



***AMENDED**
City of St. Helena
Planning Commission
Regular Meeting
Tuesday, July 18, 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, Lester Hardy and John Ponte
City staff present at the meeting will be noted in the minutes.
3. PUBLIC FORUM:
This is an opportunity for the public to address the Commission on items of interest to the public that are NOT listed on the agenda. Because of restrictions imposed by the Brown Act, the Commission may not engage in discussion nor take action on matters not described on the agenda. **Please observe the time limit of three minutes.**
4. CONSENT ITEMS
Members of the Commission or the public may ask that any items be considered individually for purposes of considering alternative action, for extended discussion, or for public comment. Unless that is done, one motion may be used to adopt all recommended actions. (Roll Call Vote)
 - 4.1. Approval of Minutes: June 20, 2017 5 - 8
[Commission Minutes 6-20-17](#)
 - 4.2. Harrison Residence Design Review at 1660 Kearney Street 9 - 34
Prepared By: Lilly Bianco, Contract Planner

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.

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 St.](#)

- 4.3. Martin and Corison Renovation Design Review 35 - 72
Prepared By: Lilly Bianco, Contract Planner

CEQA Determination: The project is exempt from the requirements of CEQA pursuant to Section 15331, which exempts, amongst other things, projects involving the rehabilitation and restoration of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of historic properties.

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 15331, and
2. Accepting the required findings and approving Design Review for the Martin and Corison Renovation.

[Staff Report - 1427 Kearney St.](#)

5. ADMINISTRATIVE DETERMINATION

- 5.1. Administrative Determination authorizing a street piano to be located in Lyman Park and in the Park and Recreation Zoning District 73 - 77
Prepared By: Lilly Bianco, Contract Planner

CEQA Determination: Not a project under CEQA

Recommendation: Receive and file

[Staff Report - Street Piano](#)

6. PUBLIC HEARINGS

- 6.1. 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. 79 - 90
Prepared By: Aaron Hecock, Senior Planner

CEQA Determination:Exempt from the requirements of CEQA pursuant to Section 15305.

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](#)

7. SCHEDULED MATTERS

7.1. Appointment of Planning Commission *Chair and Vice-Chair

8. DEPARTMENT REPORTS

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

9. AGENDA FORCAST

Attached is a summary document of pending projects and up coming and items of priority and interest that will be placed on future agendas. This is also an opportunity for the Commission as a whole to request items be placed on future agendas for discussion. These items should be consistent with, and work to implement adopted Council Goals.

9.1. [PC TENTATIVE AGENDA June 6 2017 Update](#)

91 - 94

10. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for August 1, 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 July 13, 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://cityofsthenelena.org> and will be available for public review at the respective meeting.



Action Minutes 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

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

Chairperson: Grace Kistner

Vice Chair: Vacant

Commissioners: Bobbi Monnette and Tracy Sweeney

Absent: Commissioner Knudsen

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

3. PUBLIC FORUM:

No Public Comment received.

4. CONSENT ITEMS

Commissioner Sweeney recused herself from Item 4.3 due to living in close proximity to the project location.

Item 4.3 to be continued to a date certain of July 18, 2017 due to lack of a quorum.

4.1. Approval of Minutes: June 6, 2017

4.2. Dehoff Residence Design Review at 1734 Scott Street.

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.

MOTION: Commissioner Sweeney moved to approve items 4.1 and 4.2 on the Consent Calendar as presented. The motion was seconded by Commissioner Monnette and roll call carried by the following vote:

AYES: Commissioners Sweeney, Monnette and Kistner.

NOES: None

ABSENT: Commissioner Knudsen

RECUSED: None

4.3. Harrison Residence Design Review at 1660 Kearney Street

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.

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.

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.

Senior Planner Aaron Hecock reported on Item.

Fire Chief John Sorensen addressed the Commission.

Chair Kistner opened Public Comment.

No Public Comment received.

Chair Kistner closed Public Comment.

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

AYES: Commissioners Monnette and Sweeney

NOES: Chair Kistner

ABSENT: Commissioner Knudsen

ABSTAIN: None

- 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.

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.

Senior Planner Aaron Hecock reported on Item.

Applicant Kevin Alfaro addressed the Commission.

Chair Kistner opened Public Comment.

Citizen, Jane Inch and Stephan Ganguli addressed the Commission.

Chair Kistner closed Public Comment.

Applicant agreed to a continuance of item to a date certain of July 18,

2017 in order to address neighbor's questions and concerns.

