



**City of St. Helena
Planning Commission
Regular Meeting
Tuesday, June 6, 2017 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena**

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

Page

1. PLEDGE OF ALLEGIANCE
2. CALL TO ORDER AND ROLL CALL
Chairperson: Grace Kistner
Vice Chair: Vacant
Commissioners: David Knudsen, Bobbi Monnette and 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 May 16, 2017 5 - 8
[COMMISSION MINUTES 5-16-17](#)
5. PUBLIC HEARINGS
 - 5.1. Driscoll Residence Demolition, Design Review, and Use Permit 9 - 54

CEQA Determination: The project is exempt from the requirements of CEQA pursuant to Section 15301(L)(1) and 15303(A) which exempts demolition of an existing single family residence and the construction of a new single family residence.

Prepared By: Lilly Bianco, Contract Planner

Recommendation:

The Planning and Community Improvement Department recommends that the Planning Commission adopt a resolution finding that:

1. The project is exempt from the requirements of CEQA pursuant to CEQA Section 15301 and 15303, and
2. Accepting the required findings and approving the requested Demolition permit, Use Permit, and Design Review for the Driscoll Residence located at 1127 Scott Street in the Medium

Density Residential Zoning District.

[1727 Scott St.- Staff Report](#)

[1727 Scott St.- Additional PC Letters](#)

- 5.2. Request by Suzanne and David Tate for a Short-term Rental Permit to rent the first floor of the single-family home located at 1764 Spring Street in the Medium Density Residential district in accordance with the requirements of the short-term rental ordinance.

55 - 88

CEQA Determination: The project is exempt from CEQA pursuant to Section 15061(B)3, which exempts any project where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

Prepared By: Aaron Hecock, Senior Planner

Recommendation:

Staff recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15061(B)3, which exempts any project where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; and
2. Accept the required findings and approve a short-term rental permit at 1764 Spring Street.

[1764 Spring Street- Staff Report](#)

[1764 Spring St- Additional PC Letters](#)

6. SCHEDULED MATTERS

7. DEPARTMENT REPORTS

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

8. AGENDA FORCAST

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. [PC TENTATIVE AGENDA May 24 2017 Update](#)

89 - 92

9. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for June 20, 2017 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 June 1, 2017.



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://cityofstheleena.org> and will be available for public review at the respective meeting.



Action Minutes City of St. Helena Planning Commission

Regular Meeting

Tuesday, May 16, 2017 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

Chairperson: Grace Kistner

Vice Chair: Sarah Parker

Commissioners: David Knudsen, Bobbi Monnette and Tracy Sweeney

Staff Present: Noah Housh, Planning and Community Improvement Director,
Aaron Hecock, Senior Planner, Thomas B. Brown, City Attorney, Xinia
Gamero, Administrative Assistant.

3. PUBLIC FORUM:

This is an opportunity for the public to address the Commission on items of interest to the public that are NOT listed on the agenda. Because of restrictions imposed by the Brown Act, the Commission may not engage in discussion nor take action on matters not described on the agenda. **Please observe the time limit of three minutes.**

No Public Comment received.

4. CONSENT ITEMS

4.1. Approval of Minutes of May 2, 2017

MOTION: Commissioner Monnette moved to approve the Minutes from the May 2, 2017 meeting on the Consent Calendar. The motion was seconded by Vice-Chair Parker and roll call carried by the following vote:

AYES: Commissioner Monnette, Parker, Sweeney, Knudsen and Kistner

NOES: None

ABSENT: None

ABSTAIN: None

5. PUBLIC HEARINGS

5.1. **PL17-022** Request by Billy and Lisa DeVore for a use permit amendment order to allow for food and beverage service at an existing retail space located at 1351 Main Street in the CB: Central Business district.

CEQA Determination: Staff finds that the project is exempt from the requirements of CEQA pursuant to Section 15301, Class 1, which exempts the operation, leasing, or minor alteration of existing facilities.

Prepared By: Aaron Hecock, Senior Planner

Recommendation:

Staff recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301, Class 1, which exempts the operation, leasing, or minor alteration of existing facilities; and
2. Accept the required findings and approve a use permit amendment for 1351 Main Street.

Senior Planner Aaron Hecock reported on Item.

Applicants Lisa and Billy DeVore addressed the Commission.

No Public Comment received.

Chair Kistner re-opened Public Comment

Annette Smith, James Anselon and Ron Oretta addressed the Commission.

Chair Kistner closed Public Comment.

MOTION: Commissioner Sweeney moved to approve staff's recommendation. The motion was seconded by Vice-Chair Parker and roll call carried by the following vote:

AYES: Commissioner Sweeney, Parker, Monnette, Knudsen and Kistner

NOES: None

ABSENT: None

ABSTAIN: None

- 5.2. **PL16-074** The City of St. Helena Public Works Department requests Design Review approval in order to construct a public restroom facility at the public parking lot located adjacent to Telegraph Alley between Oak Street and Money Way in the CB: Central Business district.

CEQA Determination: The project is exempt from the requirements of CEQA pursuant to Section 15303, which exempts the construction of small structures or facilities and the installation of new equipment and facilities in small structures.

Prepared By: Aaron Hecock, Senior 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 and therefore recommends that the Planning Commission:

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

CEQA pursuant to Section 15303, which exempts the construction of small structures or facilities and the installation of new equipment and facilities in small structures.

2. Accept the required findings and approve design review for the proposed new public restroom facility at the public parking lot located between Oak Street and Money Way in the CB: Central Business district.

Senior Planner Aaron Hecock and Public Works Project Manager Tobias Barr reported on Item.

Chair Kistner opened Public Comment.

Rodney Friedrich, Wayne Armstrong and Pam Simpson addressed the Commission.

Chair Kistner closed Public Comment.

MOTION: Commissioner Monnette moved to approve staff's recommendation as amended. The motion was seconded by Vice-Chair Parker and roll call carried by the following vote:

AYES: Commissioner Monnette, Parker, Sweeney, Knudsen and Kistner

NOES: None

ABSENT: None

ABSTAIN: None

- 5.3. **PL17-019** Dehoff Residence (1734 Scott Street) Design Review - CONTINUED TO A DATE CERTAIN: JUNE 20, 2017

No Public Comment received.

6. SCHEDULED MATTERS

- 6.1. Discussion of Discretionary Project Development Review Process.

Planning Director Noah Housh reported on Item.

7. DEPARTMENT REPORTS

Planning Director Noah Housh presented Certificate of Appreciation to Vice-Chair Sarah Parker for her years of servicing on the Planning Commission.

8. AGENDA FORCAST

- 8.1. Updated Tentative Agenda

Planning Director Noah Housh reported on Item.

9. ADJOURNMENT: Chair Kistner adjourned the meeting at **7:33 p.m..**

APPROVED: The May 16, 2017 Minutes were approved at the Planning Commission meeting of _____.

ATTEST:

Grace Kistner
Chair, Planning Commission

Noah Housh
Planning and Community
Improvement Director



PLANNING COMMISSION REPORT
Planning Commission Meeting of June 6, 2017

AGENDA SECTION: Public Hearing

FILE NUMBER: PL17-020

SUBJECT: Driscoll Residence Demolition, Design Review, and Use Permit

PREPARED BY: Lilly Bianco, Contract Planner

REVIEWED BY: Noah Housh, Planning and Community Improvement Director

APPROVED BY: Noah Housh, Planning and Community Improvement Director

APPLICATION FILED: 03/03/17

ACCEPTED AS COMPLETE: 03/03/17

LOCATION OF PROPERTY: 1727 Scott Street

APN: 009-292-014

GENERAL PLAN/ZONING: Medium Density Residential: MDR

APPLICANT: George Bevan &
Associates

PHONE: 1 (415) 722-9217

BACKGROUND

The subject property is a residential lot of 5,662 sq-ft and improved with a one-story single family residence (1225 sq-ft). At present, the site exhibits a Floor Area Ratio (FAR) of 0.216.

PROJECT DESCRIPTION

Applicant, George Bevan & Associates is proposing to demolish an existing 1,225 sq-ft single family residence (SFR) constructed c.1960 and construct a new 2,000 sq-ft SFR and attached accessory dwelling and that is two stories in height. As proposed, the new residence will exhibit a setback of 20'-0" with main volumes concentrated at the rear. The maximum building height would be 24'-0".

Materials for the proposed residence consist of 6" tongue and groove wood siding that is painted or stained with dark metal standing seam roofing and warm tones for trim and accent colors. Natural board form concrete accent walls would also be featured. The architect characterizes the overall aesthetic as one which references a traditional farm/ranch house, while blending modern elements such as steel awnings, metal clad windows and increased glazing in some areas to take advantage of the views and increased natural light to the interior spaces. Landscape will be a simplified palette of native ornamental grasses, evergreen hedges and gravel pathways. The applicant has requested a Demolition Permit to demolish the existing residence, Design Review Permit to construct the new residence and attached accessory dwelling, and Use Permit to authorize application of the small lot development standards.

ANALYSIS

GENERAL PLAN

The subject property exhibits a General Plan Land Use designation of Medium Density Residential. This land use designation allows single family detached and attached homes, secondary residential units, and other compatible uses including accessory structures. The Medium density residential land use designation serves as the predominant residential land use designation in the City and is intended to perpetuate the existing development patterns exhibited by St. Helena's established neighborhoods.

Relevant General Plan policies include:

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
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 the 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.

4.4.3 Driveways and garages should be as unobtrusive as possible, with garages preferably located at the rear of the lot.

Staff Analysis:

The proposed residence would feature quality materials and design which is similar to the more contemporary development in the neighborhood. Building massing would concentrate at the center/rear of the property as well as feature multiple roof lines so as to break of the visual mass and encourage compatibility. The project would also employ design elements such as open patios, front and rear porches, and trellising to open up the design and improve interaction with the outside.

The siting is consistent with some of the newer development along Scott Street; but based on the placement of the garage towards the front of the property, it departs somewhat from some of the older construction which either does not have a garage or has a garage with more inconspicuous placement. The General Plan does encourage the placement of garages in inconspicuous locations on a property; however, given the site constraints the applicant is proposing that it be placed at frontage. It does appear that the applicant has made an effort to reduce the visual prominence of the garage; nevertheless, given its placement this may be something the Planning Commission would like to consider in more depth and is addressed further under the "Issues Section" below.

ZONING

Consistent with the GP land use designation, 1727 Scott Street exhibits a zoning designation of MR: Medium Density Residential. The MR Zoning District allows for residential construction and accessory structures insofar as they conform to the development standards prescribed by Municipal Code Section 17.40.060 and Section 17.116.010. Because the subject lot does not exhibit the typical characteristics exhibited by an MDR lot and is measurably smaller and narrower than a typical MDR Lot, the applicant has requested to employ the Small Lot Development Standards prescribed by Code Section 17.112.090, which may be authorized subject to a Use Permit. As detailed below, the project exhibits an FAR within the maximum allowed and meets all other applicable standards prescribed under the Small Lot Development Standards.

FLOOR AREA RATIO

NET FLOOR AREA:

AIR CONDITIONED SPACE	2000 SF (1,346 SQ-FT Lower Level ; 654 SQ-FT Upper Level)
BASEMENT	538 SF
BASEMENT EXEMPTION	- 538 SF
GARAGE	200 SF
COVERED PARKING EXEMPTION	- 200 SF
GUEST UNIT	280 SF
GUEST UNIT EXEMPTION	-280 SF (Max Exemption 400 sf)

TOTAL **2000 SF**
FLOOR AREA RATIO: 2000 /5653 = 0.353 (*Max allowable is 0.354*)

SMALL LOT STANDARDS COMPARISON TABLE

STANDARD	MDR	SMALL LOTS	PROPOSED
Lot size	7,000 sq-ft	4,000 - 6,999 sq-ft	5,653 sq-ft
Lot width	70 ft.	42 ft.	49' 93"
Setback- Front	20 ft.	20 ft.	20 ft.
Setback-Side yard	10 ft.	5 ft.	5 ft. 5 ft.
Setback- Rear	20 ft.	20 ft.	25 FT.
Height	25 ft – 30 ft	Defers to MDR	23 '5"
Lot Coverage	45% (3,150 sq-ft)	Defers to MDR	28.8% (1,626 sq-ft)

In order to authorize Small lot development, a project must meet the following parameters prescribed by Code Section 17.112.090. The standards are enumerated below and followed by Staff's Response in *Italic* typeface.

A. The minimum lot size shall be four thousand (4,000) square feet.

The lot is 5,653 sq-ft and is therefore within that allowed under the small lot standards and well below that typical of an MDR lot (7000 sq-ft)

B. The minimum lot width shall be forty-two (42) feet except that the lot width may be reduced to not less than thirty-five (35) feet for attached zero lot line dwellings. A lot width greater than the minimum may be required when the lot fronts on an arterial or collector as designated in the circulation element of the general plan.

The lot is approximately 50' wide and below that considered typical of MDR Lots (70 ft)

C. Not less than eighteen (18) feet of continuous full height curb shall be provided along the public street in front of each lot, with the length established by an extension of the side lot lines to the curb. This provision is intended to provide additional parking between driveways. A curb length greater than the minimum may be required when the lot fronts on an arterial or collector as designated in the circulation element of the general plan.

This provision is most applicable to a small lot subdivision and not especially applicable to the specific project at hand. There is already curb in front of the existing lot.

D. A front and side setback of fifteen (15) feet shall be observed for one story and twenty (20) feet for two or more stories (see Chapter 17.120 of this title for driveway standards: generally twenty-four (24) feet in length) except for the interior, common lot line of an attached zero lot line dwelling.

The proposed residence will be two stories in height and would exhibit a front setback of 20' and rear setback of 24' which meets or exceeds that required under the small lot standards and applicable to two-story residences.

E. Side yards shall have a minimum width of five feet, except for a zero lot line dwelling which may be located immediately adjacent to the side property line; provided, however,

that a minimum separation of ten (10) feet (at all points) be maintained between dwellings.

As detailed on plans, the project will feature side yard setbacks of 5 feet.

F. On a lot with a zero lot line dwelling, any side yard opposite any zero side yard shall have a minimum width of ten (10) feet. To insure light and air and to improve its overall design and appearance, the height of the wall, parapet wall or roof eaves on the side property line shall not exceed eighteen (18) feet at any point; above this point, the building shall not encroach into a 1:1 building plane starting eighteen (18) feet above the zero side yard.

No zero lot line dwelling is proposed and therefore, this provision is not applicable.

G. Conditions, covenants and restrictions (CC&R's) permitting access for inspection, maintenance or repair to any zero lot line wall and insuring that the side yard opposite a zero side yard remain essentially open (e.g., prohibiting parking, storage, accessory buildings, etc.) shall be required.

This provision is intended to apply to small lot subdivisions and is not readily applicable to the subject project.

H. On-site parking shall be provided in accord with the parking and loading requirements contained in Chapter 17.124.

The site will feature 1 covered parking space and two uncovered.

I. Except as provided above, all other regulations of the underlying district and this title shall apply to small lot developments.

The project meets all other applicable development standards.

J. A fence or hedge of up to six feet in height which meets the requirements for visibility at driveways or intersections may be located within ten (10) feet of the property line in the required front or side setback with Design Review approval. Such approval may be sought at the initial time of approval of a small lot development or by individual homeowners after the establishment of a small lot development if such fences or hedges were not installed in conjunction with the initial establishment of a small lot development. (Prior code § 27.219)

This is not applicable.

DEMOLITION PERMIT

Zoning Code Section 17.164.050 Applicability (of Design Review) specifies that "...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.

The property is not listed on the City's Master Historic Resource list and there is nothing that would otherwise indicate that it may be a potentially significant historic resource.

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

The existing residence is very simple in form and does not exhibit a character that is particularly unified with the streetscape or greater neighborhood. That being the case, the existing residence does not exhibit elements that are required to maintain the essential character of the neighborhood.

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

The project is subject to Design Review Approval and any demolition permit approval is contingent upon the Design Review Approval of the proposed new residence.

USE PERMIT

The purpose of a use permit is to allow the proper integration of essential or desirable uses which may be suitable only in certain locations or zoning districts in the City, or to ensure that such uses are designed or arranged on the site in a particular manner. In its review of applications for use permits, the Planning Commission shall evaluate each proposed use in order to consider its impact on the City. Pursuant to Municipal Code Section 17.168 050, no use permit shall be granted unless the following findings can be made:

1. That the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community.

As a SFR, the project would not be injurious to surrounding uses or 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.

The project would generate noise typical of a single family residential land use and would not be expected to cause excessive noise levels.

3. That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan.

The project would generate traffic at a level typical of a single family household and is not expected to generate traffic noise above the normally acceptable range.

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.

As a SFR replacing an existing SFR and in an area already well served by public services, the project is not expected to make excessive demands on public services or utilities.

5. That the proposed use would provide adequate ingress and egress to and from the proposed location.

As conditioned, the project would be accessible from the street in a manner that is ADA compliant and consistent with Building and Fire Codes. Therefore, the project provides adequate ingress and egress.

6. That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local serving economy.

The project will replace an existing SFR with a new SFR and is not expected to inhibit 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.

No change in land use is proposed and the zoning of the site would remain consistent with the MDR District.

8. That the proposed use would not be in conflict with the City's General Plan.

The project would exhibit overall consistency with the General Plan. It is noted that General Plan policies 4.3.26 and 4.4.3 encourage siting garages as inconspicuously as possible and limiting their visual impact. However, given site constraints and in order to meet Code requirements related to covered parking, the applicant is proposing a single car garage be located at property frontage. The applicant justifies the proposed garage placement by stating that the front-facing garage is representative of similar lots in a small-lot standard, and in the neighborhood and further that to conform otherwise by placing the garage deeper into the lot might result in pushing more of the main house forward. By keeping the garage to a single car garage and limiting the width and proposed treatment of openings the garage would be able to complement the nature of the street, and will allow the house to stay centered on the lot in a manner that is generally consistent with their neighbors. Given that the General Plan discourages placement of garages in prominent locations on a property, the Planning Commission may wish to further consider the project's ability to meet the GP policies related to garage location and discussed further under the "Issues Section" below.

9. That the proposed use would not be injurious to public health, safety, or welfare.

As a SFR in what is a residential area and which is consistent with development standards, it is not expected to be injurious to 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.

All Use permit applications are considered individually and based on the merits of the individual project. As such, approval of a Use permit needed to recognize the subject property as a small lot would not be detrimental to the City or 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.

The SFR will provide one covered and one uncovered spaces as required under the Code.

12. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.

The proposed use would not generate a level or type of traffic that surrounding streets are not equipped to handle.

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 Planning Commission must find that the project is consistent with the design criteria prescribed by Section 17.164.030 (detailed below) and exhibit 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. Consistency findings related to the Design Review Criteria are enumerated, below.

Design Review Criteria.

1. Consistency and compatibility with applicable elements of the general plan.

As detailed above, the project would exhibit overall consistency with the General Plan. For a more detailed discussion please see Issues section, below.

2. Compatibility of design with the immediate environment of the sit

Scott Street exhibits a variety of housing spanning from more traditional one-story homes dating to the early twentieth century and a number of modern homes dating to the past several years. The project site is immediately bordered on one side by a more traditional one-story residence and on the other side by a modern two-story home that exhibits a similar scale and massing to that proposed. The proposed residence will exhibit a greater similarity and compatibility with its more modern neighbor; but nevertheless employs design measures such as concentrating massing towards the rear and including elements to help break of the wall planes to ease the transition and help ensure compatibility with the overall aesthetic of the streetscape

3. Relationship of the design to the site;

Given the site constraints, the proposed project maintains an appropriate relationship to the site. As detailed by the applicant, to accommodate the new residence on the lot they are requesting small lot standards be allowed and reduced side setbacks be authorized. However, although the applicant is maximizing the square footage they have employed measures to ensure the project maintains a good relationship to the site and streetscape, namely, that the project will step back taller portions of the building and concentrate it in the middle of the site, it will also feature a number of major rooflines and include open patios, front and rear, porches and trellising to reduce the perceived massing and improve interaction with the street.

4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character

Scott Street is not recognized 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;

The proposed work would not alter the scale or transition between different land use

6. Compatibility with future construction both on and off the site

Scott Street exhibits a variety of residential housing styles, a number of which are of more modern construction. Given that, the project is expected to blend in with the existing and future construction in the immediate neighborhood

7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project

The proposed design and materials are of a quality, color palette, and type that are appropriate for the residential nature of the project and would be consistent with the site and its surroundings.

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.

The spatial organization of the proposed residence and associated features will be typical of residential site development and are expected to promote an internal sense of order and provide a desirable environment for occupants and neighbors.

9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;

The landscaping proposed is consistent with the residential character of the project.

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.

No ancillary functions are proposed beyond those typical of single family residential development.

11. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles.

No changes to access are proposed as part of the project; however, per condition of approval, the applicant will be required to introduce ADA compliant driveway and sidewalk improvements consistent with City of St. Helena standards.

12. Whether natural features are appropriately preserved and integrated with the project;

The site doesn't feature any significant natural features and all existing trees will be retained.

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;

The proposed changes (i.e tongue and groove siding, standing seam metal roof, and concrete accent walls etc.) are consistent with residential architecture and compatible with surrounding residential design employed throughout the City of St. Helena.

14. In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character;

Scott Street is not recognized as having a unified design or historical 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.

The proposed landscaping would consist of a variety of trees, shrubs, perennials, and grasses which would complement the proposed residential development and soften the look of the new construction and help it blend in with surroundings.

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.

The proposed landscaping is appropriate for 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

The project will be conditioned to comply with all Title 24 standards and would achieve required energy metrics.

WATER

Chapter 13.12.050 of the Municipal Code sets forth minimum water efficiency requirements for new development. Amongst these provisions is the requirement that any "new development" (i.e. construction that would introduce any freestanding building that contains water-using fixtures, any floor area additions to existing nonresidential structures; or any residential additions or remodeling that increases the number of independent living units) offset new demand by an amount of water equal to the new demand on the city water system using the methodology defined in Section 13.12.050. The offset must be clearly demonstrated, to the satisfaction of the Director of Public Works.

The project applicant has provided a theoretical Water Neutrality Analysis (**Attachment 5, Sheet WN-1**). According to the analysis, the anticipated daily proposed use would be approximately 279 gallons per day (gpd), which is below the assumed current usage of 300gpd and therefore exceeds the requirements of the water neutrality requirements.

CEQA

The project is exempt from the requirements of CEQA pursuant to Section 15301(L)(1) and 15303(A) which exempts demolition of an existing single family residence and the construction of a new single family residence.

ISSUES

Garage siting. As detailed above, St. Helena General Plan policies 4.3.26 and 4.4.3 encourage siting of garages and driveways to be as inconspicuous as possible and call for projects to limit the visual impact of garages. While the garage is sited at the property frontage, the architect has employed design measures to reduce the visibility of

the garage and make it less conspicuous. The applicant states that the "...front-facing garage is representative of similar lots in a small-lot standard, and in the neighborhood. To conform otherwise by placing the garage deeper into the lot might result in pushing more of the main house forward. We are sensitive to the negative connotation placed on front facing garages, but we feel that the width of the garage massing and our proposed treatment of its openings will complement the nature of the street, and will allow the house to stay centered on the lot - in kind with its neighbors." Because the design limits the size and width of the garage and employs design measures to help it blend in with the overall site development, it appears able to meet the intent of the General Plan policies which encourage limiting visual impacts of garages. Nevertheless, because it is located at the property frontage the Planning Commission may wish to further consider whether the project does or does not sufficiently demonstrate consistency with policies 4.3.26 and 4.4.3.

CORRESPONDENCE

No comments have been received as of the writing of this staff report.

STAFF RECOMMENDATION

STAFF RECOMMENDATION

The Planning and Community Improvement Department recommends that the Planning Commission adopt a resolution finding that:

1. The project is exempt from the requirements of CEQA pursuant to CEQA Section 15301 and 15303, and
2. Accepting the required findings and approving the requested Demolition permit, Use Permit, and Design Review for the Driscoll Residence located at 1127 Scott Street in the Medium Density Residential Zoning District.

ATTACHMENTS

[1727 Scott ATTCH 1. Resolution](#)

[1727 Scott ATTCH 2. APN Map](#)

[1727 Scott ATTCH 3. Aerial View](#)

[1727 Scott ATTCH 4. Project plans](#)

[1727 Scott ATTCH 5. Project Narrative](#)

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION NO.

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA
GRANTING APPROVAL OF DESIGN REVIEW
FOR THE DRISCOLL RESIDENCE LOCATED AT 1727 SCOTT STREET**

PROPERTY OWNER: Brian and Kim Driscoll

APN: 009-292-014

Recitals

A. Whereas, George Bevans & Associates submitted an application for a Demolition Permit, Design Review permit, and Use Permit to demolish an existing residence constructed circa 1960 and construct a new single family residence and attached accessory dwelling at 1727 Scott Street in the MR: Medium Density Residential District, and

D. Whereas, A staff report dated June 6, 2017 and incorporated herein by reference analyzed the projects consistency with the Demolition Criteria enumerated in Section Code Section 17.164.050, Design Criteria enumerated in Section 17.164.030, and Use Permit criteria enumerated in Section 17.168 050 of the Zonindg Code, and

D. 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 June 6, 2017, and

E. Now, therefore let it be found that, the Planning Commission approves the Demolition permit, Design Review permit, and Use permit and authorizes the modifications contained in said plans based on the findings below and subject to the conditions of approval enumerated herein.

Resolution

1. The project is exempt from the requirements of CEQA pursuant to Section 15301(L)(1) and 15303(A) which exempts demolition of an existing single family residence and the construction of a new single family residence. 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

2. DEMOLITION PERMIT

Zoning Code Section 17.164.050 Applicability (of Design Review) specifies that "...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.

The property is not listed on the City's Master Historic Resource list and there is nothing that would otherwise indicate that it may be a potentially significant historic resource.

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

The existing residence is very simple in form and does not exhibit a character that is particularly unified with the streetscape or greater neighborhood. That being the case, the existing residence does not exhibit elements that are required to maintain the essential character of the neighborhood.

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

The project is subject to Design Review Approval and any demolition permit approval is contingent upon the Design Review Approval of the proposed new residence.

3. USE PERMIT

The purpose of a use permit is to allow the proper integration of essential or desirable uses which may be suitable only in certain locations or zoning districts in the City, or to ensure that such uses are designed or arranged on the site in a particular manner. In its review of applications for use permits, the Planning Commission shall evaluate each proposed use in order to consider its impact on the City. Pursuant to Municipal Code Section 17.168 050, no use permit shall be granted unless the following findings can be made:

1. That the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community.

As a SFR, the project would not be injurious to surrounding uses or 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.

The project would generate noise typical of a single family residential land use and would not be expected to cause excessive noise levels.

3. That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan.

The project would generate traffic at a level typical of a single family household and is not expected to generate traffic noise above the normally acceptable range.

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.

As a SFR replacing an existing SFR and in an area already well served by public services, the project is not expected to make excessive demands on public services or utilities.

5. That the proposed use would provide adequate ingress and egress to and from the proposed location.

As conditioned, the project would be accessible from the street in a manner that is ADA compliant and consistent with Building and Fire Codes. Therefore, the project provides adequate ingress and egress.

6. That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local serving economy.

The project will replace an existing SFR with a new SFR and is not expected to inhibit 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.

No change in land use is proposed and the zoning of the site would remain consistent with the MDR District.

8. That the proposed use would not be in conflict with the City's General Plan.

The project would exhibit overall consistency with the General Plan. It is noted that General Plan policies 4.3.26 and 4.4.3 encourage siting garages as inconspicuously as possible and limiting their visual impact. However, given site constraints and in order to meet Code requirements related to covered parking, the applicant is proposing a single car garage be located at property frontage. Still

to reduce the visual impact, the project is expected to still meet the intent of the applicable policies in that front-facing garage is representative of similar lots in a small-lot standard, and in the neighborhood. To conform otherwise by placing the garage deeper into the lot might result in pushing more of the main house forward. By keeping the garage to a single car garage and limiting the width and proposed treatment of openings will complement the nature of the street, and will allow the house to stay centered on the lot in a manner that is generally consistent with their neighbors.

9. That the proposed use would not be injurious to public health, safety, or welfare.

As a SFR in what is a residential area and which is consistent with development standards, it is not expected to be injurious to 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.

All Use permit applications are considered individually and based on the merits of the individual project. As such, approval of a Use permit needed to recognize the subject property as a small lot would not be detrimental to the City or 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.

