City of St. Helena
Planning Commission
Regular Meeting
Tuesday, June 20, 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 t he agenda. Because of restrictions imposed by the Brown Act, the Commission may not engage in discussion nor take action on matters not described on the agenda. **Please observe the time limit of three minutes.**

4. CONSENT ITEMS
Members of the Commission or the public may ask that any items be considered individually for purposes of considering alternative action, for extended discussion, or for public comment. Unless that is done, one motion may be used to adopt all recommended actions. (Roll Call Vote)

4.1. Approval of Minutes: June 6, 2017 — 5 - 8
Commission Minutes 6-06-17

4.2. Dehoff Residence Design Review at 1734 Scott Street. — 9 - 45

CEQA Determination: The project is exempt from the requirements of CEQA pursuant to Section 15301, which exempts demolition of existing structures, minor alterations and additions to existing private structures.
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
2. Accepting the required findings and approving the requested Design Review for the Dehoff Residence Remodel.

Staff Report - 1734 Scott Street - Pdf

4.3. Harrison Residence Design Review at 1660 Kearney Street — 47 - 71

CEQA Determination: Exempt from the requirements of CEQA pursuant to Section 15301, which exempts demolition of existing structures, minor alterations and additions to existing private structures.
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
2. Accepting the required findings and approving the requested Design Review for the Harrison Residence Remodel.

Staff Report - 1660 Kearney Street - Pdf

5. PUBLIC HEARINGS

5.1. Request by the City of St. Helena Fire Department for adoption of a resolution approving a use permit in order to establish and operate a secondary fire station at 1025 Dowdell Lane in the Industrial (I) district. 73 - 91

CEQA Determination: The project is categorically exempt from the requirements of CEQA pursuant to Section 15301 “existing facilities” as the operation of an existing private structure involving a negligible expansion of use beyond that existing at the time of the lead agency's determination.
Prepared By: Aaron Hecock, Senior Planner
Recommendation: For the reasons described above, staff recommends that the Planning Commission:

1. Determine that the project is categorically exempt from the requirements of CEQA pursuant to CEQA Section 15301; and
2. Accept the required findings and approve a resolution granting a use permit for a new fire station at 1025 Dowdell Lane.

Staff Report - 1025 Dowdell Lane - Pdf

5.2. Request by Kevin Alfaro and Cooper Crane on behalf of Wagner Ranch, LLC for adoption of a resolution approving a lot line adjustment between parcels #009-362-015 and #009-362-016 to increase the size of an existing .38 acre parcel to 5.2 acres, with a corresponding reduction in the size of an existing 15.28 acre parcel to 10.46 acres. The subject parcels are located north of Sulphur Springs and west of Highway 29 in the Medium Density Residential and A-20 zoning districts. 93 - 103

CEQA Determination: The requested lot line adjustment is Categorically Exempt from the requirements of CEQA pursuant to Section 15305, Class 5, Minor Alterations in Land Use Limitations, which exempts minor lot line adjustments.
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 15305, Class 5, Minor Alterations in Land Use Limitations, which exempts minor lot line adjustments; and

2. Accept the required findings and adopt a resolution approving a lot line adjustment between parcels #009-362-015 and #009-362-016 located north of Sulphur Springs and west of Highway 29 in the Medium Density Residential and A-20 zoning districts.

Staff Report - Sulphur Springs and West of Highway 29 - Pdf

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. Planning Commission Tentative Agenda - June 6 2017 Update 105 - 108

9. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for July 18, 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 15, 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://cityofsthelena.org and will be available for public review at the respective meeting.

Action Minutes
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

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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 (Arrived at 6:07 p.m.)
Staff Present: Noah Housh, Planning and Community Improvement Director, Aaron Hecock, Senior Planner, Lilly Bianco, Contract Planner, Thomas B. Brown, City Attorney, Xinia Gamero, Administrative Assistant.

3. PUBLIC FORUM:

Chair Kistner opened Public Comment.

Citizen addressed the Commission.

Chair Kistner closed Public Comment.

4. CONSENT ITEMS

4.1. Approval of Minutes May 16, 2017

MOTION: Commissioner Monnette moved to approve the Minutes from the May 16, 2017 meeting on the Consent Calendar. The motion was seconded by Commissioner Knudsen and roll call carried by the following vote:

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

Chair Kistner moved Public Hearing Item 5.2 prior to Public Hearing Item 5.1.

Commissioner Sweeney is recused from Item 5.2 due to being a short-term rental permit holder.

5. PUBLIC HEARINGS

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.

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.

Senior Planner Aaron Hecock reported on Item.

Applicant Suzanne Tate addressed the Commission.

Chair Kistner opened Public Comment.

Donna Hinds, Gail Clavel, Jim Sweeney and David Tate addressed the Commission.

Chair Kistner closed Public Comment.

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

AYES: Commissioner Monnette and Kistner.
NOES: Commissioner Knudsen
ABSENT: None
RECUSED: Commissioner Sweeney

Commissioner Sweeney returned to the dais at 6:44 p.m.

5.1. Driscoll Residence Demolition, Design Review, and Use Permit

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.

Contract Planner Lilly Bianco reported on Item.

Applicant George Bevan addressed the Commission.

Chair Kistner opened Public Comment.

Coco Lopez addressed the Commission.

Chair Kistner closed Public Comment.

Commissioner Sweeney moved to approve staff's recommendation. Motion was not considered due to lack of a second.

MOTION: Commissioner Monnette moved to continue item for redesign that would take into consideration Commissioner's comments presented during meeting. The motion was seconded by Commissioner Sweeney and roll call carried by the following vote:

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

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

8.1. PC TENTATIVE AGENDA May 24 2017 Update

Planning and Community Improvement Director Noah Housh reported on Item.

9. ADJOURNMENT: Chair Kistner adjourned the meeting at **7:43 p.m.**

APPROVED: The June 6, 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 20, 2017

AGENDA SECTION: Consent

FILE NUMBER: PL 17-019

SUBJECT: Dehoff Residence Design Review at 1734 Scott Street.

PREPARED BY: Lilly Bianco, Contract Planner

REVIEWED BY: Noah Housh, Planning and Community Improvement Director

APPLICATION FILED:03/03/17 **ACCEPTED AS COMPLETE:**03/03/17

LOCATION OF PROPERTY: 1734 Scott Street

APN: 009-291-010

GENERAL PLAN/ZONING: Medium Density Residential/MDR

APPLICANT: Sutro Architectrs **PHONE:** 707-395-4480

BACKGROUND

The subject property is a residential lot of 0.395 acres and improved with one two-story single family residence (2,893 sq-ft) ,one single story accessory dwelling (881 sq-ft), and detached garage with attached accessory sheds at rear of property (586 sq-ft). At present, the site exhibits a lot coverage of 21.5% and Floor Area Ratio (FAR) of 0.253.

PROJECT DESCRIPTION

Applicant, Eliot Sutro, on behalf of property owner, Owen Dehoff, is requesting Design Review approval to remove an existing rear garage and attached sheds, perform a remodel of the primary residence and accessory dwelling, and construct a new fence. The proposed work would effectively add 53 sq-ft to the primary residence and remove 37sq-ft from the second dwelling, as well as demolish the existing garage (397sf), and two attached sheds (126 and 63 sq-ft, respectively). The majority of work; however, will be cosmetic changes which include, but are not limited to, the introduction of white painted board and batten wood siding, painted aluminum clad windows, composition

shingle roofing, new skylights, and painted wood guardrails with galvanized wire infill at balcony and new 8' fence (6' solid with 2' lattice) to extend around rear and side property lines and 6' solid wood fence and gate at property front. No landscaping is proposed as part of this application.

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 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.

ZONING

Consistent with the GP land use designation, 1734 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.

Staff Analysis

As a residential remodel, with no substantial changes proposed to the form, massing or style, with the exception of some limited cosmetic changes and demolition of a rear garage/shed, the project appears consistent with applicable General Policies and would further ensure the property continues to meet the development standards imposed by the Zoning Code. The project will result in a net reduction in lot coverage and square footage such that, after the project, the property would exhibit a lot coverage of 16.7 percent (reduced from 21.5 percent), and an FAR of .219 (reduced from .253). Under the zoning code, the allowable FAR would be 0.24; as such, the proposed work will bring the property into conformance with applicable standards. Based on the above, the project is found to conform to applicable GP policies and Zoning Code regulations.

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. However, no “new development” as defined above is proposed and no increase in the water use for the property is anticipated as a component of the project.

DESIGN REVIEW

The purpose of design review is to, among other things, promote the qualities that bring value to the community and foster attractiveness and functional utility of the community as a place to live and work. The 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.
The project will introduce minor modifications to update the exterior or buildings located at 1734 Scott Street. The modifications are simple in design and will be of quality materials. The changes would not substantially alter the overall form, massing, or style of the building and would be consistent with what is there, as such; the project appears consistent with General Plan goal 4.3.4 Strengthen community identity by appropriate building design, size, and site landscaping.

2. Compatibility of design with the immediate environment of the site;
The proposed work consists of demolition of a rear garage/shed and limited cosmetic improvements to the primary residence and accessory dwelling that would be compatible with the existing character of the site and its immediate environment.

3. Relationship of the design to the site;
The proposed work would not alter the siting of the existing building or the relationship of the design to the site.

4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
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;
The proposed work is consistent with what is currently on site and is expected to remain so into the future.

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;
No buildings or functions are proposed that would alter the internal sense of order exhibited by the property.

9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
No changes to the landscaping are proposed at this time.

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;
While the proposed project does propose removal of a rear two car garage and shed, they will retain the attached two car garage at the front of the residence and therefore will retain adequate parking and which will ensure sufficient ancillary functions.

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 applicant is proposing the removal of three street trees (two plums and a pistache- a maple is erroneously included; but is not proposed for removal). The proposed tree removal was approved by the Tree Committee on June 8, 2017 and issued a tree permit with the condition that the applicant re-plant three 15 gallon Chinese pistache in the planter strip prior to issuance of final

building permit. Natural features would be appropriately preserved and integrated with the project.

13. Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions;

The proposed changes (i.e board and batten siding, aluminum clad windows, comp shingle roofing 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;
No landscaping is proposed at this time.

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;
No landscaping is proposed at this time.

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 add solar arrays on rear facing roof of primary residence which would help the project to further sustainability and climate protection goals.

CEQA

The project is exempt from the requirements of CEQA pursuant to Section 15301, which exempts demolition of existing structures, minor alterations and additions to existing private structures.

ISSUES

From the perspective of staff, no outstanding issues remain with the proposed project.

CORRESPONDENCE

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

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
2. Accepting the required findings and approving the requested Design Review for the Dehoff Residence Remodel.

ATTACHMENTS

1734 Scott ATTCH 1.Resolution
1734 Scott ATTCH 2. APN Map
1734 Scott ATTCH 3. Aerial View
1734 Scott ATTCH 4. Project Narrative
1734 Scott ATTCH 5. Project Plans

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 DEHOFF RESIDENCE LOCATED AT 1734 SCOTT STREET

PROPERTY OWNER: Mr. Owen Dehoff **APN:** 009-291-010

Recitals

A. Whereas, Mr. Eliot Sutro submitted an application for a Design Review Application to demolish a detached garage and accessory structure and perform minor exterior modifications to an existing residence and detached accessory dwelling at 1734 Scott Street in the MR: Medium Density Residential District, and

D. **Whereas**, A staff report dated June 20, 2017 and incorporated herein by reference analyzed the projects consistency with the Design Criteria enumerated in Section 17.164.030 of the Municipal 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 20, 2017, and

E. Now, therefore let it be found that, the Planning Commission approves the Design Review 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 categorically exempt from the requirements of CEQA pursuant to Section 15301, which exempts minor alterations and additions to existing private structures. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not 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. 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. Consistent with Zoning Code Section 17.164.060, the Commission may approve a design review exemption insofar as

the project raises no substantial design problems of the sort enumerated in sections 17.164.010 to 17.164.030. The project therefore must be obviously 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.

Design Review Criteria:

Design Review Criteria.

1. Consistency and compatibility with applicable elements of the general plan.
   The project will introduce minor modifications to update the exterior or buildings located at 1734 Scott Street. The modifications are simple in design and will be of quality materials. The changes would not substantially change the overall form, massing, or style of the building and would be consistent with what is there, as such; the project appears consistent with General Plan goal 4.3.4 Strengthen community identity by appropriate building design, size, and site landscaping.

2. Compatibility of design with the immediate environment of the site;
   The proposed works consists of demolition of a rear garage/shed and limited cosmetic improvements to the primary residence and accessory dwelling that would be compatible with the existing character of the site and its immediate environment.

3. Relationship of the design to the site;
   The proposed work would not alter the siting of the existing building or the relationship of the design to the site.

4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
   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;
   The proposed work is consistent with what is currently on site and is expected to remain so into the future.

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;
   No buildings or functions are proposed that would alter the internal sense of order exhibited by the property.

9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
   No changes to the landscaping are proposed at this time.

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;
    While the proposed project does propose removal of a rear two car garage and shed, they will retain the attached two car garage at the front of the residence and therefore will retain adequate parking and which will ensure sufficient ancillary functions.

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 applicant is proposing the removal of three street trees (two plums and a pistache). The proposed tree removal was approved by the Tree Committee on June 8, 2017 and issued a tree permit with the condition that the applicant re-plants three 15 gallon Chinese pistache in the planter strip prior to issuance of final building permit. Natural features would be appropriately preserved and integrated with the project.

13. Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions;

    The proposed changes (i.e board and batten siding, aluminum clad windows, comp shingle roofing 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;
No landscaping is proposed at this time.

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;
No landscaping is proposed at this time.

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 add solar arrays on rear facing roof of primary residence which would help the project to further sustainability and climate protection goals.

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

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 April 20, 2017, expect 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 Design Review 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 Design Review 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. As required by the Municipal Code, solid portions of side and rear fence shall not exceed 6” in height as measured from average grade, but may feature and additional 2’ of lattice, subject to building permit approval.

14. Prior to Final Building Permit issuance, a City Official shall confirm the planting of three 15 gallon Chinese pistache trees in planter strip at property frontage.

15. A building permit is required for any onsite demolition, construction, or change of occupancy.

Public Works Department Conditions of Approval

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

17. 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.

18. 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.

19. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.

20. Provide details of any and all proposed fencing, gates, and/or walls on all plans submitted for building permit review.

21. 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.

22. 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.

23. The applicant shall incorporate water conservation practices into the proposed project per the Water Neutrality Analysis Report received April 20, 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.

24. If the proposed/new landscaping involves an area greater than 500 square feet or rehabilitation of more than 2,500 square feet, the proposed landscaping shall comply with the State's Model Water Efficient Landscape Ordinance (MWELO).

25. Construct sidewalk and driveway approaches per current City and ADA Standards prior to Certificate of Occupancy.

26. 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.

27. 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.

28. 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.

29. 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.

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

Building Department Conditions of Approval

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

32. 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.

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

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

35. 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.

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

37. 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 20, 2017 by the following roll call vote:

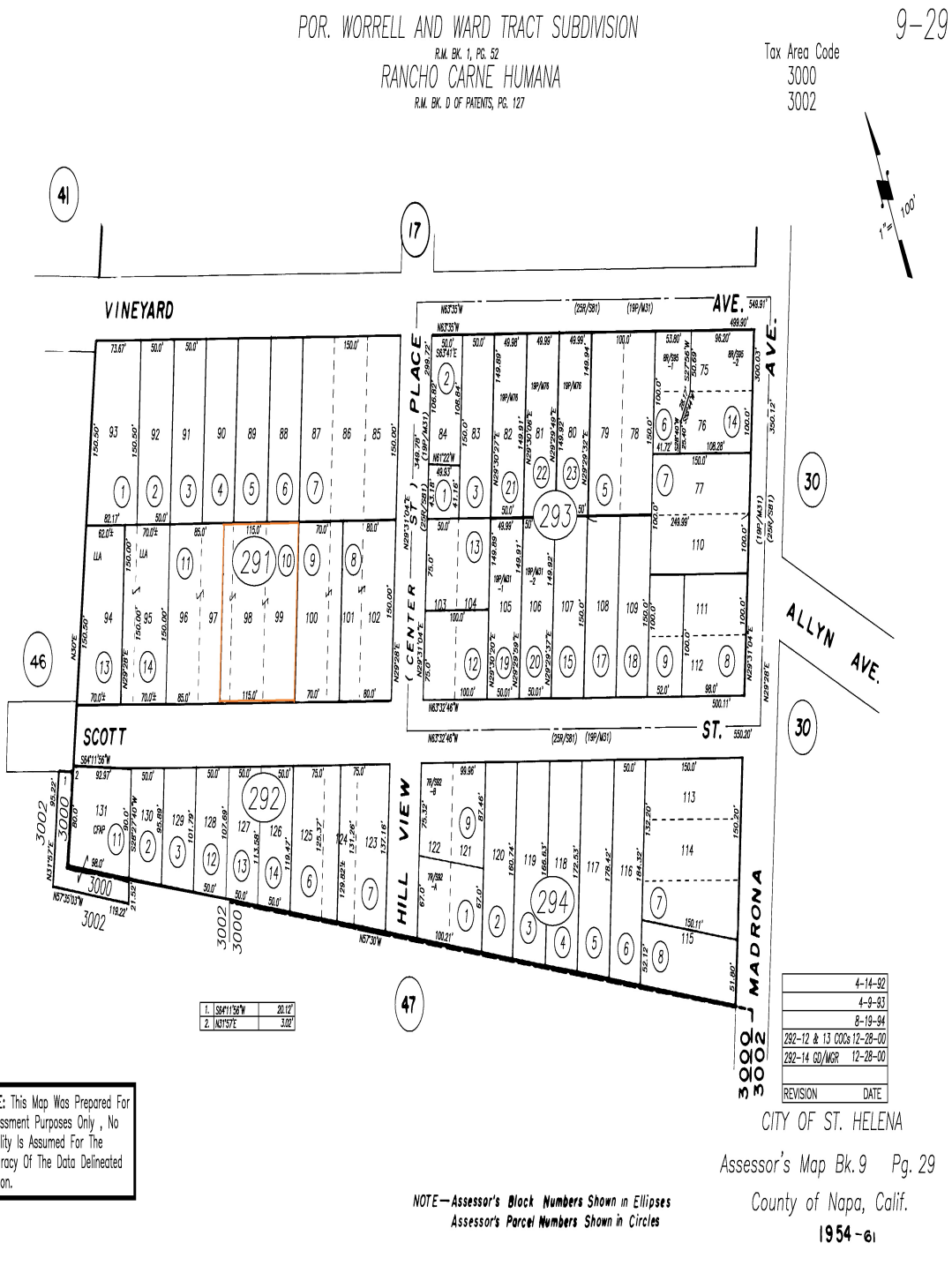
AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

Grace Kistner
Chair, Planning Commission

ATTEST:

Noah Housh,
Planning and Community Improvement Director


POR. WORRELL AND WARD TRACT SUBDIVISION
R.M. BK. 1, PG. 52
RANCHO CARNE HUMANA
R.M. BK. D OF PATENTS, PG. 127
9-29
Tax Area Code
3000
3002
1"= 100'
VINEYARD
AVE.
PLACE
CENTER ST.
ALLYN AVE.
SCOTT
ST.
HILL VIEW
MADRONA
AVE.
41
17
30
46
47
291
292
293
294
3000
3002
1. S64°11'56"W 20.12'
2. N31°57'E 3.02'
4-14-92
4-9-93
8-19-94
292-12 & 13 COCs 12-28-00
292-14 GD/MGR 12-28-00
REVISION DATE
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

1734 Scott St
Stockton St
Kearney St
Oak Ave
Allyn Ave
Pine St
Adams St
Tainter St
Hudson Ave
Madrona Ave
Fir Hill Dr
Palmera Dr
29
N
© 2016 Google
Google Earth
Tour Guide
1993
38°29'54.43" N 122°28'49.50" W elev 292 ft eye alt 2912 ft

March 3, 2017

Planning Department, City of St Helena
1480 Main Street
Saint Helena, CA 94574

Subject: 1734 Scott St. Design Review Statement
Applicant: Eliot Sutro
Owner: Owen DeHoff

Description of Project:

Residential remodel of main residence and second dwelling; new fence. The design of new elements are intended to complement the existing style of the house.

Building height:	Main House	Second Dwelling
Existing:	24'-2"	14'-8"
Proposed:	24'-2"	14'-8"

Total Floors:	Main House	Second Dwelling
Existing:	2	1
Proposed:	2	1

Gross Floor Area:	Main House	Second Dwelling
Existing:	2,893sf	881sf
Proposed:	2,946"sf	744sf
Change:	+53sf (at floor 1 of 2)	-37sf (at floor 1 of 1)

Parking Spaces: 4 total (2 interior at main house garage, 2 exterior at front yard)

Access to property: Main house accessible by entry door facing Scott Street. Second dwelling at rear of lot accessible through privacy fence.

Materials: Painted wood siding, painted aluminum-clad wood windows, composition shingle roof, painted wood guardrails with galvanized wire infill.

Please contact me with any questions regarding the project.