MOTION: Commissioner Monnette moved to continue Item to the Planning Commission meeting of July 18, 2017. The motion was seconded by Commissioner Sweeney and roll call carried by the following vote:

AYES: Commissioners Monnette, Sweeney and Kistner

NOES: None

ABSENT: Commissioner Knudsen

ABSTAIN: None

6. SCHEDULED MATTERS

7. DEPARTMENT REPORTS

Planning Director Noah Housh presented Certificate of Appreciation to Commissioner Sweeney and Commissioner Monnette for their years of service on the Planning Commission.

8. AGENDA FORCAST

8.1. Planning Commission Tentative Agenda - June 6 2017 Update

Planning Director Noah Housh reported on Item.

9. ADJOURNMENT: Chair Kistner adjourned the meeting at **6:57 p.m.**

APPROVED: The June 20, 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 July 18, 2017

AGENDA SECTION: Consent

FILE NUMBER: PL17-028

SUBJECT: Harrison Residence Design Review at 1660 Kearney Street

REVIEWED BY: Noah Housh, Planning Director

APPROVED BY: Noah Housh, Planning Director

APPLICATION FILED:04/27/17

ACCEPTED AS COMPLETE:05/31/17

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

PROPERTY DESCRIPTION

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 reside 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 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.

ISSUES

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
1. 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 July 18, 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 July 18, 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;
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.

- 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, except as modified by the following conditions.
3. The Design Review Permit shall be vested within one (1) year from the date of approval. A building permit for the use allowed under this approval shall have been obtained within one (1) year from the effective date of the decision or these approvals shall expire; provided however that the approved Design Review may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.030, Extension of Permits and Approvals.
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 July 18, 2017 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Grace Kistner
Chair, Planning Commission

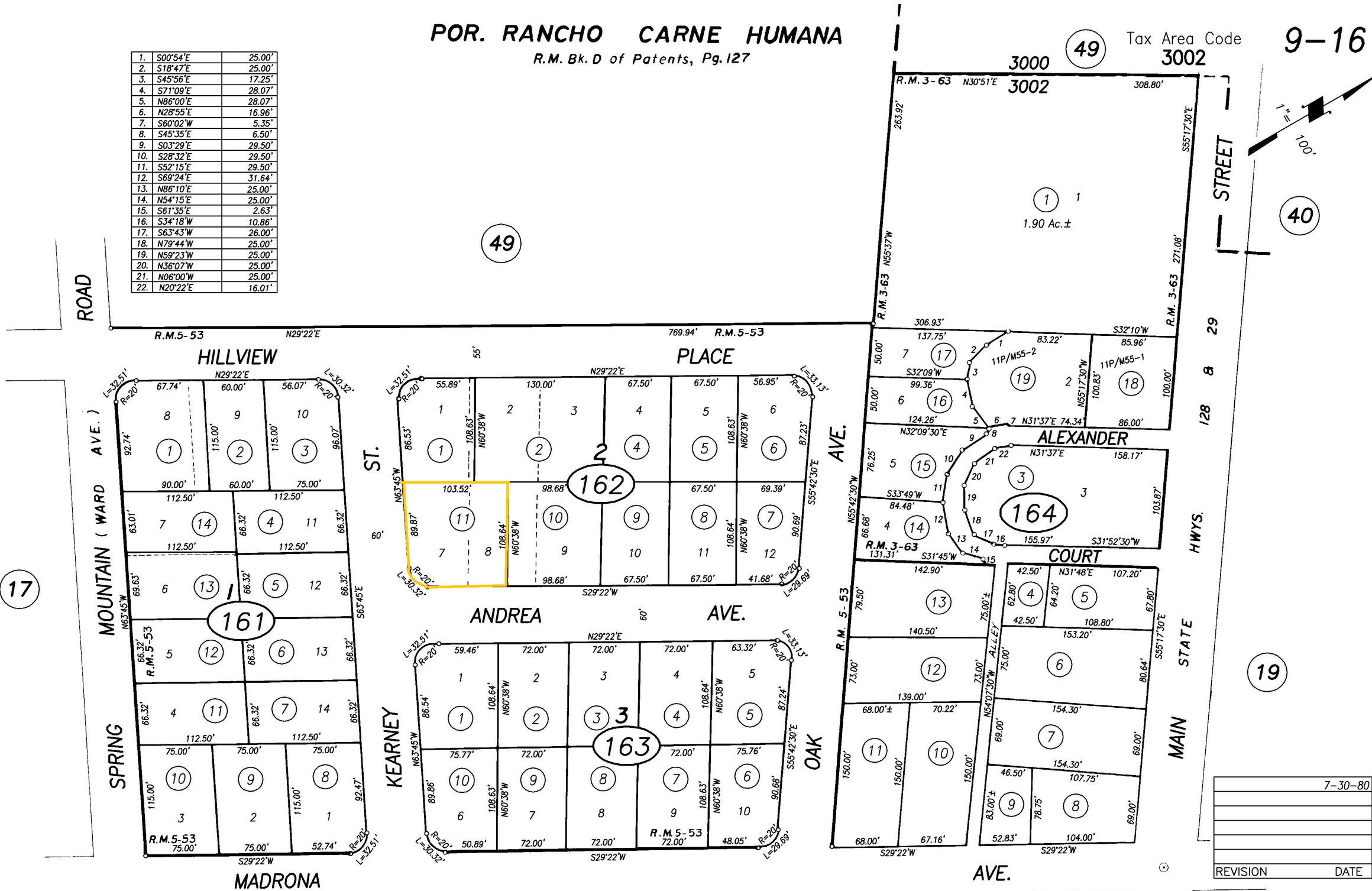
Noah Housh,
Planning and Community
Improvement Director