The SFR will provide one covered and one uncovered spaces as required under the Code.

12. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.

The proposed use would not generate a level or type of traffic that surrounding streets are not equipped to handle.

4. 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 Planning Commission must find that the project is consistent with the design criteria prescribed by Section 17.164.030 (detailed below) and exhibit 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. Consistency findings related to the Design Review Criteria are enumerated, below.

Design Review Criteria.

1. Consistency and compatibility with applicable elements of the general plan.
As detailed above, the project would exhibit overall consistency with the General Plan. For a more detailed discussion please see Issues section, below.
2. Compatibility of design with the immediate environment of the site;

Scott Street exhibits a variety of housing spanning from more traditional one-story homes dating to the early twentieth century and a number of modern homes dating to the past several years. The project site is immediately bordered on one side by a more traditional one-story residence and on the other side by a modern two-story home that exhibits a similar scale and massing to that proposed. The proposed residence will exhibit a greater similarity and compatibility with its more modern neighbor; but nevertheless employs design measures such as concentrating massing towards the rear and including elements to help break of the wall planes to ease the transition and help ensure compatibility with the overall aesthetic of the streetscape.

3. Relationship of the design to the site;
Given the site constraints, the proposed project maintains an appropriate relationship to the site. As detailed by the applicant, to accommodate the new residence on the lot they are requesting small lot standards be allowed and reduced side setbacks be authorized. However, although the applicant is maximizing the square footage they have employed measures to ensure the project maintains a good relationship to the site and streetscape, namely, that the project will step back taller portions of the building and concentrate it in the middle of the site, it will also feature a number of major rooflines and include open patios, front and rear, porches and trellising to reduce the perceived massing and improve interaction with the street.
4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
Scott Street is not recognized 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;
The proposed work would not alter the scale or transition between different land uses.
6. Compatibility with future construction both on and off the site;
Scott Street exhibits a variety of residential housing styles, a number of which are of more modern construction. Given that, the project is expected to blend in with the existing and future construction in the immediate neighborhood.
7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;
The proposed design and materials are of a quality, color palette, and type that are appropriate for the residential nature of the project and would be consistent with the site and its surroundings.
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;
The spatial organization of the proposed residence and associated features will be typical of residential site development and are expected to promote an internal sense of order and provide a desirable environment for occupants and neighbors.

9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
The landscaping proposed is consistent with the residential character of the project.
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;
No ancillary functions are proposed beyond those typical of single family residential development.
11. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
No changes to access are proposed as part of the project; however, per condition of approval, the applicant will be required to introduce ADA compliant driveway and sidewalk improvements consistent with City of St. Helena standards.
12. Whether natural features are appropriately preserved and integrated with the project;
The site doesn't feature any significant natural features and all existing trees will be retained.
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;

The proposed changes (i.e tongue and groove siding, standing seam metal roof, and concrete accent walls etc.) are consistent with residential architecture and compatible with surrounding residential design employed throughout the City of St. Helena.
14. In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character;
Scott Street is not recognized as having a unified design or historical 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;
The proposed landscaping would consist of a variety of trees, shrubs, perennials, and grasses which would complement the proposed residential development and soften the look of the new construction and help it blend in with surroundings.
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;
The proposed landscaping is appropriate for 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.

The project will be conditioned to comply with all Title 24 standards and would achieve required energy metrics.

F. Now therefore be it further resolved that, the Demolition permit, Design Review permit, and Use permit 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.

Conditions of Approval

1. The 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.
2. The plans submitted for building permit review shall be in substantial conformance with the plans on file in the Planning Division, date stamped May 2, 2017, except as modified by the following conditions.
3. The Design Review Permit 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 Use Permit and Design Review decision or these approvals shall expire; provided however that the approved Use Permit and 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.
4. The Demolition permit, Design Review permit and Use permit shall become effective fourteen (14) calendar days after approval, provided that the action is not appealed by the City Council or any other interested party within that 14 day period.
5. Any request for an extension of the Design Review permit must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
6. 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.
7. Prior to issuance of construction permits, compliance with conditions of approval shall be clearly identified on all plans. A copy of approved plans with the conditions listed *on* said plans shall be maintained on-site during construction activities.

8. Conditions shall be achieved at such a time as determined by the City and shall be achieved at the requisite stage and before issuance of building permit or initiation of use unless another time is set by law or by this approval. Issuance of building permit 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.
9. The applicant shall 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.
10. This Demolition permit, Design Review, and Use Permit approval 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.
11. 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.
12. No structure shall be permitted over any existing property lines. Documentation of the location of the property lines shall be submitted with plans for building permit issuance.
13. A building permit is required for any onsite demolition, construction or change of occupancy.

Public Works Department Conditions of Approval

14. 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.
15. 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.

16. 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.
17. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.
18. Provide details of any and all proposed fencing, gates, and/or walls on all plans submitted for building permit review.
19. 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.
20. 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.
21. Remodels or new construction which require 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.
22. The applicant shall incorporate water conservation practices into the proposed project per the Water Neutrality Plan prepared by Bevan & Associates, dated April 28, 2017. 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.
23. 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. The driveway shall be replaced in order to conform to current ADA Standards.
24. Construct sidewalk along the property street frontage per current City and ADA standards prior to Certificate of Occupancy
25. 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.

26. 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.
27. 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.
28. An encroachment permit shall be required for any work performed in the public right of way.

Building Department Conditions of Approval

29. A building permit is required for all onsite demolition, construction and/or change of occupancy.
30. 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 2016 Title 24 codes.
31. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
32. The applicant shall provide a construction waste management plan with the building permit application.
33. 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.
34. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
35. 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 Exemption 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 June 6, 2017 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

ATTEST:

Grace Kistner
Chair, Planning Commission

Noah Housh,
Planning and Community
Improvement Director

9-29

POR. WORRELL AND WARD TRACT SUBDIVISION

R.M. BK. 1, PG. 52
RANCHO CARNE HUMANA
R.M. BK. D OF PATENTS, PG. 127

Tax Area Code
3000
3002



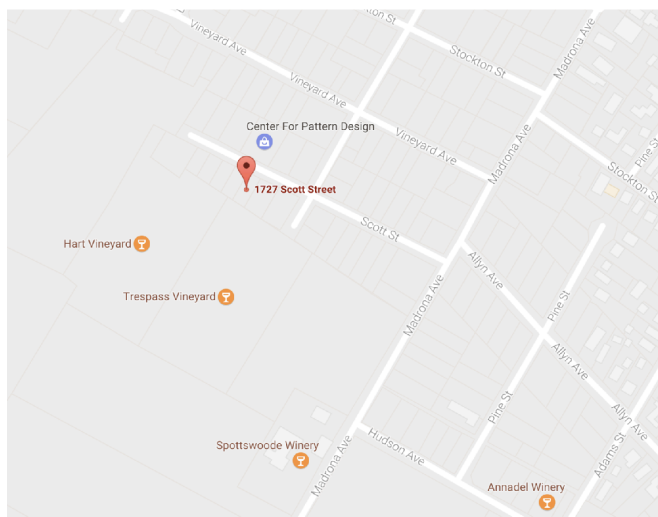
NOTE: This Map Was Prepared For Assessment Purposes Only, No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.

NOTE—Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

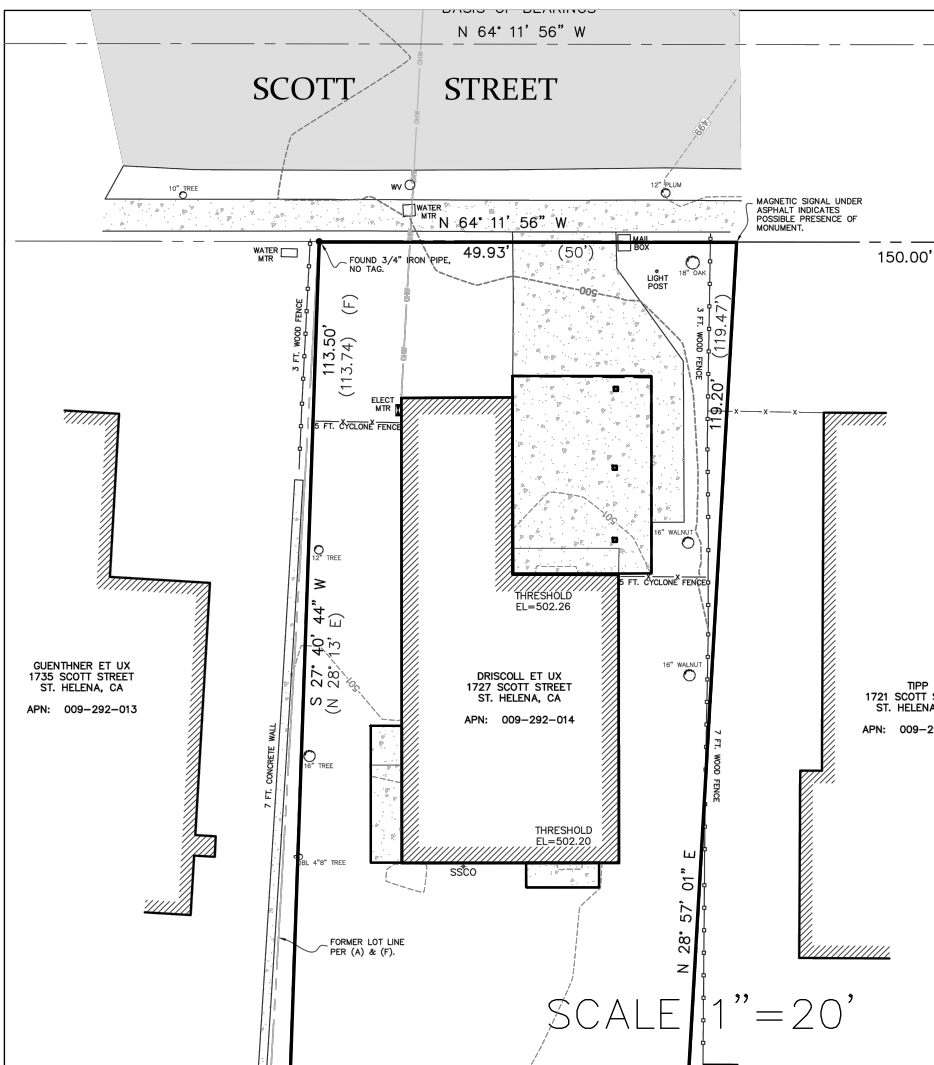
CITY OF ST. HELENA
Assessor's Map Bk.9 Pg. 29
County of Napa, Calif.
1954-61



VICINITY



PARCEL MAP



PROJECT DESCRIPTION

NEW SINGLE FAMILY HOUSE WITH THREE BEDROOMS, THREE FULL BATHS, AND A POOL.

ALL AREAS ARE MEASURED TO OUTSIDE OF STEM WALL/STRUCTURE:

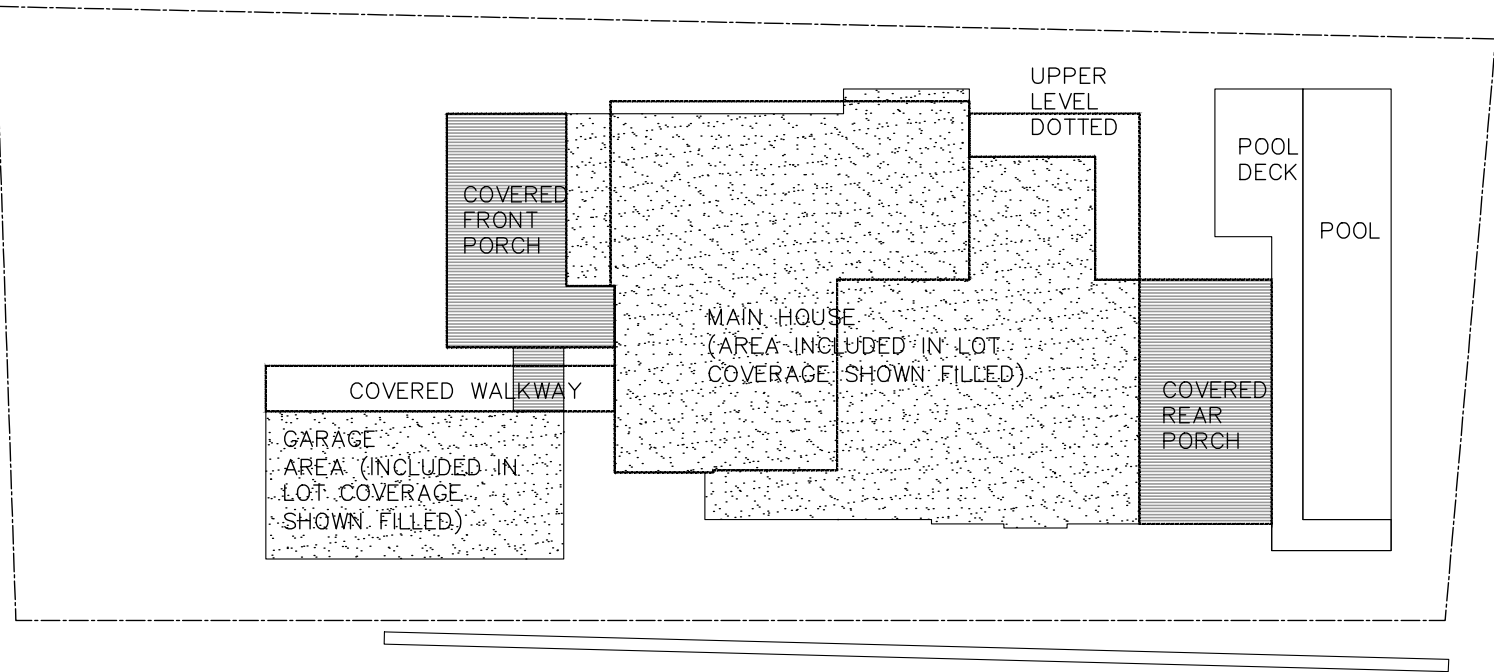
MAIN HOUSE	
LOWER LEVEL AREA:	1346 SF
UPPER LEVEL AREA:	654 SF
TOTAL MAIN HOUSE	2000 SF

ADDITIONAL:	
BASEMENT:	538 SF
GARAGE:	200 SF
GUEST UNIT:	280 SF
COVERED PORCHES:	408 SF

TOTAL CONDITIONED SF	2280 SF (GUEST UNIT+MAIN)
LOT AREA (E):	5653 SF
LOT COVERAGE:	28.8% (45% ALLOWABLE)
	(COVERAGE = 1346 SF LL MAIN+280 SF GARAGE)
FAR:	.35 (2000 SF MAX FLOOR ALLOWABLE)

PER ST. HELENA SMALL LOT STANDARDS, PROJECT INCLUDES THE FOLLOWING ADDITIONAL SF ALLOWANCES:

1. PROPOSED ACCESSORY GARAGE AREA:	200 SF (MAX ALLOWABLE 200)
2. PROPOSED GUEST HOUSE AREA	280 SF (MAX ALLOWABLE 400)



SHEET INDEX:

A0.0	COVER SHEET
C1.0	SITE PLAN - DEMO
C2.0	PRELIMINARY SITE PLAN
C3.0	PRELIMINARY GRADING PLAN
A2.0	BASEMENT LEVEL PLAN
A2.1	LOWER LEVEL PLAN
A2.2	UPPER LEVEL PLAN
A2.3	ROOF PLAN
A3.0	ELEVATIONS
A3.0R	ELEVATIONS NO LABELING
A3.2	SECTIONS
A4.0	WINDOW SCHEDULE
WN.1	WATER NEUTRALITY LIVING UNIT LAYOUT
L1.0	PLANTING PLAN
L2.0	PLANTING LEGEND
L3.0	HYDROZONE PLAN
L4.0	FENCE DETAILS

PROJECT INFORMATION

OWNERS:	BRIAN AND KIM DRISCOLL
ARCHITECTURE:	BEVAN & ASSOCIATES (GEORGE BEVAN / JOEL MENDELSON)
LANDSCAPE	ROZANSKI DESIGN (ROBIN BROWN WARD)
CIVIL ENGINEERS:	BEAR FLAG ENGINEERING (CHAD MOLL)
STRUCTURAL ENGINEERS:	TBD
MECHANICAL ENGINEERS:	TBD
CONTRACTOR:	TBD

LANDSCAPE NOTES

SEE L1.0–L4.0, LANDSCAPE SHEETS

FIRE INFORMATION & DETAILS

PROPERTY INFORMATION

ADDRESS:	1727 SCOTT STREET ST. HELENA, CA 94574
APN#:	009–292–014
ACREAGE:	5656 SF / .13 ACRES
SETBACKS:	FRONT=20' SIDES=5' REAR=5' TO POOL
HEIGHT:	25' MAX
FAR:	.35 FAR
MAX GROSS FL.AREA	2100 SF
SEWER:	CITY
WATER:	CITY
(E) STRUCT:	HOUSE TO BE FULLY DEMOLISHED
FIRE SPRINKLERS:	REQUIRED AS NEW CONSTRUCTION
GUEST HOUSE	(NO KITCH): ABOVE GARAGE
GRANNY UNIT	2ND HOME
PARKING:	GARAGE, 200 SF MAX
POOL:	ALLOWED 5' SETBACK, COVERED
ACCESSORY BUILDINGS:	NONE

APPLICABLE CODES:

- 2013 California Building Code Volumes1 and 2 (CBC)
- 2013 California Residential Code (CRC),
- 2013 California Electrical Code (CEC),
- 2013 California Plumbing Code (CPC),
- 2013 California Mechanical Code (CMC),
- 2013 California Green Building Standards Code (CGBSC).

USE AND OCCUPANCY

LOW–MEDIUM DENSITY RESIDENTIAL = 4.1 TO 7.0 DU/AC

ZONING APPROVALS

PENDING

ADDITIONAL APPROVALS – TBD

CITY WATER NEUTRALITY INFORMATION

SEE WN PLAN, THIS SET

GENERAL NOTES

- The contract documents include the working drawings, addenda, modifications, and the conditions of the construction contract.
- The contract documents are the instruments of service and shall remain the property of the designer whether the project for which they are prepared is executed or not. The contract documents are not to be used by the owner, landlord &/or tenant for the other projects or extensions to the project nor are they to be modified in any manner whatsoever except by agreement in writing and with appropriate compensation to Bevan & Associates.
- The work will conform with the requirements of the 2010 California Residential Code, and the requirements of all other agencies having jurisdiction.
- "Designer" means Bevan & Associates / George Bevan
- "Install" means supplied by others, to be installed by contractor.
- "Provide" means furnish and install, complete and in place.
- "Similar" means comparable characteristics for conditions noted. Contractor to verify dimensions and orientation.
- "Typical" means identical for conditions noted.
- Do not scale drawings, dimensions govern. Verify dimensions with field conditions, if discrepancies are discovered between field conditions and drawings or between individual drawings, contact the designer for resolution before proceeding.
- Horizontal dimensions indicated are to/from finished face of construction, except as noted.
- Vertical dimensions are from top of floor slab, except where noted to be from above finished floor, (A.F.F.).
- Dimensions are not adjustable without approval of Architect unless noted ±
- All work shall be erected and installed plumb, level, square and true, and in proper alignment.
- Cut and fit components for alteration of existing work and installation of new work. Patch disturbed areas to match adjacent materials and finishes.
- Coordinate and provide appropriate structural blocking/backing and reinforcing in partitions behind all wall mounted items.
- Make all necessary provisions for items to be furnished or installed by tenant. Provide protection for these provisions until completion of the project. General contractor to coordinate N.I.C. items with appropriate trades.
- Contractor shall comply with all base building requirements and design criteria.
- General contractor shall be responsible for checking contract documents, field conditions and dimensions for accuracy and confirming that work is as shown before proceeding with construction. Clarifications regarding any conflicts shall be achieved prior to related work being started.
- General contractor shall verify that no conflicts exist in locations of any and all mechanical, telephone, electrical, plumbing and sprinkler equipment (to include all pricing, duct work and conduit) and that all required clearances for installation and maintenance of all above equipment are provided. What elements are to be exposed or concealed shall be determined and reviewed with architect prior to construction proceeding.
- General contractor & Sub-contractors shall coordinate the layout and exact locations of all partitions, doors, electrical/ telephone outlets and light switches with Architect before proceeding with construction.
- General contractor is responsible for and shall provide protection for any existing finishes including to existing & adjacent buildings.
- Contractor to follow manufacturer's recommended specifications and installation procedures. If these are contrary to the contract documents, contractor shall notify the Architect, in writing immediately, to resolve discrepancies prior to proceeding.
- Exercise extreme care and precaution during construction of the work to minimize disturbances to adjacent structures, streets, sidewalks, property, public thoroughfares, etc. Contractor shall take precautions and be responsible for the safety of all building occupants from construction procedures.
- All work shall comply with the applicable codes, amendments, rules, regulations, ordinances, laws, orders, approvals, etc., that are required by public authorities. In the event of conflict, the most stringent requirements shall comply. Requirements include, but are not limited to the current applicable editions or publications of the following (or otherwise noted): 2013 CALIFORNIA BUILDING CODE; Americans with Disabilities Act, Local Municipal Ordinances and Amendments to the Codes
- Abbreviations used in referring to standards that apply to the work include, but are not necessarily limited to, the following: A. American Society for Testing Materials (ASTM), B. American Institute of Steel Construction (AISC), C. American Welding Society (AWS), D. American Concrete Institute (ACI), E. American National Standards Institute (ANSI), F. Architectural Aluminum Manufacturer's Association (AAMA), G. Aluminum Association, Inc. (AA), H. Concrete Reinforcing Steel Institute (CRSI), I. National Association of Architectural Metal Manufacturers (NAAMM), J. National Fire Protection Association (NFPA), K. National Woodwork Manufacturer's Association (NWMA), L. Woodwork Institute of California (WIC)
- In the event of conflict between data shown on drawings and data shown in the specifications, the specifications shall govern. Dimensions noted on drawings shall take precedence over scaled dimensions. Detail drawings take precedence over drawings of smaller scale. Should the contractor at any time discover an error in a drawing or specifications, or a discrepancy or variation between dimensions on drawings and measurements at site, or lack of dimensions or other information, he/she shall report at once to the designer for clarification and shall not proceed with the work affected until clarification has been made.
- Only new items of recent manufacturer, of standard quality, free from defects, will be permitted on the work. Rejected items shall be removed immediately from the work and replaced with items of the quality specified. Failure to remove rejected materials and equipment shall not relieve the contractor from the responsibility for quality and character of items used nor form any other obligation imposed on him by the contract.
- The finished work shall be firm, well anchored, in true alignment, plumb, level, with smooth, clean, uniform appearance without waves, distortions, holes, marks, cracks, stains, or discoloration. Joints shall be tight fitting, neat and well scribed. The finish work shall not have exposed unsightly anchors or fasteners and shall not present hazardous, unsafe corners. All work shall have the provision for expansion contraction, and shrinkage as necessary to prevent cracks, bucking and warping due to temperature and humidity conditions.
- Attachments, connections, or fastenings of any nature are to be properly and permanently secured in conformance with the best practice and the contractor is responsible for improving them according to these conditions. The drawings show only special conditions to assist the contractor: they do not illustrate every such condition and detail.
- The contractor is responsible for verifying the dimensions and elevations at the site. The contractor and sub-contractors shall coordinate the layout and exact location of all partitioning, doors, electrical/telephone outlets, light switches and thermostats with the Architect in the field before proceeding with construction.
- The contractor shall continuously check architectural and structural clearances for accessibility of equipment and mechanical and electrical systems. Contractor shall verify that no conflicts exist in locations of any and all mechanical, telephone, electrical, lighting, plumbing, and sprinkler equipment (to include all piping, duct work and conduit) and that all required clearances for installation and maintenance of above equipment are provided. No allowance of any kind will be made for the contractor's negligence to note unforeseen means of installing equipment into position inside structure.
- No work defective in construction or quality, or deficient in any requirements of drawings and specifications will be acceptable in consequence of owner's or architect's failure to discover or to point out defects or deficiencies during construction, nor will presence of inspectors on work site relieve contractor from responsibility for securing, quality and progress of work as required by contract. Defective work revealed within time required by guarantees shall be replaced by work conforming with the intent of contract. No payment whether partial or final shall be construed as an acceptance of defective work or improper materials.
- Materials and workmanship specified by reference to number, symbol or title of a specification such as commercial standards, federal specifications, trade association standard, or other similar standard, shall comply with requirements in latest edition or revision thereof and with any amendment or supplement thereto in effect on date of origin on this project's contract documents. Such standard, except as modified herein, shall have full force and effect as though printed in contract documents.
- Contractor shall waive "common practice" and "common usage" as construction criteria wherever details and contract documents or governing codes, ordinances, etc., require greater quality or better quality than common practice or common usage would require.
- Contractor shall order and schedule delivery of materials in ample time to avoid delays in construction. If an item is found to be unavailable, contractor shall notify Architect immediately to allow architect a reasonable amount of time to select a reasonable substitute.
- If at any time before commencement of work, or during process thereof, contractor's methods, equipment or appliances are inefficient or inappropriate for securing quality of work, or rate of progress intended by contract documents, owner may order contractor to improve their quality or increase their efficiency. This will not relieve contractor or his sureties from their obligations to secure quality of work and rate of progress specified in contract.
- With reference to reflected ceilings, contractor shall coordinate with all trades involved and prepare composite shop drawings to insure locations and clearances for fixtures, ducts, ceilings, sprinkler heads, grilles, etc., necessary to maintain the specified finish ceiling height above the finish floor as noted on the drawings. Clarify conflicts and locations with the architect before proceeding.
- All telephone and data work shall be coordinated by the contractor with the owner's representative.
- Contractor, acting owner's designated agent in contract w/Architect for the design of this project, will exercise sole authority for determining conformance of materials, equipment and systems with the intent of the design. Review and acceptance of all items proposed by contractor for incorporation into this work will be by architect. This function of the designer will apply both to the contract as initially signed, and to changes to the contract by modification during progress of work.
- References to makes, brands, models, etc., is to establish type and quality desired; substitution of acceptable equals will not be permitted unless specifically noted otherwise or when made according to procedures for substitutions.
- The contractor shall notify the owner in writing of any deficiencies in base building work prior to the commencement of his work. Any unreported deficiencies will become the responsibility of the contractor to correct.
- Coring, drilling or other noisy work in or adjacent to occupied areas shall be performed at other than normal working hours for the affected occupancy unless otherwise approved by the owner.
- Utility outages shall be scheduled outside normal working hours for the affected occupancy unless approved by the owner.
- All work in occupied areas shall be performed at other than normal working hours unless otherwise approved. The affected premises shall be clean and restored to normal operating conditions unless otherwise indicated.
- The contractor shall take all reasonable control and precaution to eliminate dust, noise, odor, nuisance and the like to the premises and occupancy.
- The contractor shall "strike out" location of all walls, doors, mullions, soffits, raised floor grids, housekeeping and utility equipment pads, and other major elements, or as directed by Architect at the beginning of the project before proceeding with construction.
- Discrepancies between Specifications, General, Plan or Sheet Notes shall be brought to the designer's attention for clarification or resolution.
- Occasional reference to one or more specific notes within the General, Plan or Sheet Notes shall not in any way diminish or eliminate the full force and effect of all other notes, in relation to one another or not specifically referenced. CONSTRUCTION HOURS No person shall erect (including excavation and grading), demolish, alter or repair any building or structure other than between the City's specified hours except in the case of urgent necessity in the interest of public health and safety, and then only with prior written approval from the Building Official, which approval shall be granted for a period not to exceed three days. Holidays are the first day of January, the third Monday of February, the last Monday of May, the fourth day of July, the first Monday of September, the twentieth day of November, the eleventh day of November, or the twenty-fifth day of December falls upon a Sunday the following Monday is a holiday. Construction hours are in accordance with CITY OF ST. HELENA Regulations.