Sincerely,

Eliot Sutro
Sutro Architects

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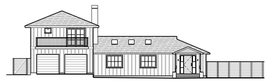

DEHOFF RESIDENCE
1734 SCOTT STREET, ST HELENA CA

ABBREVIATIONS

&	and
<	angle
@	at
#	pound or number
±	plus or minus
A.B.	anchor bolt
A.C.	air conditioning
A.D.	area drain
ADJ.	adjustable
A.F.F.	above finish floor
AGGR.	aggregate
ALT.	alternate
ALUM.	aluminum
APPROX.	approximate
ARCH.	architectural
B.B.	butcher block
BD.	board
BITUM.	bituminous
BLDG.	building
BLK.	block
BLKG.	blocking
BM.	beam
B.O.	bottom of
B.P.	building paper
B.R.	brick
BTWN.	between
C.	centerline
CAB.	cabinet
CEM.	cement
CER.	ceramic
CHIM	chimney
C.J.	control joint
CLG.	ceiling
CLKG.	caulking
CLOS.	closet
CLR.	clear
C.M.U.	concrete masonry unit
C.O.	clean out
COL.	column
CONC.	concrete
COND.	condition
CONN.	connection
CONSTR.	construction
CONT.	continuous
CPR.	copper
CPT.	carpet
CTR.	center
C.W.	cold water
D.	dryer
DBL.	double
DEPT.	department
DET.	detail
DIA.	diameter
DIM.	dimension
DISP.	dispenser
DN.	down
DR.	door
D.S.P.	dry standpipe
D.W.	dishwasher
DWG.	drawing
DWR.	drawer
	east
(E)	existing
EA.	each
E.J.	expansion joint
ELEV.	elevation
ELEC.	electrical
EMER.	emergency
ENCL.	enclosure
E.P.B.	electrical panel board
EQ.	equal
EQUIP.	equipment
EXST.	existing
EXP.	expansion
EXT.	exterior
F.A.	fire alarm
F.A.U.	forced air unit
F.D.	floor drain
F.E.C.	fire extinguisher cabinet
FIN.	finish
FIXT.	fixture
FL.	floor
FLASH.	flashing
FLUOR.	fluorescent
F.O.C.	face of concrete
F.O.F.	face of finish
F.O.M.	face of masonry
F.O.PLY	face of plywood
F.O.S.	face of studs
F.P.	fireproof
FR.	frame
F.R.P.	fiberglass reinforced panel
FT.	foot or feet
FURR.	furring
FUT.	future
G.	gas outlet
GA.	gauge
GALV.	galvanized
G.B.	grab bar
G.D.	garbage disposal
GEN.	general
G.F.I.	ground fault interrupter
GL.	glass
GND.	ground
G.O.	gas outlet
GR.	grade
G.S.M.	galvanized sheet metal
GYP.	gypsum
H.B.	hose bibb
H.C.	hollow core or handicapped

HD.	head
HDR.	header
HGR.	hanger
H.M.	hollow metal
HORIZ.	horizontal
HR.	hour
H.R.	handrail
HT.	height
H.W.H.	hot water heater
I.D.	inside diameter
IN.	inch
INSUL.	insulation
INT.	interior
INTER.	intermediate
JST.	joist
JT.	joint
LAM.	laminate
LAV.	lavatory
LB.	pound
LT.FIXT	light fixture
LIN.	linear
LN.	line
LT.	light
MACH.	machine
MAINT.	maintenance
MAT.	material
MAX.	maximum
MECH.	mechanical
MEMB.	membrane
MTL.	metal
MFR.	manufacturer
MIN.	minimum
MIR.	mirror
MISC.	miscellaneous
MSRY.	masonry
MTD.	mounted
MUL.	mullion
(N)	new
N.	north
N.I.C.	not in contract
NO.OR#	number
NOM.	nominal
N.T.S.	not to scale
O.	owner
O.A.	overall
OBS.	obsure
O.C.	on center
O.D.	outside diameter
OFF.	office
OPNG.	opening
OPP.	opposite
P.	pole
PAC	pacific
PBWL	paper backed wire lath
PERIM.	perimeter
PG & E	pacific gas & electric company
P.I.P.	poured in place
PL.	plate
P.LAM.	plastic laminate
PLAS.	plaster
PLYWD.	plywood
PNL.	panel
PNT.	paint
PR.	pair
P.S.I	per square inch
PT.	point
P.T.	pressure treated
PTD.	painted
Q.T.	quarry tile
(R)	existing to be removed
R.	riser
R.A.	return air
RAD.	radius
R.C.P.	reflected ceiling plan
R.D.	roof drain
REC.	recessed
REF.	reference
REFL.	reflected
REFR.	refrigerator
REG.	register
REINF.	reinforced
REMOV.	removable
REQ'D.	required
RESIL.	resilient
RET.	retaining
REV.	revision,revised,reversed
RM.	room
R.O.	rough opening
RWD.	redwood
R.W.L.	rain water leader
S.	south
S.A.D.	see architectural drawings
S.C.	solid core
S.C.E.D.	see civil engineering drawings
SCHED.	schedule
S.D.	soap dispenser/dish
SECT.	section
SEP.	separation
SERV.	service
SH.	shelf
S.H.	sprinkler head
SHR.	shower
SHT.	sheet
SHTG.	sheathing
SIM.	similar
SL.	sliding

S.L.D.	see landscape drawings
S.M.D.	see mechanical drawings
S.P.D.	see plumbing drawings
SPEC.	specification
SQ.	square
	stainless steel
STA.	station
ST.STL.	stainless steel
S.S.D.	see structural drawings
STD.	standard
STL.	steel
STN.	stone
STOR.	storage
STRUCT.	structural
SUSP.	suspended
S.V.	sheet vinyl
S.W.	shear wall
SYM.	symmetrical
SYS.	system
	tread
T.O.C.	top of curb
TEL.	telephone
TEMP.	tempered
TER.	terrazzo
T & G	tongue & groove
THK.	thick
THRU.	through
T.M.E.	to match existing
T.N.	toe nailed
T.O.C.	top of concrete
T.O.P.	top of plate
T.O.PLY	top of plywood
T.O.W.	top of wall
T.V.	television
TYP.	typical
U.B.C.	uniform building code
UNEXC.	unexcavated
UNF.	unfinished
U.O.N.	unless otherwise noted
V.C.T.	vinyl compostion tile
VEN.	veneer
VERT.	vertical
VEST.	vestibule
V.I.F.	verify in field
VOL.	volume
	west or washer
W.C.	with
WD.	water closet or wall covering
W//D.	wood
W.H.	washer / dryer
W/O	water heater
W.P.	without
W.P.M.	work point
WT.	waterproof membrane
W.R.	weight
	water resistant
W.W.M.	welded wire mesh
W.W.F.	welded wire fabric

SYMBOL LEGEND

ROOM NAME — STUDIO A (room name) / 117 (room number)

WALL TYPE — W1A

DOOR TYPE — 99

WINDOW TYPE — 9

RCP ELEVATION — +9'-6"

FINISH FLOOR ELEVATION — (X'-XX")

ELEVATION DATUM — FIRST FLR FFE, EL. = +X'-X" A.F.F. (datum location / elevation)

SECTION — view direction; X/A.X.X (sheet number / drawing number)

DETAIL — X / AX.X (drawing number / sheet number)

ELEVATION — view direction; X/A.X.X (sheet number / drawing number)

INTERIOR ELEVATION — drawing number / elevation designation / sheet number

COLUMN GRIDLINE — 99

ADDENDUM — 1

PROJECT DIRECTORY

OWNER:
OWEN DEHOFF
1980 VALLEJO ST. #9
SAN FRANCISCO CA 94123
ODEHOFF@GMAIL.COM
917.892.9739

ARCHITECT:
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135 MATHESON STREET
HEALDSBURG CA 95448
CONTACT: ELIOT SUTRO
ESUTRO@SUTROARCHITECTS.COM
707.395.4480

STRUCTURAL ENGINEER:
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441 COLLEGE AVENUE
SANTA ROSA CA 95401
CONTACT: TONY PIAZZA
TONY@MKMASSOCIATES.COM
707.578.8185

CONTRACTOR:
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1229 N. DUTTON AVENUE
SANTA ROSA CA 95401
CONTACT: DAVID SCHROEDER
DAVIDSCHROEDER@NORDBY.NET
707.526.4500
LICENSE #837774-B

PROJECT DATA

SITE DATA

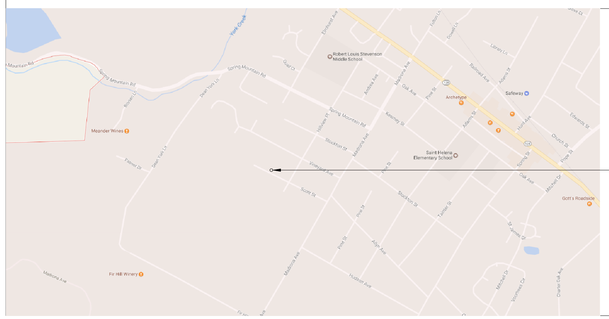
PROJECT NAME:	DEHOFF RESIDENCE
PROJECT TYPE:	RESIDENTIAL REMODEL
PROJECT ADDRESS:	1734 SCOTT ST, ST HELENA, CA, 94574
DESCRIPTION OF WORK:	REMODEL OF EXISTING MAIN RESIDENCE REMODEL OF EXISTING SECOND DWELLING DEMOLITION OF EXISTING GARAGE & STORAGE SHED

BUILDING DATA

APPLICABLE BUILDING CODES:	2016 California Building Code (CBC) 2016 California Electrical Code (CEC) 2016 California Mechanical Code (CMC 2016 California Plumbing code(CPC) 2016 California Fire Code (CFC) 2016 Green Building Code 2016 California Energy Code
TYPE OF CONSTRUCTION:	TYPE V - B
SPRINKLER PROTECTION:	NOT SPRINKLERED
OCCUPANCY TYPE / USE:	R-3 / SINGLE FAMILY RESIDENCE
ASSESSOR'S PARCEL NUMBER:	009-291-010
PARCEL SIZE:	0.395 ACRES
ZONING DISTRICT:	MEDIUM DENSITY RESIDENTIAL

	MAIN RESIDENCE	SECOND DWELING
NO. OF STORIES:	2 EXISTING (NO CHANGE)	1 EXISTING (NO CHANGE)
BASEMENT:	NO	NO
NO. OF BEDROOMS/BATHS:	3/3 EXISTING; 4/3.5 PROPOSED △	1/1 EXISTING, 1/1 PROPOSED
BUILDING HEIGHT:	24'-2" EXISTING (NO CHANGE)	14'-8" PROPOSED (NO CHANGE)
GROSS FLOOR AREA:	2,893 SF EXISTING 2,946 SF PROPOSED	881 SF EXISTING 744 SF PROPOSED
NET CHANGE:	+53 SF	- 37 SF

VICINITY MAP



SHEET INDEX

DESIGN REVIEW - 03.03.17

ARCHITECTURAL DRAWINGS

A0.01	COVER SHEET / PROJCT INFO.
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A1.02	PROPOSED SITE PLAN
A1.03	MAIN RESIDENCE EXISTING/DEMO FIRST FLOOR PLAN
A1.04	MAIN RESIDENCE EXISTING/DEMO SECOND FLOOR PLAN
A1.05	MAIN RESIDENCE EXISTING/DEMO ROOF PLAN
A1.06	SECOND DWELLING EXISTING/DEMO FLOOR PLAN
A1.07	SECOND DWELLING EXISTING/DEMO ROOF PLAN
A1.08	MAIN RESIDENCE PROPOSED FIRST FLOOR PLAN
A1.09	MAIN RESIDENCE PROPOSED SECOND FLOOR PLAN
A1.10	MAIN RESIDENCE PROPOSED ROOF PLAN
A1.11	SECOND DWELLING PROPOSED FLOOR PLAN
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A2.03	SECOND DWELLING EXISTING EXTERIOR ELEVATIONS
A2.04	MAIN RESIDENCE PROPOSED EXTERIOR ELEVATIONS
A2.05	MAIN RESIDENCE PROPOSED EXTERIOR ELEVATIONS
A2.06	SECOND DWELLING PROPOSED EXTERIOR ELEVATIONS

SUTRO ARCHITECTS
415.956.5445
sutroarchitects.com
1095 Post Street, San Francisco, CA 94109

DEHOFF RESIDENCE
1728 & 1734 SCOTT STREET, ST HELENA, CA 94574
APN 009-291-010 | PROJECT NO. 2016.0XX

DESIGN REVIEW
03.03.2017

DESIGN REVIEW REV.
04.20.2017 △

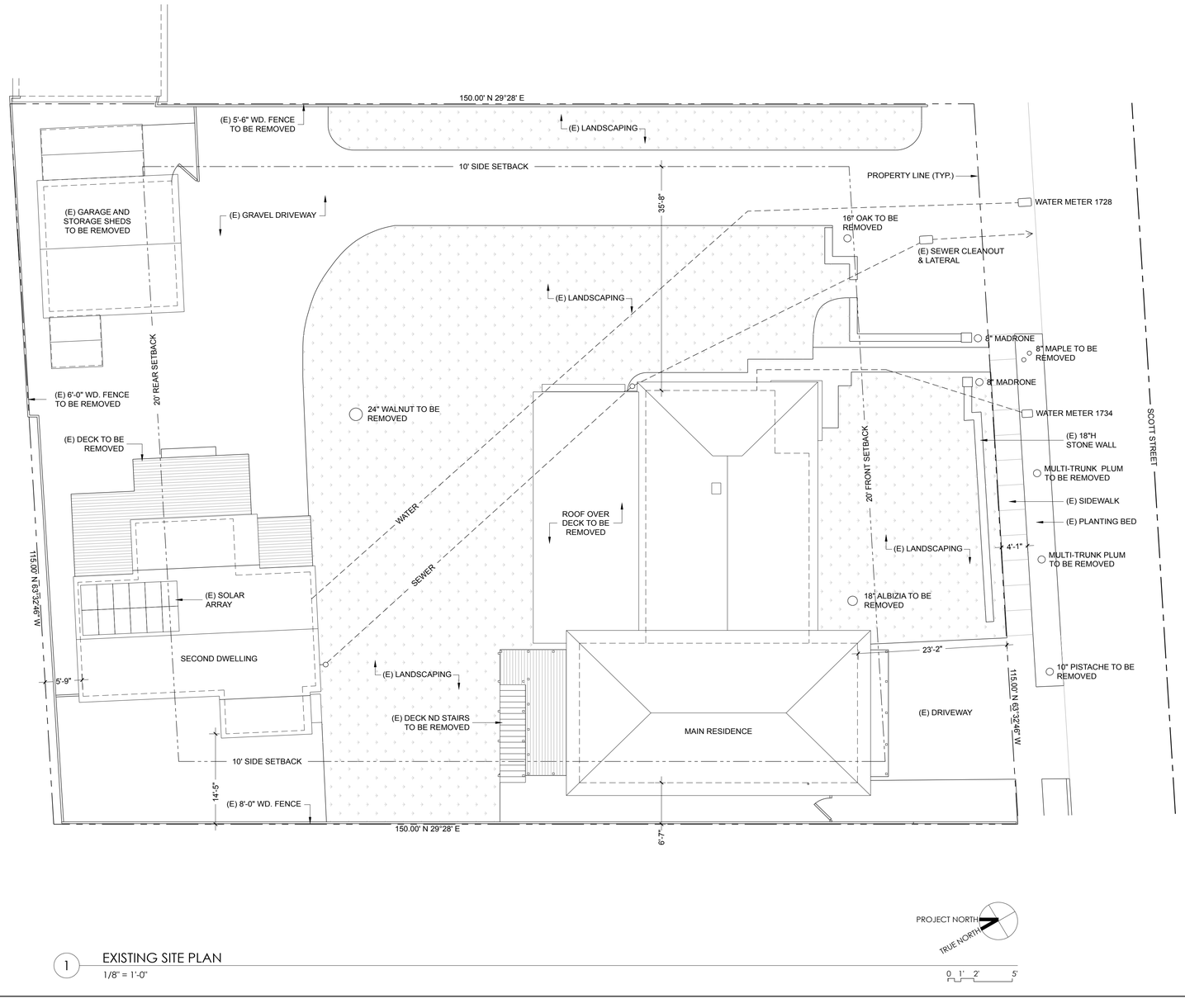
COVER SHEET

PROJECT INFORMATION

1/4" = 1'-0"

A0.1

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.



1 EXISTING SITE PLAN
1/8" = 1'-0"

GENERAL NOTES:

1.

SUTRO ARCHITECTS
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1055 Post Street, San Francisco, CA 94109

DEHOFF RESIDENCE

1728 & 1734 SCOTT STREET, ST HELENA, CA 94574
APN 009-291-010 | PROJECT NO. 2016.0XX

DESIGN REVIEW
03.03.2017
DESIGN REVIEW REV.
04.20.2017 △

EXISTING SITE PLAN

1/8" = 1'-0"

A1.01

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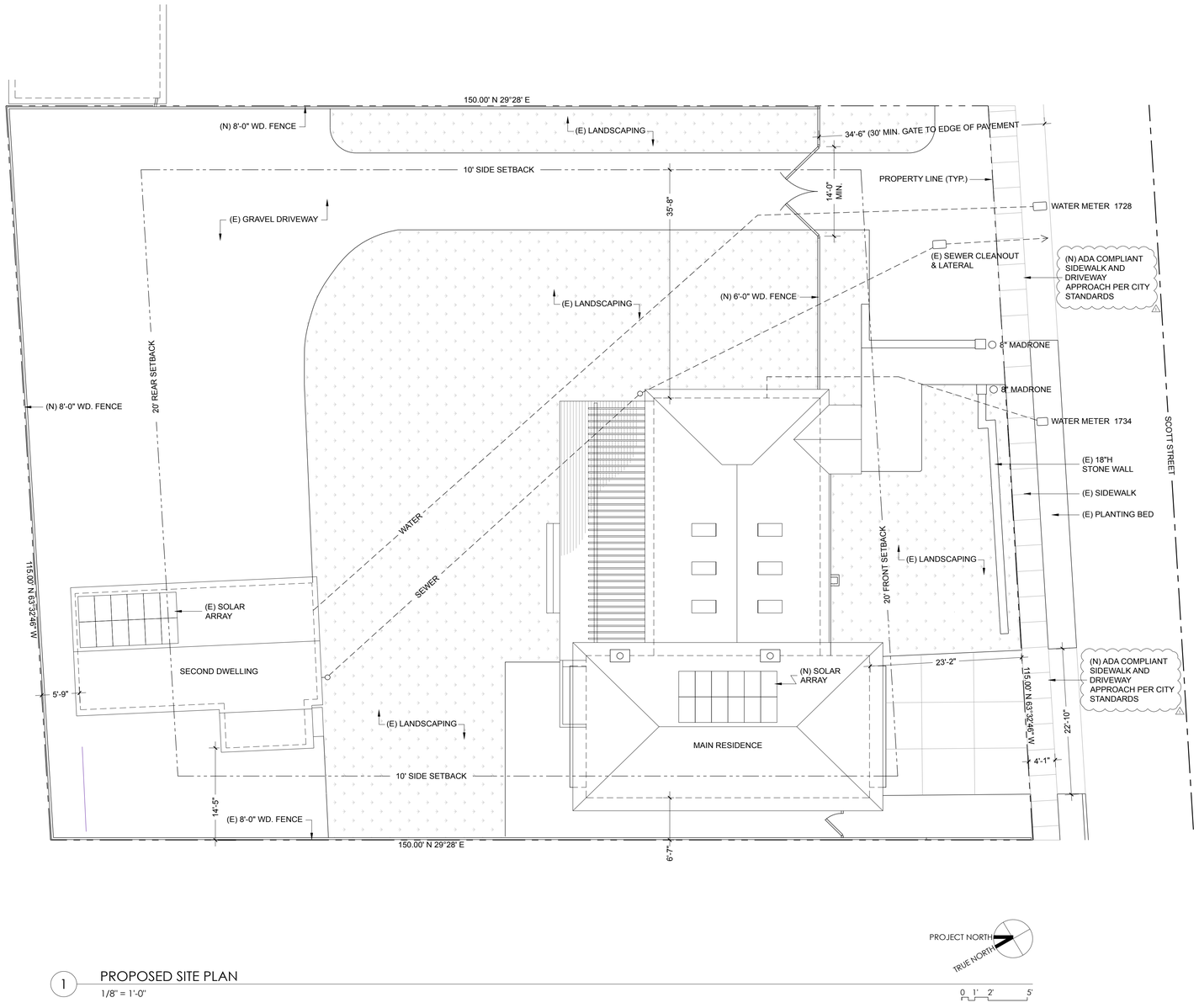

1 PROPOSED SITE PLAN
1/8" = 1'-0"

GENERAL SITE PLAN NOTES:

1.

SUTRO ARCHITECTS
415.956.3445
sutroarchitects.com
1055 Post Street, San Francisco, CA 94109

DEHOFF RESIDENCE

1728 & 1734 SCOTT STREET, ST HELENA, CA 94574
APN 009-291-010 | PROJECT NO. 2016.0XX

DESIGN REVIEW
03.03.2017

DESIGN REVIEW REV.
04.20.2017 △

PROPOSED SITE PLAN

1/8" = 1'-0"

A1.02

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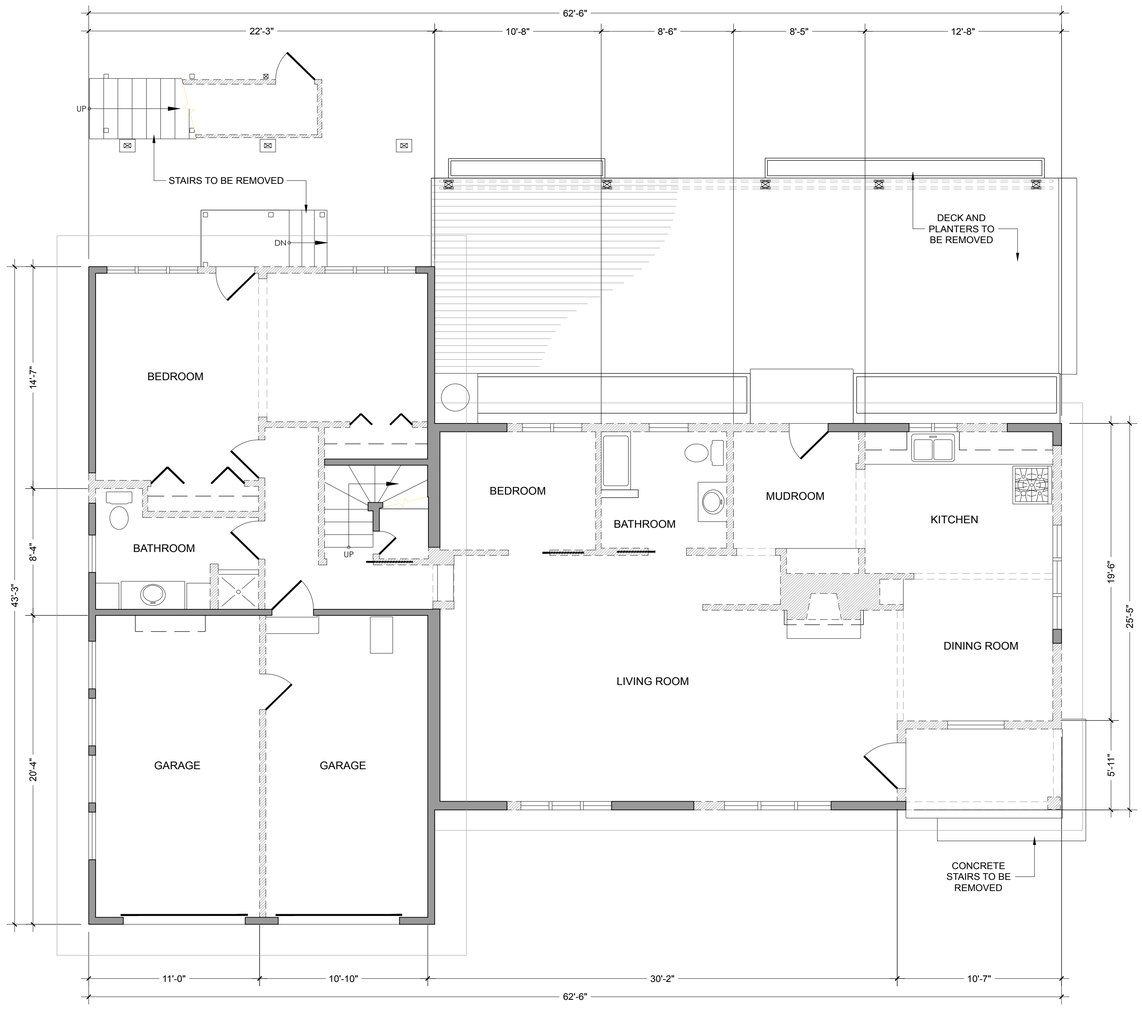

1 EXISTING/DEMO FIRST FLOOR PLAN
1/4" = 1'-0"

GENERAL DEMO NOTES:

1. CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE.
2. REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RE-CYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.
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DEMO / EXISTING PLAN LEGEND:

- (E) WALLS TO REMAIN.
- (E) WALLS TO BE REMOVED
- (E) ELEMENTS TO BE REMOVED

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EXISTING/DEMO FIRST FLOOR PLAN