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

Tax Area Code
3000 49 3002

9-16

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'

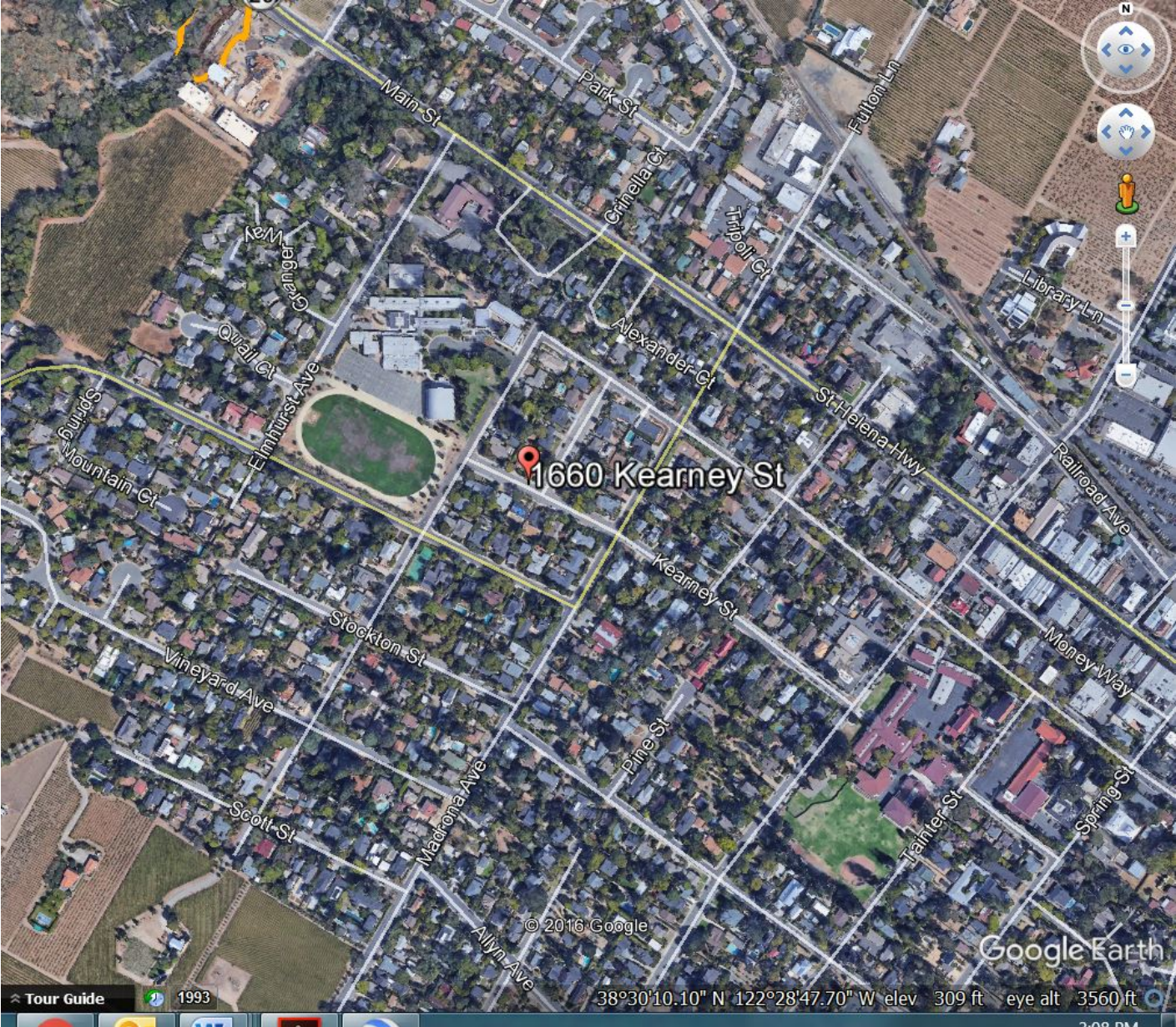


NOTE: This Map Was Prepared For
Assessment Purposes Only , No