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DRISCOLL RESIDENCE

1727 SCOTT STREET
ST. HELENA, CA 94574
APN#: 009-292-014



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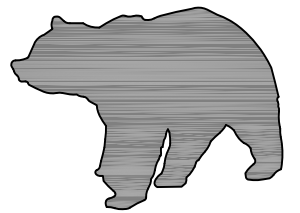
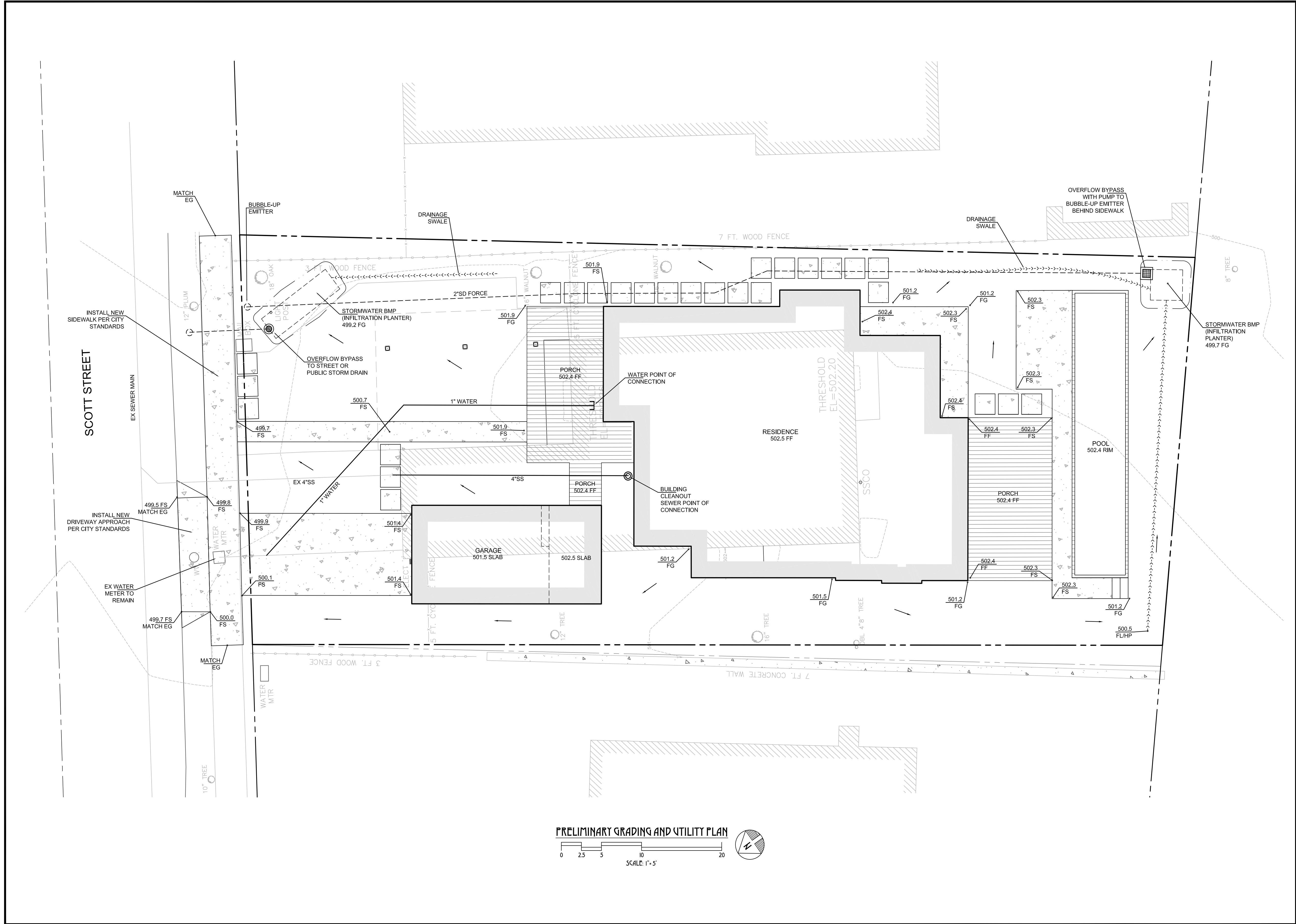
REVISIONS:

SCHEMATIC FINAL:	2/08/2017
DESIGN REVIEW:	2/22/2017
DESIGN REVIEW, RESUB #1:	4/28/2017

DRAWN BY: JM SCALE: 1/4"
DATE: 04/28/2017 CHECK: GB

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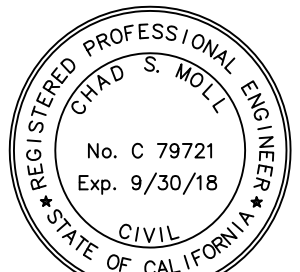
SHEET NUMBER:
A0.0



**BEAR FLAG
ENGINEERING
INC**

CIVIL ENGINEERING
LAND DEVELOPMENT
SEPTIC SYSTEM DESIGN
PROJECT MANAGEMENT
SURVEYING
FORENSIC ENGINEERING

527 BROADWAY #202
SONOMA, CA 95476
PHONE: (707) 481-9472
CHAD@BEARFLAGCIVIL.COM



Chad Moll
CHAD S. MOLL DATE
RCE 7/9/21

PRELIMINARY GRADING PLAN

DRISCOLL RESIDENCE

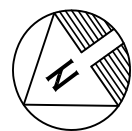
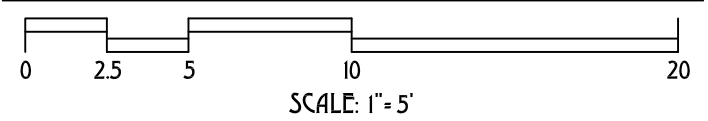
1727 SCOTT STREET, ST. HELENA, CA
APN: 009-292-014

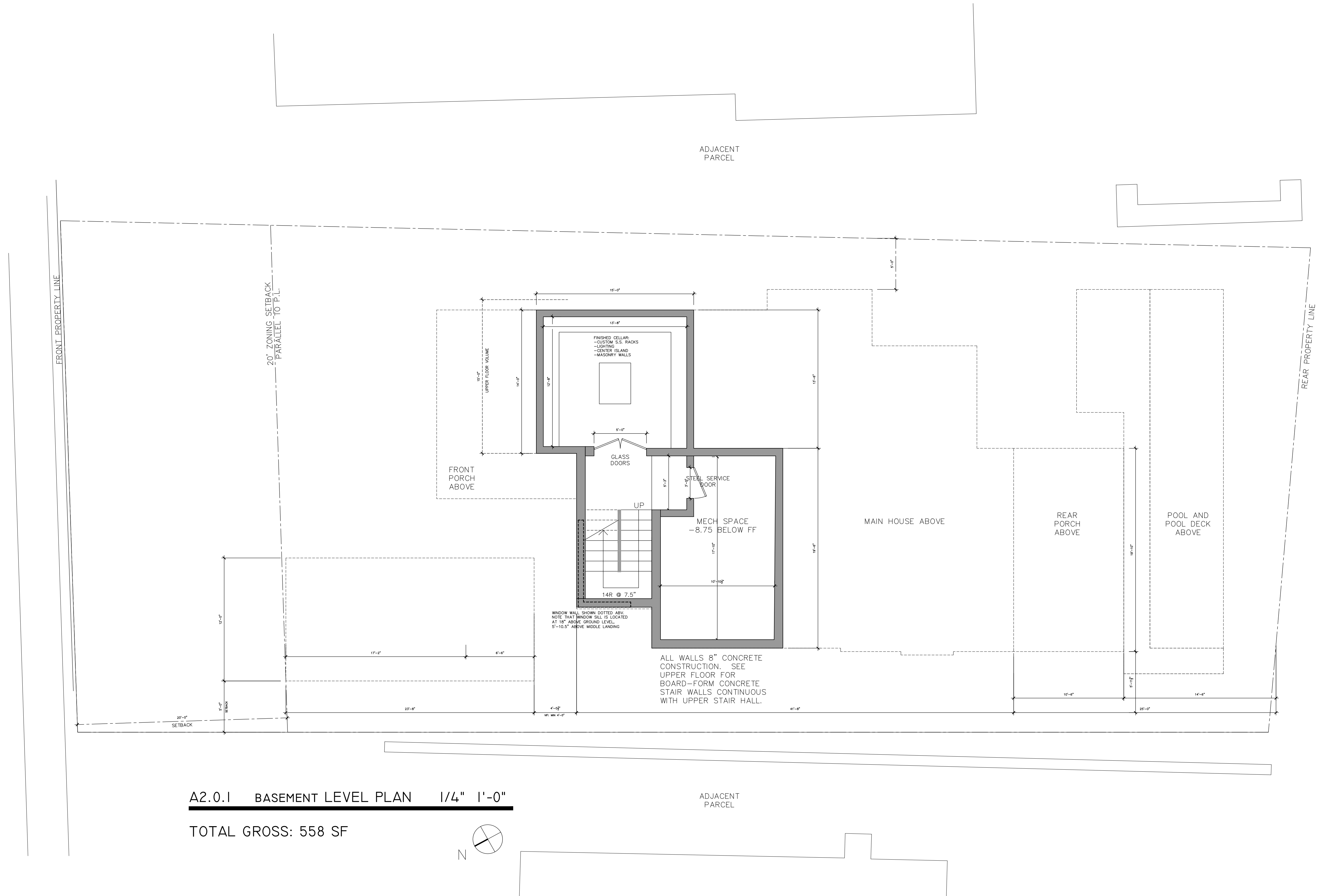
REV	DATE	DESCRIPTION

DATE: 4/28/2017
DESIGN: CSM
PROJECT: 16089

SHEET
3
OF 3 SHEETS

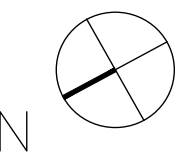
PRELIMINARY GRADING AND UTILITY PLAN





A2.0.1 BASEMENT LEVEL PLAN 1/4" 1'-0"

TOTAL GROSS: 558 SF



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DRISCOLL RESIDENCE

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ST. HELENA, CA 94574
APN#: 009-292-014

LICENSED ARCHITECT

JOEL H. MENDELSON
No. C-32143
Ren. 12/31/2017
STATE OF CALIFORNIA

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DESIGN REVIEW, RESUB #1:	4/28/2017

DRAWN BY: JM

SCALE: 1/4"

DATE: 04/28/2017

CHECK: GB

SHEET TITLE:

BASEMENT LEVEL PLAN

SHEET NUMBER:

A2.0

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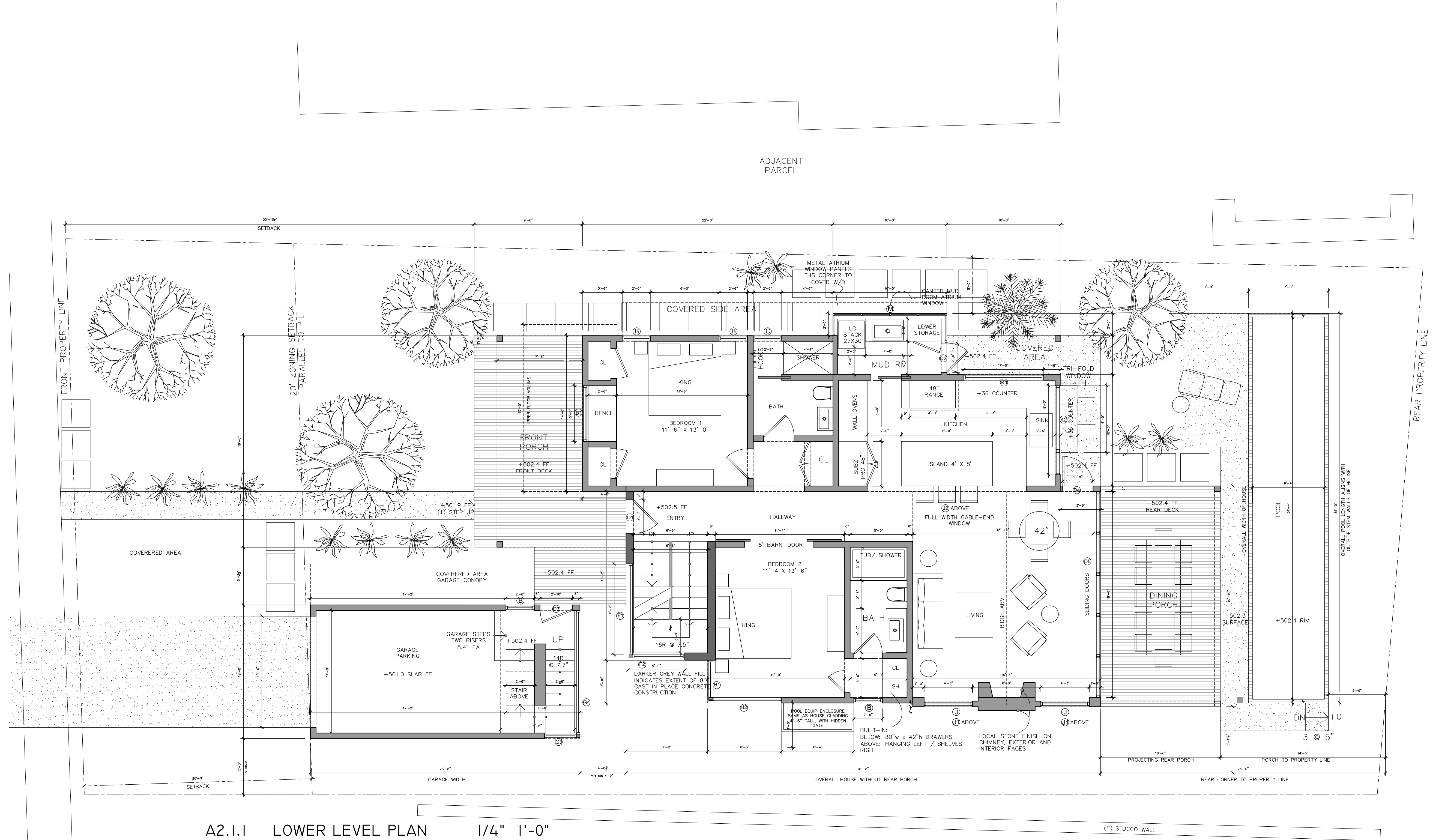
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DRAWN BY: JM	SCALE: 1/4"
DATE: 04/28/2017	CHECK: GB
SHEET TITLE: LOWER LEVEL PLAN	
SHEET NUMBER: A2.1	



A2.1.1 LOWER LEVEL PLAN 1/4" 1'-0"

LOWER LEVEL AREA: 1346 SF
UPPER LEVEL AREA: 654 SF

TOTAL MAIN HOUSE AREA: 2000 SF

ALL SPOT ELV'S SHOW FOR REF ONLY.
SEE CIVIL FOR FURTHER DETAIL.

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APN#: 009-292-014

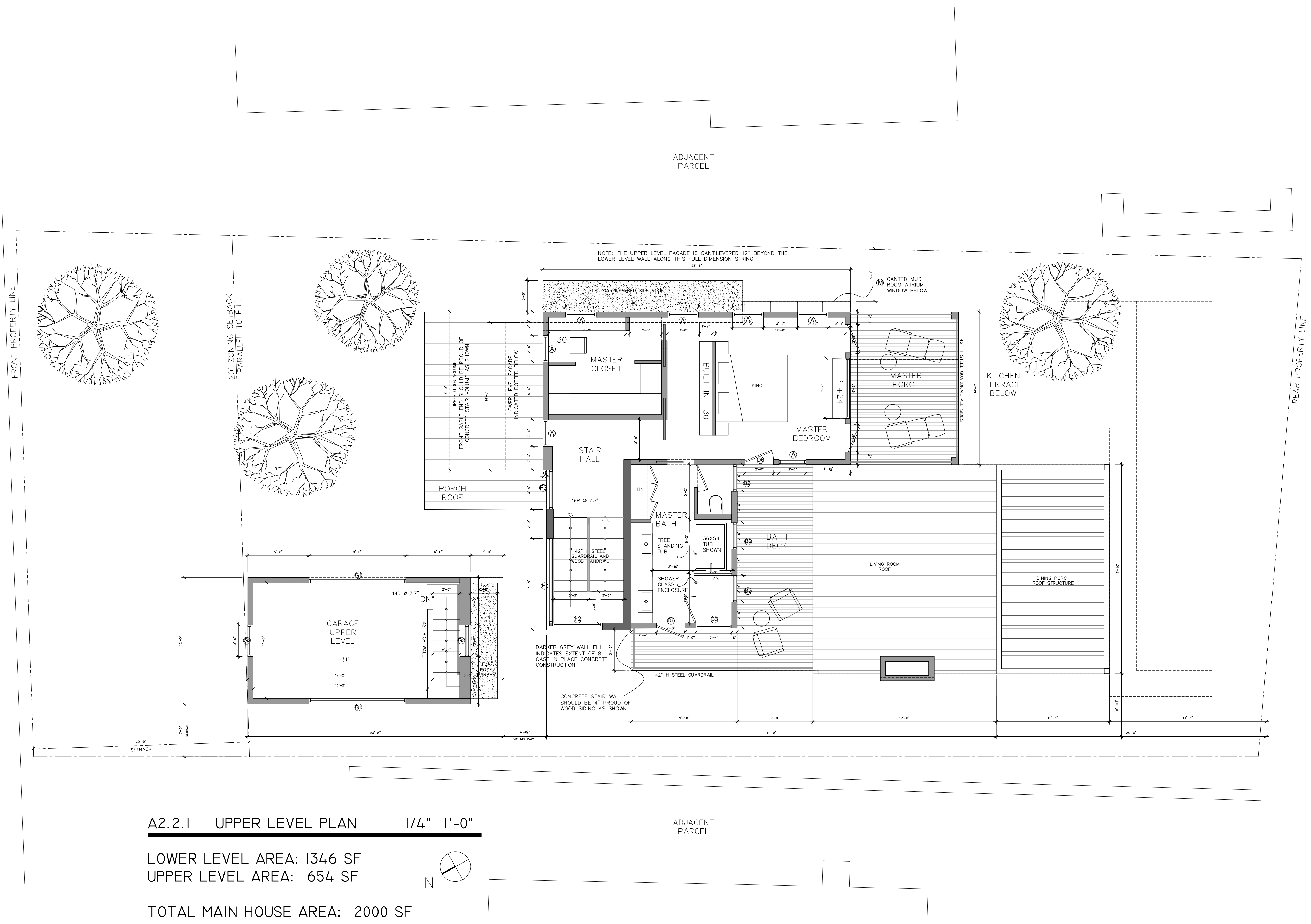
LICENSED ARCHITECT

JOEL H. MENDELSON
No. C-32143
Joel H. Mendelson
Ren. 12/31/2017
STATE OF CALIFORNIA

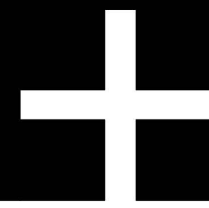
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DESIGN REVIEW, RESUB #1:	4/28/2017
DRAWN BY: JM	SCALE: 1/4"
DATE: 04/28/2017	CHECK: GB
SHEET TITLE: UPPER LEVEL PLAN	
SHEET NUMBER: A2.2	



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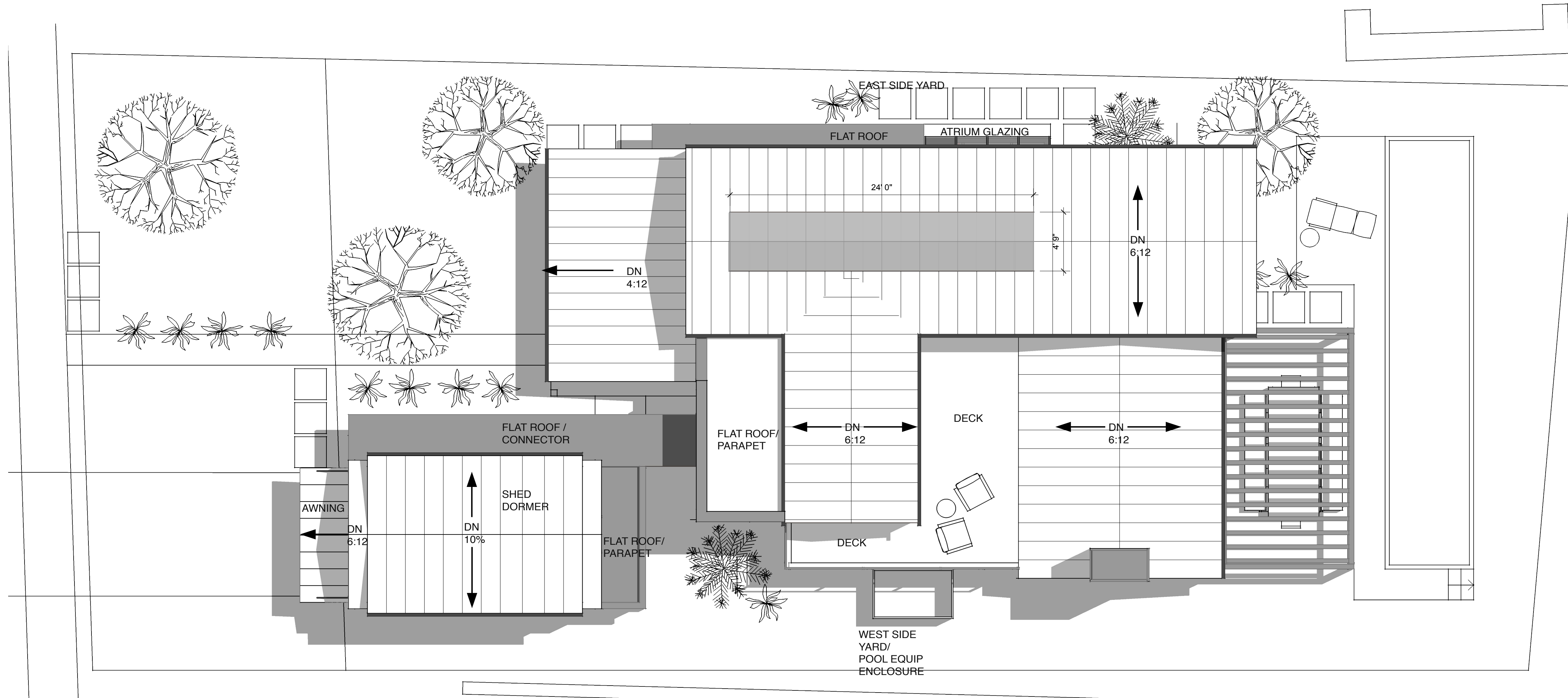
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DESIGN REVIEW, RESUB #1: 4/28/2017

DRAWN BY: SCALE:
DATE: 04/28/2017 CHECK:

SHEET TITLE:
ROOF PLAN

SHEET NUMBER:
A2.3



A2.3 ROOF PLAN

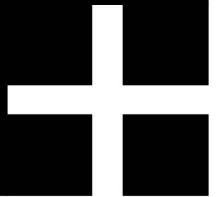
1/4" = 1'-0"



SHEET NOTES:

1. CONTINUOUS GUTTERS ALL SIDES
2. ALL FLAT ROOFS 3 PLY AND DRAIN TO SCUPPERS / LEADERS - METAL FINISH TBD
3. ALL ROOF FINISHES TBD

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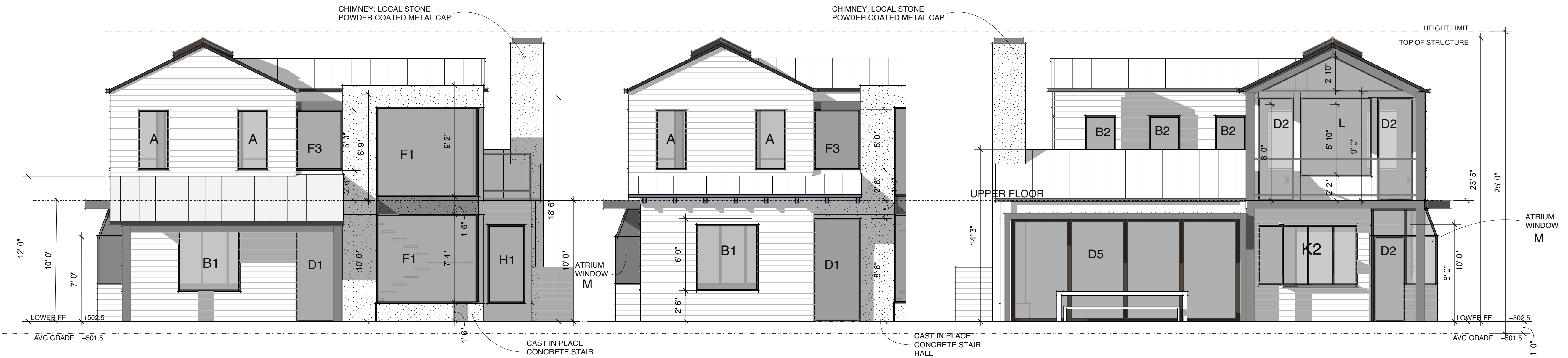
DESIGN REVIEW 2/22/2017
DESIGN REVIEW, RESUB #1: 4/28/2017

DRAWN BY:
DATE: 04/28/2017

SCALE:
CHECK:

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A3.0



A3.0.6 NORTH / FRONT

1/4" = 1'-0"

A3.0.5 NORTH / FRONT PARTIAL

PORCH SHOWN PARTIALLY REMOVED

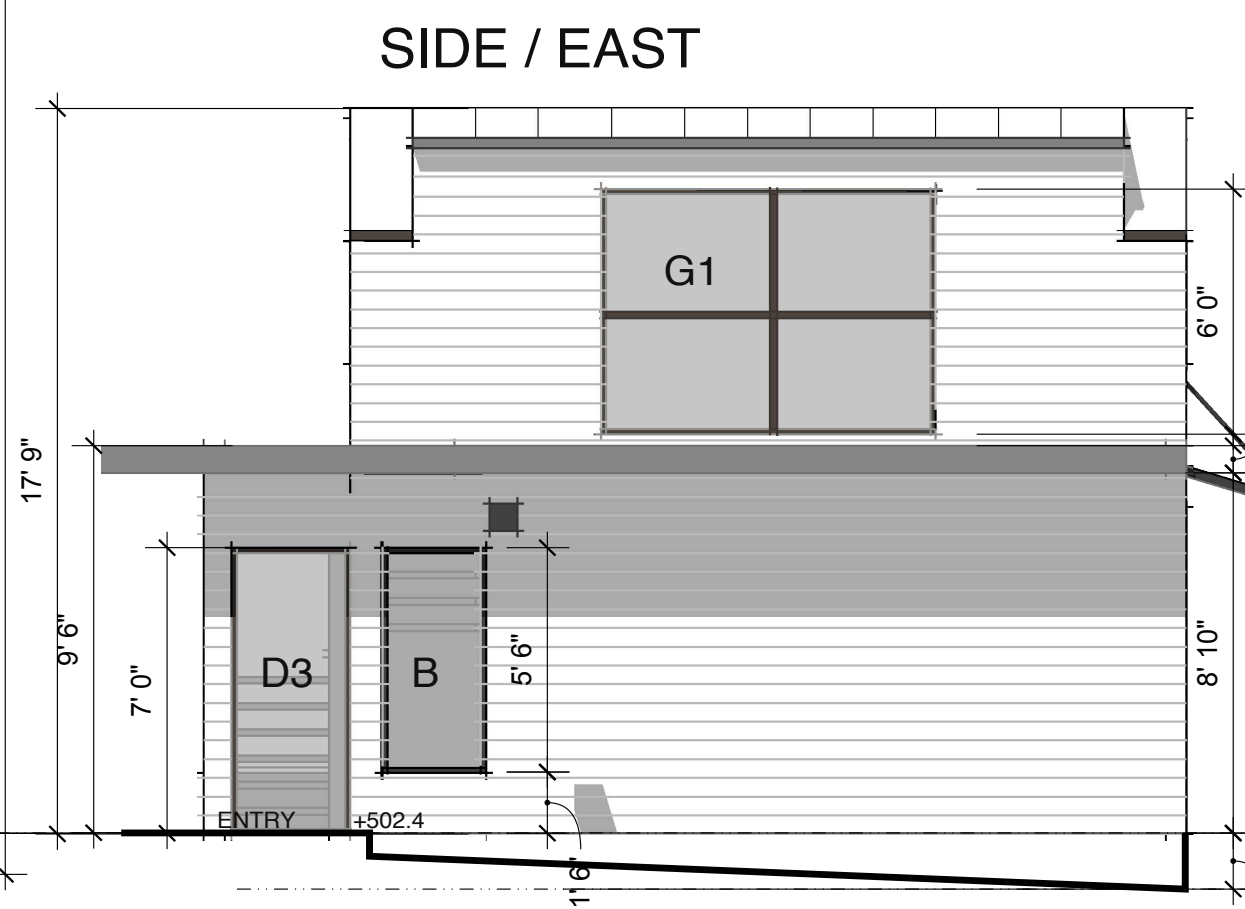
A3.0.4 SOUTH / REAR

1/4" = 1'-0"