1/4" = 1'-0"

A1.03

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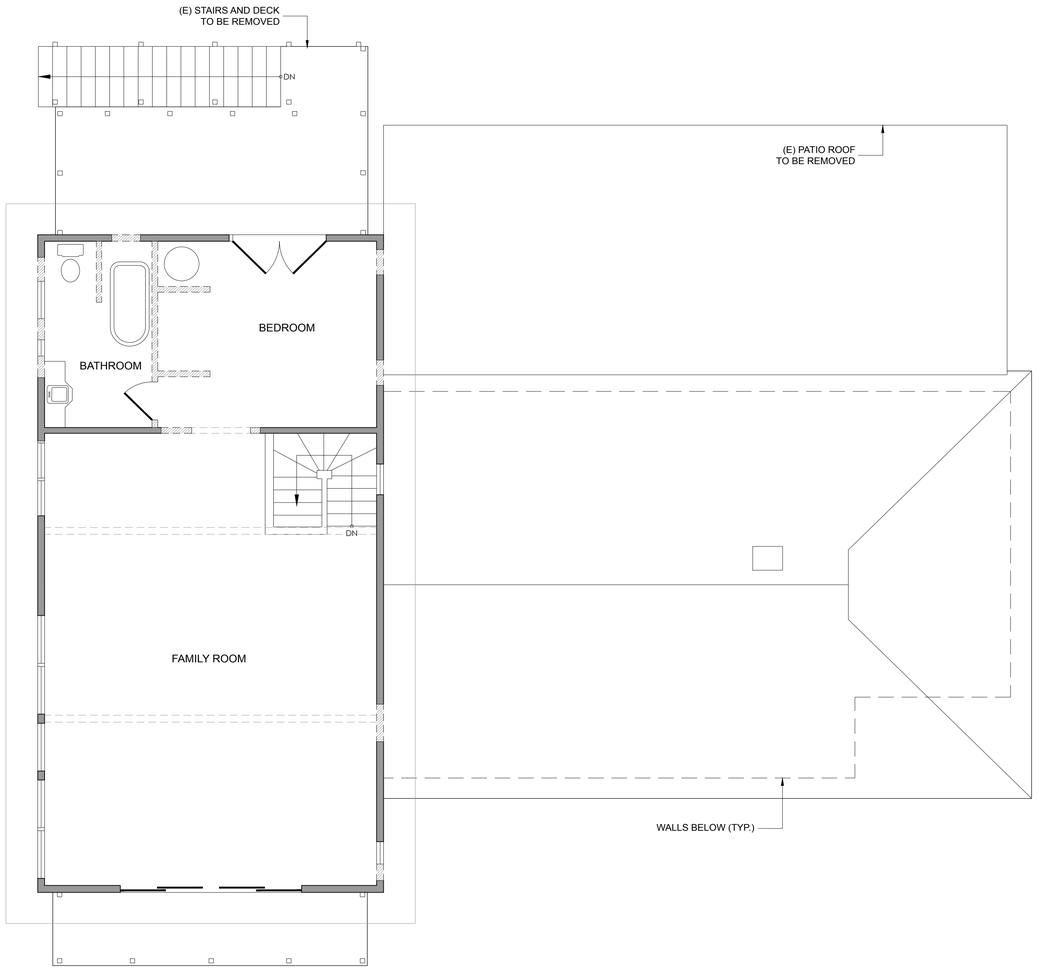

1 EXISTING/DEMO SECOND FLOOR PLAN
1/4" = 1'-0"

GENERAL DEMO NOTES:

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EXISTING/DEMO SECOND FLOOR PLAN

1/4" = 1'-0"

A1.04

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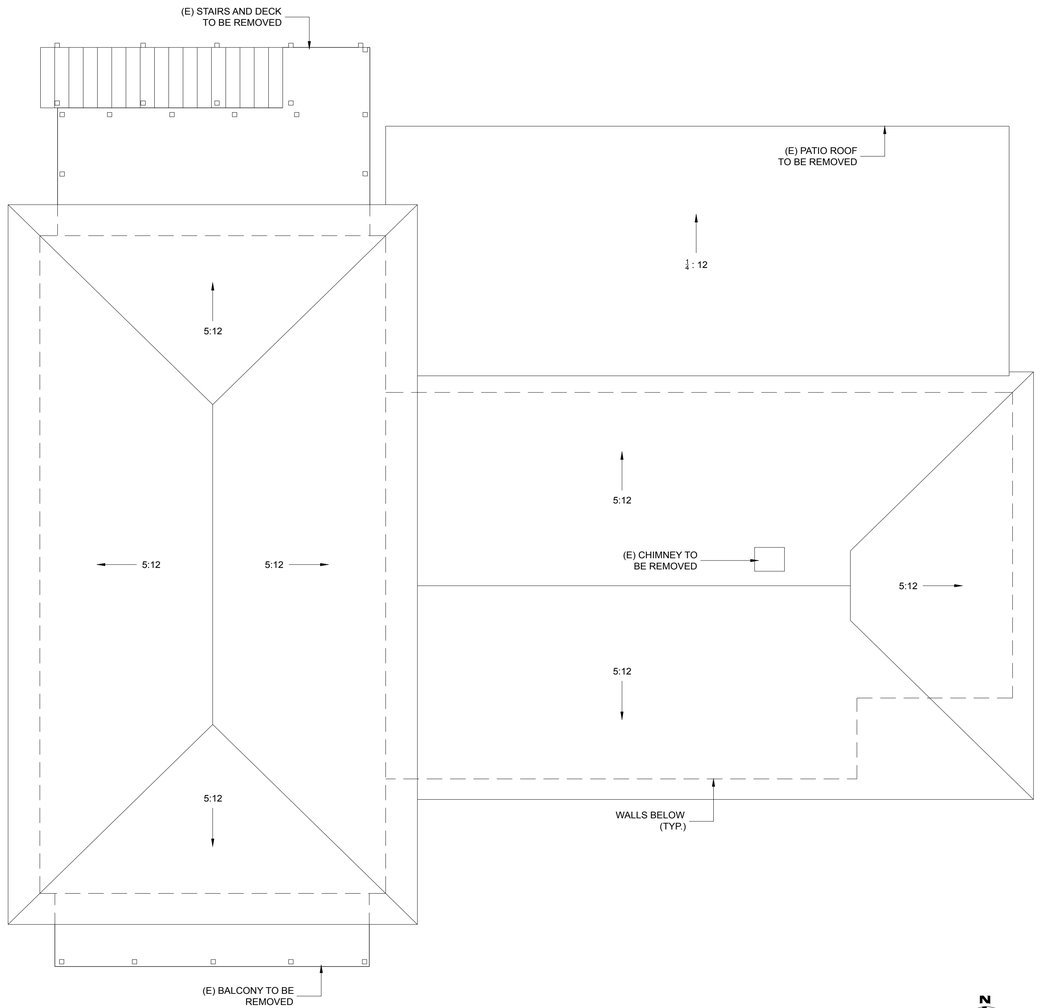

1 EXISTING/DEMO ROOF PLAN
1/4" = 1'-0"

GENERAL DEMO NOTES:

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(E) WALLS TO BE REMOVED

(E) ELEMENTS TO BE REMOVED

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EXISTING/DEMO ROOF PLAN

1/4" = 1'-0"

A1.05

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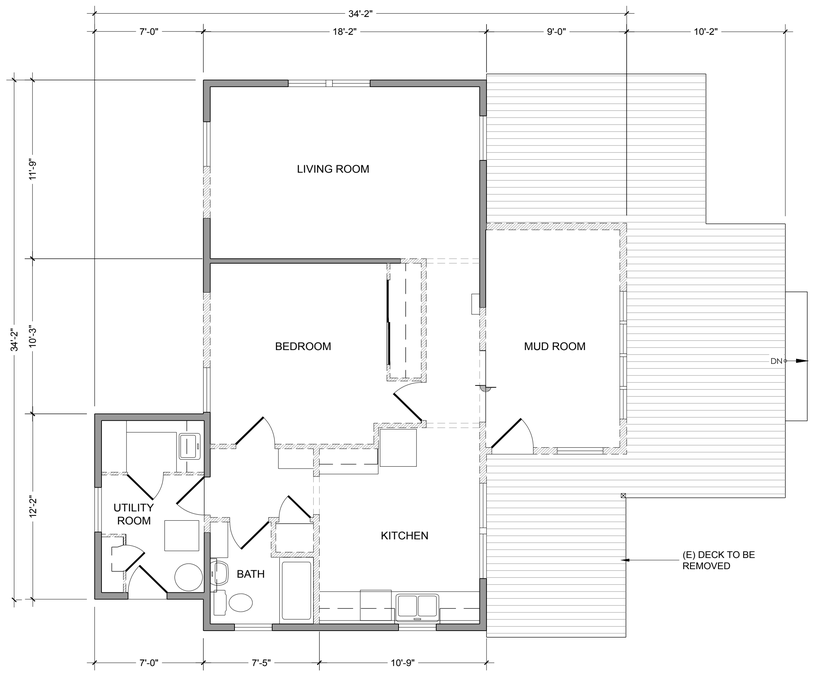

1 SECOND DWELLING EXISTING/DEMO PLAN
1/4" = 1'-0"

GENERAL DEMO NOTES:

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DEMO / EXISTING PLAN LEGEND:

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- (E) WALLS TO BE REMOVED
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GUEST HOUSE (E) FLOOR PLAN

1/4" = 1'-0"

A1.06

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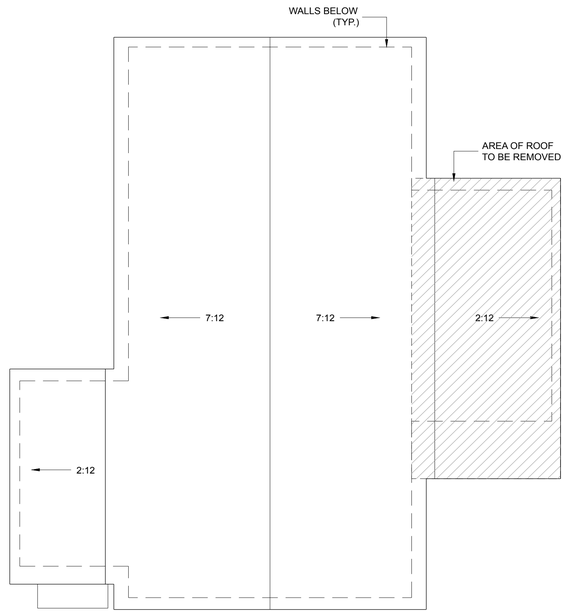

1 SECOND DWELLING EXISTING/DEMO ROOF PLAN
1/4" = 1'-0"

GENERAL DEMO NOTES:

1. CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE.
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DEMO / EXISTING PLAN LEGEND:

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- (E) ELEMENTS TO BE REMOVED

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GUEST HOUSE (E) ROOF PLAN

1/4" = 1'-0"

A1.07

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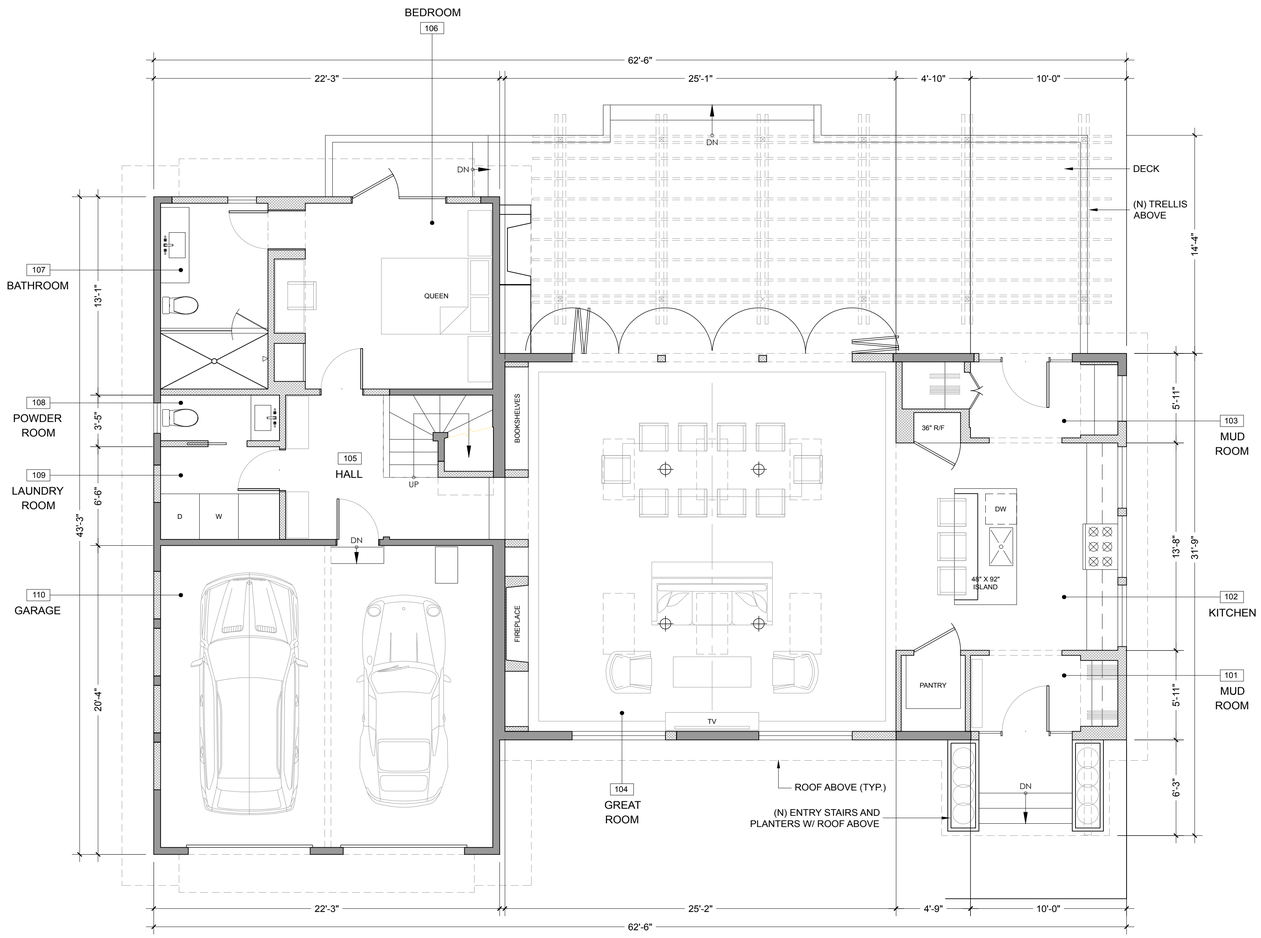

1 PROPOSED FIRST LEVEL FLOOR PLAN

1/4" = 1'-0"

PROPOSED FLOOR PLAN LEGEND:

(E) WALLS TO REMAIN.

(N) WALLS

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PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

A1.08

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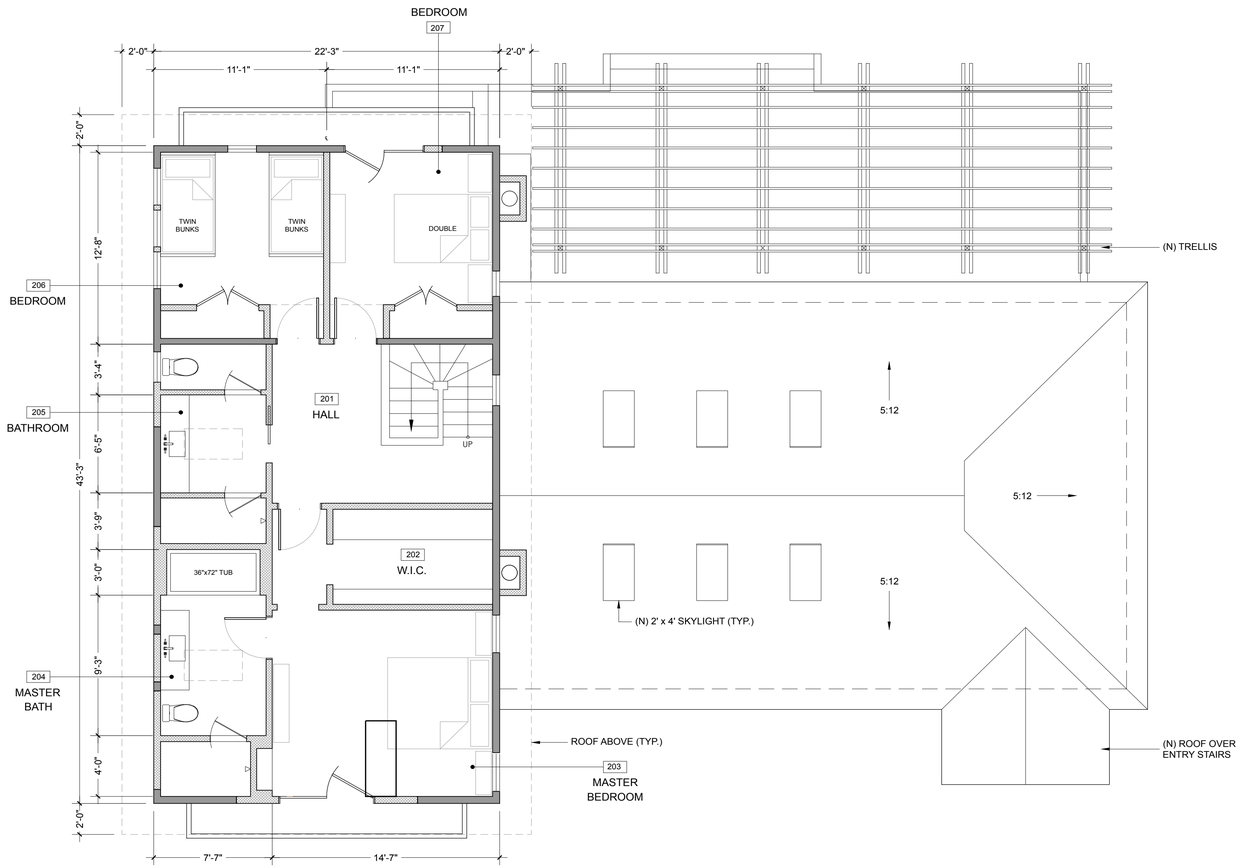

1 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

PROPOSED FLOOR PLAN LEGEND:

(E) WALLS TO REMAIN.

(N) WALLS

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PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"

A1.09

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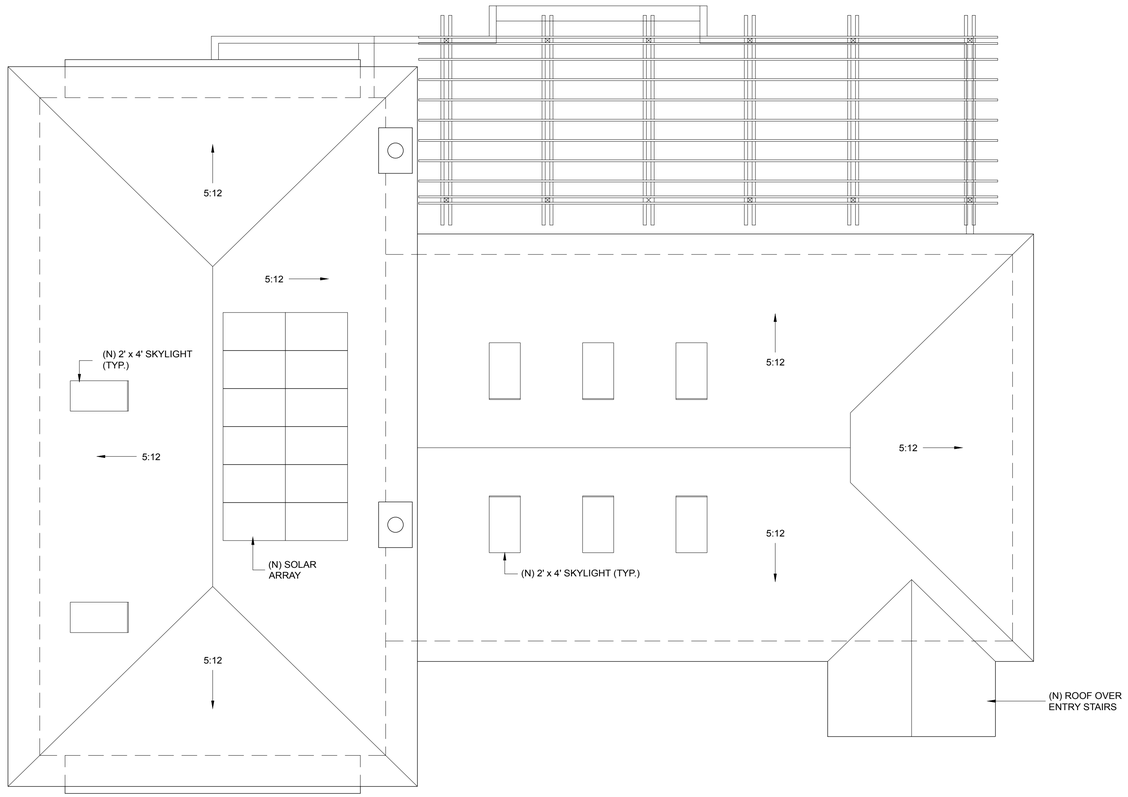

1 PROPOSED ROOF PLAN
1/4" = 1'-0"

PROPOSED FLOOR PLAN LEGEND:

(E) WALLS TO REMAIN.

(N) WALLS

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PROPOSED ROOF PLAN

1/4" = 1'-0"

A1.10

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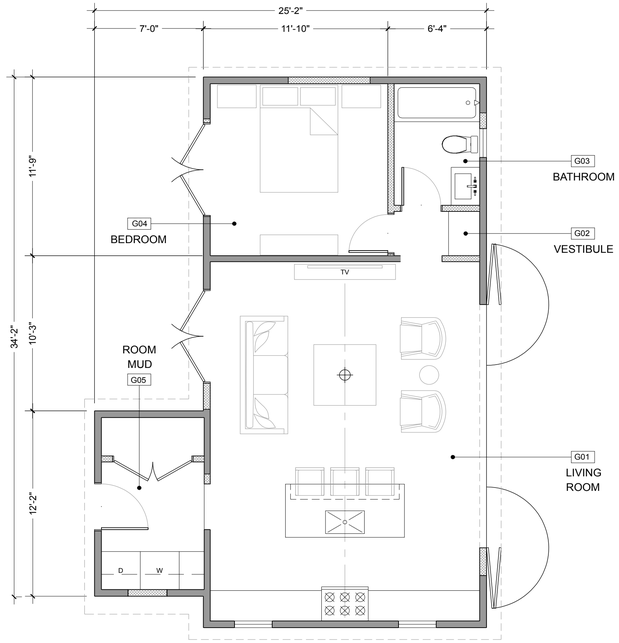

1 PROPOSED SECOND DWELLING HOUSE PLAN

1/4" = 1'-0"

PROPOSED FLOOR PLAN LEGEND:

(E) WALLS TO REMAIN.