Liability Is Assumed For The
Accuracy Of The Data Delineated
Hereon.

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



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.

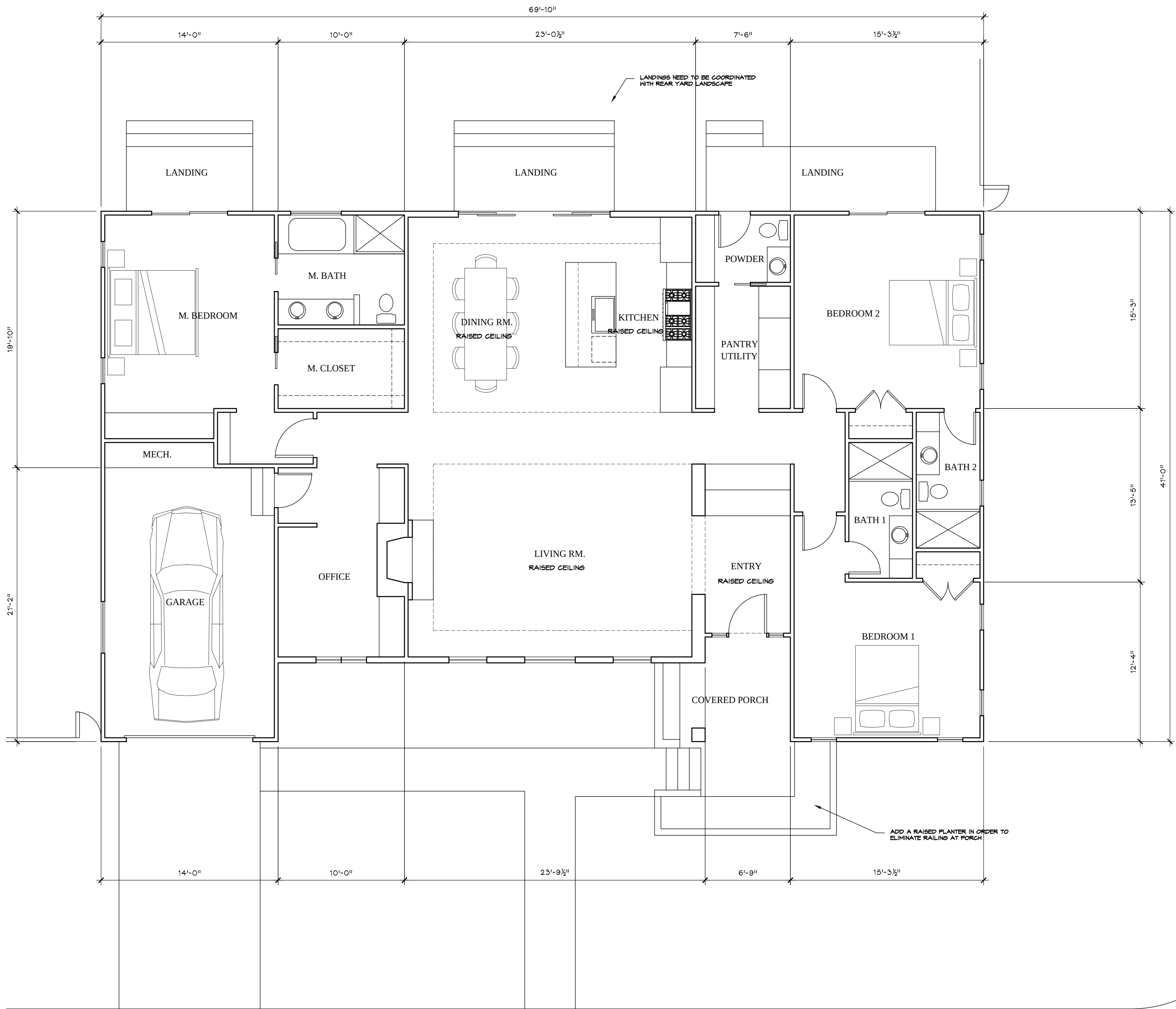
Thank you for your time.

