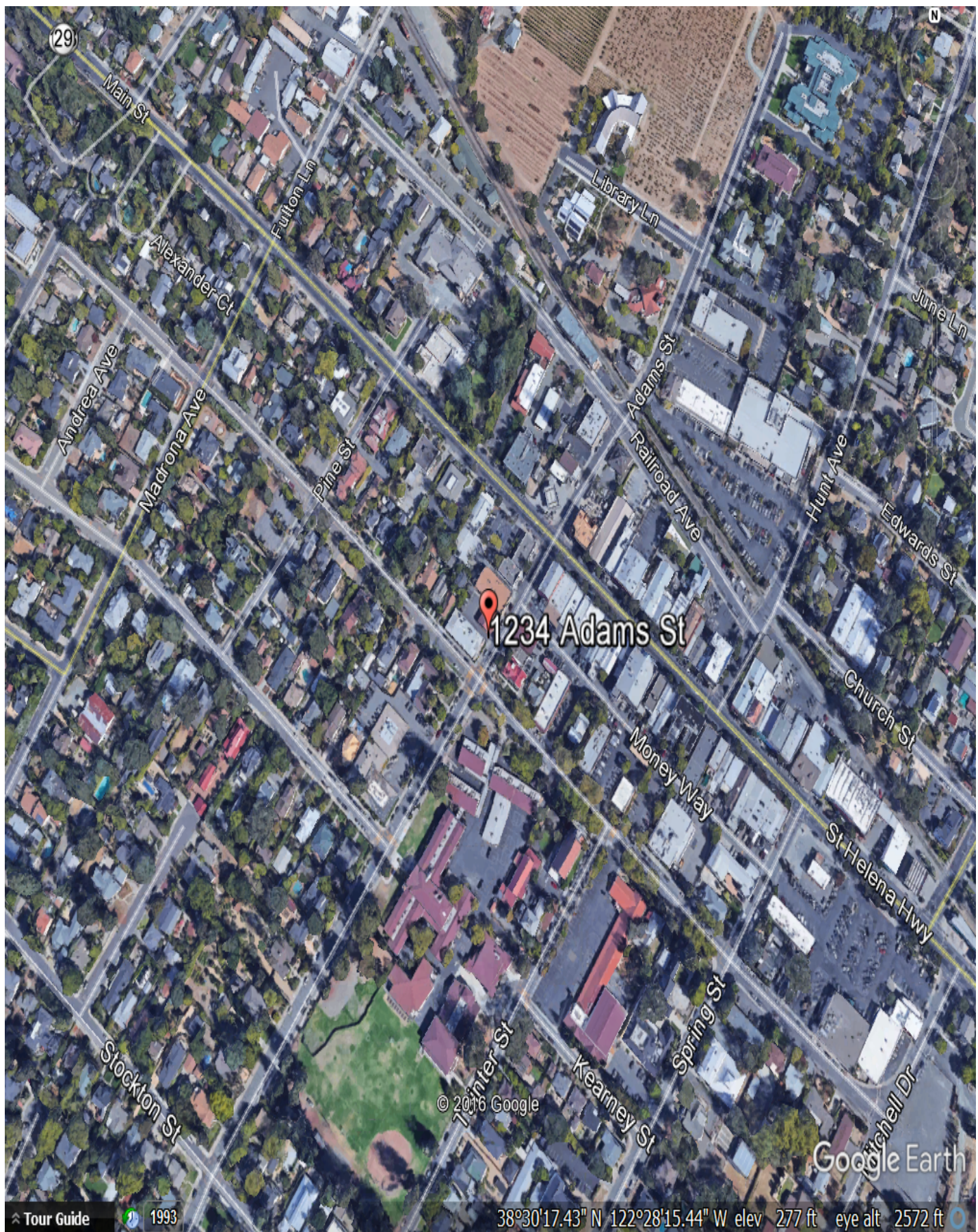
Assessor's Map Bk. 9 -Pg. 22

County of Napa, Calif.

1954-60-61













### Project Statement

Ladera Winery, LLC (“Ladera”) is or will be the tenant of 1234 Adams Street, St. Helena, California 94574 with an APN of 009-223-022 (“Property”). The Property is zoned Central Business. Per St. Helena City Code section 17.48.030, Ladera is applying to establish a wine tasting room, with retail sales, office and outdoor seating on the Property.