(N) WALLS

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PROPOSED GUEST HOUSE PLAN

1/4" = 1'-0"

A1.11

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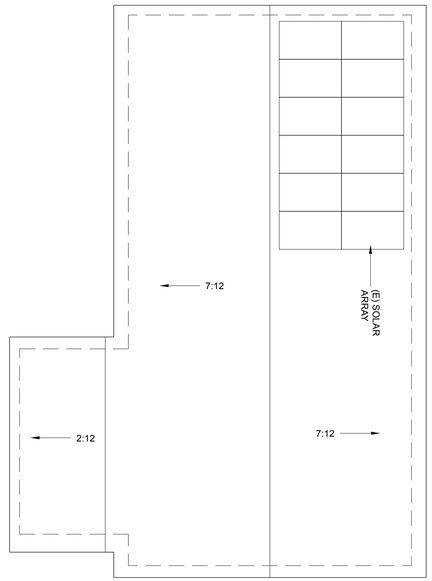

1 PROPOSED SECOND DWELLING ROOF PLAN
1/4" = 1'-0"

PROPOSED FLOOR PLAN LEGEND:

(E) WALLS TO REMAIN.

(N) WALLS

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PROPOSED GUEST HOUSE ROOF PLAN

1/4" = 1'-0"

A1.12

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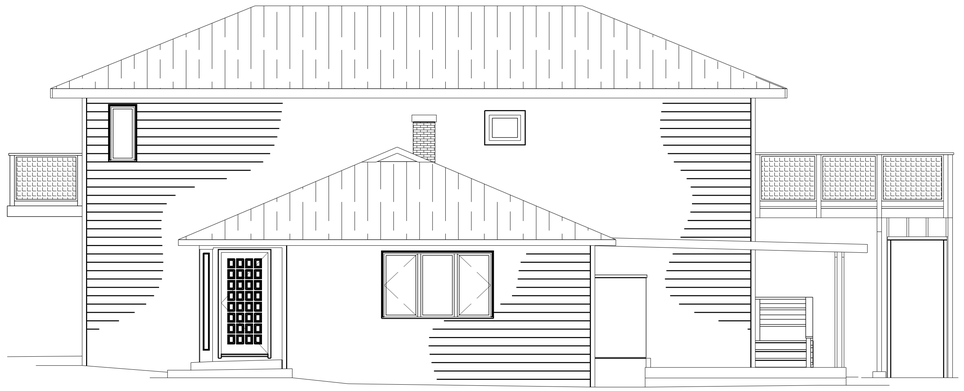

2 EXISTING EAST ELEVATION - MAIN HOUSE
1/4" = 1'-0"

1 EXISTING NORTH ELEVATION - MAIN HOUSE
1/4" = 1'-0"

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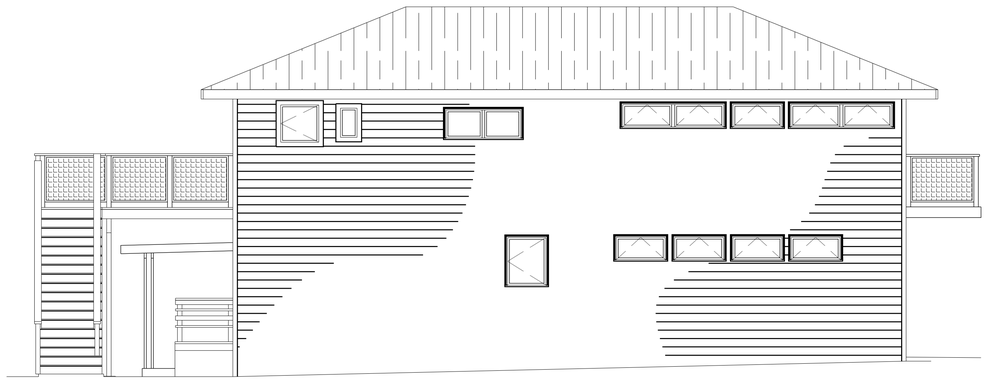
EXISTING EXTERIOR ELEVATIONS

1/4" = 1'-0"

A2.01



2 EXISTING WEST ELEVATION - MAIN HOUSE
1/4" = 1'-0"

1 EXISTING SOUTH ELEVATION - MAIN HOUSE
1/4" = 1'-0"

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EXISTING EXTERIOR ELEVATIONS

1/4" = 1'-0"

A2.02

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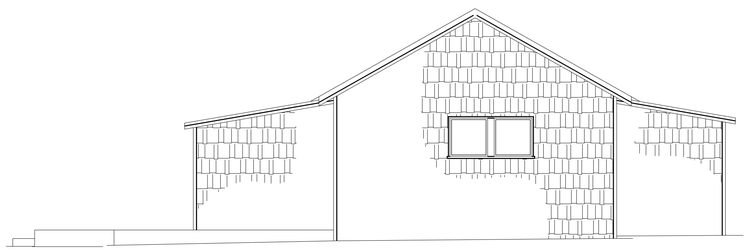
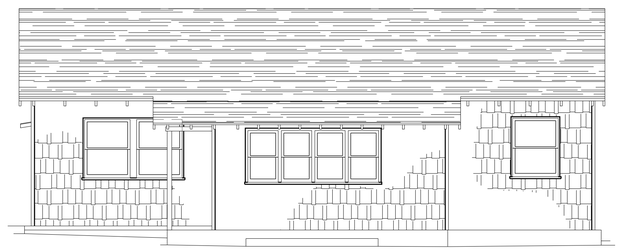
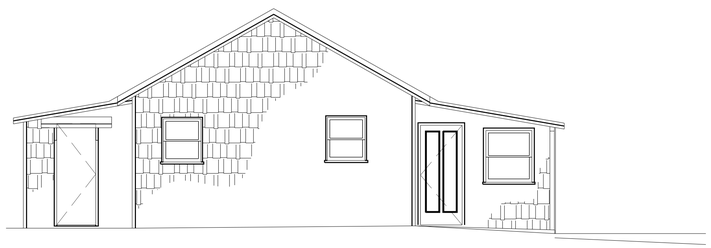


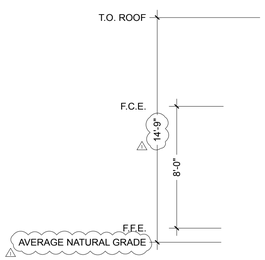
1 EXISTING NORTH ELEVATION - SECOND DWELLING
1/4" = 1'-0"

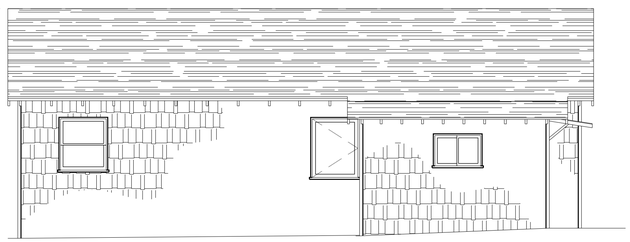


2 EXISTING EAST ELEVATION - SECOND DWELLING
1/4" = 1'-0"



3 EXISTING SOUTH ELEVATION - SECOND DWELLING
1/4" = 1'-0"





4 EXISTING WEST ELEVATION - SECOND DWELLING
1/4" = 1'-0"

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EXISTING EXTERIOR ELEVATIONS - GUEST HOUSE

1/4" = 1'-0"

A2.03

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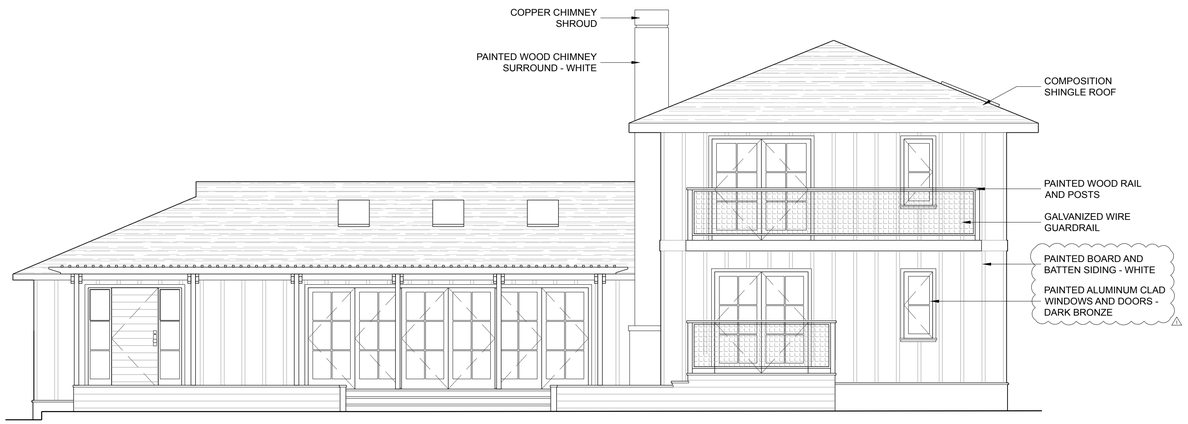
2 PROPOSED EAST ELEVATION - MAIN HOUSE
1/4" = 1'-0"



1 PROPOSED NORTH ELEVATION - MAIN HOUSE
1/4" = 1'-0"

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PROPOSED EXTERIOR ELEVATIONS

1/4" = 1'-0"

A2.04

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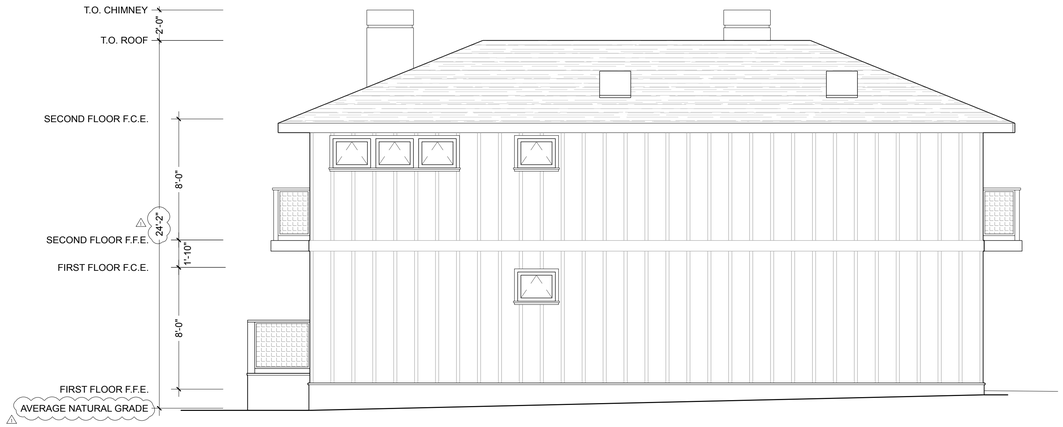

2 PROPOSED WEST ELEVATION - MAIN HOUSE

1/4" = 1'-0"

1 PROPOSED SOUTH ELEVATION - MAIN HOUSE

1/4" = 1'-0"

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PROPOSED EXTERIOR ELEVATIONS

1/4" = 1'-0"

A2.05

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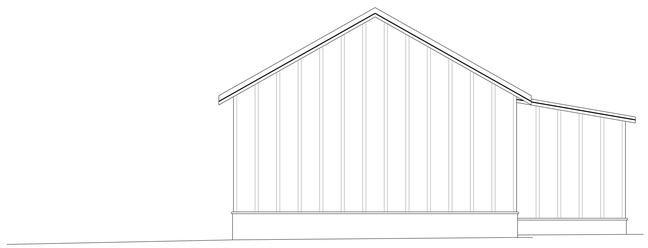
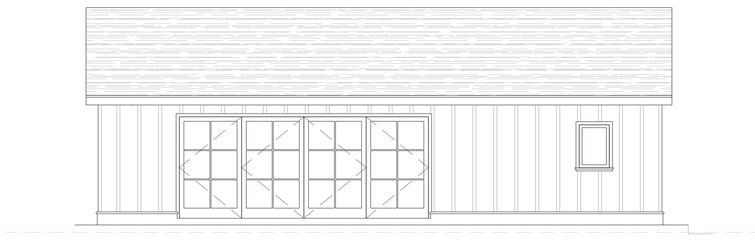
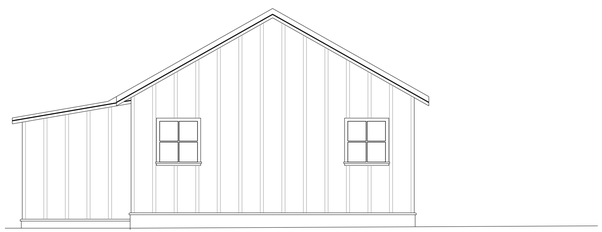


1 PROPOSED NORTH ELEVATION - SECOND DWELLING
1/4" = 1'-0"



2 PROPOSED EAST ELEVATION - SECOND DWELLING
1/4" = 1'-0"



3 PROPOSED SOUTH ELEVATION - SECOND DWELLING
1/4" = 1'-0"

4 PROPOSED WEST ELEVATION - SECOND DWELLING
1/4" = 1'-0"

DEHOFF RESIDENCE
1728 & 1734 SCOTT STREET, ST HELENA, CA 94574
APN 009-291-010 | PROJECT NO. 2016.0XX

SUTRO ARCHITECTS
415.956.3445
sutroarchitects.com
1055 Post Street, San Francisco, CA 94109

DESIGN REVIEW
03.03.2017
DESIGN REVIEW REV.
04.20.2017 1

PROPOSED EXTERIOR ELEVATIONS - SECOND DWELLING

1/4" = 1'-0"

A2.06

PLANNING COMMISSION REPORT

Planning Commission Meeting of June 20, 2017

AGENDA SECTION: Consent

FILE NUMBER: PL17-028

SUBJECT: Harrison Residence Design Review at 1660 Kearney Street

PREPARED BY: Lilly Bianco, Contract Planner

REVIEWED BY: Noah Housh, Planning and Community Improvement Director

APPLICATION FILED:04/27/17 **ACCEPTED AS COMPLETE:**04/27/17

LOCATION OF PROPERTY: 1660 Kearney Street

APN: 009-162-011

GENERAL PLAN/ZONING: Medium Density Residential: MDR

APPLICANT: Joseph Robert Harrison **PHONE:** (707) 227-0449

BACKGROUND

The subject property is a residential lot of 0.25 acre (11,174 square feet) and improved with one two-story single family residence (2,115 sq-ft). At present the lot features an F.A.R of 0.171 and lot coverage of 18.93 percent.

PROJECT DESCRIPTION

Applicant, Rob Harrison, is requesting Design Review approval to increase living space by expanding the floor plan under the current roof layout. At present there is an existing 455 square foot covered breezeway/porch located between the attached garage and living space which the applicant is proposing to enclose and utilize as a master closet/bath and office. Similarly, the applicant is proposing to modify the entry porch by enclosing a portion of it with a garden planter thereby slightly altering access to the front door. Last, the applicant is proposing to re-side the home in horizontal lap siding, replacing the roof in kind, and replacing existing windows with new insulated windows. No landscaping is proposed as part of this application.

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 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.

ZONING

Consistent with the GP land use designation, 1660 Kearney 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.

Staff Analysis

As a residential remodel, with no substantial changes proposed to the form, massing or style, with the exception of the breezeway enclosure, the project appears consistent with applicable General Policies and would further ensure the property continues to meet the development standards imposed by the Zoning Code. The project will result in a limited increase in floor area (455 square feet) and would exhibit an F.A.R of .215 and lot coverage of 23.3 percent. Under the zoning code, the allowable FAR is 0.30; Based on the above, the project is found to conform to applicable GP policies and Zoning Code regulations.

**Note that the slight increase in garage square footage shown on plan sets and relative to the as-built plans is attributable to the removal of a built in closet at the end of the garage to allow more parking space and accommodate mechanical equipment.*

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. However, no “new development” as defined above is proposed and no increase in the water use for the property is anticipated as a component of the project.

DESIGN REVIEW

The purpose of design review is to, among other things, promote the qualities that bring value to the community and foster attractiveness and functional utility of the community as a place to live and work. The 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.

The project will result in very limited exterior modifications to 1660 Kearney and will accommodate the proposed expansion entirely beneath the existing roofline thereby retaining the existing form, massing and size of the building. There is no aspect of the project that would conflict with or inhibit the implementation of the General Plan.

2. Compatibility of design with the immediate environment of the site;

Because the proposed project would confine the work largely to the interior of the site and limits cosmetic modifications to changes in siding, new insulated windows, and new comp shingle roofing, the proposed residence is expected to remain compatible with the immediate environment.

3. Relationship of the design to the site;

The proposed work would not substantially alter the siting of the existing building or the relationship of the design to the site.

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

This portion of Kearney 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;
The proposed work is consistent with what is currently on site and is expected to remain so into the future.

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 that include horizontal lap siding and composition shingle roofing 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;
No buildings or functions are proposed that would alter the internal sense of order exhibited by the property.

9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
No changes to the landscaping are proposed at this time.

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;
The project would not necessitate the need for ancillary functions beyond those already provided and which serve the single family use.

11. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
No changes to pedestrian or vehicular access are proposed as part of the project

12. Whether natural features are appropriately preserved and integrated with the project;
No natural features will be affected by the proposed work.

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 internal breezeway enclosure, new horizontal lap siding, insulated windows, new comp shingle roofing 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;
Kearney 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;
No landscaping is proposed at this time.

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;
No landscaping is proposed at this time.

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 required to meet Title 24 requirements and will further install new water efficient fixture which would serve to further sustainability and climate protection goals.

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
2. Accepting the required findings and approving the requested Design Review for the Harrison Residence Remodel.

ATTACHMENTS

1660 Kearney ATTCH 1. Resolution
1660 Kearney ATTCH 2. APN Map
1660 Kearney ATTCH 3. Aerial View
1660 Kearney ATTCH 4. Project Narrative
`1660 Kearney ATTCH 5. Project Plans

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 HARRISON RESIDENCE LOCATED AT 1660 KEARNEY STREET

PROPERTY OWNER: Mr. Joseph Robert Harrison **APN:** 009-162-011

Recitals

A. Whereas, Mr. Joseph Robert Harrison submitted an application for a Design Review Application to increase living space by expanding the floor plan under the current roof layout by approximately 455sf. This would be achieved by enclosing an existing covered breezeway at the interior of the site. Also proposed are partial enclosure of the front entry porch, introduction of new horizontal lap siding, new insulated windows, and new composition shingle roofing at 1660 Kearney Street in the MR: Medium Density Residential District, and

D. **Whereas**, A staff report dated June 20, 2017 and incorporated herein by reference analyzed the projects consistency with the Design Criteria enumerated in Section 17.164.030 of the Municipal 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 20, 2017, and

E. Now, therefore let it be found that, the Planning Commission approves the Design Review 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 categorically exempt from the requirements of CEQA pursuant to Section 15301, which exempts minor alterations and additions to existing private structures. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not 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. 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. Consistent with Zoning Code Section 17.164.060, the Commission may approve a design review exemption insofar as the project raises no substantial design problems of the sort enumerated in sections 17.164.010 to 17.164.030. The project therefore must be obviously 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.

Design Review Criteria:

Design Review Criteria.

1. Consistency and compatibility with applicable elements of the general plan.
   The project will result in very limited exterior modifications to 1660 Kearney and will accommodate the proposed expansion entirely beneath the existing roofline thereby retaining the existing form, massing and size of the building. There is no aspect of the project that would conflict with or inhibit the implementation of the General Plan.

2. Compatibility of design with the immediate environment of the site;
   Because the proposed project would confine the work largely to the interior of the site and limits cosmetic modifications to changes in siding, new insulated windows, and new comp shingle roofing, the proposed residence is expected to remain compatible with the immediate environment.

3. Relationship of the design to the site;
   The proposed work would not substantially alter the siting of the existing building or the relationship of the design to the site.

4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
   This portion of Kearney 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;
   The proposed work is consistent with what is currently on site and is expected to remain so into the future.

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 that include horizontal lap siding and composition shingle roofing 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;
   No buildings or functions are proposed that would alter the internal sense of order exhibited by the property.

9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
   No changes to the landscaping are proposed at this time.

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;
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11. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
    No changes to pedestrian or vehicular access are proposed as part of the project

12. Whether natural features are appropriately preserved and integrated with the project;
    No natural features will be affected by the proposed work.

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 internal breezeway enclosure, new horizontal lap siding, insulated windows, new comp shingle roofing 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;
    Kearney 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;
    No landscaping is proposed at this time.

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;
    No landscaping is proposed at this time.

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 required to meet Title 24 requirements and will further install new water efficient fixture which would serve to further sustainability and climate protection goals.

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

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 April 27, 2017, expect 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 Design Review 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 Design Review 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.

Public Works Department Conditions of Approval

13. 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.

14. 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.

15. 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.

16. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.
17. Site plan shall show location of any trees within the project area.
18. Provide details of any and all proposed fencing 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. 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.
21. 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.
22. 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.
23. 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.
24. An encroachment permit shall be required for any work performed in the public right of way.

Building Department Conditions of Approval

25. A building permit is required for all onsite demolition, construction and/or change of occupancy.
26. 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.

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

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

29. 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.

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

31. 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 20, 2017 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

Grace Kistner
Chair, Planning Commission

ATTEST:

Noah Housh,
Planning and Community Improvement Director

POR. RANCHO CARNE HUMANA

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

1.	S00°54'E	25.00'
2.	S18°47'E	25.00'
3.	S45°56'E	17.25'
4.	S71°09'E	28.07'
5.	N86°00'E	28.07'
6.	N28°55'E	16.96'
7.	S60°02'W	5.35'
8.	S45°35'E	6.50'
9.	S03°29'E	29.50'
10.	S28°32'E	29.50'
11.	S52°15'E	29.50'
12.	S69°24'E	31.64'
13.	N86°10'E	25.00'
14.	N54°15'E	25.00'
15.	S61°35'E	2.63'
16.	S34°18'W	10.86'
17.	S63°43'W	26.00'
18.	N79°44'W	25.00'
19.	N59°23'W	25.00'
20.	N36°07'W	25.00'
21.	N06°00'W	25.00'
22.	N20°22'E	16.01'

Tax Area Code 3002 / 3000 — 9–16

49 — 40 — 17 — 19 — 27 — 22 — 29 — 8 — 128

ROAD — STREET — AVE. — ST. — HILLVIEW PLACE — ANDREA AVE. — ALEXANDER COURT — MOUNTAIN (WARD) AVE. — SPRING — KEARNEY — OAK — MAIN STATE HWYS. — MADRONA AVE.