RECEIVED
PLANNING DEPARTMENT

APR 27 2017

City of St. Helena

J. Rob Harrison
4/27/17



PROPOSED FLOOR PLAN

FLOOR AREA		AREA OF RAISED CEILING	
EXISTING LIVING AREA	1,834 S.F.		558 S.F.
ADDITION	455 S.F.		
TOTAL LIVING AREA	2,289 S.F.		
GARAGE	514 S.F.		
FRONT PORCH	61 S.F.		

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Revisions

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VOICE: 707/573-8291 FAX: 707/573-3012

HARRISON RESIDENCE
RESIDENCE RENOVATION AND ADDITION
APN 089-162-011
1600 KEARNEY STREET
ST. HELENA, CALIFORNIA

PROPOSED FLOOR PLAN

Job Number
HARRISON

Drawn By
JML

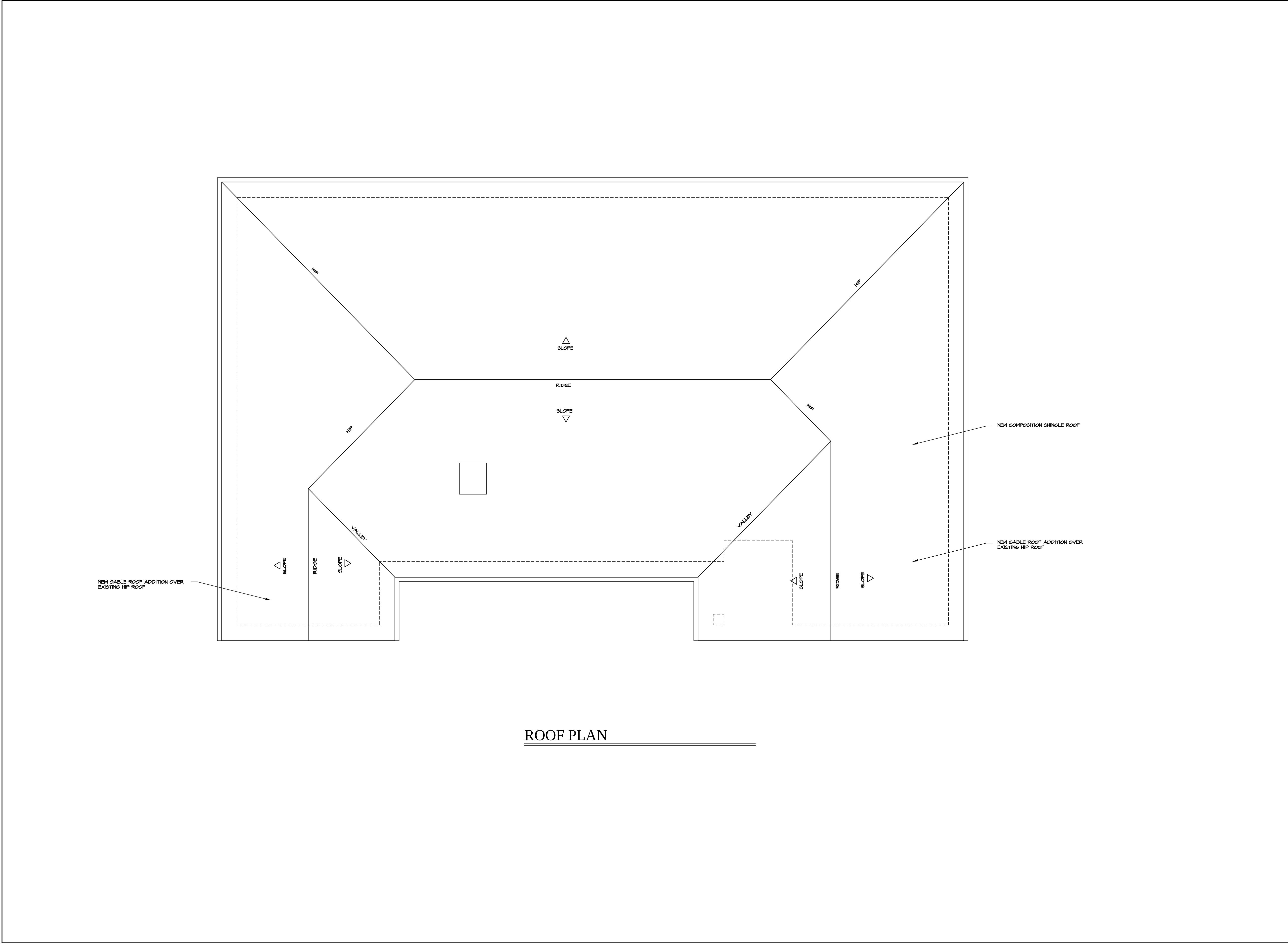
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Date
4-6-2017