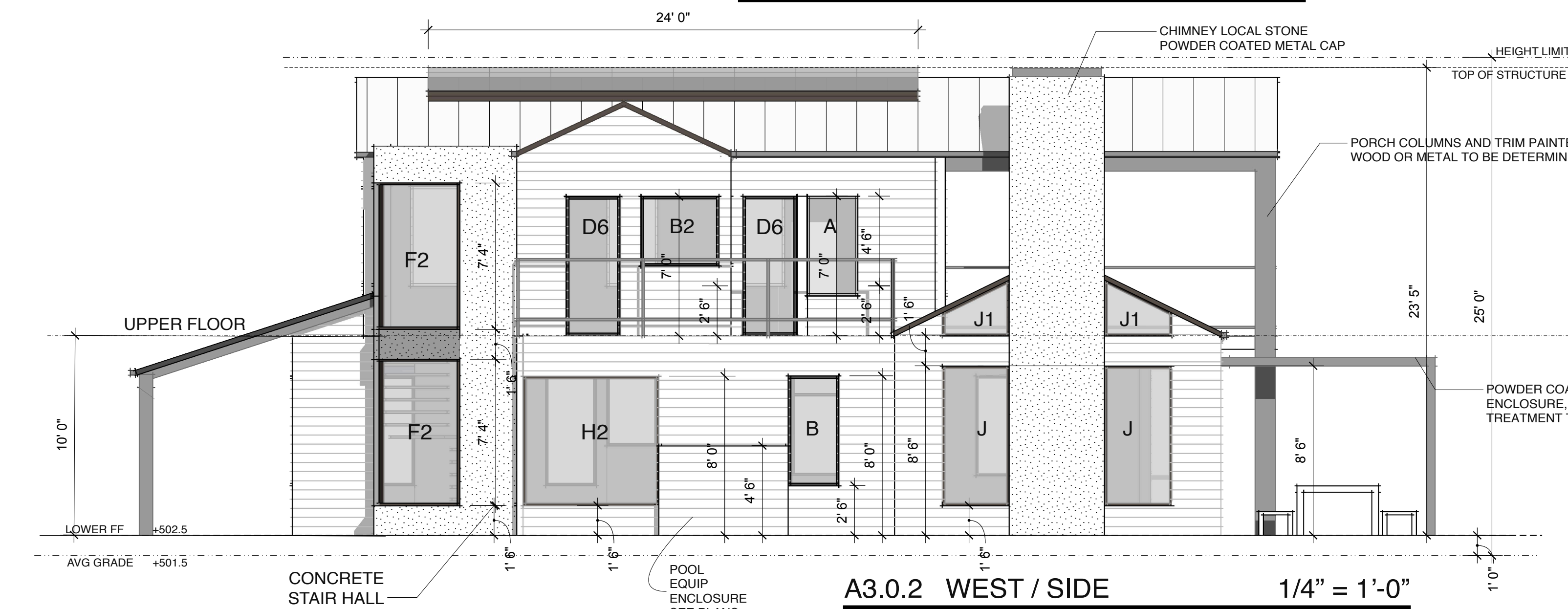
A3.0.3 EAST / SIDE

1/4" = 1'-0"



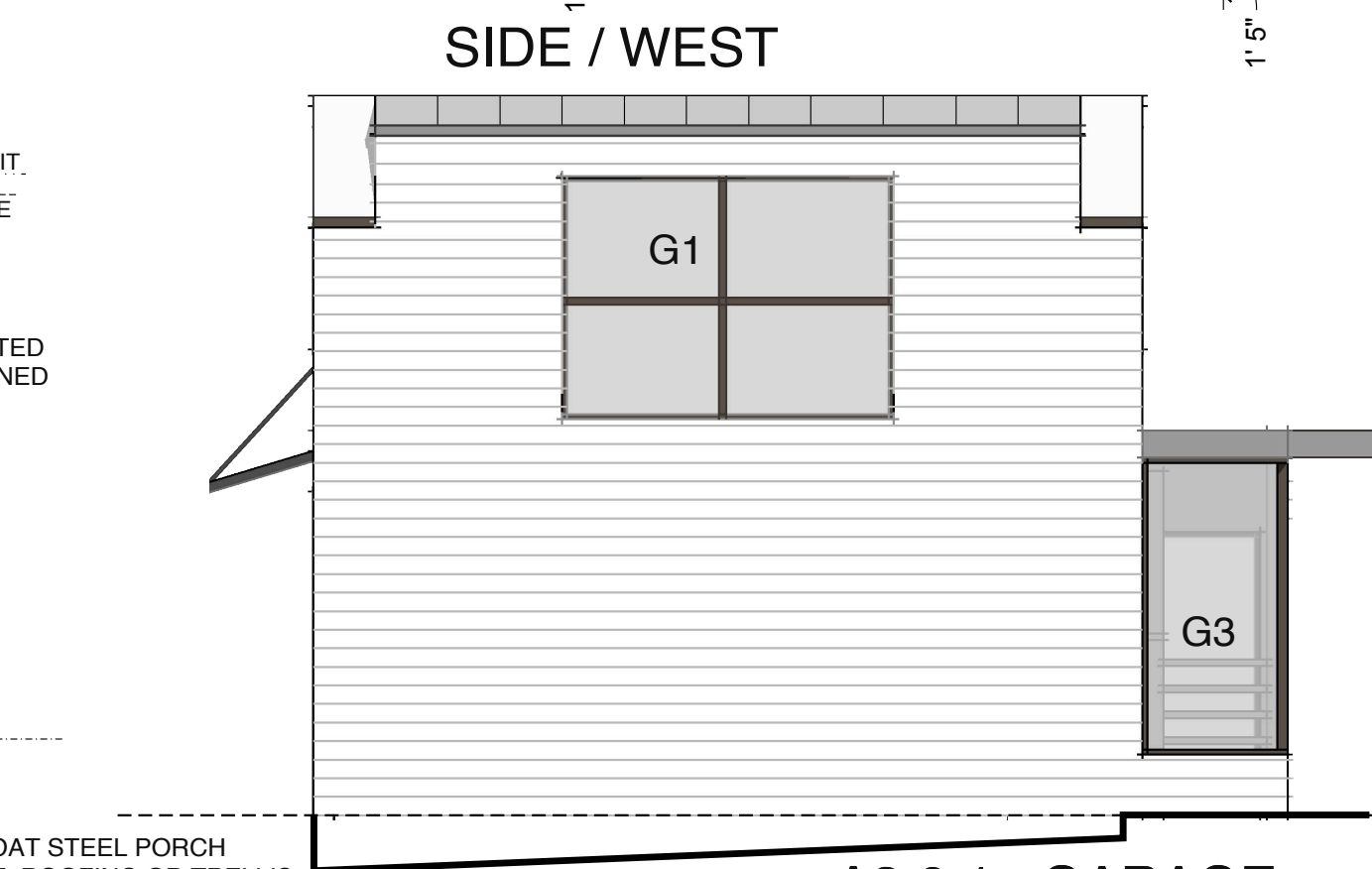
A3.0.1 GARAGE

1/4" = 1'-0"



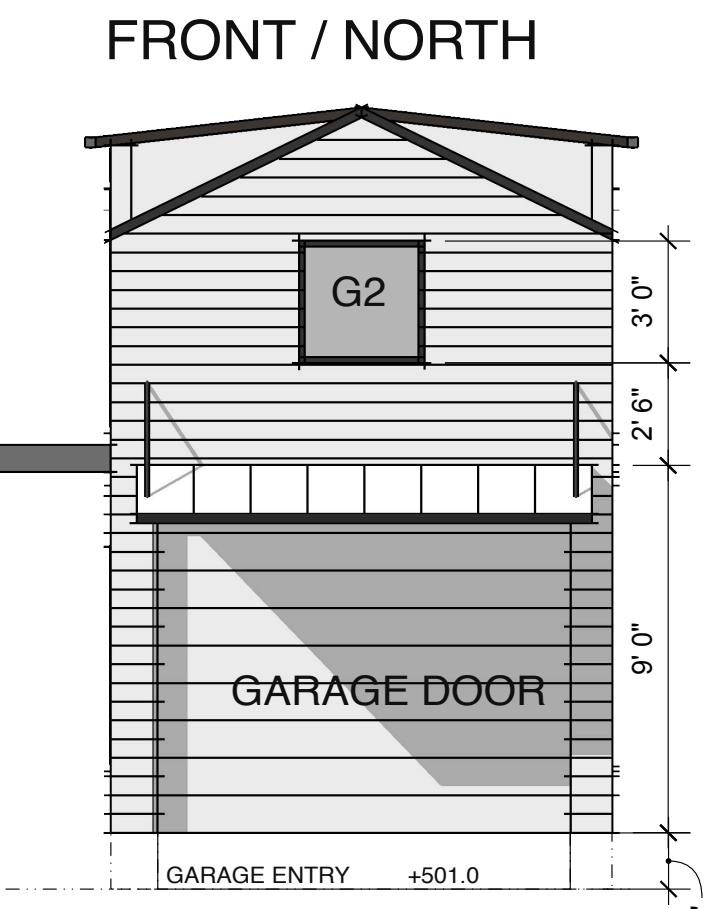
A3.0.2 WEST / SIDE

1/4" = 1'-0"



A3.0.1 GARAGE

1/4" = 1'-0"



REAR / SOUTH

1/4" = 1'-0"

GENERAL FINISH NOTES ALL ELEVATIONS

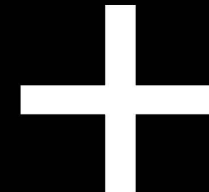
1. MAIN HOUSE AND GARAGE EXTERIOR WALL SURFACES TO BE 6" T&G, FLUSH PAINTED WOOD U.O.N.
2. CAST IN PLACE SURFACES SHOWN WITH DOTTED PATTERN TO REPRESENT 1X6 CLEAR CEDAR BOARD-FORM MODULE TO MATCH ADJACENT WOOD.
3. CHIMNEY SHOWN WITH DOTTED PATTERN TO BE LOCAL STONE.

4. ALL GUTTERS, RAILS, AND FASCIAS TO BE PAINTED OR POWDER COATED STEEL. FASCIAS AND COLUMNS POSSIBLY PAINTED OR NATURAL STAINED WOOD, TIMBER, HARDY, TO BE DETERMINED.
5. SOFFIT TREATMENT NATURAL STAINED CEDAR OR PAINTED WOOD/ HARDY TO BE DETERMINED.
6. POWDER COATED STEEL BREAK METAL FOR ALL PARAPETS, LOW ROOF FASCIAS, AND WINDOW PANELS.
7. EAVES MAY HAVE ADDITIONAL OVERHANG AND TRIM TO BE DETERMINED.



THIS SHEET: SAME AS A3.0,
ANNOTATION REMOVED FOR CLARITY
AND REFERENCE ONLY.

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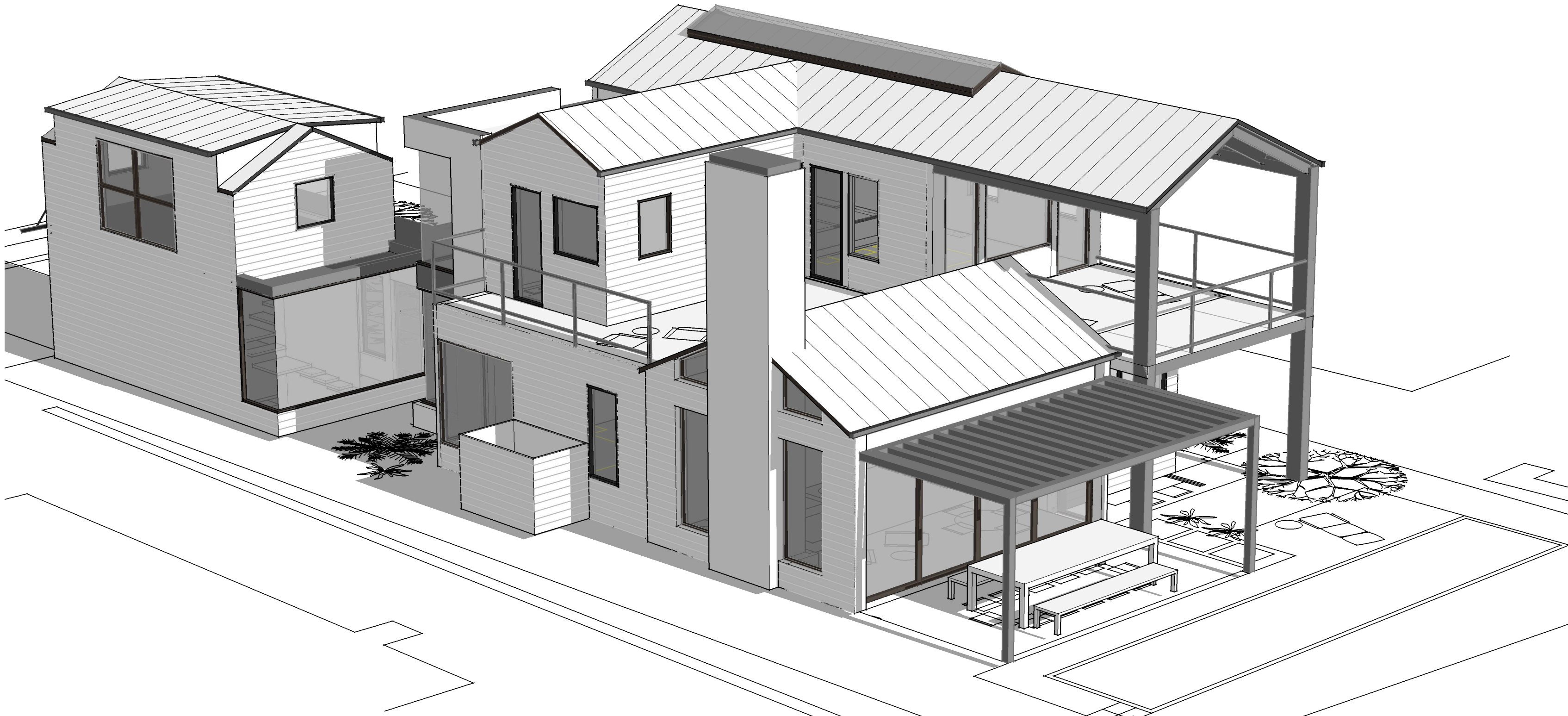
PERMIT SET:

DESIGN REVIEW 2/22/2017
DESIGN REVIEW, RESUB #1: 4/28/2017

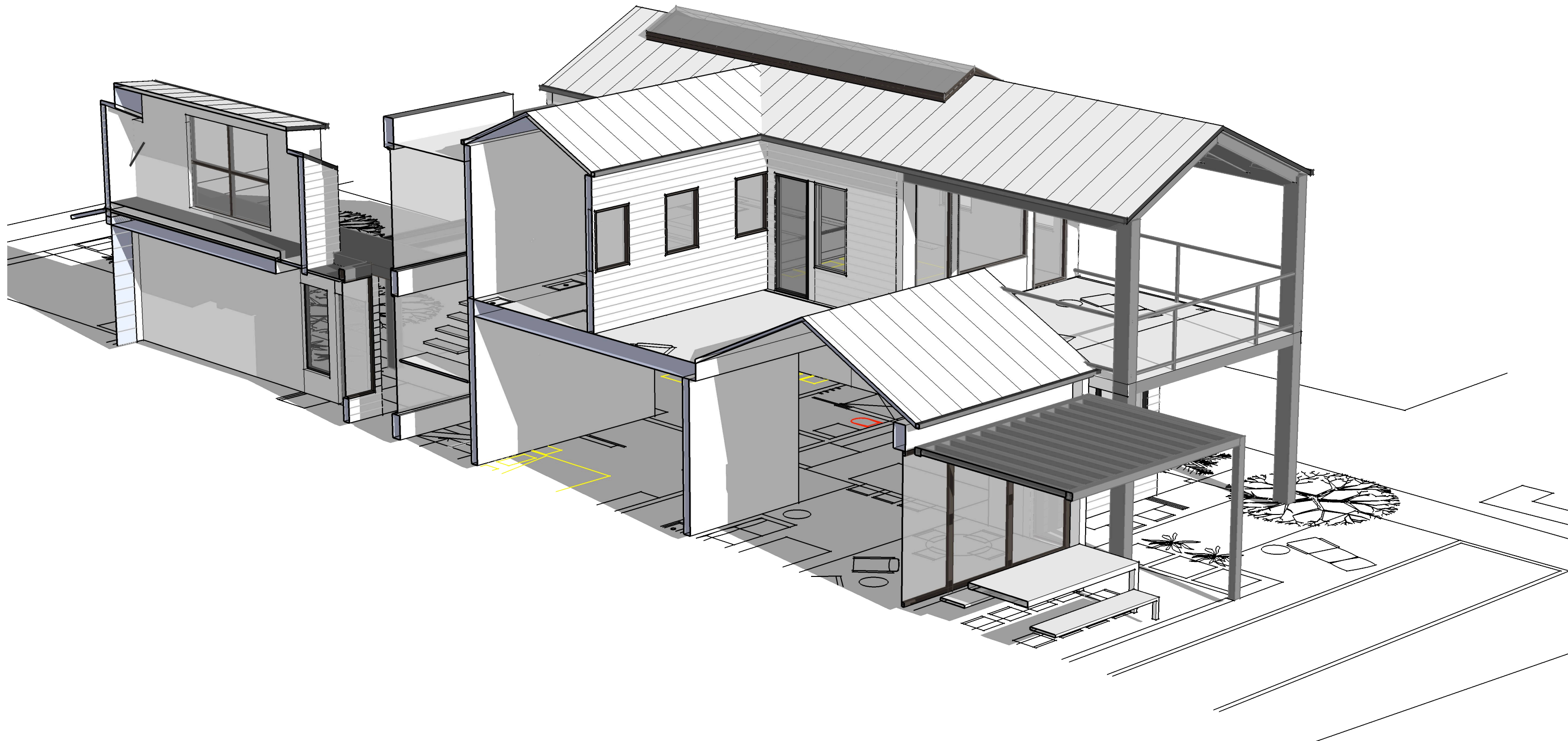
DRAWN BY: SCALE:
DATE: 04/28/2017 CHECK:

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A3.0R

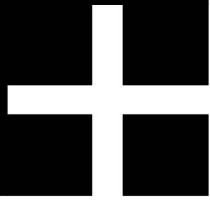


A3.1.2. AERIAL VIEW 1



A3.1.1. AERIAL SHOWING LATERAL SECTION

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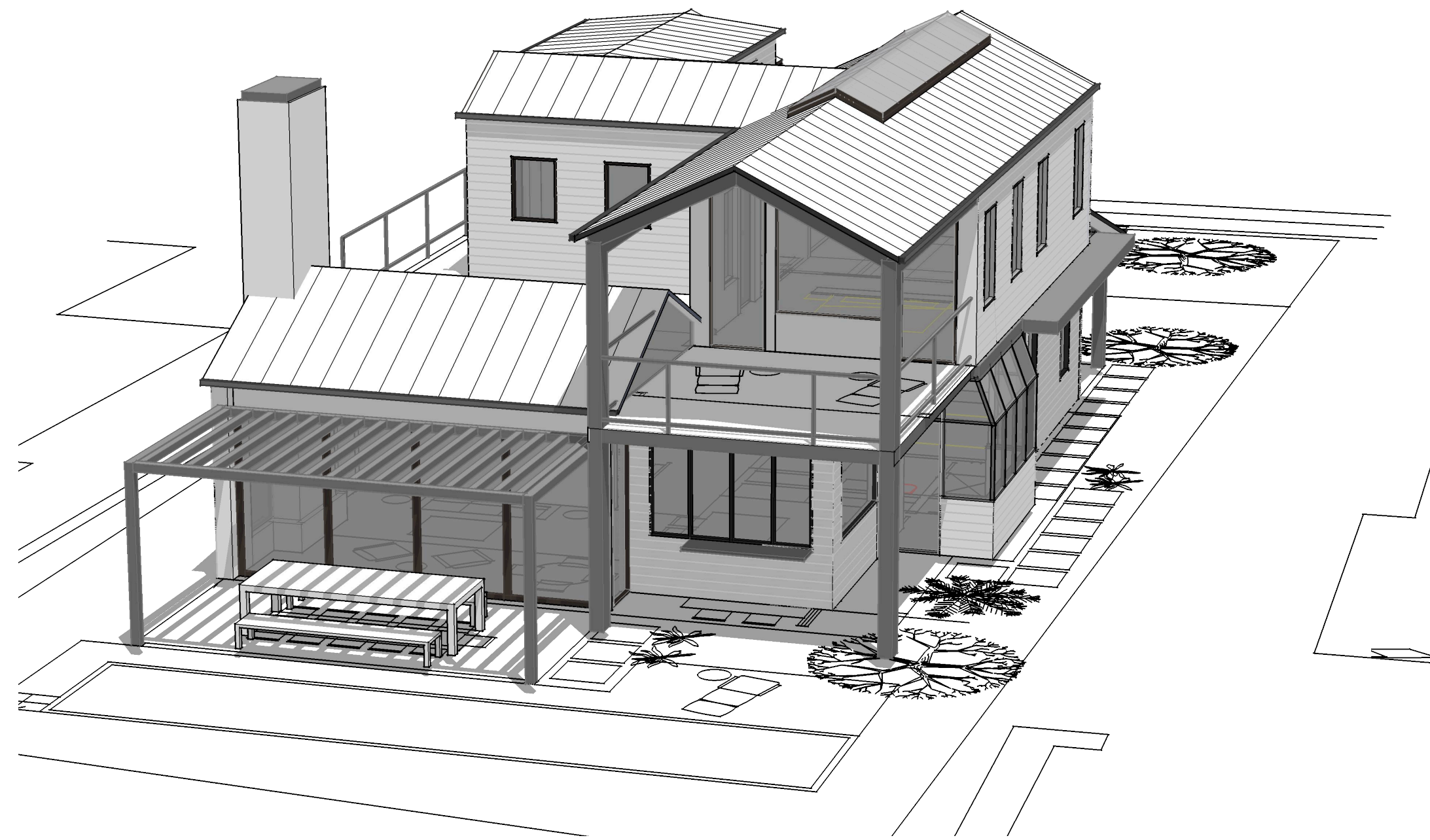
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DESIGN REVIEW 2/22/2017
DESIGN REVIEW, RESUB #1: 4/28/2017

DRAWN BY: SCALE:
DATE: 04/28/2017 CHECK:

SHEET TITLE:
SECTIONS

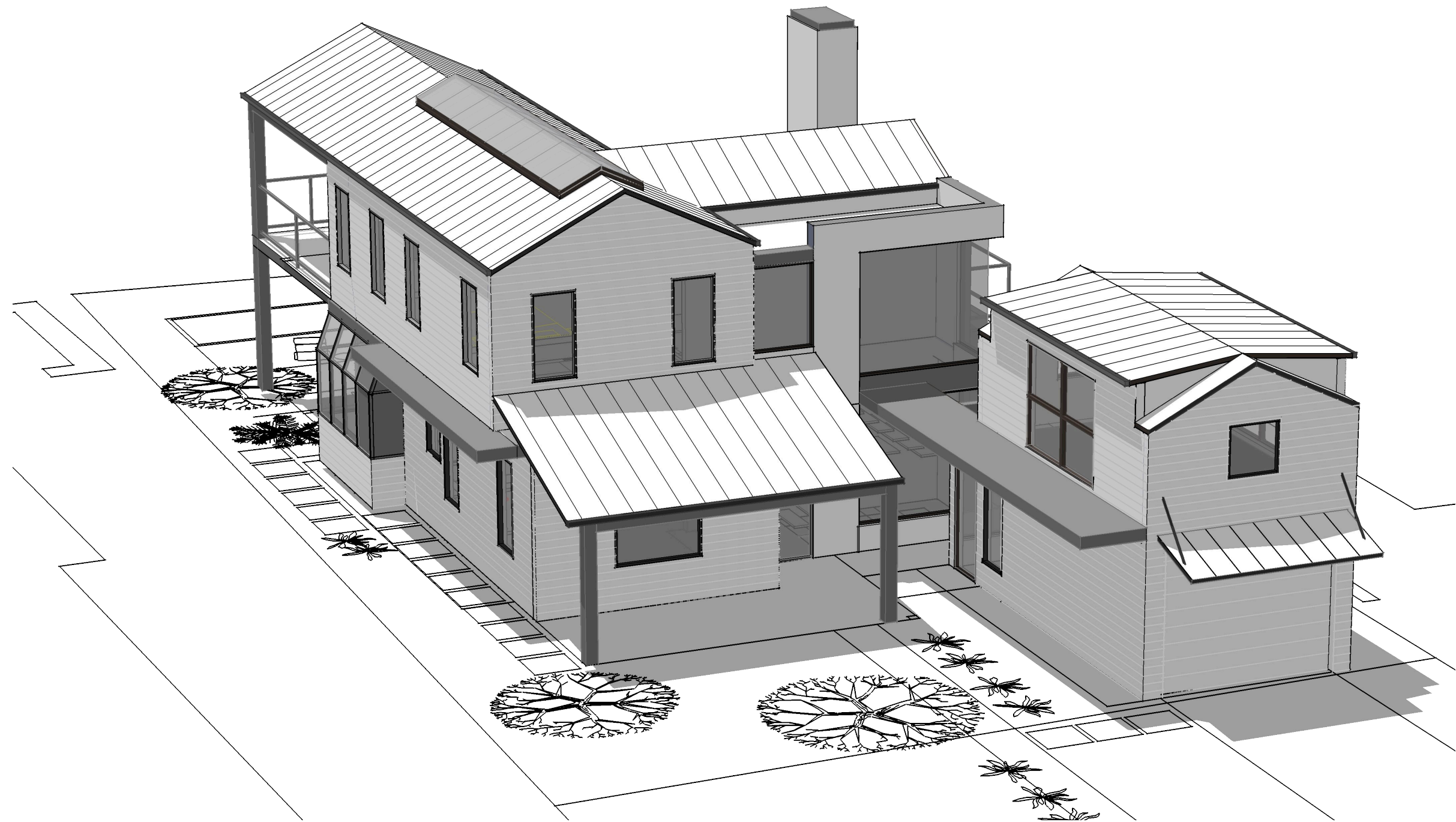
SHEET NUMBER:
A3.1



A3.2.4 AERIAL VIEW 3: REAR



A3.2.2 STREET VIEW

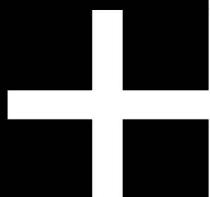


A3.2.3 AERIAL VIEW 2: STREET



A3.2.1 REAR VIEW

bevan + associates
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P.O. BOX 605
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DRISCOLL HOUSE
1727 SCOTT STREET
ST HELENA, CA 94574

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REVISIONS:

PERMIT SET:

DESIGN REVIEW 2/22/2017
DESIGN REVIEW, RESUB #1: 4/28/2017

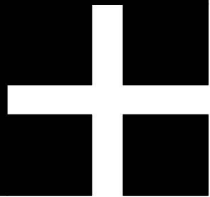
DRAWN BY: SCALE:
DATE: 04/28/2017 CHECK:

SHEET TITLE:
SECTIONS

SHEET NUMBER:
A3.1

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sonoma, california

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ST HELENA, CA 94574

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REVISIONS:

PERMIT SET:

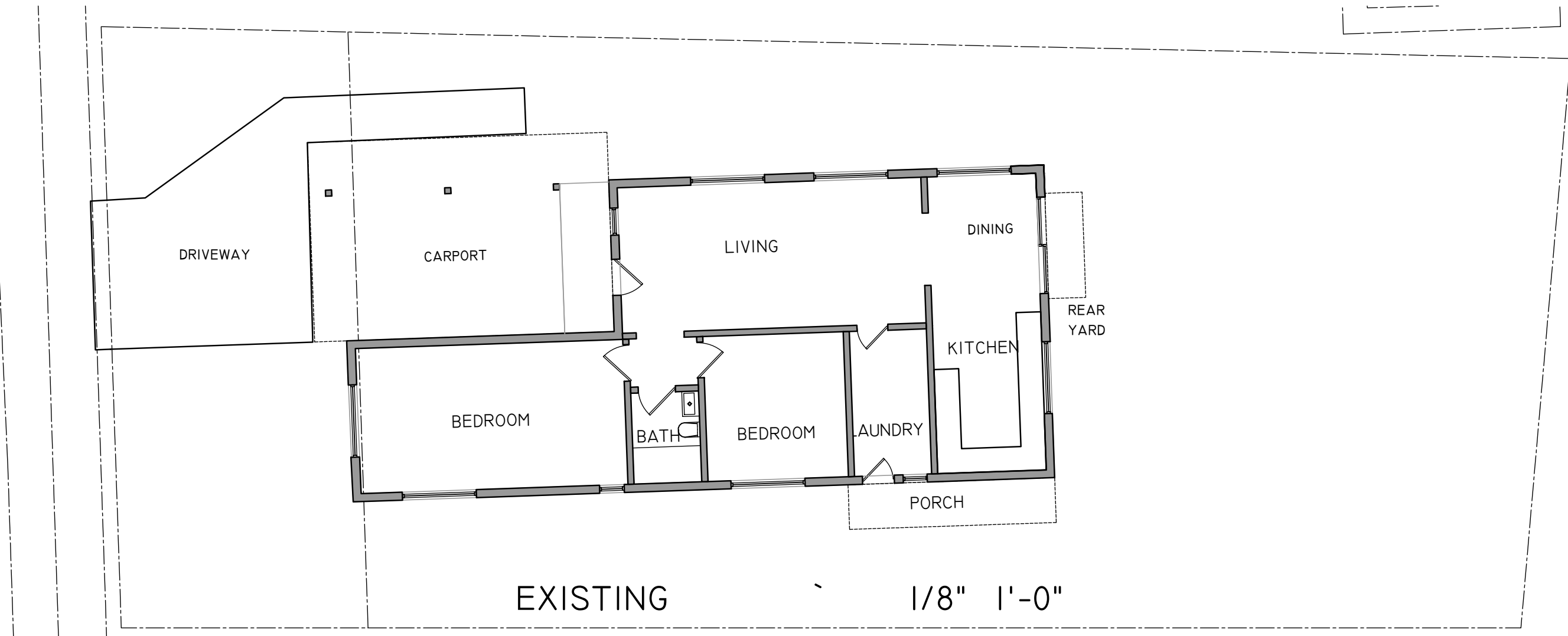
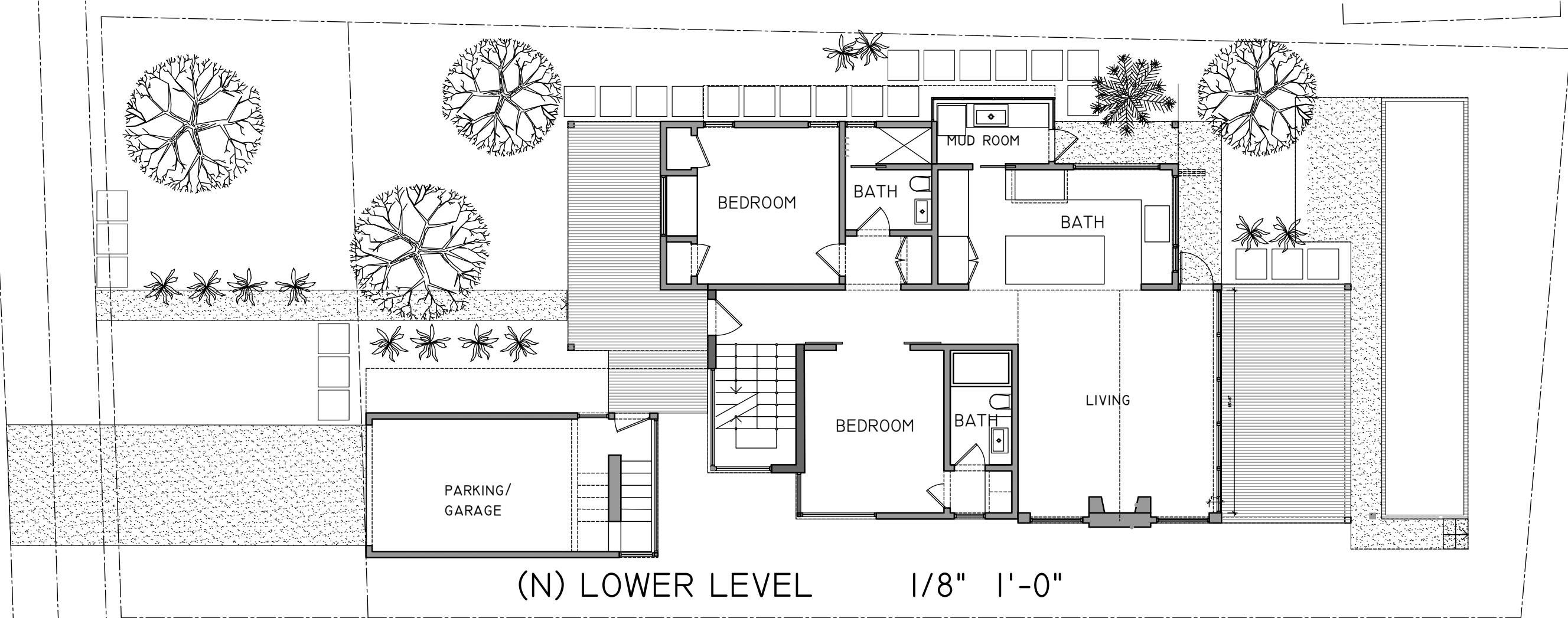
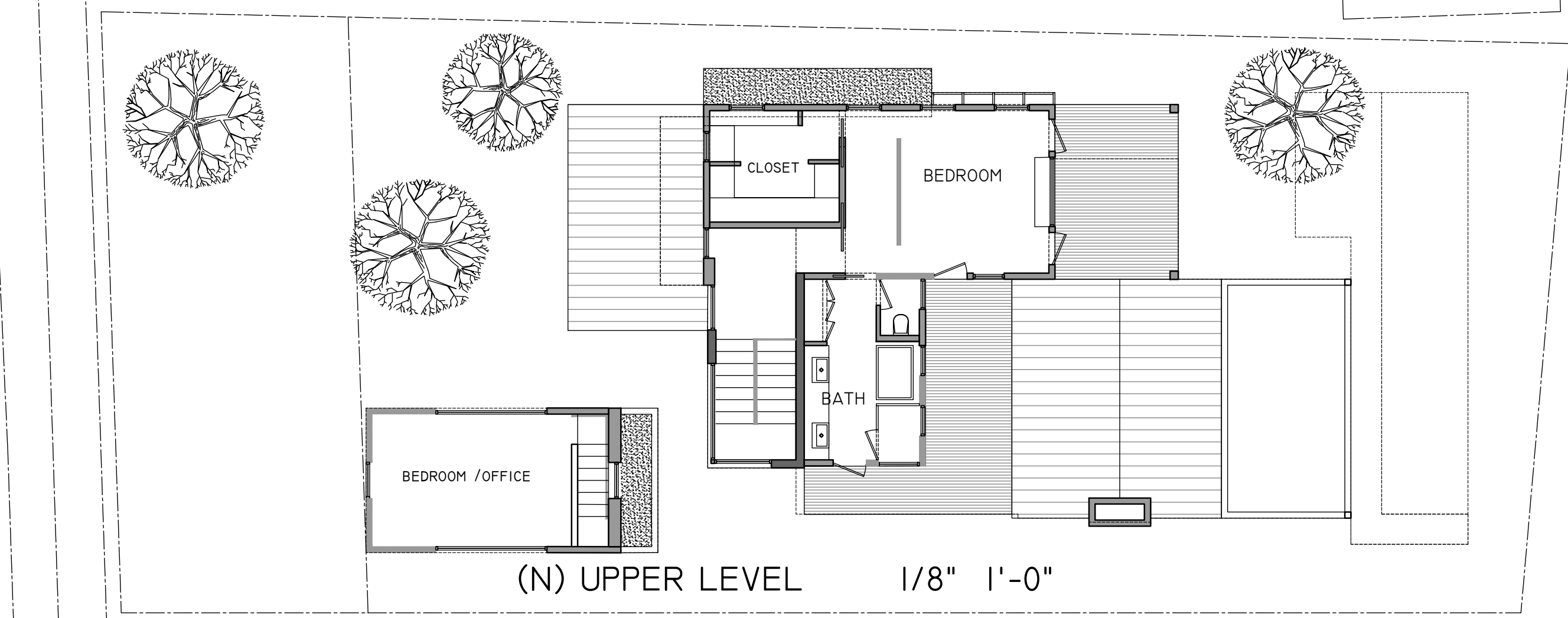
DESIGN REVIEW 2/22/2017
DESIGN REVIEW, RESUB #1: 4/28/2017

DRAWN BY: SCALE:
DATE: 04/28/2017 CHECK:

SHEET TITLE:
WINDOW SCHEDULE

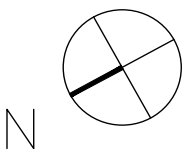
SHEET NUMBER:
A4.0

PRELIMINARY WINDOW / EXTERIOR DOOR SCHEDULE							
DRAFT 1							
2/8/2017							
QUANTITY	TYPE	SILL	HEAD	WIDTH	HEIGHT	LOCATION(S)	DESCRIPTION
6	A	2'-6"	7'-6"	2'-6"	5'-0"	MBED	CASEMENT
4	B	2'-6"	8'-0"	2'-6"	5'-6"	GUEST 1 & GARAGE	CASEMENT - NOTE 12" LOWER HEAD AND SILL FOR GARAGE
3	B1	2'-6"	8'-0"	3'-4"	5'-6"	GUEST 1	LARGE PIC WINDOW
1	B2	3'-6"	7'-0"	2'-6"	3'-6"	MBATH	AWNING
1	B3	3'-6"	7'-0"	3'-10"	3'-6"	MBATH	FIXED
1	C	4'-6"	8'-0"	2'-6"	3'-6"	GUEST BATH	CASEMENT PRIVACY
1	D1	DOOR	8'-6"	3'-0"	8'-6"	ENTRY	FULL GLASS PIVOT?
3	D2	DOOR	8'-0"	2'-8"	8'-0"	MUD ROOM / MBED	HINGED GLASS DOOR WITH THIN FRAME
1	D3	DOOR	7'-0"	2'-10"	7'-0"	GARAGE	HINGED GLASS DOOR WITH THIN FRAME
1	D4	DOOR	8'-6"	2'-8"	8'-6"	LIVING ROOM	HINGED GLASS DOOR WITH THIN FRAME
1	D5	DOOR	8'-6"	18'-6"	8'-6"	LIVING ROOM	5 LEAVES SLIDING TBD
2	D6	DOOR	7'-0"	2'-8"	7'-0"	MBATH	HINGED GLASS DOOR WITH THIN FRAME
2	F1	1'-6"	8'-6"	8'-2"	7'-4"	STAIR HALL	FIXED
2	F2	1'-6"	8'-6"	5'-0"	7'-4"	STAIR HALL	FIXED
1	F3	2'-6"	7'-6"	3'-9"	5'-0"	STAIR HALL	CASEMENT OR FIXED
2	G1	10"	6'-10"	8'-0"	6'-0"	GARAGE UPPER	CASEMENT AND FIX COMBINATION
2	G2	3'-0"	6'-0"	3'-0"	3'-0"	GARAGE UPPER	FIXED OR CASEMENT TBD
1	H1	1'-6"	8'-0"	6'-6"	6'-6"	GUEST BED	CASEMENT
1	H2	1'-6"	8'-0"	3'-10"	6'-6"	GUEST BED	LARGE PIC WINDOW (FIXED?)
2	J	1'-6"	8'-6"	4'-3"	7'-0"	LIVING ROOM	CASEMENT
2	J1	10'-0"	VARIES	4'-3"	VARIES	LIVING ROOM	TRANSOM ABOVE FITS SHAPE OF GABLE, FIXED
1	J2	10'-0"	VARIES	15'+-	VARIES	LIVING ROOM	GABLE END WINDOW SYSTEM
1	K1	3'-0"	8'-0"	7'-0"	5'-0"	KITCHEN	PICTURE / FIXED
1	K2	3'-0"	8'-0"	5'-0"	5'-0"	KITCHEN	TRI-FOLD AT OUTSIDE COUNTER, FIXED ON END
1	L	2'-2"	8'-0"	5'-9"	6'-3"	MBED	PICTURE WINDOW ABOVE FIREPLACE
1	L2	9'-0"	VARIES	11'-4" +-	2'-6" / VARIES	MBED	TRANSOM ABOVE FITS SHAPE OF GABLE, FIXED
1	M	3'-0"	9'-4"	14' O.A.	6'-4"	MUD ROOM	ATRIUM WINDOW SYSTEM TBD



WN.I.2 PROPOSED UNIT PLANS 1/8" 1'-0"

PROPOSED DEMAND:

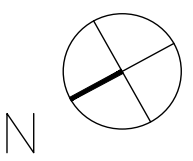


ACCEPTABLE THEORETICAL DEMAND FOR RESIDENTIAL FLOWS AND USES FROM ST HELENA WATER NEUTRAL POLICY FOR DEVELOPMENT, WHITE PAPER.					
PROPOSED OCCUPANCY IS 8 PEOPLE, BASED UPON (2) OCCUPANTS PER BEDROOM / OFFICE X (4) PROPOSED BEDROOM / OFFICE SPACES					
FIXTURE	FLOW RATE: GAL/MIN OR FLUSH	FLOW DURATION (MIN,FLUSH,LOAD)	DAILY USE PER OCCUPANT	TOTAL OCCUPANTS	GALLONS/DAY
SHOWER HEADS	2	8	1	8	128
SINK FAUCET	1.5	0.25	3	8	9
KITCHEN FAUCET	1.5	4	1	8	48
TOILET	1.3	1	3	8	31.2
CLOTHES WASHER	19.7	1	0.37	8	58.312
DISHWASHER	6.3	1	0.1	8	5.04
TOTAL DAILY PROPOSED USE					279.552

BASED UPON ACCEPTICAL THEORETICAL DEMAND AND EFFICIENT WATER-CONSERVING FIXTURES, TOTAL PROPOSED USE OF 279.552 GALLONS/DAY IS BELOW THE ASSUMED CURRENT 300 GPD USAGE.

WN.I.1 EXISTING HOUSE PLAN 1/8" 1'-0"

EXISTING USAGE:

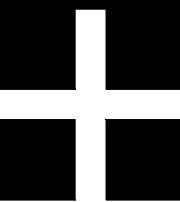


CALCULATION IN GALLONS PER DAY (GPD) PER BEDROOM.

TWO BEDROOMS AT 150 GPD/BEDROOM = 300 GPD CURRENT USE

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DRISCOLL RESIDENCE

1727 SCOTT STREET
ST. HELENA, CA 94574
APN#: 009-292-014



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REVISIONS:

SCHEMATIC FINAL: 2/08/2017
DESIGN REVIEW: 2/22/2017
DESIGN REVIEW, RESUB #1: 4/28/2017

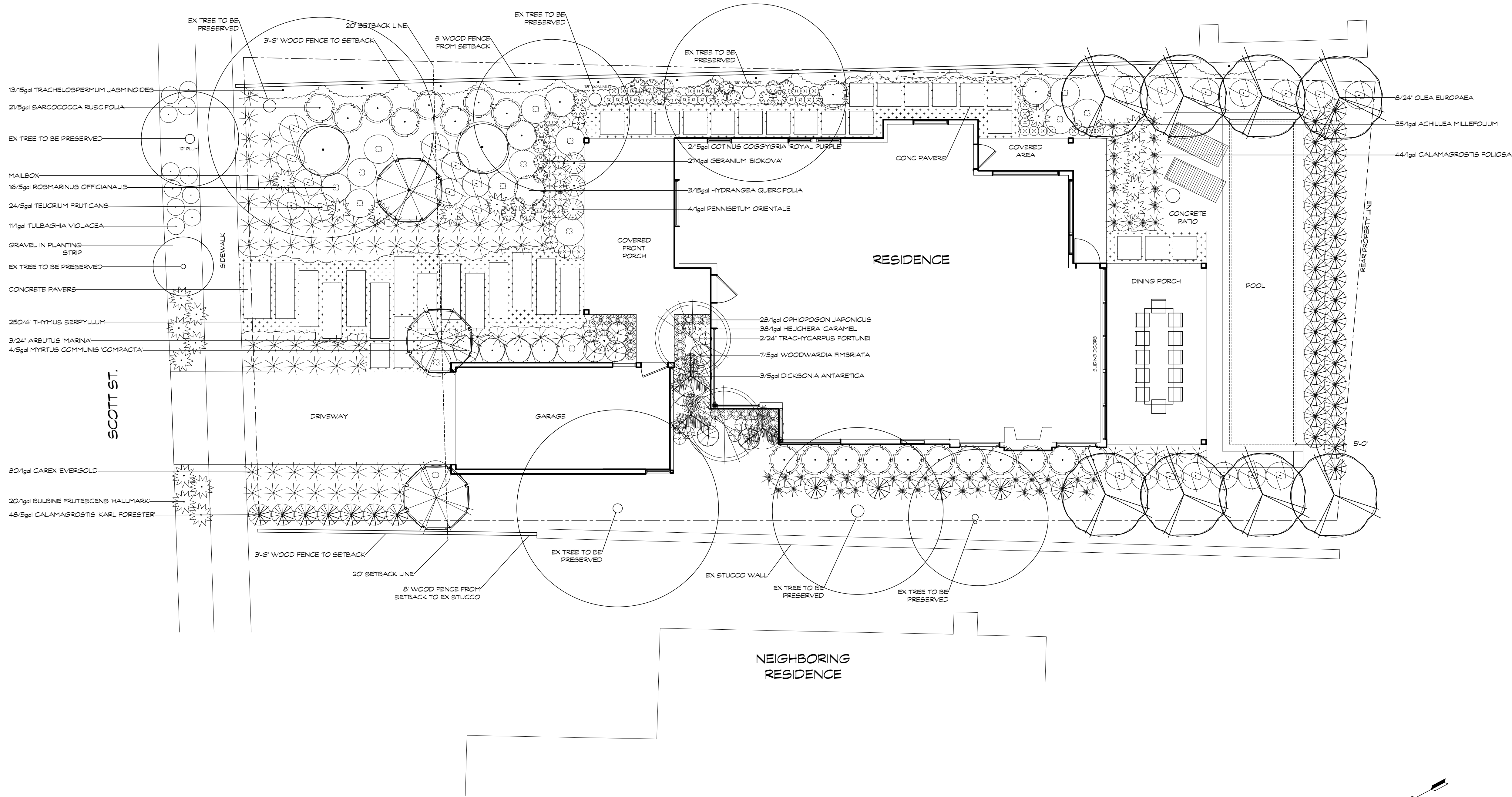
DRAWN BY: JM SCALE: 1/4"
DATE: 04/28/2017 CHECK: GB

SHEET TITLE:
WATER NEUTRALITY PLAN

SHEET NUMBER:
WN-1

- PLANTING NOTES:
- LAYOUT OF PLANTING IS DIAGRAMMATIC AND MAY NEED ADJUSTING IN THE FIELD DEPENDING ON SITE CONDITIONS AND PLANT AVAILABILITY.
 - ALL PLANTS TO BE PLANTED IN THE FIELD BY ROZANSKI DESIGN.
 - ALL PLANTS TO BE PLANTED WITH PREMIUM PLANTING MIX.
 - ALL PLANTS TO BE SELECTED BY ROZANSKI DESIGN AND ALL SUBSTITUTIONS MUST BE APPROVED IN ADVANCE.
 - PLANTED AREAS SHALL BE COVERED WITH AT LEAST 3" OF ARBOR MULCH.

- SOIL & MULCH NOTES:
- THERE SHALL BE A MINIMUM OF 8" OF NON-MECHANICALLY COMPACTED SOIL IN PLANTED AREAS FOR WATER ABSORPTION AND ROOT GROWTH.
 - COMPOST SHALL BE INCORPORATED INTO THE SOIL TO A DEPTH OF AT LEAST 8".
 - ALL EXPOSED SOIL SURFACES OF PLANTED AREAS SHALL BE COVERED WITH ARBOR MULCH AT A DEPTH OF AT LEAST 3".



PLANT QUALITY:

NO PLANT MATERIAL WILL BE ACCEPTED WITH ROOT DEFECTS, INCLUDING KINKING, CIRCLING, POTBANDING, OR OTHER DAMAGE. THERE SHALL BE NO ROOTS LARGER THAN 1/4" DIAMETER AT THE PERIPHERY OF THE ROOT BALL. ALL PLANTS SHALL MEET THE SPECIFICATIONS OF FEDERAL, STATE AND COUNTY REGULATIONS REQUIRING INSPECTION FOR PLANT DISEASES, INSECTS, NOXIOUS WEEDS, AND OTHER PESTS AND ABNORMALITIES. ANY INSPECTION CERTIFICATES REQUIRED BY LAW MUST ACCOMPANY EACH SHIPMENT, INVOICE, MANIFEST OR ORDER OF STOCK. TRANSPORTING, HANDLING, DELIVERY AND STORAGE OF PLANTS SHALL BE CONDUCTED TO PROTECT AT ALL TIMES FROM INJURY, DESICCATION AND FREEZING. PROTECT CONTAINERS FROM SUN EXPOSURE. SINGLE-STEMMED TREES SHALL HAVE PROPER TRUNK TAPER AND ABILITY TO STAND WITHOUT SUPPORT. THE BRANCHING STRUCTURE OF TREES SHALL BE RADIAL AND VERTICALLY WELL BALANCED WITH STRONG ATTACHMENT TO THE TRUNK. TOP GROWTH SHALL EXHIBIT GOOD VIGOR TYPICAL FOR THE SPECIES AND THE SEASON AS INDICATED BY LEAF COLOR AND SIZE, LENGTH OF TERMINAL GROWTH AND COLOR, AND CONDITION OF THE BARK. NONE OF THE PLANTS SHALL HAVE SERIOUSLY BROKEN, FROZEN, SHRIVELED OR DAMAGED LEADERS OR MAIN BRANCHES.

INSTALLATION:

AT LEAST ONE PLANT IN EACH SPECIES SHALL BE TAGGED WITH IDENTIFICATION. LOCATION OF PLANTS IS DIAGRAMMATIC. ALL CONTAINER-GROWTH PLANTS SHALL BE SET IN PLACE ACCORDING TO THE PLAN FOR APPROVAL OF THE OWNERS' REPRESENTATIVE PRIOR TO INSTALLATION. PRUNE PLANTS ONLY TO REMOVE DAMAGED LEAVES, BRANCHES AND SPENT FLOWERS AND TO IMPROVE BRANCHING STRUCTURE AND SHAPE.

DATE:	REVISION:
2/23/17	CT

driscoll residence

PLANTING PLAN

SCALE: 3/16" = 1'0"

1727 Scott St.
St. Helena CA, 94574

APN: 009-292-006

L1

SHEET 1 OF 4

rozanski
design

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sonoma, ca, 95476
707.343.1932

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www.rozanskidesign.com

PLANTING NOTES:

- LAYOUT OF PLANTING IS DIAGRAMMATIC AND MAY NEED ADJUSTING IN THE FIELD DEPENDING ON SITE CONDITIONS AND PLANT AVAILABILITY.
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- ALL PLANTS TO BE PLANTED WITH PREMIUM PLANTING MIX.
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SOIL & MULCH NOTES:

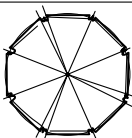
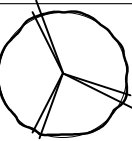
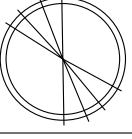
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- ALL EXPOSED SOIL SURFACES OF PLANTED AREAS SHALL BE COVERED WITH ARBOR MULCH AT A DEPTH OF AT LEAST 3".

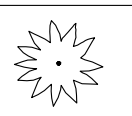
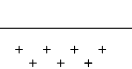
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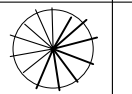
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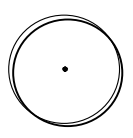
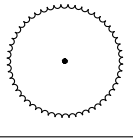
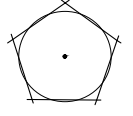
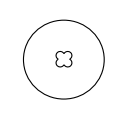
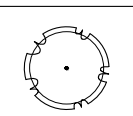
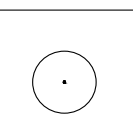
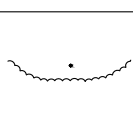
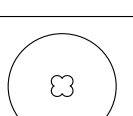
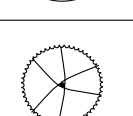
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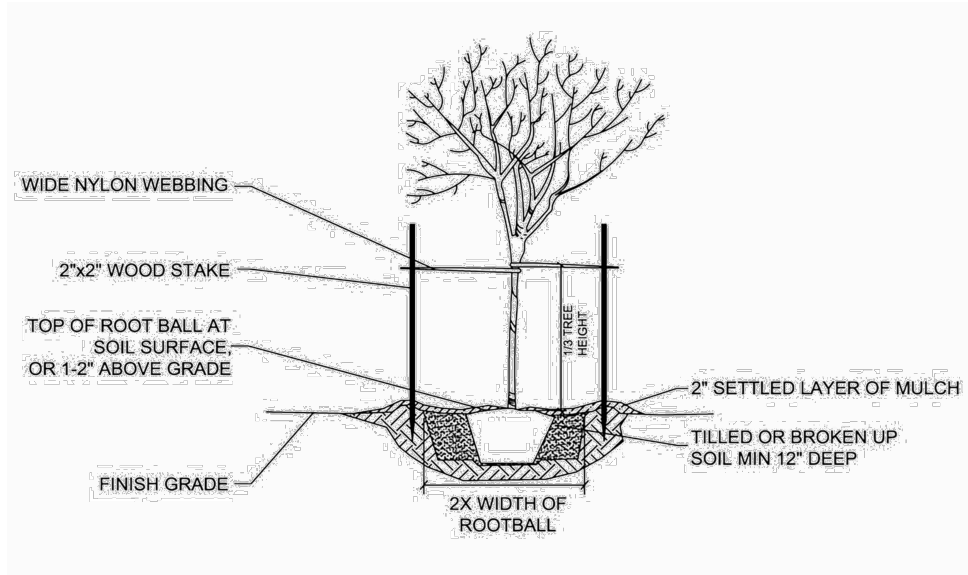
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TREES				
Symbol	Qty.	Size	Botanical Name	Common Name
	3	24" box	Arbutus 'Marina'	Strawberry Tree
	8	24" box	Olea europaea	Olive
	2	24" box	Trachycarpus fortunei	Windmill Palm

PERENNIALS				
Symbol	Qty.	Size	Botanical Name	Common Name
	35	1 gal	Achillea millefolium	Yarrow
	20	1 gal	Bulbine frutescens 'Hallmark'	Orange Stalked Bulbine
	27	1 gal	Geranium 'Biokava'	Biokava Cranesbill
	38	1 gal	Heuchera 'Caramel'	Coral Bells
	250	4" pot	Thymus serpyllum	Creeping Thyme

GRASSES				
Symbol	Qty.	Size	Botanical Name	Common Name
	48	5 gal	Calamagrostis 'Karl Forester'	Reed Grass
	44	1 gal	Calamagrostis foliosa	Mendocino Reed Grass
	80	1 gal	Carex Evergold	Evergold Sedge
	28	1 gal	Ophiopogon japonicus	Mondo Grass
	4	1 gal	Pennisetum orientale	Chinese Fountain grass

SHRUBS				
Symbol	Qty.	Size	Botanical Name	Common Name
	2	20 gal	Cotinus coggygria	Smoke Tree
	3	24" box	Dicksonia antarctica	Tree Fern
	3	5 gal	Hydrangea quercifolia	Oak Leaf Hydrangea
	4	5 gal	Myrtus c. 'Compacta'	Dwarf Myrtle
	16	5	Rosmarinus officianalis	Rosemary
	21	5 gal	Sarcococca ruscifolia	Sweet Box
	11	1	Tulbaghia violacea	Society Garlic
	13	15 gal	Trachelospermum jasminoides	Star Jasmine
	24	15 gal	Teucrium fruticans	Germanier
	7	5 gal	Woodwardia fimbriata	Giant Chain Fern



TREE PLANTING DETAIL
SCALE: NTS

DATE:	REVISION:
2-23-17	CT

driscoll residence

PLANTING LEGEND

SCALE: NTS
1727 Scott St.
St. Helena CA, 94574
APN: 009-292-006

L2

SHEET 2 OF 4

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sonoma, ca, 95476
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THE LANDSCAPE CONTRACTOR SHALL DESIGN AND INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM TO PROVIDE FULL AND THOROUGH COVERAGE TO ALL NEWLY PLANTED AREAS SHOWN ON THE PLANTING PLAN. THE SYSTEM DESIGN SHALL ACCOMMODATE THE WATER REQUIREMENTS OF THE CALIFORNIA NATIVE MATERIALS AND ORNAMENTALS, AND PROVIDE FOR SEPARATE VALVES FOR EACH EXPOSURE AND AS REQUIRED, DRIP EMITTERS WITH FLEXIBLE TUBING SHALL BE INSTALLED AT EACH PLANT. IN AREAS DENSELY PLANTED WITH 4" SIZE MATERIALS, ONE EMITTER MAY SUFFICE FOR 2 OR 3 PLANTS. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH ALL ORDINANCES AND CODES OF THE CITY OF ST. HELENA.