R.M. 3-63 N30°51'E 308.80' S55°17'30"E 263.92' N55°37'W 271.08'

1 — 1.90 Ac.±

R.M.5-53 N29°22'E 769.94' R.M.5-53

306.93' S32°10'W 137.75' 83.22' 85.96' 50.00' S32°09'W 99.36' 124.26' N32°09'30"E 86.00' N55°17'30"W 100.83' 100.00' 50.00' N31°37'E 74.34' 76.25' S33°49'W 84.48' 158.17' 103.87' N55°42'30"W 66.68' 131.31' S31°45'W 155.97' S31°52'30"W 142.90' 79.50' 140.50' 75.00'± 73.00' 139.00' 68.00'± 70.22' 150.00' 68.00' 67.16' S29°22'W 42.50' N31°48'E 107.20' 62.80' 64.20' 67.80' 108.80' 153.20' 75.00' 80.64' 154.30' 69.00' 46.50' 107.75' 83.00'± 78.75' 104.00' 52.83' S29°22'W

11P/M55-2 — 11P/M55-1

HILLVIEW PLACE

N29°22'E L=32.51' R=20' L=30.32' R=20' L=33.13' R=20' 55' 60'

67.74' 60.00' 56.07' 92.74' 115.00' 115.00' 96.07' 90.00' 60.00' 75.00' 112.50' 112.50' 63.01' 66.32' 112.50' 69.63' 66.32' 112.50' 75.00' 75.00' 75.00' 115.00' 115.00' 92.47' 75.00' 75.00' 52.74' S29°22'W

55.89' 130.00' 67.50' 67.50' 56.95' 86.53' 108.63' N60°38'W 87.23' N63°45'W S55°42'30"E 103.52' 98.68' 67.50' 69.39' 89.87' 108.64' N60°38'W 90.69' 98.68' 67.50' 67.50' 41.68' S29°22'W

59.46' 72.00' 72.00' 72.00' 63.32' 86.54' 108.64' N60°38'W 87.24' 75.77' 72.00' 72.00' 75.76' 89.86' 108.63' N60°38'W 90.68' 50.89' 72.00' 72.00' 72.00' 48.05' S29°22'W

162 — 163 — 164 — 161

7–30–80

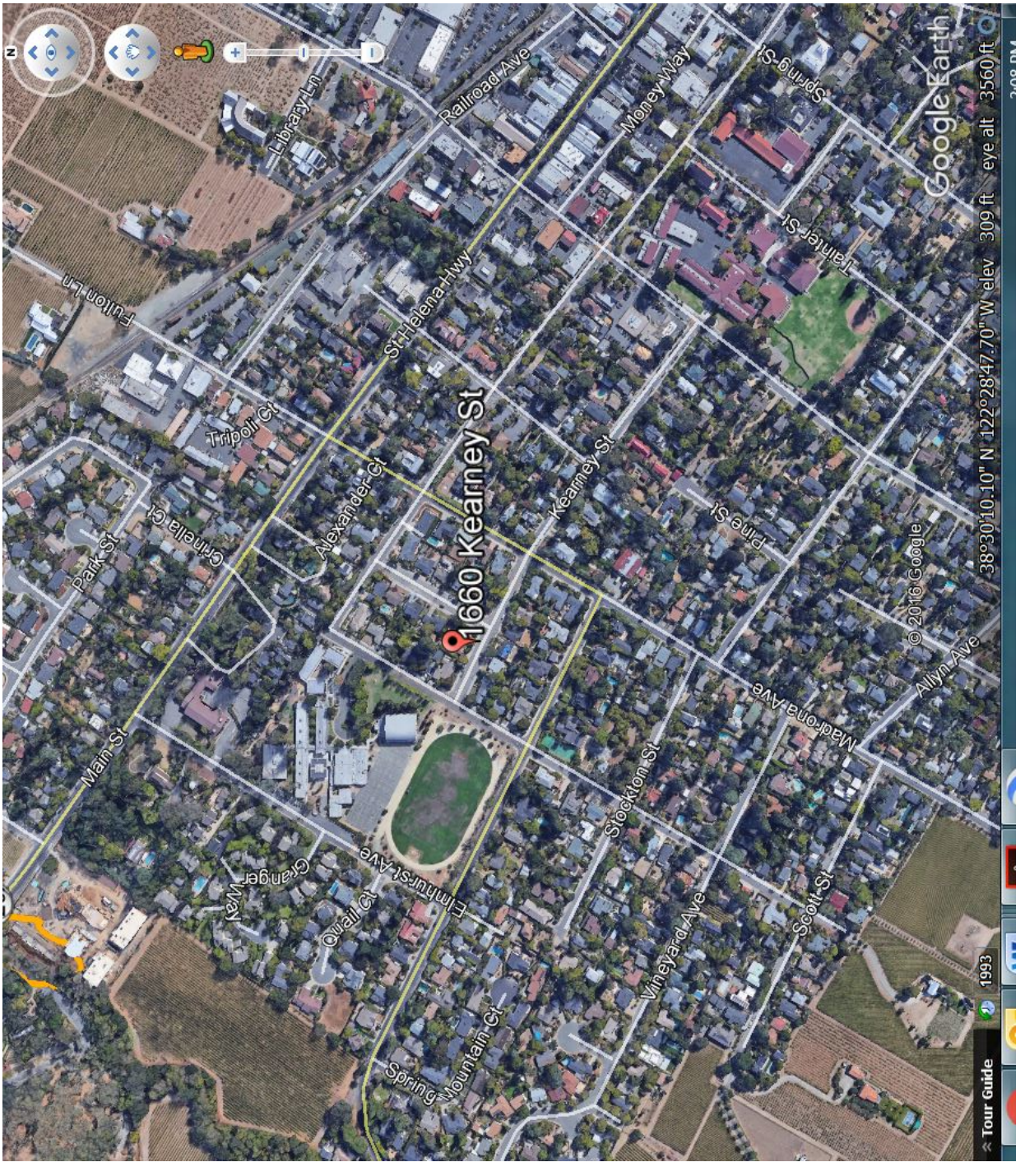
REVISION DATE

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

Hill View Terrace Subd., R.M. Bk. 5, Pg. 53
Alexander Court, R.M. Bk. 3, Pg. 63

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. 16
County of Napa, Calif.
1954-60-61


1660 Kearney St
Railroad Ave
Money Way
Spring St
Tainter St
Google Earth
St Helena Hwy
Fulton Ln
Library Ln
Tripoli Ct
Alexander Ct
Kearney St
Pine St
Park St
Cinnella Ct
Main St
Granger Way
Quail Ct
Mt Hunt St Ave
Spring Mountain Ct
Stockton St
Vineyard Ave
Scott St
Madrona Ave
Allyn Ave
© 2016 Google
38°30'10.10" N 122°28'47.70" W elev 309 ft eye alt 3560 ft
Tour Guide
1993

The project at 1660 Kearney is a renovation of primary residence for St. Helena resident Joseph Robert Harrison (Rob Harrison). I, Rob Harrison, have worked at Meadowood since January 2004 in many different capacities ultimately culminating to a Directors role, directing and driving customer service for the resort. I previously resided in Deer Park which I renovated and sold the home in November 2015.

I purchased 1660 Kearney Street in September of 2016 - it is in a wonderful neighborhood and a nice part of town. My intension is to renovate and expand the floor plan under the current roof layout. In other words, I will not be extending the roofline footprint in any way. (the new plans show a gable change on the roofline over the garage and over bedroom #1, however I am wavering at this point and may not change the roof line at all)

I am proposing to add 455 sq. ft. of living space by enclosing a breezeway currently between a current bedroom and garage. Additionally, I would like to extend an exterior wall enclosing the kitchen to extend to the roofline. It is a "cutout", if you will, I suppose used for outdoor dining when first designed. There will be a 12' door creating access to the backyard and as the home is elevated would require a landing with steps to the back yard. The breezeway would become a master closet/bath and an office. The current bathroom in the "mud room" will be moved to become the master bathroom. The master bedroom would have the floor raised to accommodate forced air heating instead of the current electric floorboard heating. The floor would be raised for the proposed office, closet and master bath as well, the ceiling will be raised in the Master bedroom. The garage will remain as existing.

The gas meter will have to be moved to the front of the house, I propose moving it to just left of the garage as you look at the house, but regulation will dictate proper location.

The covered porch entering the home which currently gives access to the front door on two sides, will be enclosed by a garden planter and only give access to the front door via existing steps facing the garage. The house will also be changed from existing brick/stucco to wood siding adding insulation and updating any electrical wires not up to current code. The current roof is composed of asbestos and will be replaced as well.

I would like to raise the ceiling height by 1 ft. (current stick roof construction will allow ceiling height raised using an internal soffit) in the living room and kitchen and remove a center wall to open up the and gain the illusion that the living room, the kitchen and dining room are all one room. The ceiling height will remain the current height down the center of the "main room" splitting the dining room/kitchen and the living room.

Bedroom #1 and Bedroom #2 would essentially stay the same, however would gain interior access to the current bathroom, which will be split into two bathrooms. Bathrooms 1 and 2 will have a shower, toilet and sink only, I will be removing the existing tub. Bedroom #2 will gain french doors opening to the backyard with a landing extending to the door of the new powder room. All toilets and water fixtures will be updated to low flow to conserve water.

I will be adding pantry and closet space where an existing entry closet houses a closet and the heater. The heater will be moved to the attic. Pantry/Utility room will be moved to opposite side of the current kitchen and a small powder room will be added with a sink and toilet only with a door to the back yard.

Thank you for your time.

RECEIVED
PLANNING DEPARTMENT
APR 27 2017
City of St. Helena

4/27/17

HARRISON RESIDENCE

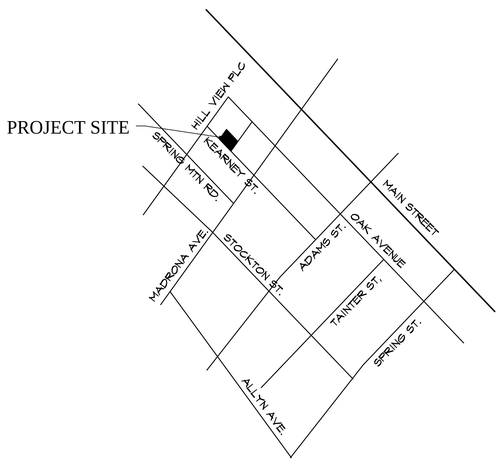
RESIDENCE RENOVATION AND ADDITION

1660 KEARNEY STREET
ST HELENA, CALIFORNIA

GENERAL NOTES

1. THE CITY OF ST. HELENA HAS ADAPTED AND ENFORCES THE FOLLOWING BUILDING DESIGN CODES: 2016 CALIFRONIA RESIDENTIAL CODE (CRC, 2013 CALIFRONIA GREEN BUILDING STANDARDS CODES (CGBSC), 2013 CALIFRONIA MECHANICAL CODE (CMC) 2013 CALIFRONIA PLUMBING CODE (CPC), 2013 CALIFRONIA ELECTRICAL CODE (CEC) 2013 CALIFRONIA ENERGY STANDARDS, 2013 CALIFRONIA FIRE CODE (CFC)
2. CONDITIONS SHOWN HEREIN ARE BASED ON THE INFORMATION SUPPLIED BY THE OWNER, AND THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR UNKNOWN CONDITIONS AND/OR DISCREPANCIES.
3. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS OF THE SITE AND RELATIONSHIP OF THE BUILDINGS TO THE SITE.
4. ADJUSTMENTS TO ANY PART OF THESE PLANS SHALL BE APPROVED BY THE OWNER AND THE ARCHITECT.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS. WRITTEN DIMENSIONS ARE TO BE USED; DO NOT SCALE THESE PLANS.
6. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND LABOR REQUIRED TO COMPLETE THIS WORK. EXCLUSION OF AN ITEM DOES NOT IMPLY OMISSION. THE CONTRACTOR SHALL COMPLY WITH THE SPIRIT AND INTENT OF THESE DOCUMENTS AND SHALL COMPLETE THE WORK SATISFACTORILY AND IN A MANNER ACCEPTABLE TO THE OWNER AND THE ARCHITECT. THESE DOCUMENTS ILLUSTRATE THE MINIMUM ACCEPTABLE STANDARDS OF CONSTRUCTION AND THE CONTRACTOR SHALL MEET OR EXCEED NORMAL CONSTRUCTION TECHNIQUES AND STANDARDS FOR A BUILDING OF THIS TYPE.
7. MANUFACTURED MATERIALS, EQUIPMENT, ETC. SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS UNLESS OTHERWISE NOTED.
8. SHOP AND FIELD WORK SHALL BE PERFORMED BY MECHANICS AND WORKMEN SKILLED AND EXPERIENCED IN THE FABRICATION AND INSTALLATION OF THE WORK INVOLVED.
9. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST PRACTICES OF THE VARIOUS TRADES INVOLVED.
10. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE IN PROPER ALIGNMENT.
11. UPON COMPLETION OF THE WORK, CONTRACTOR SHALL NOTIFY OWNER, WHO WILL COMPILE A "PUNCH LIST" FOR CORRECTIONS. THE OWNERS FINAL ACCEPTANCE WILL BE CAUSE FOR FINAL PAYMENTS UNDER TERMS OF THE OWNER/CONTRACTOR AGREEMENT.
12. THE PROJECT SHALL BE LEFT COMPLETELY CLEAN AND CLEAR TO THE SATISFACTION OF THE OWNER.
13. ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST DEFECTS IN DESIGN OR WORKMANSHIP FOR AT LEAST ONE (1) YEAR FROM FINAL PAYMENT FROM OWNER.
14. ALL DIMENSIONS ARE TO FACE OF STUD, OR FACE OF CONCRETE UNLESS OTHERWISE NOTED.
15. DIMENSIONS NOTED "CLEAR" OR "CLR" ARE MINIMUM REQUIRED FINISHED DIMENSIONS AND MUST BE ACCURATELY MAINTAINED.
16. THESE PLANS ARE NOT INTENDED TO SHOW THE METHOD AND MEANS OF EXECUTION OF THE WORK WHICH ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
17 THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANIES PRIOR TO STARTING WORK AND SHALL BE RESPONSIBLE FOR KEEPING THESE UTILITY COMPANIES APPRISED OF HIS WORK SCHEDULE.
18. THESE PLANS SHALL NOT BE JUDGED COMPLETE UNTIL ISSUANCE OF A BUILDING PERMIT.
19. TEMPORARY BRACING AND SHORING NECESSARY TO SUPPORT ANY PORTION OF THE STRUCTURE DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.

LOCATION MAP



LOCATION MAP

NORTH

NOT TO SCALE

BUILDING DATA

OWNER	ROB HARRISON P.O. BOX 96 ST. HELENA, CA 94574 707-227-0449
SITE ADDRESS	1660 KEARNEY STREET
ZONING	MEDIUM DENSITY RESIDENTIAL
OCCUPANCY	R3, U1
STORIES	1
CONSTRUCTION TYPE	TYPE VB
SEISMIC DESIGN CATEGORY	D
BUILDING AREA	
FLOOR AREA	
EXIST. LIVING AREA	1,834 S.F.
ADDITION	455 S.F.
TOTAL LIVING AREA	2,289 S.F.
GARAGE	314 S.F.
FRONT PORCH - EXIST.	61 S.F.

CONSULTANTS

DRAWING INDEX

T1	TITLE SHEET
A1	SITE PLAN - PROPOSED
A2	FLOOR PLAN - PROPOSED
A3	ROOF - PROPROPOSED
A4	EXTERIOR ELEVATIONS - PROPOSED
A5	BUILDING SECTION - PROPOSED
AB1	SITE PLAN - AS BUILT
AB2	FLOOR PLAN - AS BUILT
AB3	ROOF - AS BUILT
AB4	EXTERIOR ELEVATIONS - AS BUILT

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LICENSED ARCHITECT
IVAN M. LUKRICH
NO. C-20670
EXP. SEPT., 2015
STATE OF CALIFORNIA

Revisions

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HARRISON RESIDENCE
RESIDENCE RENOVATION AND ADDITION
APN 030-040-041
1660 KEARNEY STREET
ST. HELENA, CALIFORNIA

TITLE SHEET

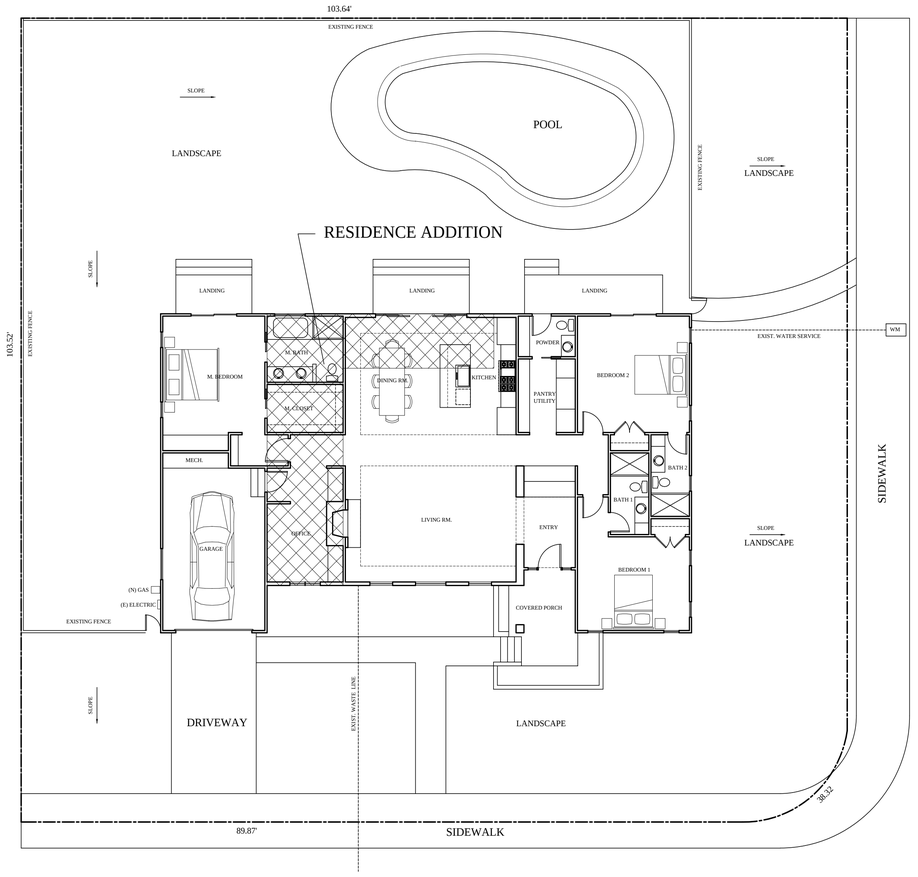
Job Number
HARRISON

Drawn By
IML

Scale
AS NOTED

Date
2-22-2017

Sheet Number
T1
of



SITE PLAN - PROPOSED

SITE DATA
LOT AREA = 11,174 S.F.
BUILDING AREA
LIVING AREA = 2,289 S.F.
GARAGE AREA = 314 S.F.
TOTAL AREA = 2,603 S.F.
LESS GARAGE = -200 .SF.
TOTAL FAR AREA = 2,403 S.F.
FAR: 2,403 S.F. / 11,174 S.F. = 21.5

LOT COVERAGE: 2,603 S.F./11,174 S.F. = 23.33%

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HARRISON RESIDENCE
RESIDENCE RENOVATION AND ADDITION
APN 009-150-011
1660 KEARNEY STREET
ST. HELENA, CALIFORNIA

SITE PLAN
PROPOSED

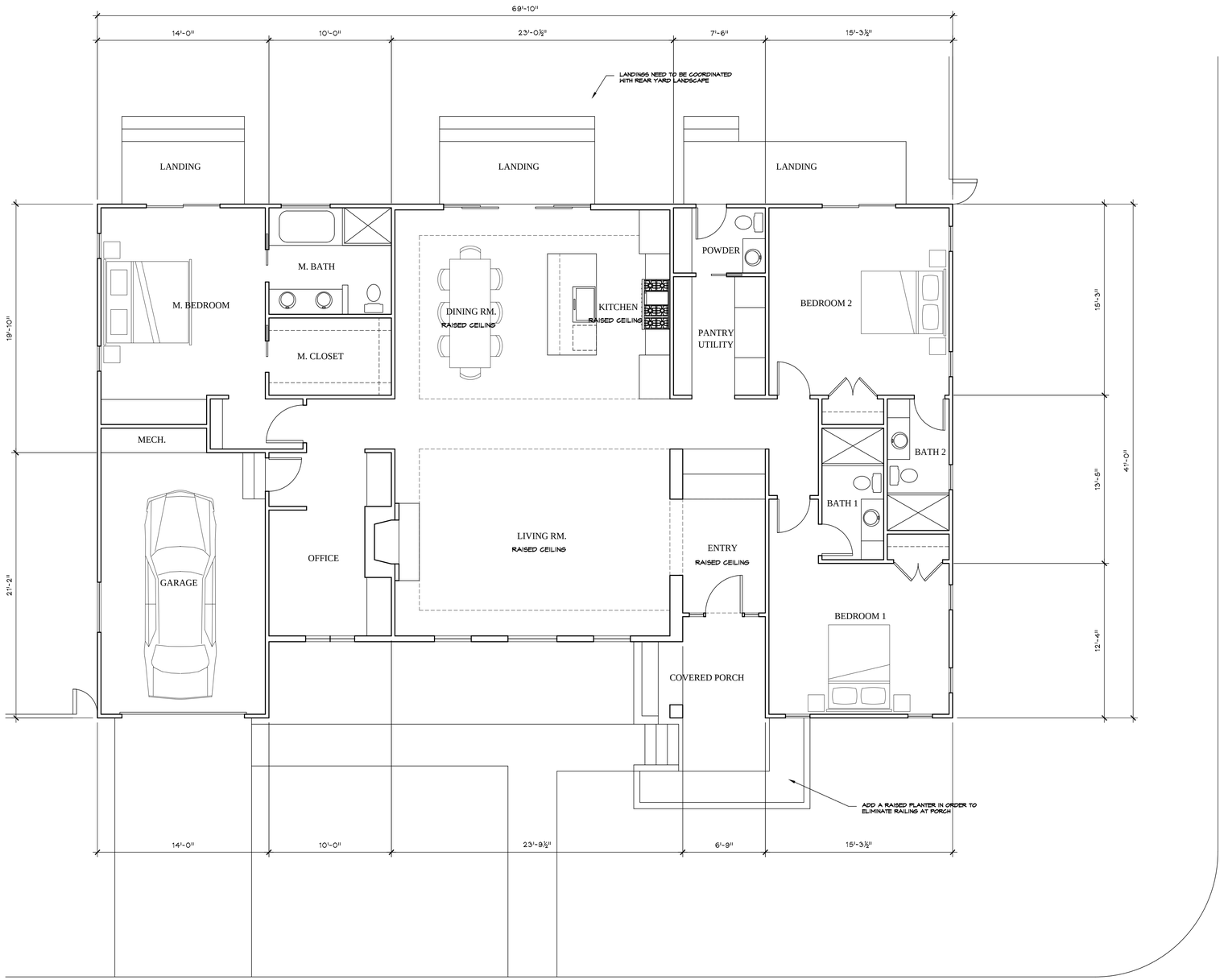
Job Number
HARRISON

Drawn By
IML

Scale
1/8" = 1'-0"

Date
4-6-2017

Sheet Number
A1
of



PROPOSED FLOOR PLAN

FLOOR AREA

EXISTING LIVING AREA	1,834 S.F.	AREA OF RAISED CEILING	558 S.F.
ADDITION	455 S.F.		
TOTAL LIVING AREA	2,284 S.F.		
GARAGE	314 S.F.		
FRONT PORCH	61 S.F.		