Sheet Number

A2

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HARRISON RESIDENCE
RESIDENCE RENOVATION AND ADDITION
APN 089-162-011
1600 KIRKNEY STREET
ST. HELENA, CALIFORNIA

ROOF PLAN
PROPOSED

Job Number
HARRISON

Drawn By
JML

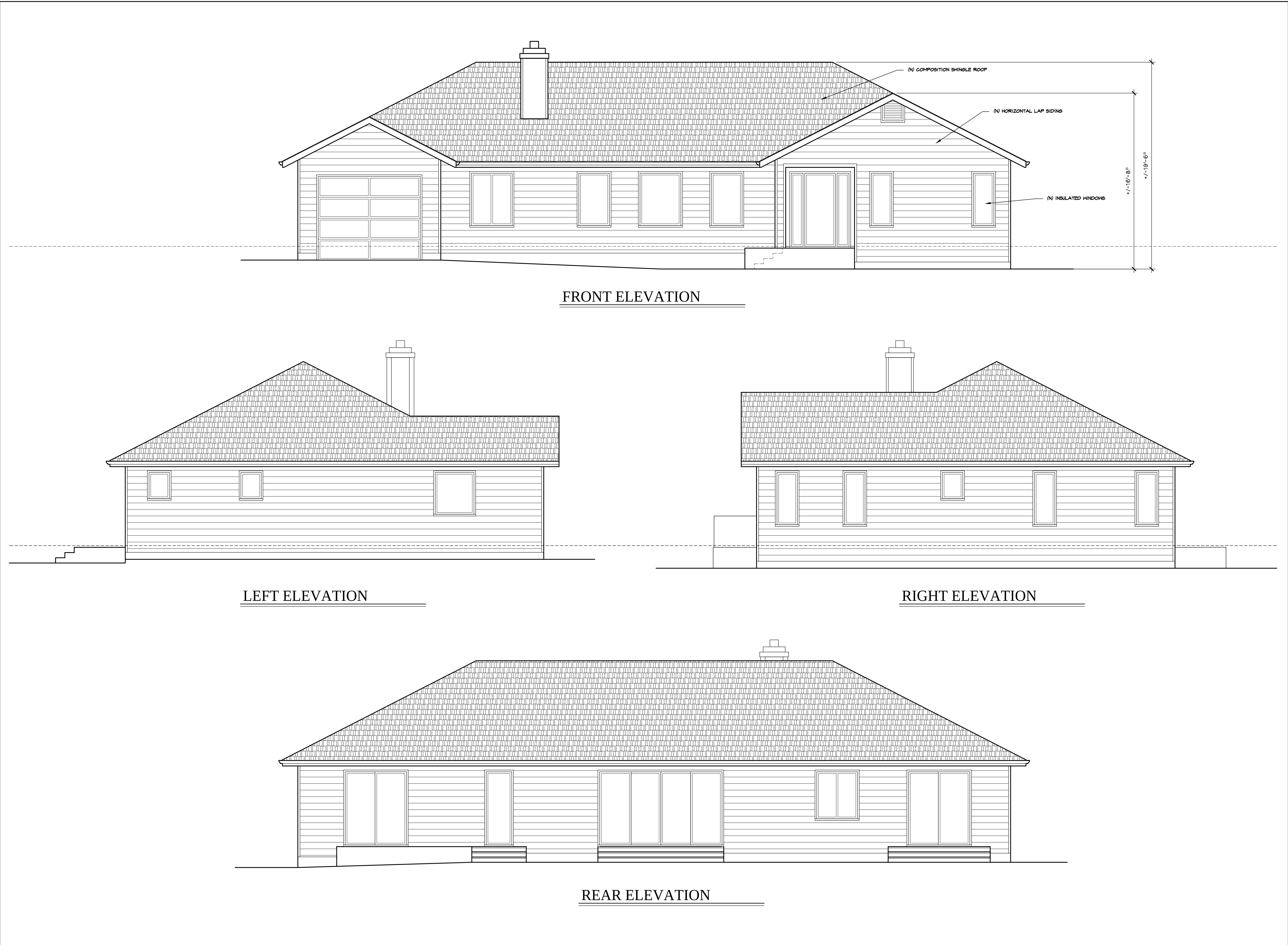
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Date
4-6-2017