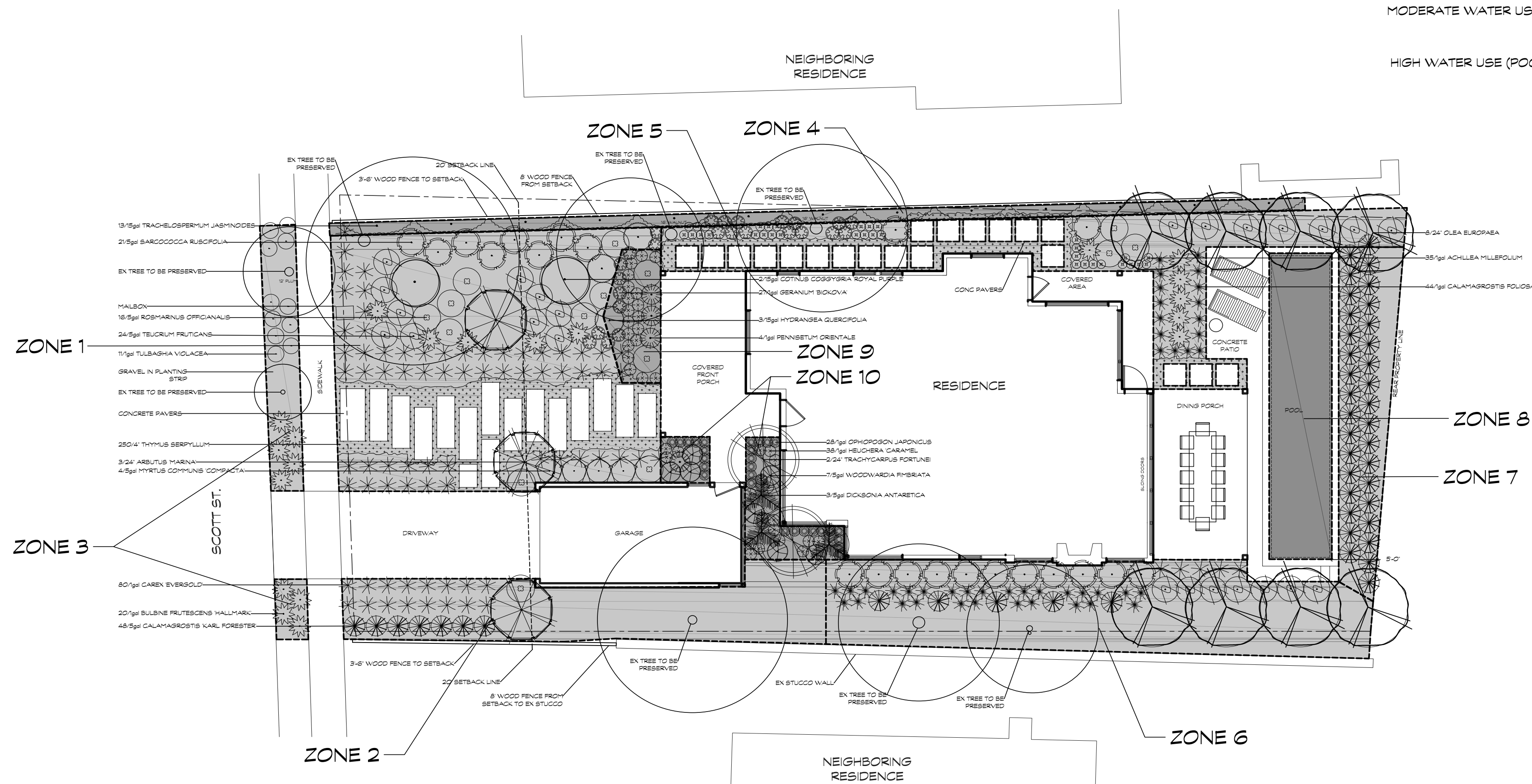
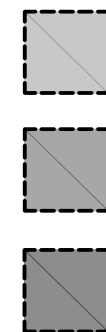
1. HUNTER I-CORE IRRIGATION CONTROLLER WILL BE INSTALLED TO CONTROL THE IRRIGATION SCHEDULE.
2. RAIN SENSOR WILL BE INSTALLED FOR THE I-CORE CONTROLLER.
3. ALL VALVES WILL BE ANTI-SIPHON AND PRESSURE REGULATED.
4. ALL TREES TO BE PLACED ON A SEPARATE VALVE.
5. CHECK VALVE AND BACK FLOW VALVE TO BE INSTALLED.
6. ALL PLANTS ARE TO IRRIGATED WITH 1/2 OR 3/4 INCH TUBING AND 2 GPH EMITTERS.
7. TURF WILL BE IRRIGATED WITH MP ROTATORS (HUNTER), USING IN-LINE EMITTERS BETWEEN THE PAVERS.
8. IRRIGATION LAYOUT IS DIAGRAMMATIC AND INTENDED TO SHOW GENERAL LOCATIONS, FIELD ADJUSTMENTS MAY BE NECESSARY.

1. HUNTER I-CORE IRRIGATION CONTROLLER WILL BE INSTALLED TO CONTROL THE IRRIGATION SCHEDULE.
2. RAIN SENSOR WILL BE INSTALLED FOR THE I-CORE CONTROLLER.
3. ALL VALVES WILL BE ANTI-SIPHON AND PRESSURE REGULATED.
4. ALL TREES TO BE PLACED ON A SEPARATE VALVE.
5. CHECK VALVE AND BACK FLOW VALVE TO BE INSTALLED.
6. PLAYS ARE TO BE IRRIGATED WITH 1/2" AND 3/4" AND 2 GPM EMITTERS.
7. TURF WILL BE IRRIGATED WITH MP ROTORS, USING IN-LINE EMITTERS BETWEEN THE PAVERS AND ALONG THE POOL COPING EDGE.
8. IRRIGATION LAYOUT IS DIAGRAMMATIC AND INTENDED TO SHOW GENERAL LOCATIONS, FIELD ADJUSTMENTS MAY BE NECESSARY.

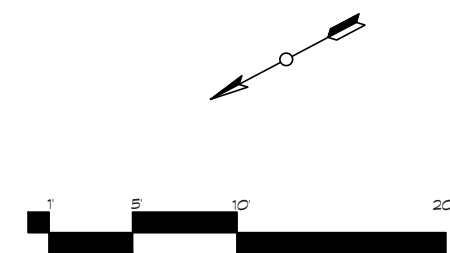
HYDROZONE	IRRIGATION	PLANTING TYPE
ZONE 1	DRIP	FRONT YARD
ZONE 2	DRIP	FRONT YARD
ZONE 3	DRIP	SIDEWALK STRIP
ZONE 4	DRIP	FENCE VINES
ZONE 5	DRIP	SIDE YARD
ZONE 6	DRIP	SIDE YARD
ZONE 7	DRIP	REAR YARD
ZONE 8	N/A	POOL
ZONE 9	DRIP	FRONT PORCH
ZONE 10	DRIP	FRONT ENTRY

ZONE 11	DRIP	TREES FRONT
ZONE 12	DRIP	TREES BACK

HIGH WATER USE (POOL)



*SEE ATTACHED FORMS FOR COMPLETE WATER
USE BREAKDOWN



driscoll residence

HYDROZONE PLAN

SCALE: 1/8" = 1'0"
1727 Scott St.
St. Helena CA, 94577

APN: 009-292-006

1727 30th St.
St. Helena CA, 94574

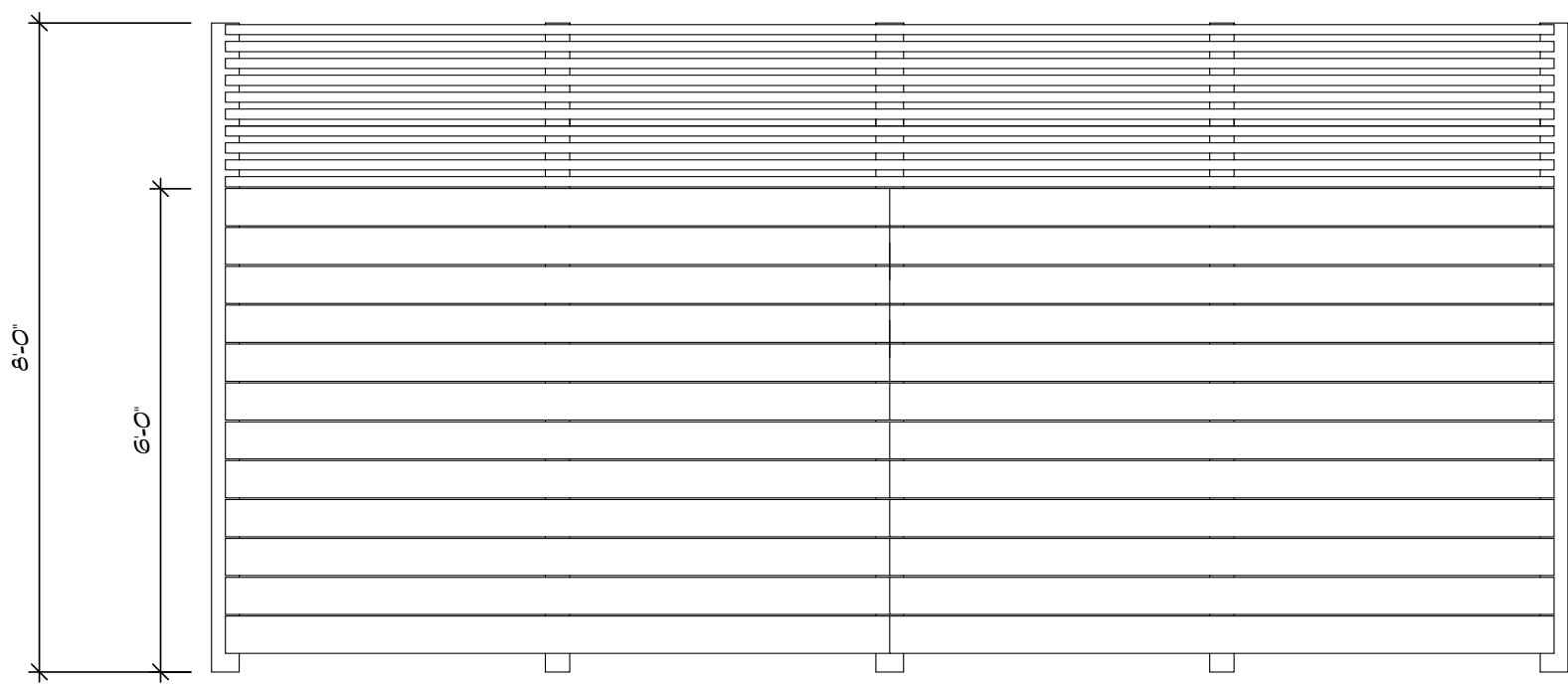
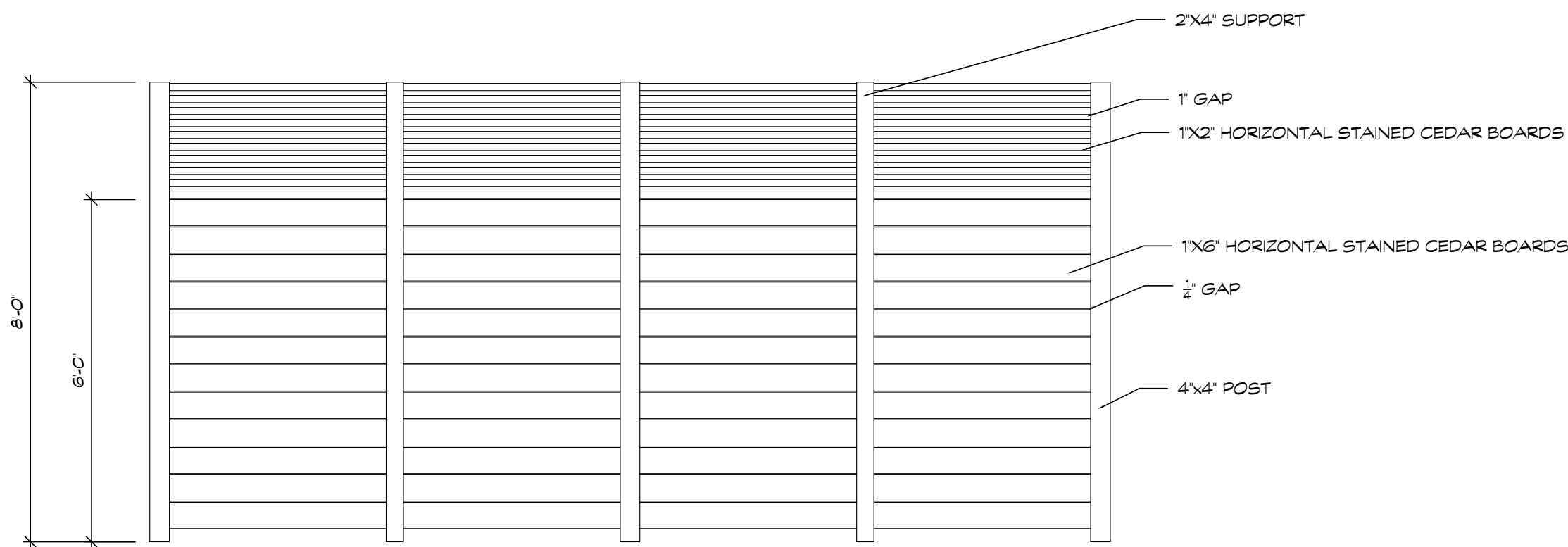
L3

SHEET 3 OF 4

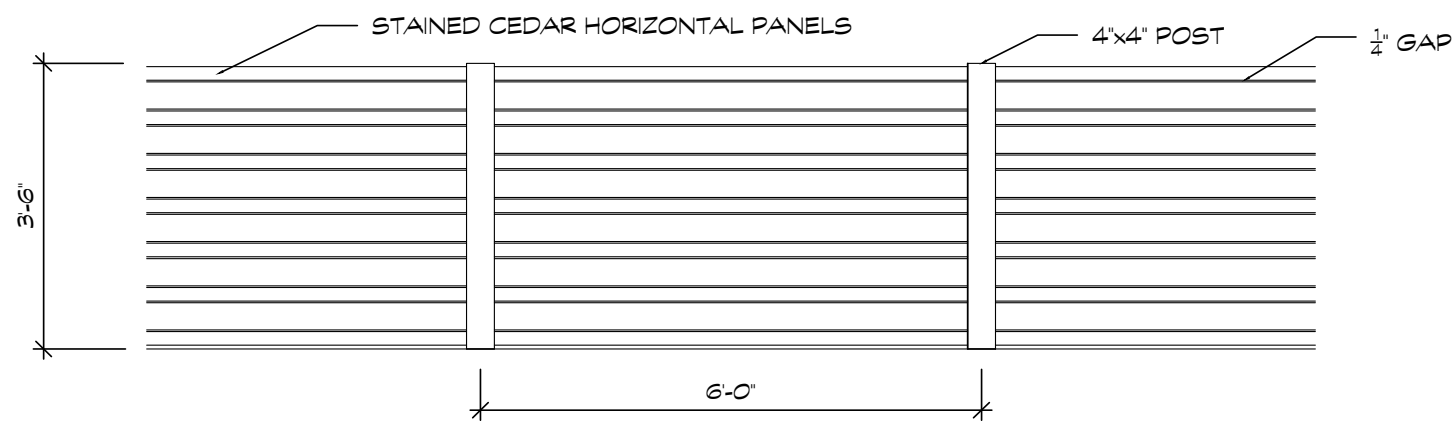
rozanski
design

20820 broadway, suite c
sonoma, ca, 95476
707.343.1932
License #963723
www.rozanskidesign.com

DATE:	REVISION:
2/23/17	CL



REAR YARD FENCE DETAIL
SCALE: $\frac{1}{2}'' = 1'-0''$



FRONT YARD SIDE FENCE DETAIL
SCALE: $\frac{1}{2}'' = 1'-0''$

driscoll residence

FENCE DETAILS

SCALE: $\frac{1}{2}'' = 1'-0''$
1727 Scott St.
St. Helena, CA 94574
APN: 009-292-006

L4

SHEET 4 OF 4

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March 1, 2017

DRISCOLL RESIDENCE
1727 Scott Street, St. Helena, CA
APN: 092-920-014

Lot Size: 5,662sq.ft.
Zoning: MDR, Medium Density Residential

scope of work statement

Please accept our enclosed application and support material for Design Review at the above listed site address in St. Helena, California.

Our proposed project is a new two-story family residence located within the "MDR" Zoning District. This new residence is approx. 2000 sq.ft. and will replace an existing 1225sq.ft. single story house originally built in the 1960s. The existing site is flat with few mature trees that will be kept in their existing location(s). The new detached garage will be set back from the street approx. 20'-0" and Main Residence and main volumes set back approx. 43'-0". Overall height is 24'-0" (allowable is 25'-0").

The proposed design triggers design review due to it being new construction, replacing an existing house to be demolished. This project is two story, single family home carefully situated on the property. The massing of the proposed structure is broken up to reduce the visual impact from the public right of way, as well as compliment the existing architectural context of the neighborhood. The majority of the proposed square footage is on the ground floor (1346sq.ft.), while the remainder is minimal on the second floor (654sq.ft.).

Proposed materials for this project consist of traditional residential siding, painted or stained. Dark metal standing seam roofing, and warm tones for trim and accent colors. Natural board form concrete accent walls will be included.

Overall aesthetic has reference to a traditional farm/ranch house, while blending modern elements such as steel awnings, metal clad windows and increased glazing in some areas to take advantage of the views and increased natural light to the interior spaces.

Landscape will be a simplified palette of native ornamental grasses, evergreen hedges and gravel pathways. All encouraged to be drought tolerant.

June 6, 2017

Lilly Bianco, Contract Planner
City of St. Helena
1480 Main Street
St. Helena, CA 94574

RE: 1727 Scott Street, St. Helena – Proposed Plans Driscoll House

Dear Ms. Bianco:

My name is Karen R. Guenther and I am the owner of the property located at 1735 Scott Street, which is directly west of the project referred to above. I have had an opportunity to review the plans and information regarding the proposed project and would like to submit these comments for the planning commission's consideration as it reviews the proposed project.

I have owned my property in St. Helena since 2001. It is evident to all who are familiar with the area that the setting, especially along the south side of Scott Street, is ideally located to enjoy the views available across the western hills and the nearby vineyards. It is also obvious that the lot widths in this area are narrow, making the design process challenging.

In reviewing the plans proposed, I would first comment that the home proposed by the Driscolls looks quite lovely and appropriate to the changing neighborhood. However, I have just one area of concern regarding the large window proposed for the second floor studio above the garage. As situated, I am sure that the window will provide a great deal of light into the room above the garage, and I certainly can appreciate why that would be desirable. Even so, the window will also look down on an enclosed courtyard on my property, diminishing the privacy that the courtyard was designed to promote. I would be much more comfortable with this aspect of the design if the window configuration were modified to instead use transom or clerestory-type windows, which would still allow light into the studio but would also limit the direct view of my courtyard from the garage studio.

Thank you in advanced for considering these comments.

Sincerely

Karen R. Guenther

From: Sue Tipp [<mailto:suetipp1212@gmail.com>]
Sent: Tuesday, June 06, 2017 10:36 AM
To: Lilly Bianco; suetipp1212@gmail.com
Subject: Re: Proposed approval of plans for 1727 Scott Street

To Lily Bianco and Planning Commissioners

I have been the owner of 1721 Scott street for the last 35 years. I would very much like to be at the meeting tonight but emergency surgery is preventing that. I received the notice a week ago and looked into the proposed plans for the property next door. Granted what is there now has lived its life from a 1970's solar home to the present shamble and look forward to a new life for the lot that was once attached to mine.

That being said after looking over the plans I am concerned about the density of the project.

My house has been in it's original state since 1921, excepting an added on master bedroom/bath in the back which would be looked right into from the proposed new master next door. Very Cozy! If the height of the new house were lowered it would not affect the privacy windows put in for light. I have an original garage that sits right on the corner property lines grandfathered in when the lot was split in the 70's. With the proposed 5 ft setbacks the new home would run the property line then stop right before the garage starts blocking much light on the entire side of my home. With the proposed 2 stories, that would black out the inside of my home. I am hoping the 2 walnut trees that would be all that is between the structures can survive the intended new basement cellar and tasting room that will be dug out.

I realize the integrity of the street has been totally changed and I am open to diversity. Although Scott street has become extreme. It seemingly just flows with the current owners whims, from glass box, prefab, multibox (proposed here) and every type of wine country "farm house" you can imagine. To squeeze every little bit out of this small lot seems excessive but I will leave that up to you. I believe the building Code states that "...everyone is entitled to air, light, and space for physical and mental health..." **So I would ask you kindly to consider an 18 foot height limitation and 10 ft set backs as the lot is bigger than the "small lot guides"**. A similar home was "squeezed in" around the corner on Hillview, which in hindsight, I am praying, doesn't happen here.

Thank you for considering these option as I am trying to preserve what I can for my children, in the home they grew up in, as they would love to return here to raise their families.

I appreciate your time and service.
Best Regards

Sue Tipp
1721 Scott Street
St Helena, California
707 738-4458



PLANNING COMMISSION REPORT
Planning Commission Meeting of June 6, 2017

AGENDA SECTION: Public Hearing

FILE NUMBER: PL17-021

SUBJECT: Request by Suzanne and David Tate for a Short-term Rental Permit to rent the first floor of the single-family home located at 1764 Spring Street in the Medium Density Residential district in accordance with the requirements of the short-term rental ordinance.

PREPARED BY: Aaron Hecock, Senior Planner

REVIEWED BY: Noah Housh, Planning Director

APPLICATION FILED:03/16/17

ACCEPTED AS COMPLETE:03/16/17

LOCATION OF PROPERTY: 1764 Spring Street

APN: 009-313-010

GENERAL PLAN/ZONING: Medium Density Residential (MR)

APPLICANT: Suzanne and David Tate

PHONE: (713) 560-3031

BACKGROUND

In recent months, several of the City's 25 short-term rental (STR) permits have become available due to a variety of circumstances including the denial of a renewal, expiring permits, and a home being sold (the permits are non-transferable). In 2016, the STR ordinance was updated and amended including the addition of a local preference policy. This addition states "*Preference for the review and issuance of new short-term rental permits shall be given to current residents of St. Helena over nonresident applicants. Applicants whose primary residence is within the city of St. Helena shall be reviewed and acted on ahead of other nonresident applications to implement the local preference policy for short-term rental permits.*"

As such, staff began contacting those on the waiting list in an attempt to find a local residents to fill the available permit space; it wasn't until the 10th name on the waiting list until staff was able to confirm a local resident. The applicant was notified of their eligibility and subsequently submitted an application for a STR permit on March 16, 2017. In accordance with the STR ordinance, a notice of application was sent to all residents and property owners within 300 feet of the subject parcel on April 7, 2017 informing them of the STR application and notifying them that they may submit written comments on the application. At the conclusion of the 30 day public comment period, the application was scheduled on a publically noticed Planning Commission agenda and all residents and property owners within 300 feet were notified of the meeting.

ANALYSIS

CEQA

The project is exempt from CEQA pursuant to Section 15061(B)3, which exempts any project where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

GENERAL PLAN/ZONING

The property has a General Plan and Zoning designation of Medium Density Residential (MR). This district provides for single-family detached homes, accessory dwelling units and compatible uses. Short-term rentals which are defined as a use in which overnight accommodations are provided to guests for compensation for periods of less than thirty (30) days in a single-family dwelling require use permit approval in the MR district.

SHORT-TERM RENTAL PERMIT

Municipal Code Section 17.134 regulates short-term rentals within the City. The purpose of the STR ordinance is to establish a permitting process and appropriate restrictions and standards for short-term rental of single-family dwellings; to provide a visitor experience and accommodation as an alternative to the hotel, motel, and bed and breakfast accommodations currently existing in the city; to ensure the collection and payment of transient occupancy taxes; to minimize the negative secondary effects of short-term rental use on surrounding residential neighborhoods; and to retain the character of the neighborhoods in which any such use occurs.

In accordance with Municipal Code Section 17.134.060(A), the Planning Commission shall review and either approve or deny the application after considering the effects the proposed use would have on surrounding uses and the cumulative impacts within the community. In approving a STR application, the planning commission must make the following findings:

1. The establishment of a short-term rental at the subject property is consistent with the purpose of the general plan, including policies regarding the displacement of rental units in the housing stock.
2. The establishment of a short-term rental at the subject property will not be detrimental to a building, structure or feature of significant aesthetic, cultural, architectural or engineering interest or value of a historical nature.

3. The establishment of a short-term rental at the project site is compatible with and will not be detrimental to the character of the neighborhood and surrounding land uses.
4. The establishment of a short-term rental at the project site will provide an enhanced visitor experience and accommodation as an alternative to the hotel, motel, and bed and breakfast accommodations currently existing in the city and will help to ensure the collection and payment of transient occupancy taxes.

It should also be noted that per Section 17.134.090 of the Short-term Rental Ordinance, the Planning Director may revoke a short-term rental permit if they determines that:

1. The owner-applicant gave false or misleading information during the application process;
2. There has been a violation of any of the terms, conditions and restrictions on the use of the dwelling unit for short-term rental use;
3. The owner-applicant has violated any provision of the ordinance; or
4. The owner-applicant has failed to timely pay the transient occupancy tax as required by this code.

Staff Response: In 2016, the STR Ordinance was discussed at numerous public hearings and was subsequently revised based on direction from the Planning Commission and City Council. One of the revisions was the addition of a "local preference policy" as discussed above. In addition, a clause was added requiring that STR permit holders have owned their home for a minimum of 3 years.

The applicant is a city resident who lives on-site; only one bedroom of the property would be used as a rental, and they have owned their home for approximately 6 years (since 2011). In this case, the applicant is an ideal candidate for a short-term rental permit as they meet all the criteria established by the City Council for a preferred permit holder.

CORRESPONDENCE

Staff has received eight (8) letters in regards to this application. Six (6) of which are opposed to the proposed STR and STRs in general; one (1) is in support of the application and one (1) is not in opposition to the application but is generally concerned about on-street parking (letters from the Notice of Application period have also been included). Neighbor opposition to the short-term rental permit is focused on the following:

- Opposition to STRs in general;
- Increased traffic;
- Parking; and
- Noise.

STAFF RECOMMENDATION

The City has an adopted short-term rental ordinance that allows for a maximum of 25 short-term rental permits in the City; this applicant would be taking the place of previous permit holder, therefore, there is no net increase in short-term rental permits within the City. Furthermore, short-term rentals are a permitted use (with a permit) within the Medium Density Residential district. The City would also benefit from Transient Occupancy Tax (TOT) revenue collected from an active short-term rental permit holder. The applicant is a city resident who lives on-site and only one bedroom of the property would be used as a rental (a condition of approval has been added to the attached resolution limiting the applicability of this permit to the bottom room of the home). Generally, staff finds that permitted STR properties generate very few (if any) complaints.

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15061(B)3, which exempts any project where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; and
2. Accept the required findings and approve a short-term rental permit at 1764 Spring Street.