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HARRISON RESIDENCE
RESIDENCE RENOVATION AND ADDITION
APN 009-041-011
1660 KEARNEY STREET
ST. HELENA, CALIFORNIA

PROPOSED FLOOR PLAN

-

Job Number
HARRISON

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Scale
1/4" = 1'-0"

Date
4-6-2017

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A2
of

ROOF PLAN

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HARRISON RESIDENCE
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APN 009-021-011
1660 KEARNEY STREET
ST. HELENA, CALIFORNIA

ROOF PLAN
PROPOSED

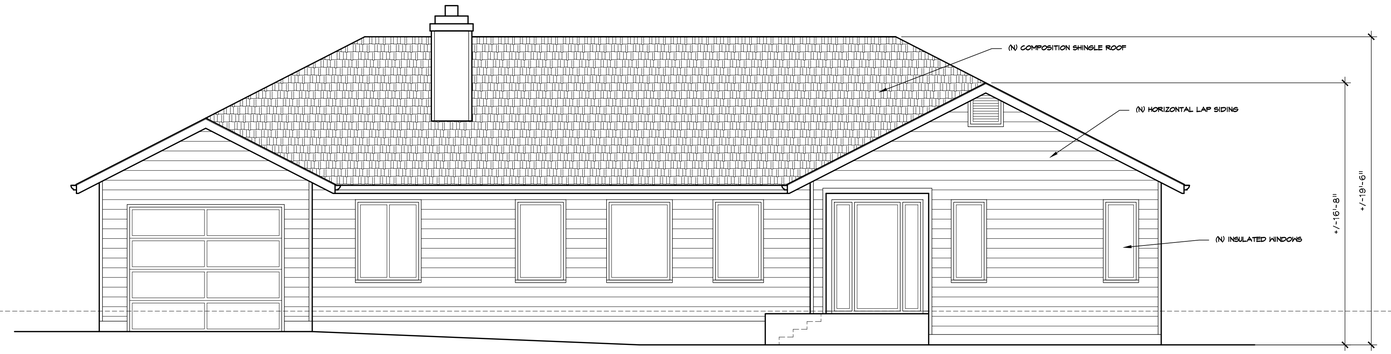
Job Number
HARRISON

Drawn By
IML

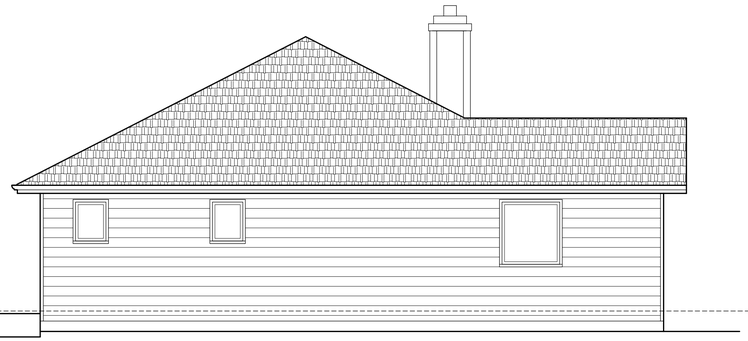
Scale
1/4" = 1'-0"

Date
4-6-2017

Sheet Number
A3
of

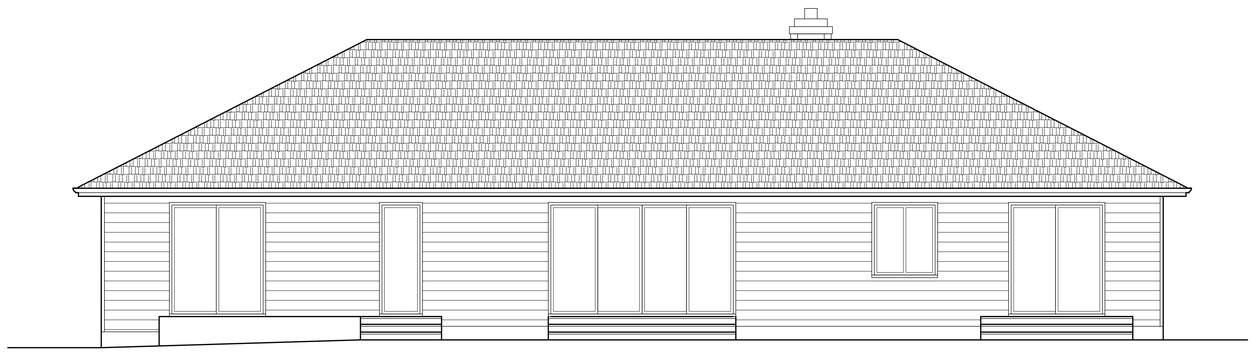


FRONT ELEVATION



LEFT ELEVATION

RIGHT ELEVATION



REAR ELEVATION

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HARRISON RESIDENCE
RESIDENCE RENOVATION AND ADDITION
1660 KEARNEY STREET
ST. HELENA, CALIFORNIA

EXTERIOR ELEVATIONS
PROPOSED

Job Number
HARRISON

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Scale
1/4" = 1'-0"

Date
4-6-2017

Sheet Number
A4
of

A BUILDING SECTION

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APN: 009-041-011
1660 KEARNEY STREET
ST. HELENA, CALIFORNIA

BUILDING SECTION
-

Job Number
HARRISON

Drawn By
IML

Scale
1/4" = 1'-0"

Date
4-6-2017

Sheet Number
A5
of

SITE PLAN - AS BUILT

SITE DATA
LOT AREA = 11,174 S.F.
BUILDING AREA
LIVING AREA = 1,834 S.F.
GARAGE AREA = 281 S.F.
TOTAL AREA = 2,115 S.F.
LESS GARAGE = -200 .SF.
TOTAL FAR AREA = 1,912 S.F.
FAR: 1,912 S.F. / 11,174 S.F. = 17.11

LOT COVERAGE: 2,115 S.F./11,174 S.F. = 18.93%

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HARRISON RESIDENCE
RESIDENCE RENOVATION AND ADDITION
ANNEX GUEST UNIT
1660 KEARNEY STREET
ST. HELENA, CALIFORNIA

SITE PLAN
AS BUILT

Job Number
HARRISON

Drawn By
IML

Scale
1/8" = 1'-0"

Date
4-6-2017

Sheet Number
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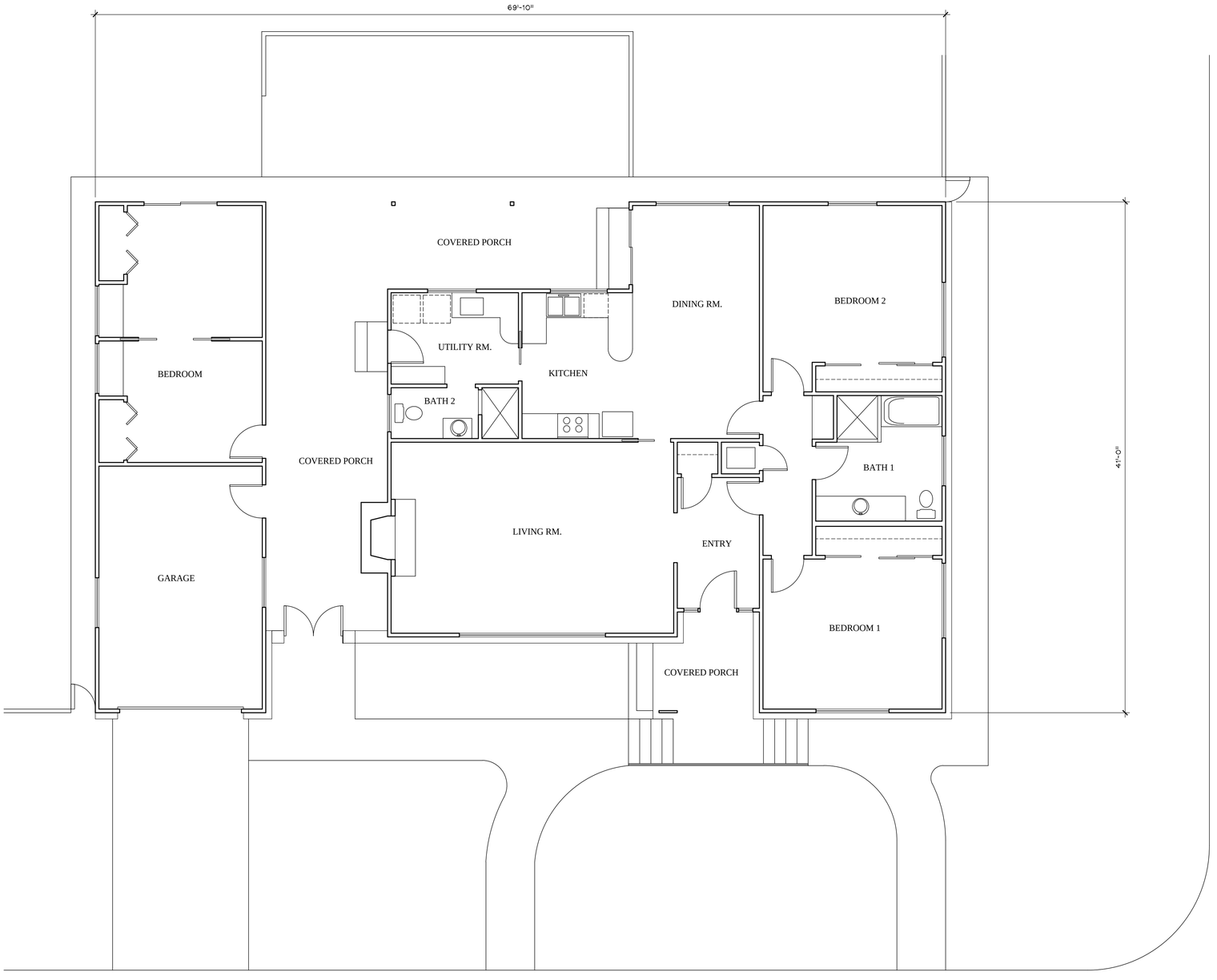
of



AS BUILT FLOOR PLAN

FLOOR AREA - EXISTING

LIVING AREA	1834 S.F.
GARAGE	281 S.F.
COVERED PATIO	488 S.F.
FRONT PORCH	61 S.F.

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HARRISON RESIDENCE
RESIDENCE RENOVATION AND ADDITION
APN 009-051-011
1660 KEARNEY STREET
ST. HELENA, CALIFORNIA

FLOOR PLAN
AS BUILT

Job Number
HARRISON

Drawn By
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Scale
1/4" = 1'-0"

Date
4-6-2017

Sheet Number
AB2
of

ROOF PLAN - AS BUILT

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HARRISON RESIDENCE
RESIDENCE RENOVATION AND ADDITION
APN: 009-051-011
1660 KEARNEY STREET
ST. HELENA, CALIFORNIA

ROOF PLAN
AS BUILT

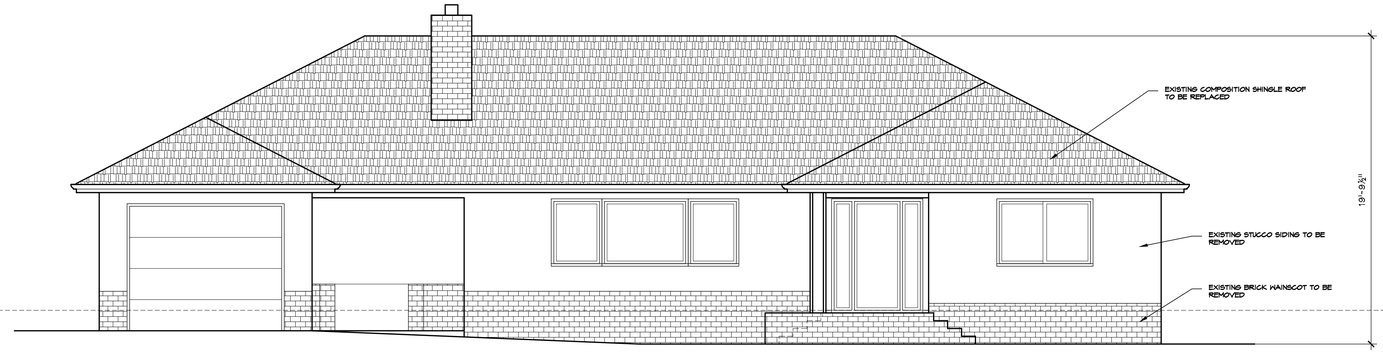
Job Number
HARRISON

Drawn By
IML

Scale
1/4" = 1'-0"

Date
4-6-2017

Sheet Number
AB3
of



FRONT ELEVATION - AS BUILT

RIGHT ELEVATION - AS BUILT

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VOICE 707.573.8291 FAX 707.573.3012

HARRISON RESIDENCE
RESIDENCE RENOVATION AND ADDITION
APN: 009-041-011
1660 KEARNEY STREET
ST. HELENA, CALIFORNIA

EXTERIOR ELEVATIONS
AS BUILT

Job Number
HARRISON

Drawn By
IML

Scale
1/4" = 1'-0"

Date
4-6-2017

Sheet Number
AB4
of

PLANNING COMMISSION REPORT

Planning Commission Meeting of June 20, 2017

AGENDA SECTION: Public Hearing

FILE NUMBER: PL17-033

SUBJECT: Request by the City of St. Helena Fire Department for adoption of a resolution approving a use permit in order to establish and operate a secondary fire station at 1025 Dowdell Lane in the Industrial (I) district.

PREPARED BY: Aaron Hecock, Senior Planner

REVIEWED BY: Noah Housh, Planning and Community Improvement Director

LOCATION OF PROPERTY: 1025 Dowdell Lane

APN: 009-580-006

GENERAL PLAN/ZONING: Industrial (I)

APPLICANT: John Sorensen **PHONE:** (707) 486-2882

PROJECT DESCRIPTION

The existing 31,410-sf parcel at 1025 Dowdell Lane is currently developed with an approximately 1,600-sf, 2 bedroom house, a 400-sf detached garage and a 1,250-sf unenclosed barn and is located in a developed industrially zoned area of the city.

Due to increased calls for service, as well as increased traffic congestion, it has become necessary for the Fire Department to consider alternative methods of meeting the growing demands of the public in order to maintain high standards of service and rapid response times. Therefore, the City of St. Helena Fire Department is requesting use permit approval in order to modify the use of the existing property to implement and operate a second fire station, Station 217, with the purpose of improving and effectively maintaining the standards of service and call response times.

The proposed station would not be regularly staffed, and would operate in the same manner as the existing station located at 1480 Main Street, which is currently a paid-

per-call response model, where emergency personnel respond to the station upon receiving a call for service. Approximately six (6) to ten (10) fire personnel would be assigned to this station. These reponders would utilize the existing six parking stalls to park personal vehicles as they respond to the station for emergencies.

As part of station operations, the Fire Department would house one fire apparatus (i.e., a fire engine) and one utility vehicle (i.e., a pickup truck, outfitted with a light bar, siren, and other emergency response amenities) on-site. Minor improvements would be made to the existing structure in order to house the 27-foot long fire apparatus, including moving an interior wall approximately thirteen feet. No additional floors or living quarters would be added.

This station would not have a community warning siren to notify emergency response personnel. The existing warning sirens, at 1480 Main Street, and the 1405 Charter Oak Avenue would remain in use.

ANALYSIS

CEQA

The project is categorically exempt from the requirements of CEQA pursuant to Section 15301 “existing facilities” as the operation of an existing private structure involving a negligible expansion of use beyond that existing at the time of the lead agency's determination. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not located on or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts.

GENERAL PLAN

The subject property has a General Plan land use Designation of Industrial (I). This designation provides for industrial parks, warehouses, light manufacturing, auto and farm-related equipment sales and repairs, viticulture and winery support services and similar and compatible uses.This designation is found in two areas of St.Helena: an area along Sulphur Springs Creek between Highway 29 and Valleyview Street, and an area east of Highway 29 and south of Mills Lane. General Plan policies applicable to the proposed project include:

- *2.6.55 – Ensure that industrial projects are designed and sited so as to provide a positive image of the community. Landscaping and setbacks should be utilized to minimize visual impact.*

- *2.6.67 – Pursue sites for future schools, parks, and other public facilities (e.g., fire station, community center, etc.) consistent with projected growth.*

The General Plan also states that the Floor Area Ratio (F.A.R.) shall not exceed 0.50 in areas designated for industrial uses.

Staff Response: With an F.A.R. of approximately 0.06 (2,000-sf / 31,410-sf), the project is in compliance with this limitation.Staff finds that the proposed use is consistent with the General Plan in that it will improve fire department response times benefitting both locals and tourists alike.

ZONING

Consistent with the General Plan Industrial Land Use Designation, the site exhibits a zoning designation of Industrial (I). While the establishment of a fire station is not explicitly identified as a conditional use in the I district, ambulance services require a use permit and as a similar use, a new fire station requires one as well.

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

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

Staff Response: The proposed fire station would increase public safety by improving fire department response times benefitting both locals and tourists alike. Furthermore, the proposed change in use would not conflict with or inhibit other industrial uses. Staff finds that the project meets and/or complies with the required findings to approve a use permit as identified above. The findings included in the attached resolution identify this compliance.

PARKING

Municipal Code Section 17.124, Parking & Loading Requirements, does not prescribe specific parking requirements for a fire station, let alone an unmanned "call to respond" model fire station. Rather, pursuant to Section 17.124.030 (H), it directs the Planning Commission to determine parking requirements for uses not specifically listed and use the requirements of Chapter 17.124 as a general rule and guide.

Staff Response: The project site is over ½ acre and is largely undeveloped. As such, it can easily accommodate parking for a fire engine, utility vehicle, and 6 to 10 fire personal as required for calls.

HISTORIC RESOURCES

The existing home was constructed in approximately 1900 and while it is old, it is not listed on the City's Historical Resources Master List.

Staff Response: No historical resources would be affected or otherwise negatively impacted by the issueance of a use permit at this location.

WATER

Chapter 13.12.050 of the Municipal Code requires mandatory water efficiency measures and water demand offset requirements for new construction. Among these provisions is the requirement that any "new development" (i.e. construction that would introduce any freestanding building that contains water-using fixtures, any floor area additions to existing nonresidential structures, or any residential additions or remodeling that increases the number of independent living units) offset new water demand by an amount equal to the new demand placed on the city water system (i.e., it must be water neutral). The offset must be clearly demonstrated to the satisfaction of the Public Works Department.

Staff Response: The proposed change in use does not result in any new development, as defined above, and therefore is not subject to the St. Helena Water neutrality provisions. As a practical matter, an unmanned "call to respond" model fire station would use very little water.

ISSUES

Staff has not identified any issues that require additional discussion in relation to this application.

CORRESPONDENCE

As of the completion of this report staff had received no correspondence related to this application.

STAFF RECOMMENDATION

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

1. Determine that the project is categorically exempt from the requirements of CEQA pursuant to CEQA Section 15301; and
2. Accept the required findings and approve a resolution granting a use permit for a new fire station at 1025 Dowdell Lane.

ATTACHMENTS

Resolution
Aerial View
Site Plan
Photos
Applicant Statement

CITY OF ST. HELENA, STATE OF CALIFORNIA
USE PERMIT NO.
GRANTED TO THE ST. HELENA FIRE DEPARTMENT
1025 DOWDELL LANE (PL17-033)

PROPERTY OWNER: Sean Wilson **APN:** 009-580-006

RECITALS

1. The applicant, John Sorensen, on behalf of the City of St. Helena Fire Department, submitted an application for a use permit to establish and operate a secondary fire station at 1025 Dowdell Lane in the Industrial (I) district.
2. Establishment of a new fire station is conditionally allowed in the Industrial Zoning District pursuant to Municipal Code Section 17.60.030.
3. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site and in compliance with state and local law; and
4. 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 20, 2017.

RESOLUTION

A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff report, City files for this matter, correspondence, presentations and other materials.

B. The Planning Commission hereby finds that this project is exempt from the requirements of CEQA pursuant to Section 15301, Class 1, which exempts the operation, leasing, or minor alteration of existing facilities.

C. In accordance with Municipal Code Section 17.168.050, the Planning Commission makes the following use permit findings to support the motion to approve the use permit:

   1. *That the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community in that the proposed new fire station would not include any production, manufacturing or any component of the business that would be expected to produce any element injurious to the surrounding 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 in that the noise associated with an on-call fire station is minimal and no warning siren would be present. Furthermore, the proposed fire station would improve response times thereby improving safety within the City. In addition, the surrounding land uses are not considered "noise sensitive" that would be especially vulnerable to noise.*

3. *That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan as the proposed station would generate very little traffic, would be located within an industrially zoned area and would not increase the level of traffic noise on Highway 29 (Main Street).*
4. That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection *in that the proposed use would have similar service demands as previous uses within the existing building and fire protection service would be improved.*
5. *That the proposed use would provide adequate ingress and egress to and from the proposed location as ingress and egress would not change for the existing site.*
6. *That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local serving economy in that the proposed use will serve the local community.*
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 in that the proposed fire station is a conditional use within the Industrial Zoning District. The use would be surrounded by light industrial and ancillary office uses. Given the minimal intensity of the proposed use and the fact that the surrounding industrial areas are not devoted to heavy industry/manufacturing the proposed use is expected to be compatible with the established district and would not conflict with or inhibit the continuation of any of the existing uses.*
8. *That the proposed use would not be in conflict with the City's General Plan in that the fire station would be both local and tourist serving.*
9. *That the proposed use would not be injurious to public health, safety, or welfare as the fire station would be the exact opposite; it serves to increase public health, safety and 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 as use permits are considered on a case by case basis and based on the specific merits of a given project. Accordingly, the granting of this use permit would not influence future decisions or otherwise set a precedent.*
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, business owners and customers is available in that the project's ability to provide adequate off-street parking is evident by the size of the parcel and available space for parking.*

12. *That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use in that the proposed fire station will occur in an existing building, will generate very little traffic and can adequately be served by existing streets.*

Planning Department Conditions of Approval

D. The use permit for the above described use is granted subject to compliance with the following conditions. The use permit shall be in conformance with all City ordinances, rules, regulations and policies in effect at the time of issuance of a building permit. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

1. The use permit shall be vested within one (1) year from the date of approval. The permit may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals. Any request for an extension must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
2. This permit is valid for this use only. New permits must be applied for upon any change in use. This permit will expire if the use is discontinued pursuant to existing ordinances and regulations.
3. The permit shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed to the City Council within that 14 day period.
4. All required fees, including planning fees, development fees, housing fees, building fees toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of building permit. Fees shall be those in effect at the time of the issuance of the building permit.
5. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
6. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
7. Provided they are in general compliance with the permit, minor modifications may be approved by the Planning Director.

8. This permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
9. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The owner/applicant is responsible for meeting with the Building Official/Fire Inspector to review compliance with Building and Fire Codes, including fire protection systems and the accessibility standards of Title 24.
10. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The City Engineer must be notified and give approval in advance of such work. No construction activities that generate noise that can be heard at the property line of any parcel of real property within the City limits shall occur on Sundays or federal or local holidays.