Sheet Number

A3

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FRONT ELEVATION

LEFT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

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HARRISON RESIDENCE
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APN 069-162-011
1600 KEARNEY STREET
ST. HELENA, CALIFORNIA

EXTERIOR ELEVATIONS
PROPOSED

Job Number
HARRISON

Drawn By
JML

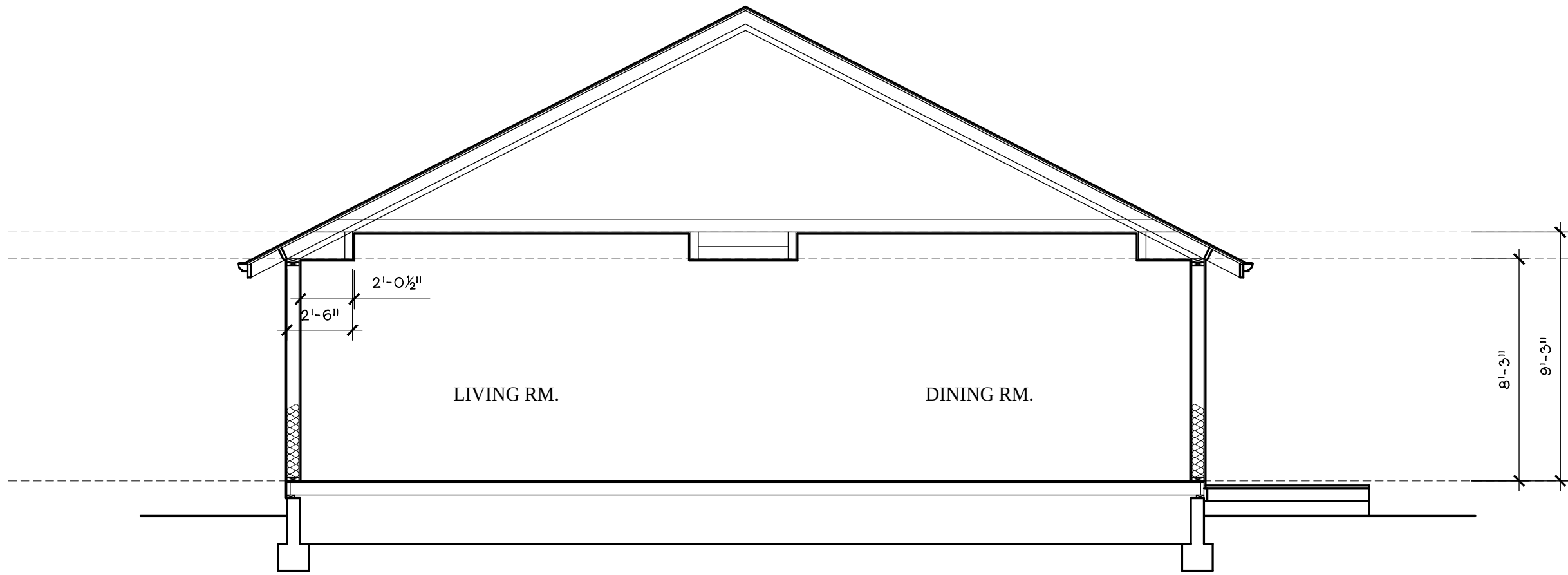
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A BUILDING SECTION