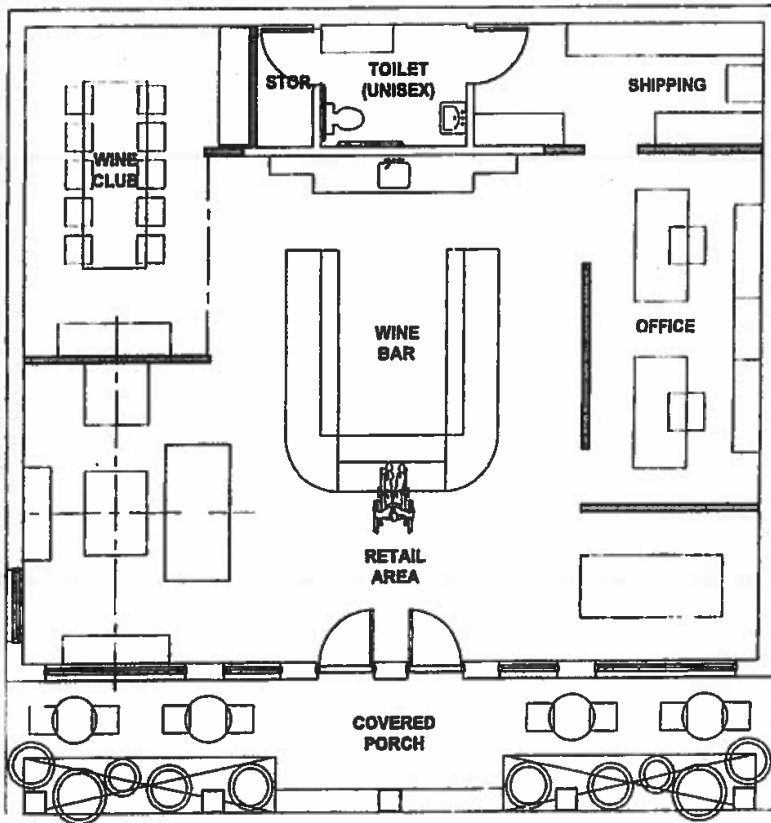
A wine tasting room on the Property was previously approved by the City of St. Helena (“City”) on September 7, 2010. Per California case law, we believe the wine tasting room use is still a valid entitlement that “runs with the land”, since the City failed to provide proper notice to the Property owner that the City was considering a revocation of their approved entitlement, and a properly noticed hearing was not conducted to revoke the use permit. A letter dated September 15, 2016 was submitted to the City Planning Department explaining our position on the issue. The City’s Planning Department disagrees with our position. That being stated, Ladera is now submitting a new application to continue the use of the wine tasting room for the Property.

In the 2010 approval for a tasting room on the Property, the City deemed that the wine tasting use was exempt from CEQA under Section 15301, Class 1, which exempts the operation of existing facilities. We believe that this exemption should also apply to Ladera’s current use permit application.

Ladera’s wine tasting room use permit application mirrors what was previously approved by the City in 2010. Ladera is requesting to continue the operation of a 20 seat tasting room on the Property. The applicant is not requesting to increase the square footage of the building or to alter the exterior of the Property, except for new signage that will be installed per the City’s standards. Ladera will provide five on site parking spaces. Ladera will also use the Property for office space, which is a permitted use under section 17.48.020 of the City code. Wine tastings on the Property will occur between 10:00am and 6:00pm. Ladera will host special events on the Property which will be associated with Ladera’s wine brand.

Ladera anticipates that the majority of the tasting room visitors will be individuals who are already in St. Helena supporting other City businesses.