Public Works Department Conditions of Approval

11. Approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with, the most current version at the time of improvement plan submittal, Caltrans Standards and Specifications, the City of St. Helena Municipal Code, the St. Helena Water and Sewer Standards, the St. Helena Street, Storm Drain and Sidewalk Standards, and all current federal, state and county codes governing such improvements.
12. For any improvements outside the existing building envelope, a grading and drainage plan showing topographic data, all easements, infrastructure onsite and directly adjoining, and an erosion control plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit. If the project entails more than 50 cubic yards of soil disturbance, 10,000 square feet of disturbance area, a cut or fill of 3 feet or more, or alteration of any drainage pattern, a grading permit shall be required.
13. 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.
14. 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.
15. An encroachment permit shall be required for any work performed in the public right of way.

Building Department Conditions of Approval

16. 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.
17. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
18. The applicant shall provide a construction waste management plan with the building permit application.
19. 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.
20. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
21. 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 use permit was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on June 20, 2017 by the following roll call vote:

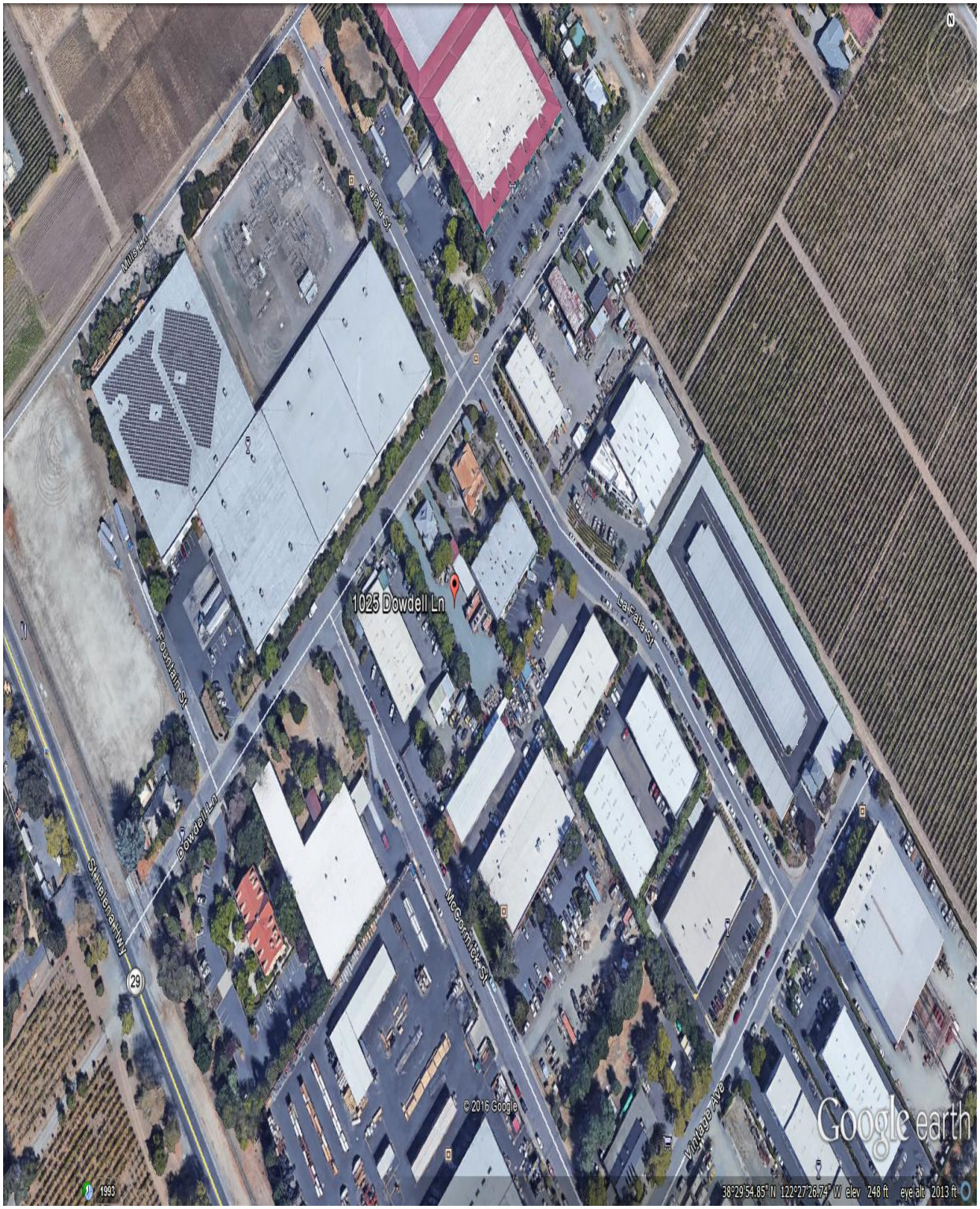
AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

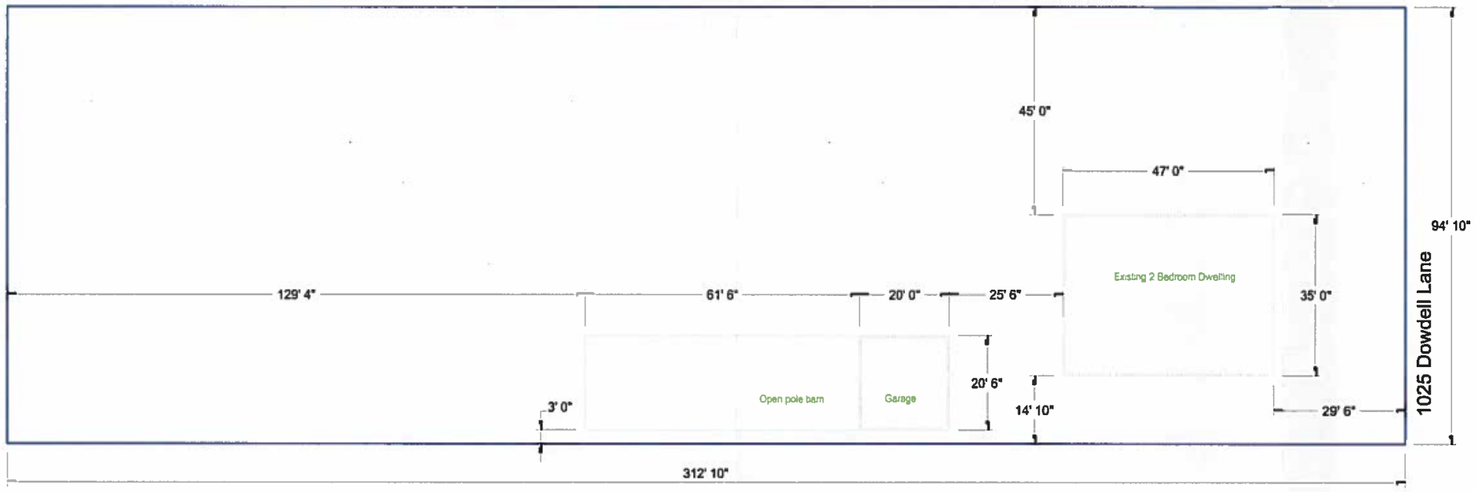
Grace Kistner
Chair, Planning Commission

ATTEST:

Noah Housh
Planning Director


1025 Dowdell Ln
Fountain St
Dowdell Ln
Santa Barbara Way
29
McCormick St
La Falda St
Vintage Ave
Mills Ln
Juanita St
© 2016 Google
Google earth
1998
38°29'54.85" N 122°27'26.74" W elev 248 ft eye alt 2013 ft

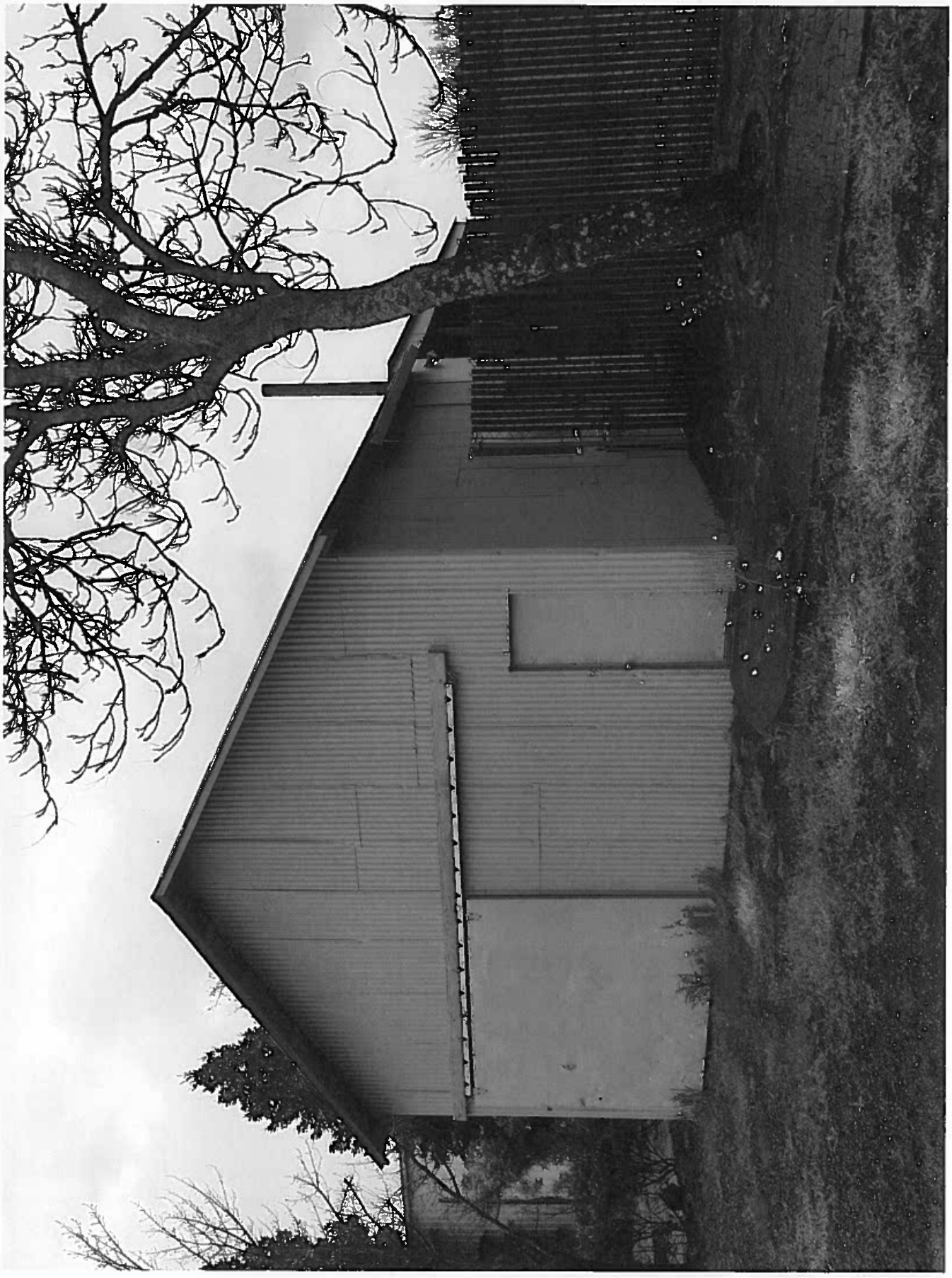
RECEIVED
PLANNING DEPARTMENT
MAY 02 2017
City of St. Helena

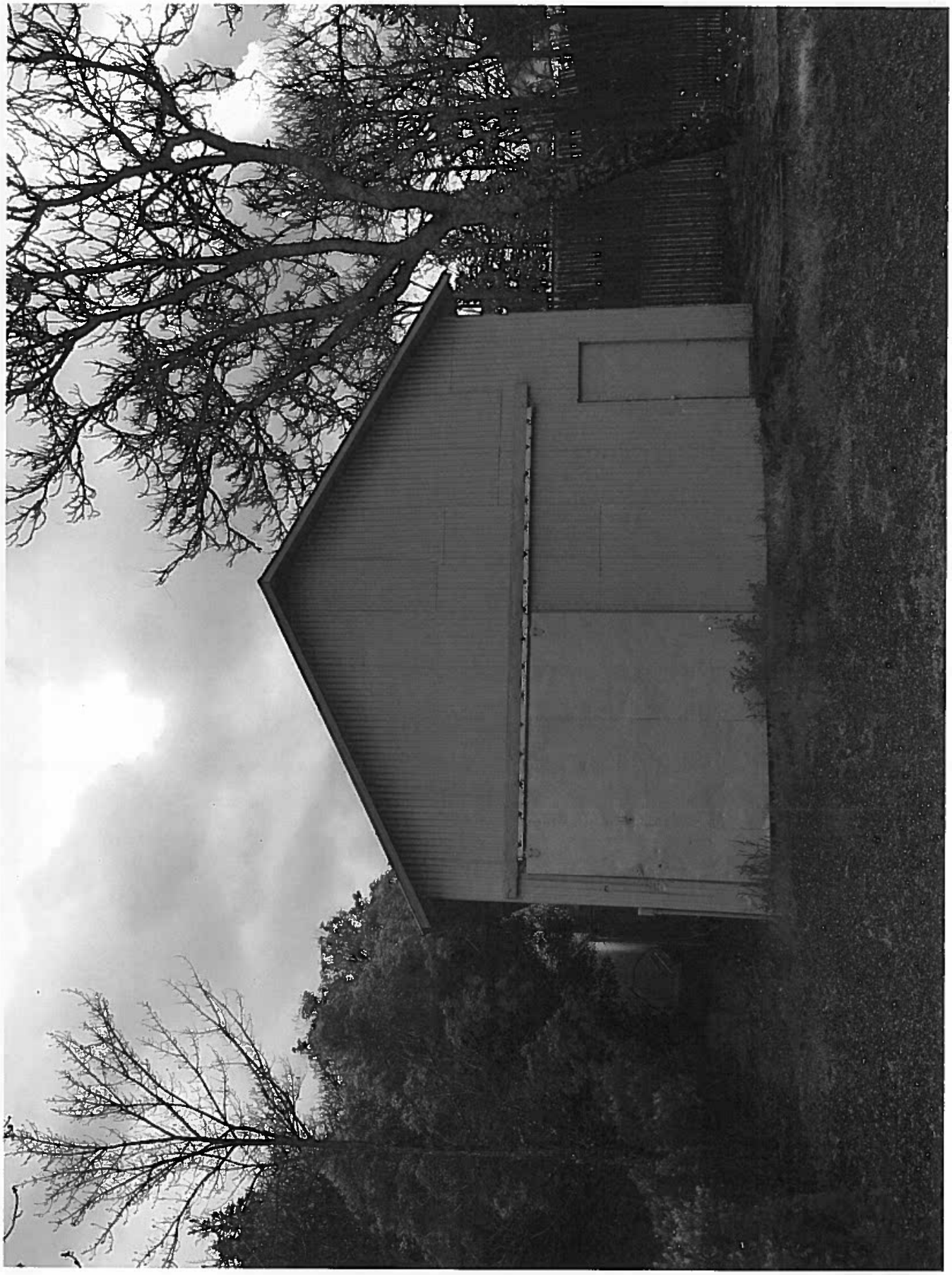


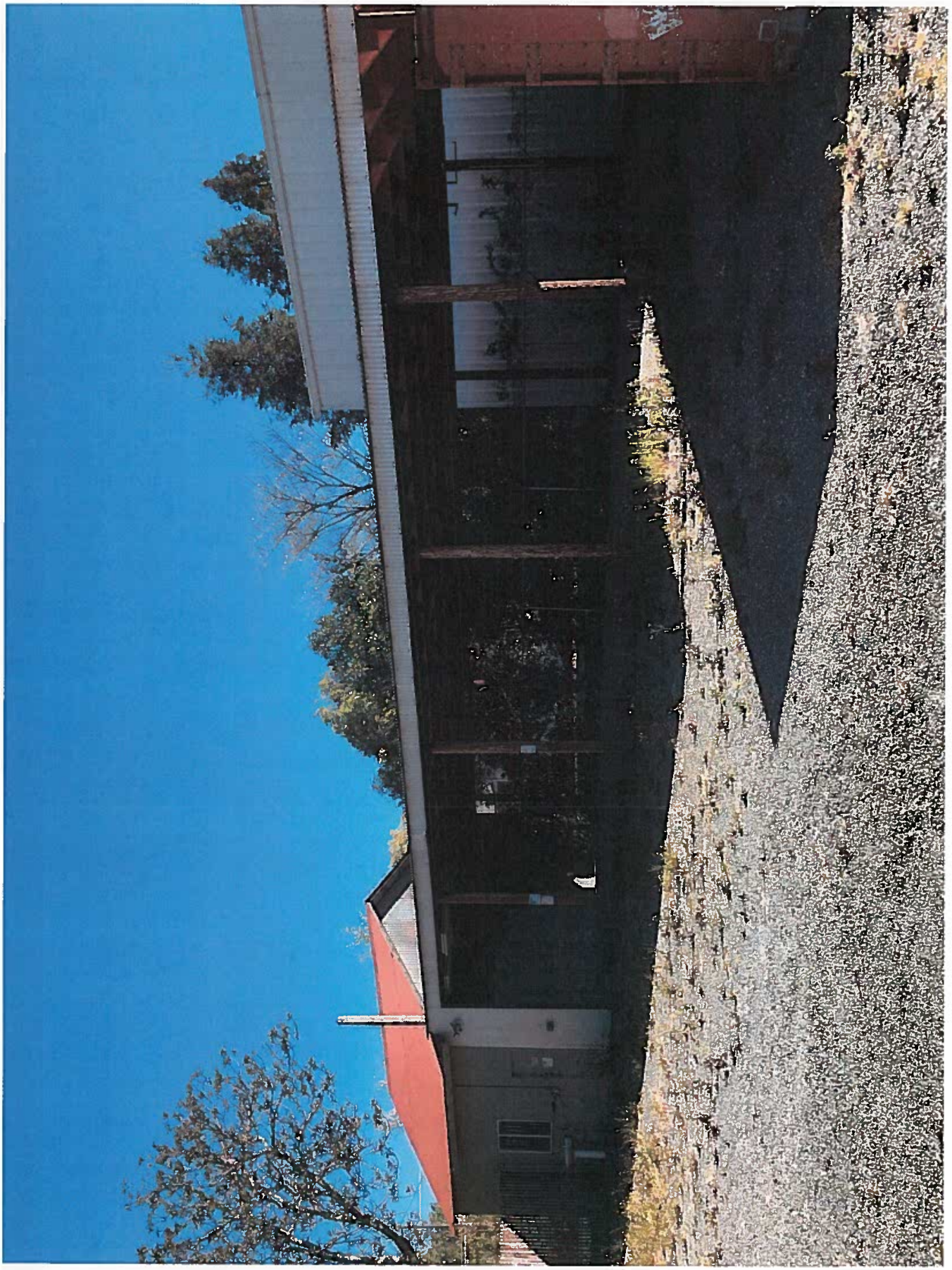
Scale 1' = 3/32"

SHFD Station 217
1025 Dowdell Land
Saint helena CA 94574

Drawn By: Gregory Smith
Date Drawn: 13 April 2017







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PLANNING DEPARTMENT
MAY 02 2017
City of St. Helena

ST. HELENA FIRE DEPARTMENT STATION 217 - USE PERMIT WRITTEN STATEMENT

The City of St. Helena's Fire Department has provided fire/life safety protection and response services since 1911. Due to increased calls for service, as well as increased traffic congestion concerns, it has become necessary for the Fire Department to consider alternative methods of meeting the growing demands of the public, in order to maintain high standards of service, and rapid response times.

The St. Helena Fire Department seeks approval to modify the use of the existing property located at 1025 Dowdell Lane, surrounded by Carl's Body Shop, in the service commercial district, and a law firm. Previously the site was used for ag vineyard management company. In order to implement and operate a second fire station, Station 217, with the purpose of improving and effectively maintaining the standards of service and call response times; a 24/7 operation. The modification of use would include housing one fire apparatus, of any type, and one utility vehicle. A utility vehicle can generally be described as a pickup truck, outfitted with a light bar, siren, and other emergency response amenities.

The proposed station would not be regularly staffed, and would operate in the same manner as the existing station located at 1480 Main Street, St. Helena, which is currently a paid-per-call response model, where emergency personnel respond to the station upon receiving a call for service.

This additional station would not have a community warning siren to notify emergency response personnel. The existing warning sirens, at 1480 Main Street, and the 1405 Charter Oak Avenue would remain in use.

City-funded improvements will be made to the existing structure, in order to house the fire apparatus, including moving an interior wall approximately thirteen feet, to accommodate the 27-foot long fire apparatus. No additional floors or living quarters will be added.

Approximately six to ten fire personnel will be assigned to this station, who will utilize the existing six parking stalls to park personal vehicles as they respond to the station for emergencies.

Applicant Signature

5/1/2017
Date

PLANNING COMMISSION REPORT

Planning Commission Meeting of June 20, 2017

AGENDA SECTION: Public Hearing

FILE NUMBER: PL17-030

SUBJECT: Request by Kevin Alfaro and Cooper Crane on behalf of Wagner Ranch, LLC for adoption of a resolution approving a lot line adjustment between parcels #009-362-015 and #009-362-016 to increase the size of an existing .38 acre parcel to 5.2 acres, with a corresponding reduction in the size of an existing 15.28 acre parcel to 10.46 acres. The subject parcels are located north of Sulphur Springs and west of Highway 29 in the Medium Density Residential and A-20 zoning districts.

PREPARED BY: Aaron Hecock, Senior Planner

REVIEWED BY: Noah Housh, Planning and Community Improvement Director

LOCATION OF PROPERTY: North of Sulphur Springs Avenue / West of Highway 29

APN: 009-362-015 and 009-362-016

GENERAL PLAN/ZONING: Agriculture / Medium Density Residential

APPLICANT: Kevin Alfaro and Cooper Crane **PHONE:** (707) 200-7063

PROJECT DESCRIPTION

The proposed lot line adjustment is between two contiguous legal parcels, parcel #009-362-016 (parcel 16) is approximately .38 acres in size and is zoned Medium Density Residential (MDR) and parcel #009-362-015 (parcel 15) is approximately 15.28 acres in size and is split zoned between MDR and Twenty Acre Agriculture (A-20). The applicant is requesting a lot line adjustment in order to essentially move the lot line distinguishing the two parcels to coincide with the zoning boundary between MDR and A-20. This would result in the transference of approximately 4.8 acres of land from the larger parcel (009-362-015) to the smaller parcel (009-362-016) resulting in one 10.46 acre parcel and one 5.20 acre parcel. No land is being rezoned or otherwise changed and the total number of parcels (in this case two) will not change as a result of this proposed

adjustment. In fact, this adjustment would eliminate having a parcel with two land use designations (MDR and A-20) and would provide the added benefit of creating a parcel boundary where the City's land use designations change and where the urban limit line is.

The configuration of the existing parcels can be seen on the attached exhibits. Each of the existing parcels are currently planted with vineyards and no change to this use is proposed at this time.

ANALYSIS

CEQA

The requested lot line adjustment is Categorically Exempt from the requirements of CEQA pursuant to Section 15305, Class 5, Minor Alterations in Land Use Limitations, which exempts minor lot line adjustments. 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.