ATTACHMENTS

[Resolution](#)

[Plan Set](#)

[APN Map](#)

[STR location map](#)

[Applicant Statement](#)

[Comment Letters](#)

**CITY OF ST. HELENA, STATE OF CALIFORNIA
SHORT-TERM RENTAL PERMIT NO.
GRANTED TO 1764 SPRING STREET (#PL17-021)**

PROPERTY OWNER: Suzanne and David Tate

APN: 009-313-010

RECITALS

1. In March 2017, staff confirmed the applicants eligibility to apply for a short-term rental permit under the short-term rental ordinance's local preference policy (Municipal Code Section 17.134.040(O)&(P)).
2. The applicant submitted an application for a short-term rental permit at 1764 Spring Street in the Medium Density Residential (MR) district.
3. In accordance with the short-term rental ordinance, a notice of application was sent to all residents and property owners within 300 feet of the subject parcel on April 7, 2017 informing them of the short-term rental application and notifying them that they may submit written comments on the application.
4. The Planning Commission of the City of St. Helena, State of California, held a duly noticed public hearing on June 6, 2017 to consider the application.

RESOLUTION

1. The Planning Commission hereby finds that the project is exempt from CEQA pursuant to Section 15061(B)3, which exempts any project where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.
2. The Planning Commission hereby finds that the Short-Term Rental Permit renewal application complies with the following required findings pursuant to Section 17.134.060 of the St. Helena Municipal Code:
 - a) The establishment of a short-term rental at the subject property is consistent with the purpose of the general plan, including policies regarding the displacement of rental units in the housing stock in that the City Council has adopted a short-term rental ordinance limiting the number of permitted short-term rental in the City to twenty-five (25).
 - b) The establishment of a short-term rental at the subject property will not be detrimental to a building, structure or feature of significant aesthetic, cultural, architectural or engineering interest or value of a historical nature in that no modifications to a structure will occur as a result of a short-term rental permit being issued.
 - c) The establishment of a short-term rental at the project site is compatible with and will not be detrimental to the character of the neighborhood and surrounding land uses in that the short-term rental space would be contained within an existing first floor, one bedroom space within an existing single-family home.

- d) The establishment of a short-term rental at the project site will provide an enhanced visitor experience and accommodation as an alternative to the hotel, motel, and bed and breakfast accommodations currently existing in the city and will help to ensure the collection and payment of transient occupancy taxes in that an additional rental space will become available.
- 3. The Short-Term Rental Permit for the above described parcel is granted subject to compliance with the following conditions. The permit shall be in conformance with all City ordinances, rules, regulations and policies in effect at the time of issuance of the 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.
- 4. Pursuant to the St. Helena Municipal Code, Section 17.134.040. Short-Term Rentals shall be subject to the following restrictions and standards:
 - A. The short-term rental use shall be permitted in no more than one single-family dwelling per lot.
 - B. The short-term rental permit shall be in the name of the owner-applicant, who shall be an owner of the real property upon which the short-term rental use is to be permitted. One person may hold no more than one short-term rental permit. The permit shall not be transferable.
 - C. Short-term rental uses shall be limited to single-family dwellings existing and constructed as of the date of application for the short-term rental permit.
 - D. The total number of permits for short-term rental dwellings shall not exceed twenty-five (25) at any time.
 - E. The maximum number of bedrooms used for short-term rental use in the short-term rental dwelling shall be no greater than five. The total number of guests staying in the short-term rental dwelling at any one time shall be no greater than two times the number of bedrooms plus two persons, up to a maximum of twelve (12) persons.
 - F. Short-term rental dwellings shall meet all applicable building, health, fire and related safety codes at all times and shall be inspected by the fire department before any short-term rental activity can occur.
 - G. A minimum of two on-site parking spaces shall be provided for use by the short-term rental occupants.
 - H. The owner-applicant shall keep on file with the city the name, telephone number, cell phone number, and e-mail address of a local contact person who shall be responsible for responding to questions or concerns regarding the operation of the short-term rental. This information shall be posted in a conspicuous location within the short-term rental dwelling. The local contact person shall be available twenty-four (24) hours a day to accept telephone calls and respond physically to the short-term rental within thirty (30) minutes when the short-term rental is rented and occupied. The city shall post the name and contact information of the local contact person associated with each short-term rental on the city's webpage.

- I. The owner-applicant shall post “house policies” within each guest bedroom. The house policies shall be included in the rental agreement, which must be signed by the renter and shall be enforced by the owner-applicant or the owner-applicant’s designated contact person. The house policies at a minimum shall include the following provisions:
 1. Quiet hours shall be maintained from ten p.m. to seven a.m., during which noise within or outside the short-term rental dwelling shall not disturb anyone on a neighboring property.
 2. Amplified sound that is audible beyond the property boundaries of the short-term rental dwelling is prohibited.
 3. Except as permitted by the planning director, vehicles shall be parked in the designated on-site parking area and shall not be parked on the street overnight.
 4. Parties or group gatherings which exceed the maximum number of allowed guests and/or which have the potential to cause traffic, parking, noise or other problems in the neighborhood are prohibited from occurring at the short-term rental property, as a component of short-term rental activities.
- J. Auctions, weddings, commercial functions, and any other similar events which have the potential to cause traffic, parking, noise or other problems in the neighborhood are prohibited from occurring at the short-term rental property, as a component of short-term rental activities.
- K. The owner-applicant shall ensure that the occupants and/or guests of the short-term rental use do not create unreasonable noise or disturbances, engage in disorderly conduct, or violate provisions of this code or any state law pertaining to noise, disorderly conduct, the consumption of alcohol, or the use of illegal drugs or be subject to fines and penalties levied by the city up to and including revocation of the short-term rental permit.
- L. The owner-applicant, upon notification that occupants and/or guests of his or her short-term rental use have created unreasonable noise or disturbances, engaged in disorderly conduct or committed violations of this code or state law pertaining to noise, disorderly conduct, the consumption of alcohol or the use of illegal drugs, shall prevent a recurrence of such conduct by those occupants or guests or be subject to fines and penalties levied by the city up to and including revocation of the short-term rental permit.
- M. All advertising for any short-term rental, including electronic advertising on short-term rental websites, shall include the number of the short-term rental permit granted to the owner-applicant.
- N. The owner-applicant shall maintain city business licenses and pay all transient occupancy taxes in accordance with Chapter 3.28 as required.

- O. Preference for the review and issuance of new short-term rental permits shall be given to current residents of St. Helena over nonresident applicants. Applicants whose primary residence is within the city of St. Helena shall be reviewed and acted on ahead of other nonresident applications to implement the local preference policy for short-term rental permits.
- P. Applicants for short-term rental permits are required to have owned their homes for a minimum of three years prior to applying for and being issued a short-term rental permit.
- Q. Short-term rental permit holders are required to rent their properties on a short-term basis a minimum (average) of sixty (60) days per year. Individual permit holders who do not meet this minimum rental activity may (at the determination of the director) have their renewal denied and/or reviewed by the planning commission at a noticed public hearing. Short-term rental permit holders who utilize their primary residence for short-term rental activities are exempted from this requirement.
- 5. Only the first floor, one-bedroom, attached second unit may be used as a short-term rental.
- 6. This permit is valid for 2 years and the owner must reapply for subsequent short-term rental permits to extend the use beyond this period.
- 7. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.

I HEREBY CERTIFY that the foregoing short-term rental renewal 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 June 6, 2017 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

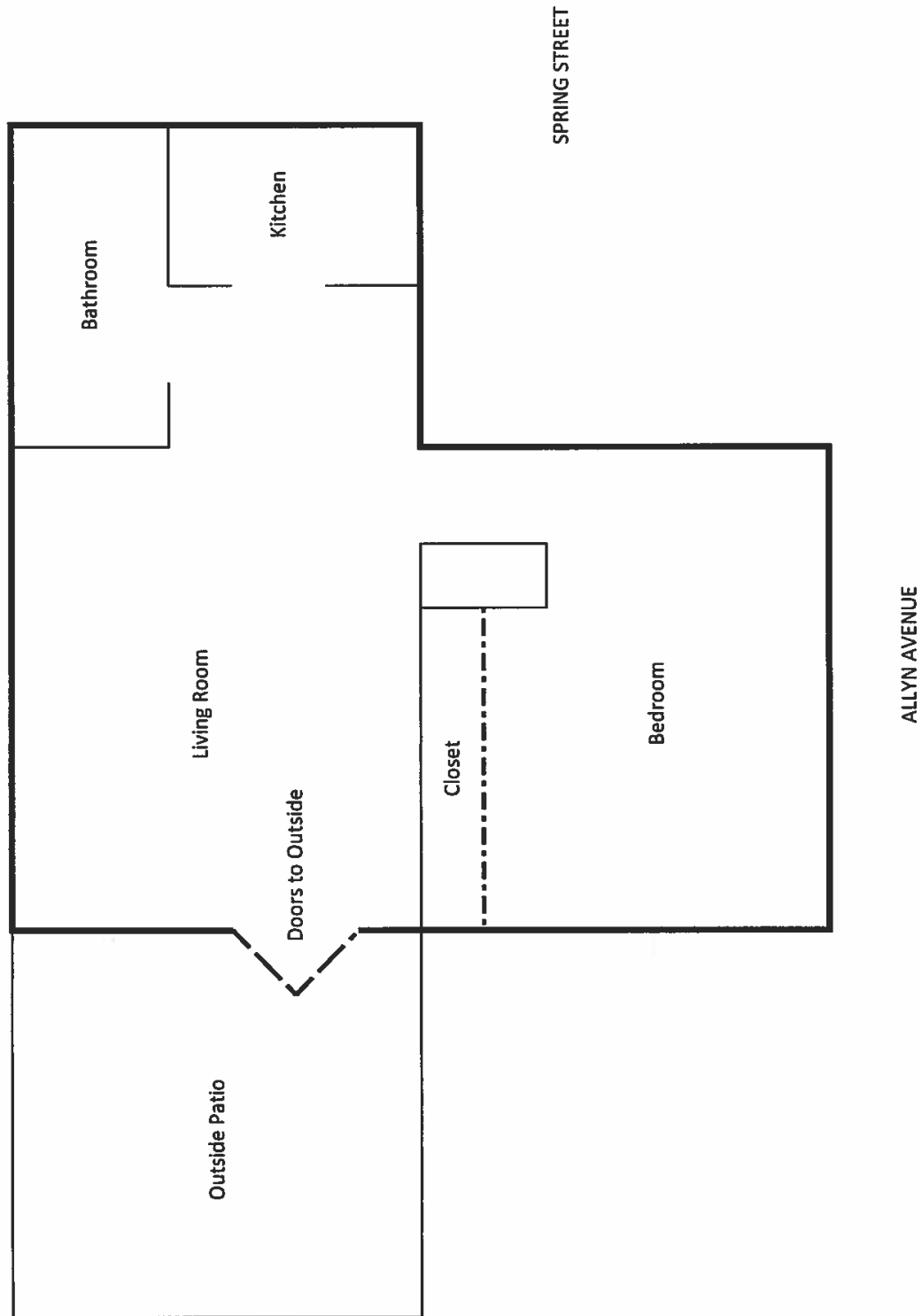
APPROVED:

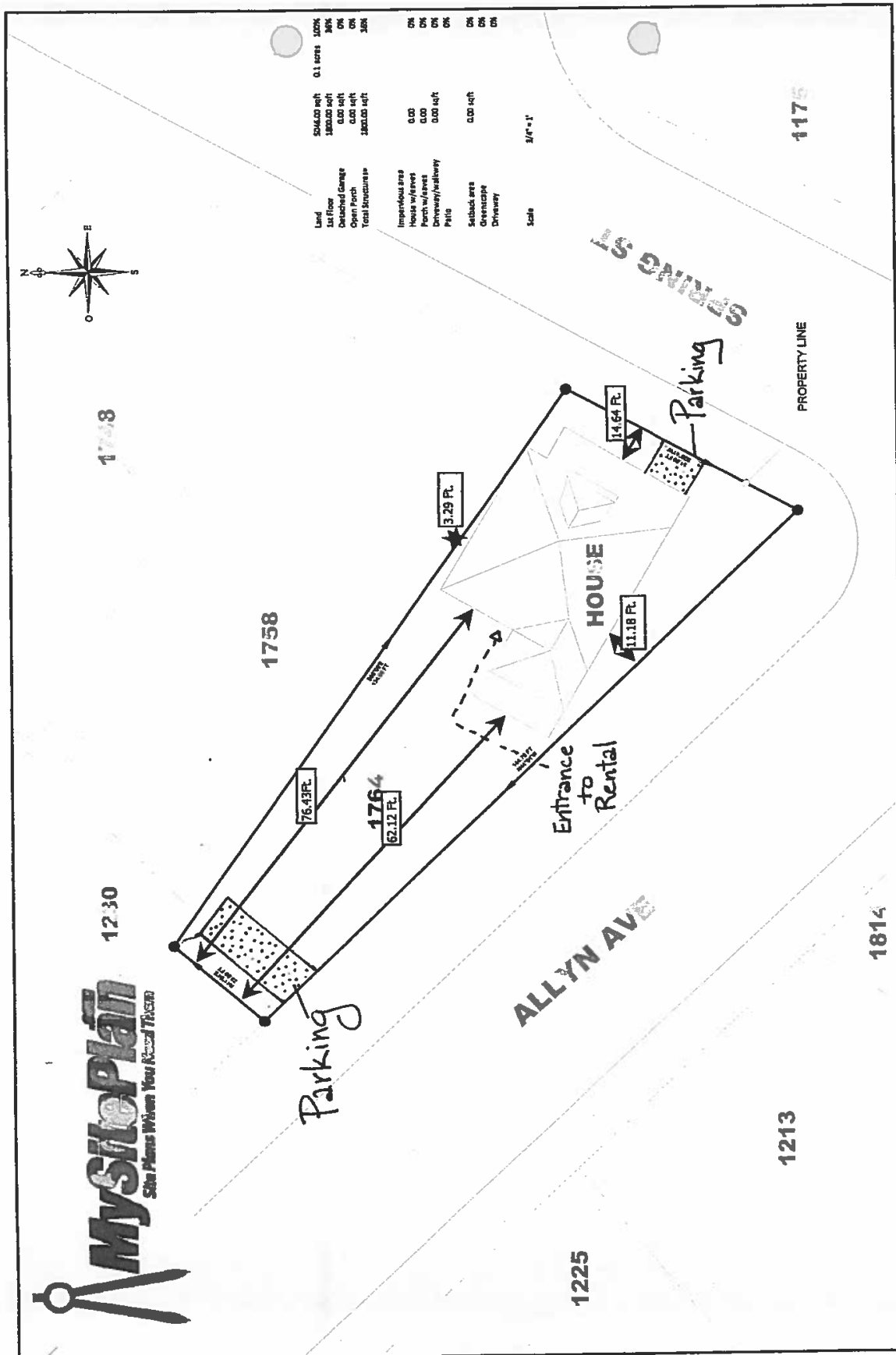
ATTEST:

Grace Kistner
Chair, Planning Commission

Noah Housh
Planning Director

1764 Spring Street Short-Term Rental Diagram

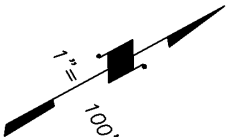




POR. RANCHO CARNE HUMANA
R.M. Bk D of Patents, Pg. 127

Tax Area Code
3002

9-31



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



1.	N42°34'30"W	4.10'±
2.	N54°16'59"W	15.18'
3.	R=10'	L=7.90'
4.	R=10'	L=4.70'
5.	N41°35'10"W	16.89'
6.	R=10'	L=3.23'
7.	N42°08'02"W	34.48'
8.	R=10'	L=4.70'±
9.	N45°40'W	.40'±
10.	N42°34'30"W	25.00'±
11.	S60°10'E	48.76'
12.	S29°44'W	3.75'
13.	N42°34'30"W	26.10'±
14.	S54°06'25"E	36.86'
15.	S36°45'W	44.42'
16.	N36°45'E	24.16'
17.	S54°22'21"E	10.77'
18.	N35°20'32"E	73.51'
19.	N13°33'W	21.57'
20.	N54°15'48"W	13.71'
21.	N29°35'03"E	20.12'
22.	N59°53'18"W	2.56'
23.	S45°39'50"E	26.20'±
24.	S29°35'03"W	56.25'
25.	N53°47'35"E	17.07'

311-09 RS	4-18-07
313-03 RS	4-18-07
312-57 & 58 LLA	8-15-07
313-44,45,46 LLA	9-12-11
313-47 & 48 LLA	10-25-13
313-47 & 48 RS	3-6-14
311-08 RS	10-30-14
REVISION	DATE

CITY OF ST. HELENA

Assessor's Map Bk. 9 Pg. 31

County of Napa, Calif.

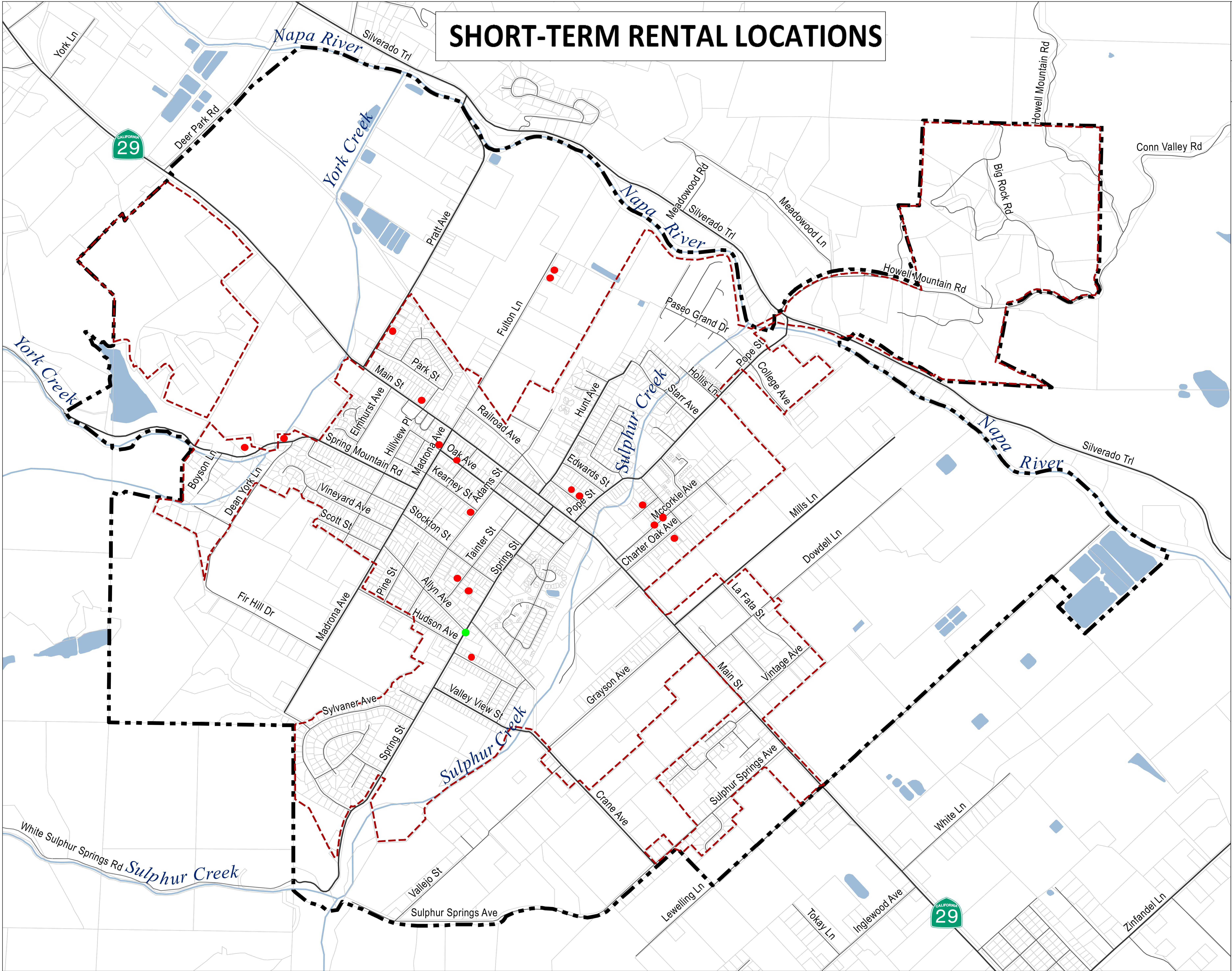
1954-60-61

32 HASTIE'S ADD'N,
FEALEY'S ADD'N,

R.M. BK. 1, PG. 82
R.M. BK. 1, PG. 93

60

59



CITY OF ST. HELENA

Base Map

LEGEND

- Major Roads
- Local Roads
- River/Stream/Creek
- Water Bodies
- Parcels
- St. Helena City Boundary
- Urban Limit Line
- Short-term Rental Locations (approximate)
- Project Location (approximate)

0 250 500 1,000
FEET

NORTH

SAINT HELENA

March 16, 2017

To Whom This May Concern at the City of St. Helena,

We feel very fortunate to have been able to purchase our home here in St. Helena in 2011. As a couple that works locally here in the St. Helena wine community, we have come to love this town and our small tight-knit neighborhood.

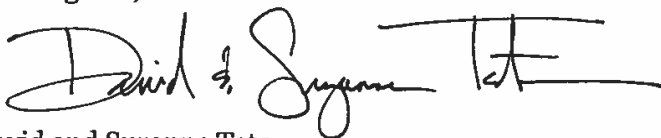
Because we are both originally from far-flung places, Texas and Canada, our home is perfect for the family members and friends that we have coming to visit us, however, for much of the time we have stretches where we do not have our own guests. On our property, we have a small one-bedroom, one bathroom separate unit that we would like to be able to rent during the time that we do not have personal visitors in town.

After attending several of the planning meetings last year and listening to comments, we feel like we are uniquely qualified for one of the short-term rental permits because:

- We live on-site, literally right above the unit that we wish to rent.
- The unit is one-bedroom so no more than two people would rent at any time which takes away any of the risk of a loud party or large gathering of people.
- We live and work here in the community and above all seek to preserve the wonderful character of St. Helena and look to convey that to all guests that we host.
- We look forward to using this unique platform to promote our other local businesses, restaurants, shops and wineries, to visitors.

As active and engaged members of St. Helena, we understand the concerns of some who do not wish to change the character of our neighborhoods—we have those same concerns and will ensure that our rental will benefit the community and preserve what makes St. Helena so unique.

Best Regards,

A handwritten signature in black ink, appearing to read "David & Suzanne Tate". The signature is fluid and cursive, with the first names being more prominent.

David and Suzanne Tate

1764 Spring Street

910 Fifth Ave., 9C
New York, NY 10021
April 13, 2017

Aaron Hecock, AICP
Senior Planner
Planning and Community Improvement Department
City of St Helena
1480 Main St.
St Helena, CA 94574

RE: Short-term Rental Permit Application (File No PL17-021)

Dear Aaron:

Thank you for talking to me yesterday.

I have owned my home at 1815 Spring St in St Helena for almost 20 years.

My family and I spend several months a year there and highly value the peace and quiet of the neighborhood.

1764 Spring St is directly across Spring St from my home.

Since Short Term Renters have no vested interest in the community, I am extremely concerned that they could disrupt the tranquility of the neighborhood; and therefore I wish to register my complete opposition to allowing a Short Term Rental at this location.

Thank you.

Sincerely,



Gail Clavel

1817 Spring Street
St. Helena, CA 94574
April 26, 2017

**RE: Application for 1764 Spring Street
Short Term Rental Permit
File No. PL17-021**

Aaron Hecock
Planning and Community Improvement Department
1480 Main Street
St. Helena, CA 94574

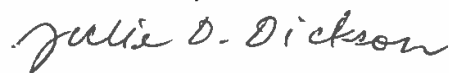
Dear Mr. Hecock:

My husband Robert and I oppose this request to allow short-term rentals.

We have lived at 1817 Spring Street since 1993 and have watched the street become a major artery for cars and trucks, busses, cyclists, and walkers (many with dogs and strollers.) It's a fact of life, and something we take in stride when the traffic involves residents and neighbors and their friends. However, a steady stream of outsiders who are paying to occupy our neighborhood is different and objectionable.

Please deny this application.

Yours sincerely,

A handwritten signature in cursive script that reads "Julie D. Dickson".

Julie D. Dickson

*Frank & Barbro Greene
1175 North Crane
St. Helena, CA 94574*

April 12, 2017

Mr. Aaron Hecock, AICP
Senior Planner
Planning and Community Improvement Department
City of St Helena
1480 Main St.
St Helena, CA 94574

RE: Short-term Rental Permit Application (File No PL17-021)

Dear Mr. Hecock:

My wife, Barbro Greene, and I purchased our home at 1175 North Crane in 2004. One of the main reasons that we selected this location was the fact that we have a relatively quiet neighborhood. Our house is located on the corner of North Crane and Spring Street.

Our upstairs master bedroom faces 1764 Spring Street. Our patio and garden are directly across the street.

We had no idea that the zoning in this neighborhood might allow short-term rentals. The City of St. Helena must know that these types of rental can change the character of a neighborhood. We are concerned that the enjoyment of our home will be impacted by additional automobiles, traffic, parking issues and the transfer of suitcases and groceries in and out of 1764 Spring Street.

What is to keep other property owners in our neighborhood from using their homes for short-term rentals?

For the record we would wish to express our opposition to any kind of rental operation of less than twelve months.

Sincerely,


Frank & Barbro Greene

Aaron Hecock

From: John Hawkins <hawkins-john@comcast.net>
Sent: Wednesday, April 19, 2017 8:56 AM
To: Aaron Hecock
Subject: Short term rental application - 1764 Spring Street (File # PL17-021)

Aaron, I am in receipt of your notice about an application for a short term rental permit at 1764 Spring Street. If you recall, I spoke with you last week (and spoke at the City Council meeting that week) with a noise complaint about a loud corporate party at 1217 Allyn Avenue, which coincidentally is directly across the street from the 1764 Spring Street address (that address is on Spring Street but most of the “back” yard actually runs along Allyn).

At the risk of sounding like a professional complainer, the 1764 Spring Street address has been the site of a number of really loud parties in recent years, going late into the night, with a back yard fire pit and “party zone.” As this “party zone” is directly on Allyn street and is in no way a “back” yard, the noise travels down Allyn, across to Hudson and I would imagine on Spring Street.

I would request that before any short term rental permit be issued for this property, or any property, the City deals with and puts some teeth into its noise ordinance – at the moment, there are no consequences for any noisy activity that disturbs neighbors. I would think that this would only be a bigger problem with a short term rental situation.

Regards.

John Hawkins
 1234 Hudson Avenue
 Saint Helena, CA 94574
 707.963.6029



Virus-free. www.avast.com

Wayne Leong
1145 North Crane Avenue
St. Helena, CA 94574

May 5, 2017

Aaron Hecock, AICP
Senior Planner
Planning and Community Improvement Department
City of St Helena
1480 Main St.
St Helena, CA 94574
Email: ahecock@cityofsthelena.org

RE: Short-term Rental Permit Application (File No PL17-021)

Dear Aaron:

We have lived at 1145 North Crane for over 30 years.

We are opposed to the short-term rental permit application at 1764 Spring Street.

Since Short Term Renters have no vested interest in the community, I am extremely concerned that they could disrupt the tranquility of the neighborhood; and therefore I wish to register my complete opposition to allowing a Short Term Rental at this location.

Thank you.

Sincerely,



Wayne Leong

1150 Crane Avenue
St. Helena, CA 95474
May 5, 2017

RE: Short-term Rental Permit Application for 1764 Spring Street (File No. PL-17-021)

Mr. Aaron Hecock
Planning and Community Improvement Department
1480 Main Street
St. Helena, CA 95474

Dear Mr. Hecock:

This letter is in response to the notice of application for short-term rental permit application for 1764 Spring Street by David and Suzanne Tate. We live within 300 feet of this address and object to this residence being used for a short-term rental. This is a quiet residential neighborhood. We are afraid that adding short-term rentals would cause unwanted noise and disruption.

Sincerely,

A handwritten signature in blue ink, appearing to be "AR" followed by a long horizontal stroke.

Mr. Alan Reynolds and Dr. Lillian Pan

4-30-17

Dear Aaron,

My husband and I live two doors away from the Tate's home. Though we do not object to their rental application, we would like to be assured that they respect the parking space in front of our home at 1748 Spring. We have only one space to park on the street in front and more often than not it is used by another neighbor, leaving us with the only option of parking across the street.

Thank you for making this request on our behalf.