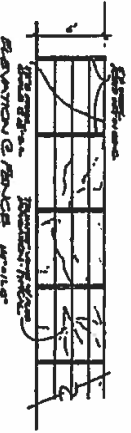
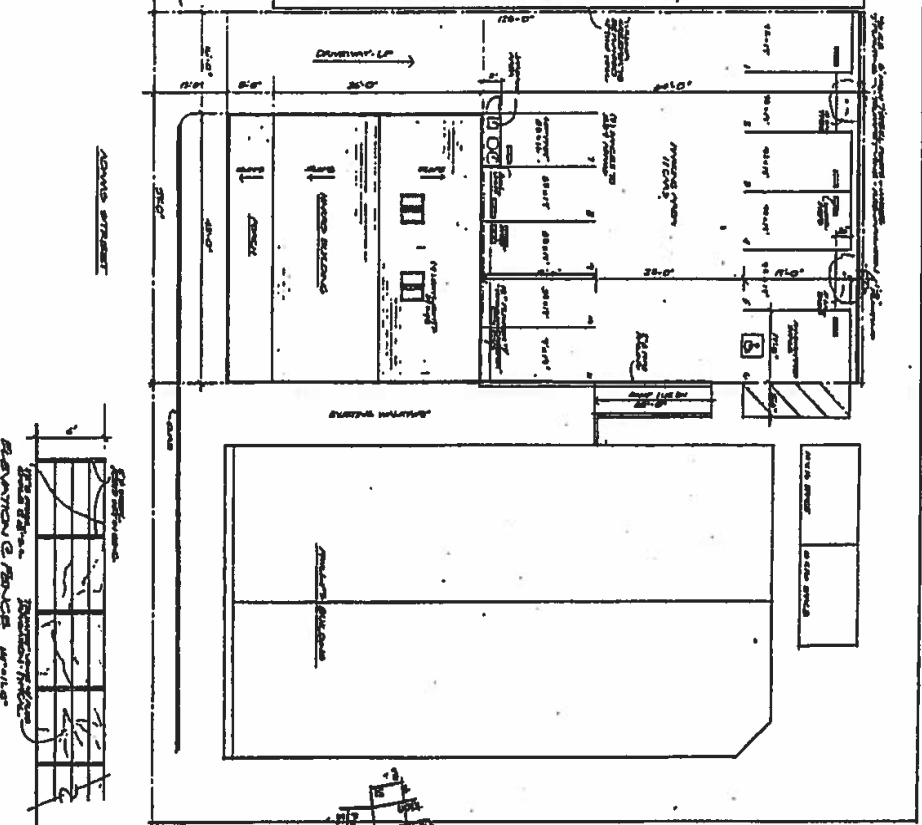


**FLOOR AREA:**  
**GROSS (WITH PORCH) 1,857 SF**  
**NET (CONDITIONED) 1,548 SF**



(6)

**SITE PLAN**  
SCALE 1/8" = 1'-0"  
NOTES: BUILDING TO REMAIN  
EXISTING BUILDING FOR  
DEMOLITION - SEE 10/12/12  
DEMOLITION - SEE 10/12/12  
DEMOLITION - SEE 10/12/12



3/7/94

RECEIVED  
MAY 2 1994  
CITY OF ST. HELENA

Parking



**HARRIS BUILDING**  
1000 ADAMS STREET  
ST. HELENA, CALIFORNIA

(14)