GENERAL PLAN

As previously discussed, parcel 16 (the .38 acre parcel) is designated Medium Density Residential (MDR) and parcel 15 (the 15.28 acre parcel) is split designated between MDR and Agriculture. In addition, the Urban Limit Line (ULL) bisects parcel 15 along this land use designation bifurcation.

The MDR land use designation provides for single-family detached and attached homes, secondary residential units, public and quasi-public uses, and similar compatible uses. The MDR designation is the predominant residential designation, occurring throughout large areas of the City. The wide distribution of this designation is intended to maintain a development pattern in newly developing areas of the City that is consistent with historic development patterns.

The AG designation provides for agricultural uses, wineries, single-family residences, and public and quasi-public uses. The AG designation is applied to extensive areas of the valley floor that surround the urban core area. With the exception of those hillside areas designated Woodlands and Watershed (WW), all lands outside the Urban Limit Line are designated AG regardless of their size or actual use.

Further, the City of St Helena has established an Urban Service Area (USA), defined by the Urban Limit Line. The ULL is a parcel specific boundary that defines the outer edge of the USA, marking the limit of where urban development is permitted. The intent of the ULL is to discourage urban sprawl by containing urban development within a limited area.

Staff Response: Staff finds no General Plan consistency issues related to the proposed lot line adjustment. General Plan land use designations and the ULL would remain in their current configuration, no development is proposed on either parcel, the lot line adjustment would eliminate having a parcel with two land use designations and would align parcel boundaries with bifurcated land use designations and the location of the ULL.

ZONING

Consistent with the General Plan land use designations described above, the subject parcels are zoned MDR and A-20. Given that the only proposed change is the lot line adjustment and the acreage associated with each of the zoning districts above will not change, staff did not conduct any review of the current development standards as none are impacted by the proposed lot line adjustment.

Staff Response: The parcels resulting from the lot line adjustment would be 10.46 acres (AG-20) 5.20 acres (MDR) in size.The acreage associated with both the A-20 and MDR districts would remain the same and no additional parcels would be created in either district.

Lot Line Adjustment

A lot line adjustment map may be submitted and approved for a boundary adjustment between four or fewer existing adjoining parcels, which does not create a greater number of lots than originally existed if each of the proposed lots meets all the requirements of local building and zoning ordinances, this code, and the general plan.

Subdivisions, including the review procedures for lot line adjustments, are regulated by Municipal Code Section 16.08. In addition to identifying the application requirements, Section 16.08.070 grants the Planning Director and the Public Works Director the joint discretion to jointly approve a lot line adjustment. If jointly approved by the Planning Director and Public Works Director, Section 16.08.070(D) requires that the directors make a written report to the planning commission at its next regularly scheduled meeting. If the Planning Commission decides by majority vote to formally “review” the lot line adjustment, then a Planning Commission hearing date is set, public notice is sent out, and the proposal is considered by the Commission. If the Planning Commission decides not to review the lot line adjustment, then the Planning Director must publish the action to approve the lot line adjustment in the newspaper, and send out a notice to all property owners within 300 feet of the site notifying them of the decision. Upon receipt of such notice property owners may then choose to appeal the action of the Planning Director/Public Works Director back to the Planning Commission, and pay the required appeal fee.

Staff Response: In order to alleviate the overlapping and cumbersome administrative requirements described above, decision on the lot line adjustment has been referred to the Planning Commission for consideration. This approach has the added benefit of “streamlining” the process, as it avoids the necessity described above of staff bringing its decision to the Planning Commission for “validation”, and then coming back at a

separate meeting if the Commission disagrees with that staff decision. In addition, this approach avoids the scenario whereby property owners end up being informed by staff "after the fact" of an approval made by staff, which would then require residents/property owners to appeal a staff decision (including a $1,000 fee) in order for it to be considered at a public hearing. The proposed LLA was included in the public hearing notice sent to property owners and residents within 300-feet and published in the newspaper. Therefore, action on the LLA is before the Commission, and no additional noticing will be undertaken, if the lot line adjustment is approved.

ISSUES

The only issue identified by staff in the review of the proposed project is the procedural steps recommended in approving the lot line adjustment. As identified above, all noticing and procedural requirements have been met with the process to date, and staff is recommending the Commission act on the proposed LLA.

CORRESPONDENCE

As of completion of this report, no correspondence has been received by staff regarding the proposed lot line adjustment.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15305, Class 5, Minor Alterations in Land Use Limitations, which exempts minor lot line adjustments; and
2. Accept the required findings and adopt a resolution approving a lot line adjustment between parcels #009-362-015 and #009-362-016 located north of Sulphur Springs and west of Highway 29 in the Medium Density Residential and A-20 zoning districts.

ATTACHMENTS

Resolution
Existing Parcel Configuration
Proposed Parcel Configuration
LLA Map
Applicant Statement

CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA GRANTING APPROVAL OF A LOT LINE ADJUSTMENT BETWEEN PARCEL #009-362-015 AND #009-362-016 (File No. PL17-030)

PROPERTY OWNER: Wager Ranch, LLC **APN:** 009-362-015 and 009-362-016

RECITALS

1. The applicant requests adoption of a resolution approving a lot line adjustment between parcels #009-362-015 and #009-362-016 to increase the size of an existing .38 acre parcel to 5.2 acres, with a corresponding reduction in the size of an existing 15.28 acre parcel to 10.46 acres. The subject parcels are located north of Sulphur Springs and west of Highway 29 in the Medium Density Residential and A-20 zoning districts.
2. No land is being rezoned or otherwise changed and the total number of parcels will not change as a result of this proposed adjustment.
3. The Planning Commission of the City of St. Helena, State of California, held a duly noticed public hearing to consider the application on June 20, 2017.

RESOLUTION

The Planning Commission of the City of St. Helena, State of California, approved the Lot Line Adjustment on the following basis:

A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff reports, City files for this matter, correspondence, presentations and other materials.

B. The Planning Commission hereby finds that this project is Categorically Exempt from the requirements of CEQA pursuant to Section 15305, Class 5, Minor Alterations in Land Use Limitations, which exempts minor lot line adjustments.

C. The Planning Commission hereby finds the project is consistent with the requirements of Municipal Code Section 16.08.070 in that the proposed lot line adjustment is between four or fewer existing adjoining parcels, which does not create a greater number of lots than originally existed and each of the proposed lots meets all the requirements of local building and zoning ordinances, and the general plan.

Planning Department Conditions of Approval

D. The lot line adjustment is granted subject to compliance with the following conditions. The lot line adjustment shall be in conformance with all City ordinances, rules, regulations and policies in effect at the time of issuance of a building permit. The conditions noted

below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

1. The lot line adjustment shall be valid for one year from the date of approval and if the revised lots are not a matter of record within that one-year period, the approval shall expire. The permit may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals. Any request for an extension must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
2. This permit is valid for this approval only. New permits must be applied for upon any change in the parcel boundaries.
3. The permit shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed to the City Council within that 14 day period.
4. All required fees, including planning fees, development fees, housing fees, building fees toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of building permit. Fees shall be those in effect at the time of the issuance of the building permit.
5. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
6. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
7. Provided they are in general compliance with the permit, minor modifications may be approved by the Planning Director.
8. This permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.

Public Works Department Conditions of Approval

9. The applicant, or his/her representative, shall submit two (2) copies of the lot line adjustment draft deed documents' legal descriptions.
10. The legal descriptions shall describe the entire boundary of each resulting parcel.

11. The legal descriptions shall be prepared, signed and stamped by a registered Land Surveyor or a licensed Civil Engineer.
12. The following statements shall be included on each draft deed document:
    - The purpose of this conveyance and the conveyances being recorded concurrently herewith is to create a lot line adjustment pursuant to California Government Code Section 66412(d) and all local subdivision ordinances.
    - The consolidation of underlying lots, parcels or portions thereof, as set forth in the above metes and bounds description, constitutes an expressed written statement of the Grantor, merging said underlying lots, parcels, or portions thereof pursuant to Section 1093 of the California Civil Code.
13. The applicant, or his/her representative, shall submit two (2) copies of the title reports issued within 30 days of the date of the legal descriptions and deed form submittals.
14. The applicant, or his/her representative, shall submit two (2) copies of the record maps, deed documents, etc. referred to in the lot line adjustment legal descriptions.
15. The applicant, or his/her representative, shall submit proof of payment of the mapping services fee, as required by the Napa County Board of Supervisors Resolution 92-119.
16. The applicant, or his/her representative, shall submit proof of prepayment of property taxes.
17. Lenders should be contacted and any deeds of trust on the involved properties should be modified, to conform to the new boundary configurations, prior to recording the deed documents.

I HEREBY CERTIFY that the foregoing lot line adjustment amendment 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 20, 2017 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

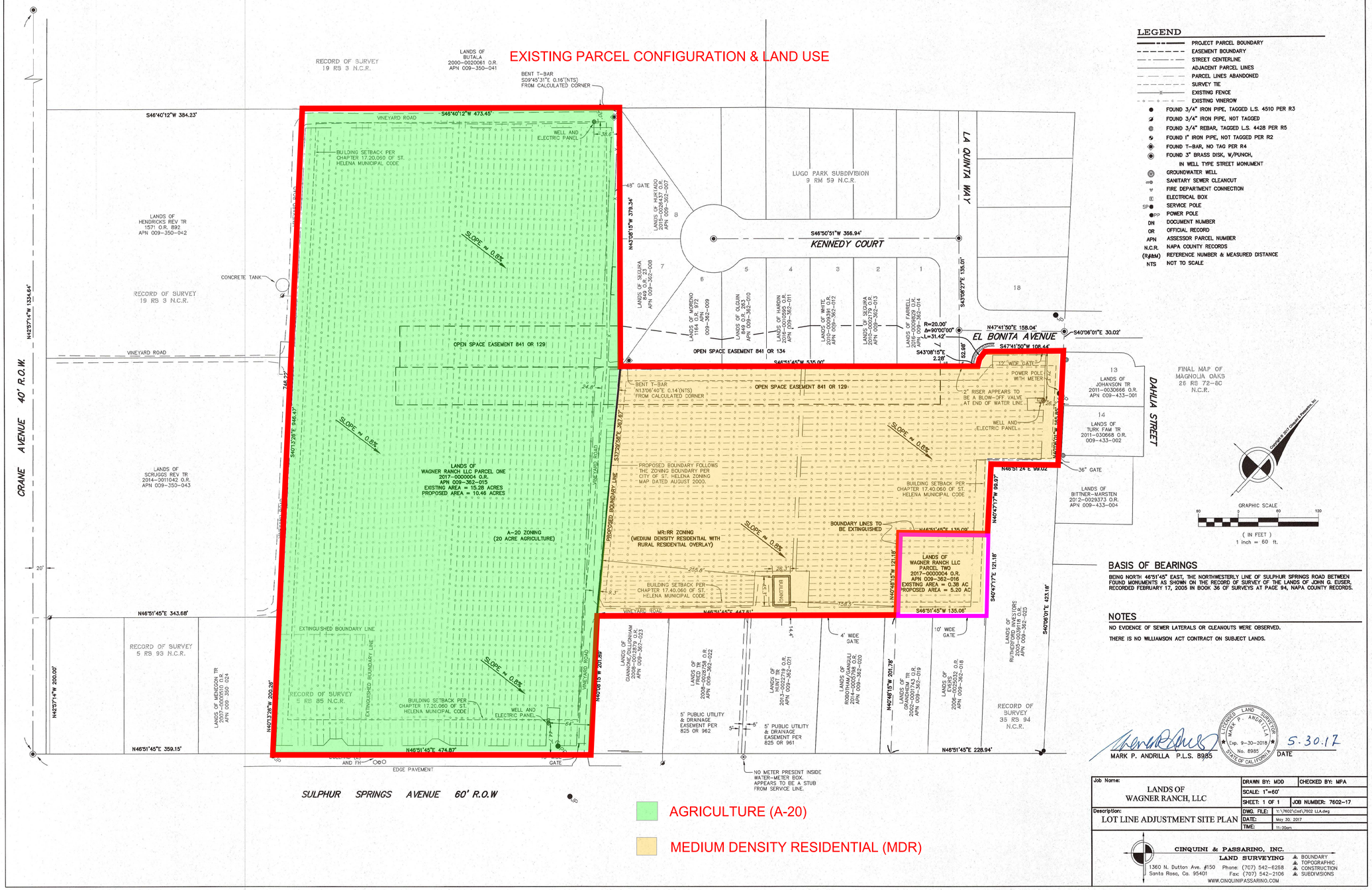
APPROVED:

Grace Kistner
Chair, Planning Commission

ATTEST:

Noah Housh
Planning and Community Improvement Director

EXISTING PARCEL CONFIGURATION & LAND USE



LEGEND

- PROJECT PARCEL BOUNDARY
- EASEMENT BOUNDARY
- STREET CENTERLINE
- ADJACENT PARCEL LINES
- PARCEL LINES ABANDONED
- SURVEY TIE
- EXISTING FENCE
- EXISTING VINEROW
- FOUND 3/4" IRON PIPE, TAGGED L.S. 4510 PER R3
- FOUND 3/4" IRON PIPE, NOT TAGGED
- FOUND 3/4" REBAR, TAGGED L.S. 4428 PER R5
- FOUND 1" IRON PIPE, NOT TAGGED PER R2
- FOUND T-BAR, NO TAG PER R4
- FOUND 3" BRASS DISC, W/PUNCH, IN WELL TYPE STREET MONUMENT
- GW GROUNDWATER WELL
- SS SANITARY SEWER CLEANOUT
- FD FIRE DEPARTMENT CONNECTION
- EB ELECTRICAL BOX
- SP SERVICE POLE
- PP POWER POLE
- DN DOCUMENT NUMBER
- OR OFFICIAL RECORD
- APN ASSESSOR PARCEL NUMBER
- N.C.R. NAPA COUNTY RECORDS
- (R#&M) REFERENCE NUMBER & MEASURED DISTANCE
- NTS NOT TO SCALE

AGRICULTURE (A-20)

MEDIUM DENSITY RESIDENTIAL (MDR)

BASIS OF BEARINGS

BEING NORTH 46°51'45" EAST, THE NORTHWESTERLY LINE OF SULPHUR SPRINGS ROAD BETWEEN FOUND MONUMENTS AS SHOWN ON THE RECORD OF SURVEY OF THE LANDS OF JOHN G. EUSER, RECORDED FEBRUARY 17, 2005 IN BOOK 36 OF SURVEYS AT PAGE 94, NAPA COUNTY RECORDS.

NOTES

NO EVIDENCE OF SEWER LATERALS OR CLEANOUTS WERE OBSERVED.

THERE IS NO WILLIAMSON ACT CONTRACT ON SUBJECT LANDS.

LICENSED LAND SURVEYOR MARK P. ANDRILLA No. 8985 Exp. 9-30-2018 STATE OF CALIFORNIA

MARK P. ANDRILLA P.L.S. 8985 — 5.30.17 DATE

Job Name: LANDS OF WAGNER RANCH, LLC	DRAWN BY: MDD	CHECKED BY: MPA
	SCALE: 1"=60'	
	SHEET: 1 OF 1	JOB NUMBER: 7602-17
Description: LOT LINE ADJUSTMENT SITE PLAN	DWG. FILE: N:\7602\Cad\7602 LLA.dwg	
	DATE: May 30, 2017	
	TIME: 11:00am	

CINQUINI & PASSARINO, INC.
LAND SURVEYING
1360 N. Dutton Ave. #150 Santa Rosa, Ca. 95401
Phone: (707) 542-6258 Fax: (707) 542-2106
WWW.CINQUINIPASSARINO.COM
BOUNDARY, TOPOGRAPHIC, CONSTRUCTION, SUBDIVISIONS

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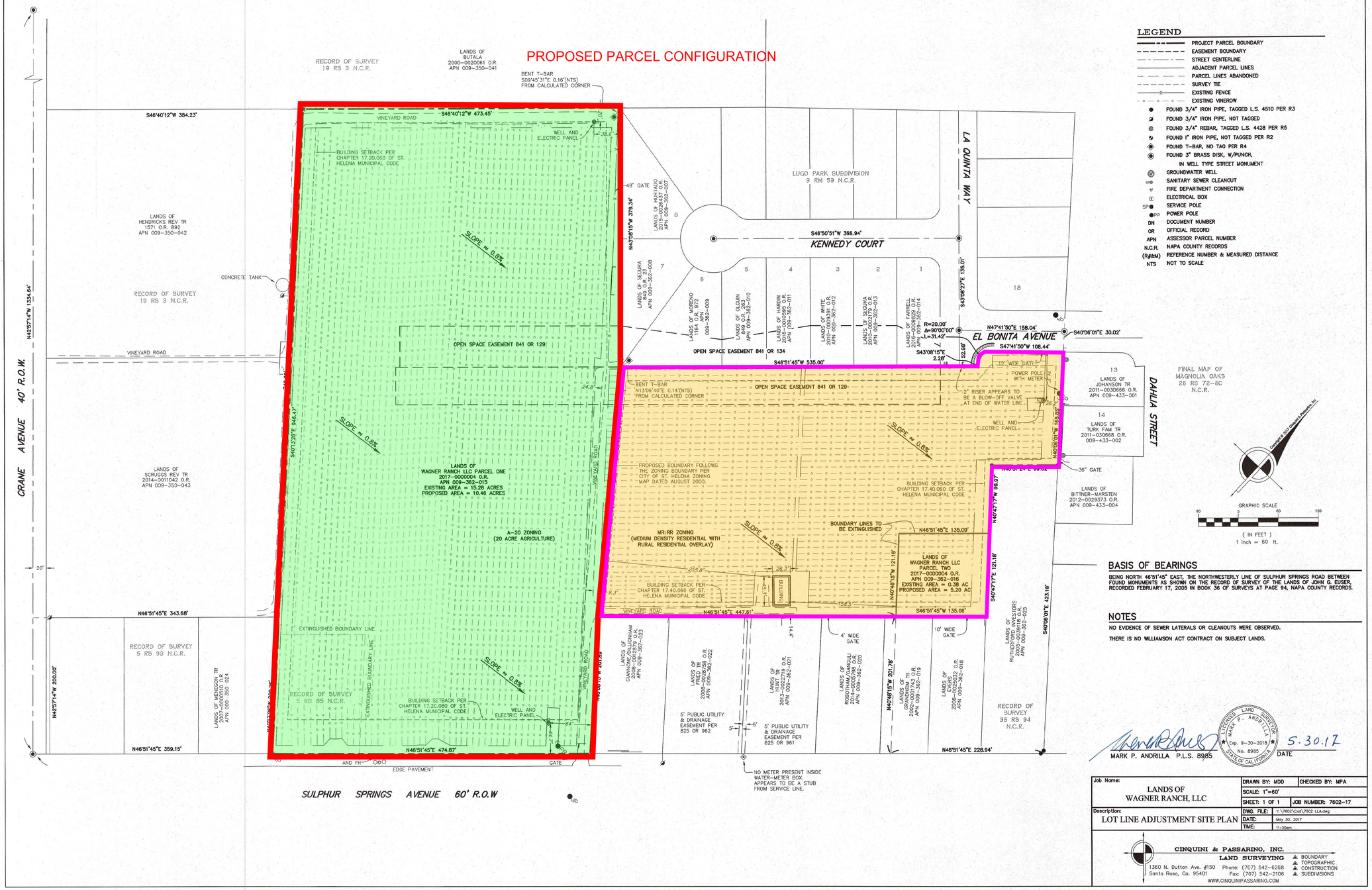
PROPOSED PARCEL CONFIGURATION



LEGEND

- PROJECT PARCEL BOUNDARY
- EASEMENT BOUNDARY
- STREET CENTERLINE
- ADJACENT PARCEL LINES
- PARCEL LINES ABANDONED
- SURVEY TIE
- EXISTING FENCE
- EXISTING VINEROW
- FOUND 3/4" IRON PIPE, TAGGED L.S. 4510 PER R3
- FOUND 3/4" IRON PIPE, NOT TAGGED
- FOUND 3/4" REBAR, TAGGED L.S. 4428 PER R5
- FOUND 1" IRON PIPE, NOT TAGGED PER R2
- FOUND T-BAR, NO TAG PER R4
- FOUND 3" BRASS DISC, W/PUNCH, IN WELL TYPE STREET MONUMENT
- GROUNDWATER WELL
- SANITARY SEWER CLEANOUT
- FIRE DEPARTMENT CONNECTION
- ELECTRICAL BOX
- SP SERVICE POLE
- PP POWER POLE
- DN DOCUMENT NUMBER
- OR OFFICIAL RECORD
- APN ASSESSOR PARCEL NUMBER
- N.C.R. NAPA COUNTY RECORDS
- (R&M) REFERENCE NUMBER & MEASURED DISTANCE
- NTS NOT TO SCALE

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- NTS NOT TO SCALE

GRAPHIC SCALE

60 0 60 120

(IN FEET)
1 inch = 60 ft.

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RECEIVED
PLANNING DEPARTMENT
APR 25 2017
City of St. Helena

April 18, 2017

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

Re: Written Statement-Proposed Lot Line Adjustment to APNs 009-362-015 & 016

To whom it may concern:

We hereby propose a Lot Line Adjustment to APNs 009-362-015 & 016, located along Sulphur Springs Avenue in the City of St. Helena. We wish to extinguish the two lot lines of the smaller parcel (016) adjacent to the larger parcel (015) and replace them with a single lot line running from the southwest corner of the Lugo Park Subdivision Unit No. 1 (9RM59) to the northwest corner of APN 009-362-023 as shown on the Lot Line Adjustment Map attached to the Application.

The City's current zoning map shows the boundary between Zones Medium Density Residential and Agriculture bisecting the larger parcel. The proposed Lot Line Adjustment would move the parcel boundary to coincide with the zoning boundary and transfer approximately 4.8 acres of land from the larger parcel to the smaller parcel.

The area calculations are as follows:

Pre-LLA:
APN 009-362-015: 15.29 Acres
APN 009-362-016: 0.38 Acres

Post LLA:
Resultant Lot A: approximately 10.46 Acres (Agricultural Zone)
Resultant Lot B: approximately 5.20 Acres (Residential Zone)

Please contact me at (707) 200.7063 or Mark Andrilla of Cinquini & Passarino Land Surveying at (707) 690.9025 if you have any questions.

Kevin Alfaro
Copper Cane
1275 Inglewood Avenue
St. Helena, CA 94574

Tentative Planning Commission Agenda
Updated: June 6, 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-Continued-Date Uncertain
2. PL17-021 STR Permit 1764 Spring Street-Aaron Hecock-Approved
3. Turley Flats Final Loan Document Review by CC-June 13, 2017-Noah Housh-Approved
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-Approved
5. PL17-032 1000 Pratt Ave Appeal of DR Approval for Beringer-Lilly Bianco CC Review June 13, 2017-Appeal Denied by CC
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)-Approved
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. PL17-036 738 Main St Farmstead UP Amendment In Process-Aaron Hecock
36. PL17-037 1508 Spring St DR for new SFD-Code Enforcement-In process Aaron Hecock
37. PL17-038 880 College DR for New Montessori School Building-In Process-Aaron Hecock
38. PL17-039 1427 Kearney St DR for SFD Remodel + Addition -In Process-Lilly Bianco
39. General Plan Update EIR-In Process-Noah Housh
40. 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.