Susan & Michael
Shifflett
1748 Spring St.
suetshiff@gmail.com

Aaron Hecock

From: David Valentine <david.valentine@sbcglobal.net>
Sent: Wednesday, May 24, 2017 7:56 AM
To: Aaron Hecock
Subject: David and Suzanne Tate's short term rental

Dear sir:

I am writing in support of David and Suzanne Tate's request to use their apartment, which is part of their house on the bottom level, as a short term rental. It is set up as a perfect mother-in-law type living space when that need arises but until then it could be discreetly used as a short term rental and provide a source of tax revenue to our city.

David and Suzanne are model citizens of our beautiful city who respect our unique high quality of life and they will work hard to maintain it as great hosts to visitors to our friendly city.

Respectfully,
David Valentine
1194 Meadowcreek Circle
St Helena

Aaron Hecock

From: Luke Speer <lukspeer@hotmail.com>
Sent: Monday, June 05, 2017 9:17 PM
To: Aaron Hecock
Subject: David & Suzanne Tate

Good evening,

My name is Luke Speer and my fiancé Carrie Nelle Burgin and I live at 1524 Main Street. I have been lucky enough for my entire life to live in resort communities throughout the west. As a young person trying to make a living, be active, meaningful and invest in our community it has become increasingly more difficult. Young, driven couples like David and Suzanne Tate who have been part of the community for close to a decade, who have staked their lives to St. Helena, and are important for the health of the community, need all the help they can get. Suzanne and David's bid for short term rental for their unit helps to create and keep young vibrant lives in a city with an increasing age and income. Both Suzanne and David work hard to create a living and a home. The home they are looking to subsidize to be able to live in a community like St. Helena. Without the opportunity for subsidizing their income folks like Suzanne and David would be forced to move outside St. Helena, not only taking away a vibrancy of youth, but leaving employers looking for qualified people. I would stake everything I own to the reputation of these two and know that they would expect their renters to treat their property like their were part of the not only the family but the community.

Thank you for your time.

Luke Speer
 1524 Main Street

Sent from Outlook

Aaron Hecock

From: Kevin Hague <khague@barnettvineyards.com>
Sent: Monday, June 05, 2017 5:41 PM
To: Aaron Hecock
Subject: Short Term Rental Permit for Suzanne and David Tate

Aaron Hecock
Senior Planner
City of Saint Helena

Dear Aaron,

I am writing to express my ardent support of Suzanne and David Tate in receiving a short term rental permit for their property on Allyn Avenue.

Suzanne and David are ideal recipients of this permit as their property uniquely contains an in-law unit that is both private and discreet, situated underneath the main residence and it is simply perfect for at most two people looking for a comfortable and personalized experience while enjoying our vibrant community. As they have both have been particularly hospitable to so many of us in the permanent community of St. Helena, we know they would delight in offering a part of their home to occasional guests at their home as well. Further, such guests are also likely to be members of the larger national, even international, wine/hospitality trade, so we can be assured that the focus of our local economy is uniquely furthered in allowing them to do this.

As someone personally vested in this community's health outside of work (little league coach and weekly parent volunteer in our primary school), I recognize that our community is very special and that to preserve our quaintness and charm, there is reticence to allow Air BnB to have a strong footprint here. However, as someone who has used this service before, I would like to mention that the rareness of the experience truly enhances the perception of any travel destination through providing a down-to-earth insider's perspective. While permits to be able to provide this should necessarily be special and reserved for ideal recipients, Suzanne and David are such a couple -- they are exceedingly warm and generous, will inevitably share lasting impressions with guests, and are sure to respect our neighborhood in the process.

I thank you very much for your consideration on their behalf.

Sincerely,

Kevin Hague
1154 Hudson Ave

Aaron Hecock

From: Elizabeth Marston <elizabeth@marstonfamilyvineyard.com>
Sent: Monday, June 05, 2017 5:22 PM
To: Aaron Hecock
Subject: Tate permit application

Senior Planner, Aaron Hecock, City of St. Helena

Dear Aaron,

I'm writing to you to show my support for David and Suzanne Tate's application for a short term rental permit.

As someone who resides in Saint Helena, I am grateful for the license process that has been put in place that encourages people to live in our town as full time residents. This helps to keep our local economy strong and is an integral part in keeping Saint Helena a thriving town and not creating a "ghost town" in which the town is made up of second and third homes with few full time residents. David and Suzanne Tate, and the house that they live in as full time residents, are the ideal people and situation to grant one of these permits to.

Both David and Suzanne live in Saint Helena, work in Saint Helena, and own a small business in Saint Helena. They support our local economy by grocery shopping at Sunshine Market and frequent all of the many wonderful restaurants and shops we have here such as Farmstead, Cook Tavern, Napa Valley Olive Oil Company, and Gathered on a regular basis. They have a strong, long term commitment to this community and would be exceptional ambassadors to guests visiting our wonderful town.

The size of their proposed rental unit is small, in that it can accommodate at the most 2 guests at once, so it will not be any impact on the surrounding neighborhood. Their proposed rental unit is a "mother-in-law unit" so it's actually part of their house and not a separate dwelling, therefore neighbors would not notice any additional visitors coming and going.

I have stayed in many AirBnB's across the country and find it's a great way to get to know a local community where I'm staying on a more personal level rather than at a hotel. As long as the process is regulated properly, and I believe it is in this case, AirBnB is a great way to host visitors who bring money for the local economy and tax base to our community.

Thank you for your consideration.

Sincerely,

Elizabeth Marston

MARSTON FAMILY VINEYARD
Spring Mountain ~ Napa Valley
(707) 963-8490 (office)
(707) 260-4692 (mobile)
www.marstonfamilyvineyard.com

Aaron Hecock

From: William Dale <wdale@barnettvineyards.com>
Sent: Monday, June 05, 2017 4:24 PM
To: Aaron Hecock
Subject: Saint helena short term housing rentals.

Hello Aaron,

I'm writing to you to show my support for David and Suzanne Tate's application for a short term rental permit.

As someone who resides in Saint Helena since graduated from saint helena high school, I am grateful for the license process that has been put in place that encourages people to live in our town as full time residents. This helps to keep our local economy strong and is an integral part in keeping Saint Helena a thriving town and not creating a "ghost town" in which the town is made up of second and third homes with few full time residents. David and Suzanne Tate, and the house that they live in as full time residents, are the ideal people and situation to grant one of these permits to.

Both David and Suzanne live in Saint Helena, work in Saint Helena, and own a small business in Saint Helena. They support our local economy and are actual members of the community and share in our love of this town. because the live on the property that there small rental unit is, they will keep it maintained and anyone staying with them will behave knowing the owners are on property. If anyone should get a permit, it is david and suzanne.

Thank you for your consideration.

William Dale
1326 monte vista ave #a
saint helena ca 94574

Aaron Hecock

From: Scott Dale <scott.matthew.dale@gmail.com>
Sent: Monday, June 05, 2017 4:20 PM
To: Aaron Hecock
Subject: STR Permit Support for David and Suzanne Tate

Dear Aaron,

We are writing in support of Suzanne and David Tate to be issued a short term rental permit for the second "granny" unit of their full time residence. Like David and Suzanne, we are young professionals and homeowners that live and work in St. Helena and are very familiar with how difficult it is to afford to live in this wonderful town. An STR permit would surely relieve some of the economic pressure from the high costs of living and of course provide much needed tax revenue to the city. We all hope to be able to live and reside in St. Helena, start families, and contribute to the community for life- unlike many others we see purchasing homes in town to become their second, third vacation home.

We have been following the progress over the years regarding the changes to STR permit regulations and the claims by opponents to STR permits of party houses, noise, and increased traffic is in no way applicable to the Tate's second unit. The one bedroom apartment accommodates only two people and the Tate's would be right there to not only discourage any wrong behavior but also to be hospitable ambassadors to our town.

Thank you for your attention to this matter. We truly believe there are no better candidates for an STR permit than Suzanne and David Tate.

Best Regards,
Scott and Nicole Dale
1326 Monte Vista Avenue
St. Helena, CA 94574
707-287-5417

Aaron Hecock

From: Laurel Sherry <mynameislaurel@gmail.com>
Sent: Monday, June 05, 2017 3:23 PM
To: Aaron Hecock
Subject: David and Suzanne Tate

Good afternoon Aaron,

I am writing in an effort to help my neighbors, two model St. Helena residents get a short term rental permit. In addition to David being the winemaker at Barnett Vineyards on Spring Mountain, they have their own wine brand, made from Napa Valley fruit. In fact, they even have a "Spring Street" Chardonnay, named with pride after the place that they call home. They take every opportunity to promote the Napa Valley and St. Helena in particular.

David and Suzanne Tate live full time in their house on Spring Street and have a "mother in law" unit downstairs. Because they are at their house full time, they really live the spirit of Air BnB by being available to their guests and facilitating a true "local's" experience. They are active residents; frequenting local businesses, restaurants, and wineries. In addition, some of the best summer nights I've had have been spent in their backyard. They are friendly, welcoming, and always ready to help.

I can understand that some long term St. Helena locals might not like the idea of opening up one's house to short term rentals - change is hard! But...when guests are treated like friends and given the opportunity to really become a part of the community even for just a few nights, I think that it is a benefit to the neighborhood, to St. Helena and to the Napa Valley.

Please grant them their Short Term Rental Permit. St. Helena will be better for it.

Thanks so much,
 Laurel Sherry
 1000 Brown St. #1
 St. Helena, CA 94574

Aaron Hecock

From: Mike Anderson <mike@mtgawines.com>
Sent: Monday, June 05, 2017 2:32 PM
To: Aaron Hecock
Subject: Planning Commission - Short Term Rentals

Hi Aaron,

I hope this email finds you well. I have heard about the short term rental issue in St Helena through a couple of dear friends of mine who are going to be attending the meeting on June 6th. I am unable to be there to voice my thoughts or regarding short-term rentals and leases so I wanted to pass them along your way.

I know there is a strong community push to avoid companies like AirBnB, VRBO or other sites. To be honest I haven't chatted with any of these folks, but I am not sure why they would be against them and why we would limit guests from visiting and staying in our great town. St. Helena, even with the new Las Alcobas Hotel, still has the least amount of rooms available when compared to other cities in the valley. People are driving down Main St. to get to Calistoga or maybe just making their way into Napa or Yountville and staying. It isn't quite a revolving door of business on Main St. but there have been more than a few that have struggled. The former Goodmans site the old Keller's property that has been vacant since La Condesa closed years ago. From all that I see as a community member we need more people in our town to help support it.

When my fiancée and I travel we constantly rely on AirBnB for reasonable lodging in cities where the hotel prices are steep. It is an amazing way to travel and provided us with the ability to see new parts of the country, world and spend our money on experiences rather than just on a room. Based on my experience in utilizing short term rentals they have only provided a boon to communities and businesses so it hard for me to even consider the alternative opinion, especially if someone hasn't personally utilized one of the short term rental services.

I grew up in St. Helena on Colombard Ct and currently live off of McCorkle Ave. Seeing two great people like David and Suzanne Tate who have moved into town to make this place their home like my family did is amazing. They live, work and support this town. The guests that may stay in their downstairs unit would be here to support this town as well with the money they spend at local business and taxes collected as a result.

Thank you for your time!
 Mike

--

Mike Anderson
 Owner/Winemaker
 MTGA Wines
 707.337.9168
mike@mtgawines.com

Aaron Hecock

From: Nick Sherry <nickosherry@hotmail.com>
Sent: Monday, June 05, 2017 2:31 PM
To: Aaron Hecock
Subject: Short term rentals

Hi Aaron,

David and Suzanne Tate have lived here in the Valley for a number of years. Both contribute massively to the Napa Valley; David had just completed his 10th anniversary at Barnett Vineyards. Suzanne sells Napa Valley wine around the whole country, also something Suzanne has been doing for several years!

I can see how it might upset people but they have opened up their home for people to affordably visit the Napa Valley because they both believe it is a great place to visit and they want to big up that. Not for themselves but because they want to promote the Valley.

David and Suzanne have a great place to stay - they live upstairs but they have a lovely space for 2 people downstairs and a great outside space that they are always happy to share with friends, guests and people they don't even know. Also, they have many friends like me and my wife who also live in and work in St. Helena and would be happy to meet and suggest where guests could visit.

Their property doesn't impose on anyone and if they have guests they will also not impose - in the same way that when David and Suzanne have friends round. Ultimately it's no different.

Denying David and Suzanne short term rentals would hurt the Valley and tourism more than denying them the chance to enjoy hosting guests at their home!

I hope you make the right decision!

Thanks,
Nick

Sent from my iPhone

Aaron Hecock

From: Lindsay Dale <lindsay@staglinfamily.com>
Sent: Monday, June 05, 2017 11:19 AM
To: Aaron Hecock
Subject: Short Term Rental Permit Support - David and Suzanne Tate
Importance: High

Hello Aaron,

I'm writing to you to show my support for David and Suzanne Tate's application for a short term rental permit.

As someone who resides in Saint Helena, I am grateful for the license process that has been put in place that encourages people to live in our town as full time residents. This helps to keep our local economy strong and is an integral part in keeping Saint Helena a thriving town and not creating a "ghost town" in which the town is made up of second and third homes with few full time residents. David and Suzanne Tate, and the house that they live in as full time residents, are the ideal people and situation to grant one of these permits to.

Both David and Suzanne live in Saint Helena, work in Saint Helena, and own a small business in Saint Helena. They support our local economy by grocery shopping at Sunshine Market and frequent all of the many wonderful restaurants and shops we have here such as Farmstead, Cook Tavern, Napa Valley Olive Oil Company, and Gathered on a regular basis. They have a strong, long term commitment to this community and would be exceptional ambassadors to guests visiting our wonderful town.

The size of their proposed rental unit is small, in that it can accommodate at the most 2 guests at once, so it will not be any impact on the surrounding neighborhood. Their proposed rental unit is a "mother-in-law unit" so it's actually part of their house and not a separate dwelling, therefore neighbors would not notice any additional visitors coming and going.

I have stayed in many AirBnB's across the country and find it's a great way to get to know a local community where I'm staying on a more personal level rather than at a hotel. As long as the process is regulated properly, and I believe it is in this case, AirBnB is a great way to host visitors who bring money for the local economy and tax base to our community.

Thank you for your consideration.

Sincerely,

Lindsay Dale
 1326 Monte Vista Ave, Apt A
 Saint Helena, CA

Aaron Hecock

From: Sara Pinckney <sarapinckney@gmail.com>
Sent: Sunday, June 04, 2017 10:19 AM
To: Aaron Hecock
Subject: Suzanne and David Tate short term rental permit

Hello Aaron,

I'm writing in support for Suzanne and David Tate's application for a short term rental permit.

As a resident here in St. Helena I have to say that I'm thankful for the license process that is in place. I believe that this keeps people living in town and helps our local economy stay strong. The Tate's, and the house that they live in as full time residents, are the ideal people and situation to grant a short term rental permit.

They work, live, and also own a small business here locally. Their long term commitment to St. Helena and its community is strong and loyal.

Knowing them personally, they are wonderful people and fantastic representatives of the area. Not only do they welcome others into the community, but they provide a true personalized feel and experience to this wonderful place that we get to call home.

It seems that the small size of their proposed rental unit will not have any impact on the neighborhood. It's actually a unit that is part of their house and will be unnoticeable to neighbors when guests are there. I would suspect that because of this, guests will be able to experience the community from a locals perspective.

I often stay in AirBnB's across the country and find that it is a great way to get to know a community. Not only to I have a better experience where I'm staying, I get to know the area on a more personal level. This has allowed me to find a love and respect for other cities that I may not have found while staying in a large hotel. As long as the process is regulated properly, AirBnB is a great way to host visitors who bring money for the local economy and tax base to our community. It seems like in this case, with the City of St. Helena, it definitely is!

Sincerely,

Sara Pinckney
1144 Church Street

Sent from my iPhone

Aaron Hecock

From: Jacob Avery <jacobavery@gmail.com>
Sent: Sunday, June 04, 2017 9:53 AM
To: Aaron Hecock
Subject: David and Suzanne Tate Short Term Rental Application

Aaron Hecock
Senior Planner
City of Saint Helena

Hello Aaron,

I'm writing to express support for David and Suzanne Tate's application for a short term rental permit.

As a Saint Helena resident, I'm thankful for the license process in place that keeps people living in our town and our local economy strong. David and Suzanne Tate, and the house that they live in as full time residents, are the ideal people and situation to grant one of these permits.

They live, work, and own a small business here locally and have a strong, long term commitment to the community. I also know them personally and know that they are wonderful people and fantastic representatives of the area to guests.

The size of their proposed rental unit is small and will not be any impact on the neighborhood. It's actually part of their house and neighbors will not even notice guests coming and going.

I often stay in AirBnB's across the country and find it's a great way to get to know a community where I'm staying on a more personal level rather than just some plain "vanilla" hotel. As long as the process is regulated properly, and I believe it is in this case, AirBnB is a great way to host visitors who bring money for the local economy and tax base to our community.

Sincerely,

Jacob Avery
1144 Church Street

Aaron Hecock

From: Janice Humphrey <janmarvino@me.com>
Sent: Thursday, June 01, 2017 8:46 AM
To: Aaron Hecock
Subject: 1764 Spring St. Concern - Planning Commission Meeting June 6, 2017

Aaron,

We have a concern regarding the Short Term Rental Permit at 1764 Spring Street to be discussed at the Planning Commission Meeting June 6th.

The property has a backyard set up for entertaining right on Allyn Avenue and often times the owner has parties that are loud after 10pm.

My husband went down once about 11:30pm to ask them to be a little quieter because they had loud music and were talking loud and the owner said stuff like, hey it's Saturday night, I own this place and I'll do what I want. We did call the police and they went over to shut it down. The sound carries up our way in the neighborhood. We don't want this to become a party house. We want noise ordinances strictly followed.

Respectfully submitted,
Janice and Marvin Humphrey
1257 Allyn Avenue
St Helena, CA 94574
707.963.3052

Tentative Planning Commission Agenda Updated: May 24, 2017

CURRENT AND PENDING MATTERS

Anticipated May/June Planning Commission (PC) and City Council (CC) Items:	
1.	PL17-019 Design Review, Demo and CUP for demolition and re-construction of a new SFD on a small lot at 1734 Scott St
2.	PL17-021 STR Permit 1764 Spring Street-Aaron Hecock
3.	Turley Flats Final Loan Document Review by CC-June 13, 2017-Noah Housh
4.	1351 Main St Use Permit-Eating and Drinking Establishment Aaron Hecock, May 16, 2017 PC-Approved, Pending CC Review June 13, 2017-Noah Housh
5.	PL17-032 1000 Pratt Ave Appeal of DR Approval for Beringer-Lilly Bianco CC Review June 13, 2017-Noah Housh
6.	Zoning Code Update to Address Changes in State Law-Second Dwelling Units-Noah Housh- CC Pending for June 13, 2017 (PC Recommended May 2, 2017)
Active/Pending Projects In Process	
1.	TSM 2010-40 Vacant Parcel-2010-40 Hunter Subdivision and EIR-Noah Housh
2.	PL14-041 741 McCorkle-Tentative Map and Use Permit-Under Review-Aaron Hecock
3.	PL14-10 1701 Madrona-Final Map and Tentative Map Extension-Frozen by Applicant
4.	PL16-012 633 Main St-UP to convert existing SFD into 2-room Hotel-Frozen by Applicant-Noah Housh
5.	PL16-081 thru -083 1003 Charter Oak Subdivision and 2 SFDs; Under Review -Aaron Hecock
6.	PL16-097 563 Main St Admin Determination; Frozen by Applicant-Noah Housh
7.	PL16-025 661 Main St LLA-Frozen by Applicant-Noah Housh
8.	PL16-018 & -094 420 Lafata (Previously 890 Dowdell Ln)-Custom Crush Facility-UP and Design Review- Resubmittal Under Review; CEQA In Process-Noah Housh
9.	PL16-048 576 Pope St-DR for new SFD-Frozen by Applicant
10.	PL17-006 1000 Mills Ln Farmstead Hotel-Aaron Hecock
11.	PL17-007 1178 Hudson Design Review Aaron Hecock
12.	PL17-009 1380 Main St Sign Permit-Under Review Aaron Hecock
13.	PL17-010 609 McCorkle DR for Pool House Aaron Hecock
14.	PL17-011 2140 Dean York DR for Bathroom Addition Aaron Hecock
15.	PL17-012 1230 Allyn Avenue DR for Addition to Existing Home Aaron Hecock
16.	PL17-013 1915 Main St DR for Bridge-Lilly Bianco
17.	PL17-014 1000 Pratt Ave, DR for Beringer Winery Production Modifications April 18, 2017 Lilly Bianco
18.	PL17-015 1136 Main TPM Extension
19.	PL17-016 1136 Main St Sign Permit
20.	PL17-017 995 Vintage Ave, Suite 100 Use Permit
21.	PL17-018 1050 Charter Oak Sign Permit
22.	PL17-019 1734 Scott St DR for Home and Second Unit Remodel-Lilly Bianco

23. PL17-020 1727 Scott St DR & Demolition for New SFD and Second Unit-Lilly Bianco
24. PL17-021 1764 Spring St New Short Term Rental-Aaron Hecock
25. PL17-022 1351 Main St Use Permit Amendment-
26. PL17-023 1237 Main St New Short Term Rental Renewal
27. PL17-024 1830 Main St Remodel and Addition to a Historic Home-Lilly Bianco
28. PL17-025 2555 Main St Appeal of DR and UP Denial
29. PL17-026 STR Permit Renewal-Aaron Hecock
30. PL17-027 2800 Main St DR for Pizza Oven Structure-Aaron Hecock
31. PL17-028 1660 Kearney St DR for Residential Remodel + 455 Sq ft Addition-Lilly Bianco
32. PL17-030 APN 009-362-015 LLA-Aaron Hecock
33. PL17-031 1711 Pine St DR for New SFD-Lilly Bianco
34. PL17-035 940 Brown St STR Renewal-In Process-Aaron Hecock
35. General Plan Update EIR-In Process-Noah Housh
36. General Plan Update-In Process-Noah Housh
Citywide PC/CC Assignments Prioritized by Staff and Planning Commission:
1. General Plan Update and General Plan EIR-On Going
2. Manage Adams St RFP Responses and Candidate Selection-On Going
3. Code Enforcement Policy and Procedures Update
4. Initiate Creation and Implementation of Design Guidelines
5. Comprehensive Zoning Code Update-Following General Plan Adoption
5a. F.A.R. Review-To be conducted with Zoning Code Update
5b. Demolition Permit Review/ Limit on Demolition Permits
5c. Temporary Use Permit-Create Process-Ordinance and ZC Amendments
5d. Update Daycare Zoning Regs-Consistent with State Law
5e. Food Truck Ordinance
6. Pre-Application/Concept Design Review Meeting prior to Submittal (CC Assigned 3/28/17)
7. Noise Ordinance Review (CC Assigned 3/28/17)
8. Plan Improvements, Additional Requirements, Application Checklist
9. Pools-Drought Policy Changes. Phase 1?
Pending PC/CC Assignments for Planning Department
1. OTSH Concept for Affordable Housing on Railroad Property (CC Assigned 3/28/17)
2. Water Update/Report from PW
Other Items of Interest to Planning Commission
1.

Required & On Going Items and Issues of Interest to Staff
1. Calderon Settlement Agreement Implementation and Monitoring-On Going
2. Manage Adams St RFP Responses and Candidate Selection-On Going
3. Short-Term Rental Ordinance Update Implementation and Enforcement
4. Code Enforcement-On Going
5. PG&E Parking Lot Negotiation-On Going
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-On Going
12. PW & Planning - Ordinance to Amend Municipal Code Related to Exterior Fire Sprinklers
13. Affordable Housing Assistance; Contract Review; Term Negotiation; Etc-Noah Housh
Recent Actions
1. 684 McCorkle OTSH-8 Unit Affordable Multi-Family-UP, Design Review, Demo and T-Map -Approved November 15, 2016
2. 632 McCorkle-8-Unit Multi-Family Residential-Design Review and Demolition-PC Approved 12-6-16; Appealed to CC; Appeal Denied January 24, 2017
3. Building and Fire Code Update - Ordinance to Amend Municipal Code-CC Approved Nov. 2017
4. 574 Pope St-DR, UP & T-Map-Withdrawn
6. Design Review Submittal Requirements-PC Discussion
7. 1210 Greyson-Davies Winery Signs-PC Approved Sept. 20, 2016-Appealed to CC, Appeal Denied December 2016
8. PL16-087 1234 Adams Street Wine Tasting PC Approved 12-20-16; Appealed to CC- Appeal Supported 1-24-17,
10. PL16-086 1367 Main St Woodhouse Bar-B-Q Use Permit Approved Feb 7, 2017
7. PL16-084 1425 Oak Ave DR Playground Shade at Montessori Pre School- Approved Feb 7, 2017
8. 1045 Pratt-DR for new SFD- Approved Feb. 7, 2017
9. PL16-080 1405 Adams St New SFD w/ Attached Garage –PC Approved Feb 7, 2017
10. 1105 Turley Flats Affordability and Loan Agreements- CC Approved Jan. 31, 2017
11. PL16-099 1475 Main Rianda House New Sign-Approved Feb 7, 2017
12. PL16-058 1111 Main St-DR and Master UP for Commercial Land Uses-PC Approved – Feb 21, 2017- Aaron Hecock
13. PL16-042 2555 Main St CIA DR, Variance and CUP for Educational Expansion-PC Review date Feb 21, 2017-Lilly Bianco-Denied; Appealed to CC
14. PL16-043 830 Pratt Ave CIA DR, Variance and CUP for Dormitory Expansion-PC Review date Feb 21, 2017-Lilly Bianco-Denied; Appealed to CC
15. PL16-090 2000 Main St Beringer Winery Design Review-Withdrawn by Applicant and superseded by PL17-014
16. PL17-012 1230 Allyn Avenue DR for Addition to Existing Home, April 18, 2017 PC

Aaron Hecock-Approved
17.PL15-049 837 Signorelli Cir-Garage-DR Exemption-Pending Resubmittal-Aaron Hecock-Withdrawn
18.PL17-011 2140 Dean York DR for Bathroom Addition, April 18, 2017 PC Aaron Hecock-Approved
19.Napa Countywide Pedestrian Plan PC Review and Recommendation April 18, 2017 Erica Ahmann-Smithies-PC Recommended Approval to CC
20.PL16-058 1111 Main St-DR and Master UP for Commercial Land Uses-Under Review-Aaron Hecock-PC Approved Feb 21, 2017
21.PL17-017-995 Vintage Ave. UP for Crush Fitness-April 18, 2017 PC Lilly Bianco-Approved
22.PL17-014 1000 Pratt Ave, DR for Beringer Winery Production Modifications April 18, 2017 Lilly Bianco-Approved
23.PL16-093 2600 Sulphur Springs Admin Determination Side Setback-Noah Housh-Approved Feb 17, 2017
24.PL16-096 800 Crane Ave DR Exemption for Equipment Install- PC Approved Noah Housh
25.PL16-095 1827 Vineyard Ave Demo and DR SFD – Aaron Hecock-Withdrawn
26.PL17-005 1380 Main #103 Use Permit for Retail Store-Aaron Hecock-Approved
27.PL17-003 1335 Main Street- “Richie Building” Design Review-Lilly Bianco-Approved 5-2-17
28.1764 Spring St STR Permit-Aaron Hecock May 16, 2017 PC Review-Approved 05-02-17
29.Discretionary Review Process Discussion with PC-Noah Housh, May 16, 2017
30.Review of Tentative Agenda to Prioritize PC/CC Assignments to Staff-PC Reviewed and gave direction May 2, 2017
31.PL16-074 Money Way Bathrooms-Aaron Hecock/Tobias Barr PC Review May 16, 2017-PC Approved
32.Zoning Code Update to address changes in State Law-Recreational Marijuana-In Process-Noah Housh CC to Review May 9, 2017 (PC Recommended-April 28, 2017) May 29, 2017-CC Approved
33.PL16-043 830 Pratt Ave CIA DR, Variance and CUP for Dormitory Expansion-PC Review date Feb 21, 2017-Lilly Bianco-Denied by PC; Appealed to CC Continued to May 23, 2017-Council Denied Appeal

*This document is intended as a courtesy and is only updated periodically. Therefore it may not reflect the most current project status. Please contact planning staff with questions about specific projects or properties at 707-967-2792.