**RNA**

RON M. NURN  
ARCHITECT - INTERIORS  
NAPA VALLEY, CALIFORNIA  
707-863-0888



## Google Maps 1234 Adams St



Map data ©2016 Google 200 ft



1234 Adams St  
St Helena, CA 94574



## Tentative Planning Commission Agenda Updated: November 29, 2016

### CURRENT AND PENDING MATTERS

|                                                                                                                |
|----------------------------------------------------------------------------------------------------------------|
| <b>November/December PC and/ or CC Agenda:</b>                                                                 |
| 1. 684 McCorkle OTSH-8 Unit Affordable Multi-Family-UP, Design Review, Demo and T-Map-Under Review-Approved    |
| 2. 632 McCorkle-8-Unit Multi-Family Residential-Design Review and Demolition-Under Review                      |
| 3. 1045 Pratt-DR for new SFD                                                                                   |
| 4. Design Review Submittal Requirements-Discussion                                                             |
| 5. 574 Pope St-DR, UP & T-Map                                                                                  |
| 6. CIA Mitigated Negative Declaration Posting                                                                  |
| 7. 1210 Greyson-Davies Winery Signs-PC Approved Sept. 20, 2016-Appealed to CC                                  |
| 8. Building Code Update-CC                                                                                     |
| <b>Active/Pending Projects</b>                                                                                 |
| 1. Vacant Parcel-2010-40 Hunter Subdivision and EIR                                                            |
| 2. 741 McCorkle-Tentative Map-Under Review                                                                     |
| 3. 837 Signorelli Cir-Garage-DR Exemption-Pending Resubmittal                                                  |
| 4. 633 Main St-Use Permit and LLA                                                                              |
| 5. 420 Lafata (Previously 890 Dowdell Ln)-Custom Crush Facility-UP and Design Review-Resubmittal Under Review  |
| 6. 576 Pope St-DR for new SFD-Frozen by Applicant                                                              |
| 7. 1701 Madrona-Final Map and Tentative Map Extension-Frozen by Applicant                                      |
| 8. 1111 Main St-DR and Master UP for Commercial Land Uses-Under Review                                         |
| 9. 661 Main St-Vineland Station Lot Line Adjustment-Waiting on Information                                     |
| 10. 633 Main St-UP and LLA to convert existing SFD into 2-room Hotel-Waiting on Information                    |
| 11. PL16-020 2555 Main/ PL16-043830 Pratt-Demo, DR, UP and Variance for CIA Campus Reno and Dorm -Under Review |
| 12. PL16-074 Money Way Bathrooms-Aaron/Tobias                                                                  |
| 13. PL16-079 1225 Allyn Ave SFD with Attached Garage -Lilly Bianco                                             |
| 14. PL16-080 1405 Adams St New SFD w/ Attached Garage -Lilly Bianco                                            |
| 15. PL16-081 thru -083 1003 Charter Oak Subdivision and 2 SFDs-Aaron Hecock                                    |
| 16. PL16-084 1425 Oak Ave DR Playground Shade at Montessori Pre School-Noah Housh                              |
| 17. PL16-085 Beringer Winery Use Permit-Lilly Bianco                                                           |
| 18. PL16-086 Woodhouse Bar-B-Q -Aaron Hecock                                                                   |
| 19. PL16-087 Adams Street Wine Tasting-Lilly Bianco                                                            |
| 20. PL16-089 Las Alcobas Signs-Aaron Hecock                                                                    |
| 21. PL16-093 Sulphur Springs Admin Determination-Noah Housh                                                    |

|                                                                                          |
|------------------------------------------------------------------------------------------|
| 22. Turley Flats Affordability Agreement                                                 |
| <b>PC/CC Assignments Currently Under Review by Staff:</b>                                |
| 1. General Plan Update and General Plan EIR                                              |
| 2. Manage RFP Responses and Candidate Selection                                          |
| 3. Short-Term Rental Ordinance Update Implementation and Enforcement                     |
| 4. Demolition Permit Review                                                              |
| 5. Code Enforcement Policy and Procedures Update-On Going                                |
| 6. PG&E Parking Lot Negotiation                                                          |
| <b>Pending PC/CC Assignments for Planning Department</b>                                 |
| 1. Initiate Creation and Implementation of Design Guidelines                             |
| 2. Comprehensive Zoning Code Update-Following General Plan Adoption                      |
| 3. F.A.R. Review-To be conducted with Zoning Code Update                                 |
| 4. Council Goal Setting                                                                  |
| <b>Other Items of Interest to Planning Commission</b>                                    |
| 1. Food Truck Ordinance                                                                  |
| 2. Update Daycare Zoning Regs-Consistent with State Law                                  |
| 3. Pools-Drought Policy Changes. Phase 1?                                                |
| 4. Plan Improvements, Additional Requirements, Application Checklist                     |
| 5. Limit on Demolition Permits                                                           |
| 6. General Plan & EIR 45-day Public Review                                               |
| 7. Water Update/Report from PW                                                           |
| 8. Hunter EIR 45-day Public Review and Project Review                                    |
| <b>Required Items and Issues of Interest to Staff</b>                                    |
| 1. Calderon Settlement Agreement Implementation and Monitoring                           |
| 2. Design Guidelines-TBD                                                                 |
| 3. PW & Planning - Ordinance to Amend Municipal Code Related to Exterior Fire Sprinklers |
| 5. Temporary Use Permit-Create Process-Ordinance and ZC Amendments                       |
| 6. Cell Towers Ordinance-Update Current Code -State and Fed Laws                         |
| 7. Growth Management Code Language Update and Annual Review (Sept)                       |
| 8. Fee Study-Pending                                                                     |
| 9. Review and Comment-Draft Tree Ordinance                                               |
| 10. AB 52 CEQA Process Implementation-Native American Consultation                       |
| 11. 1105 Turley Flats Affordability Agreement                                            |
| 12. Code Enforcement-On Going                                                            |