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HARRISON RESIDENCE

RESIDENCE RENOVATION AND ADDITION
APN 089-162-011
1600 KIRKLEY STREET
ST. HELENA, CALIFORNIA

BUILDING SECTION

Job Number
HARRISON

Drawn By
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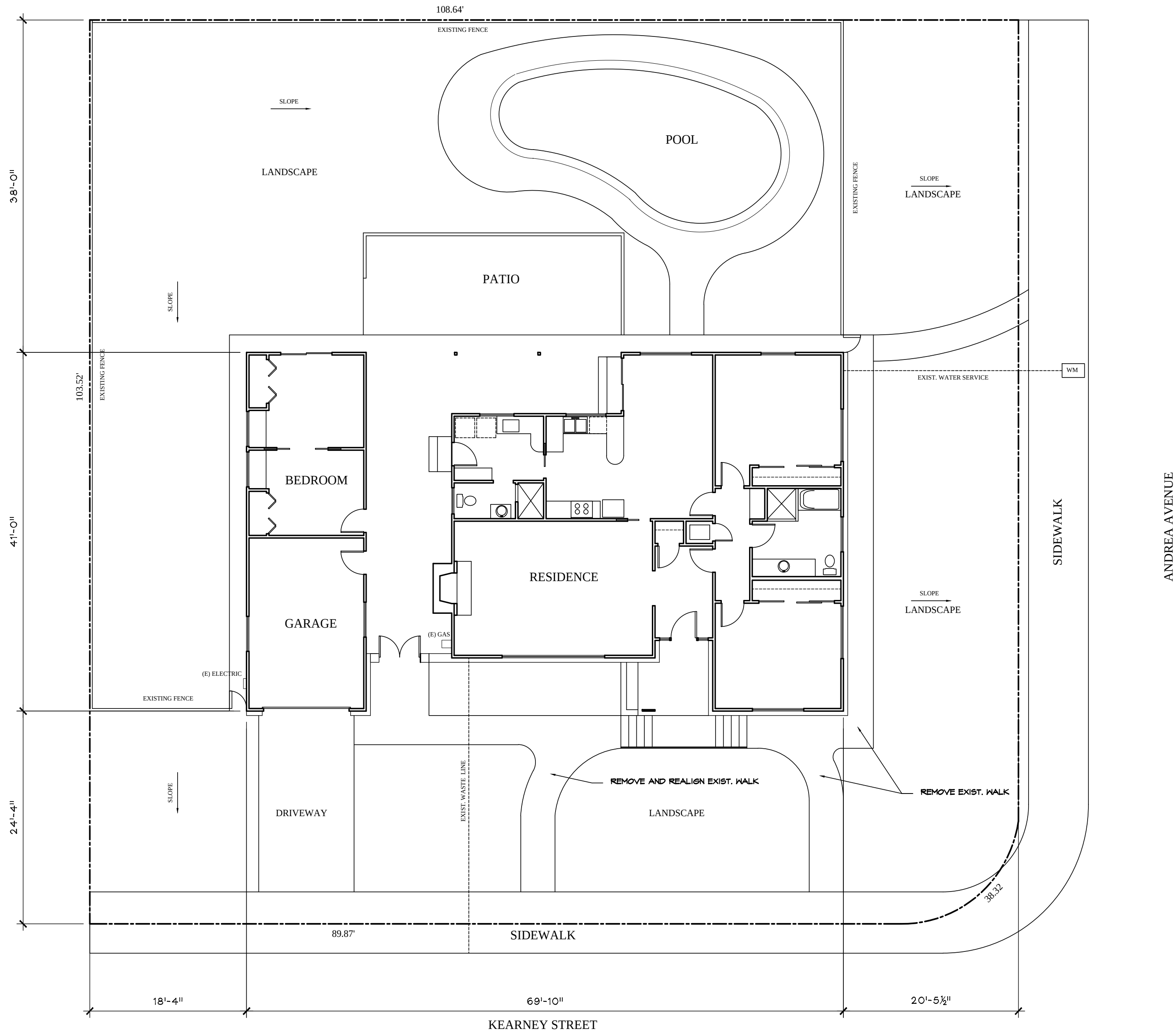
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Sheet Number

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
APN 089-162-011
1600 KEARNEY STREET
ST. HELENA, CALIFORNIA

SITE PLAN
AS BUILT

Job Number
HARRISON

Drawn By
JML

Scale
1/8" = 1'-0"

Date
4-6-2017

Sheet Number

AB1

of



AS BUILT FLOOR PLAN

FLOOR AREA - EXISTING	
LIVING AREA	1,854 S.F.
GARAGE	281 S.F.
COVERED PATIO	408 S.F.
FRONT PORCH	61 S.F.

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HARRISON RESIDENCE
RESIDENCE RENOVATION AND ADDITION
APN 089-162-011
1600 KIRKLEY STREET
ST. HELENA, CALIFORNIA

FLOOR PLAN
AS BUILT

Job Number
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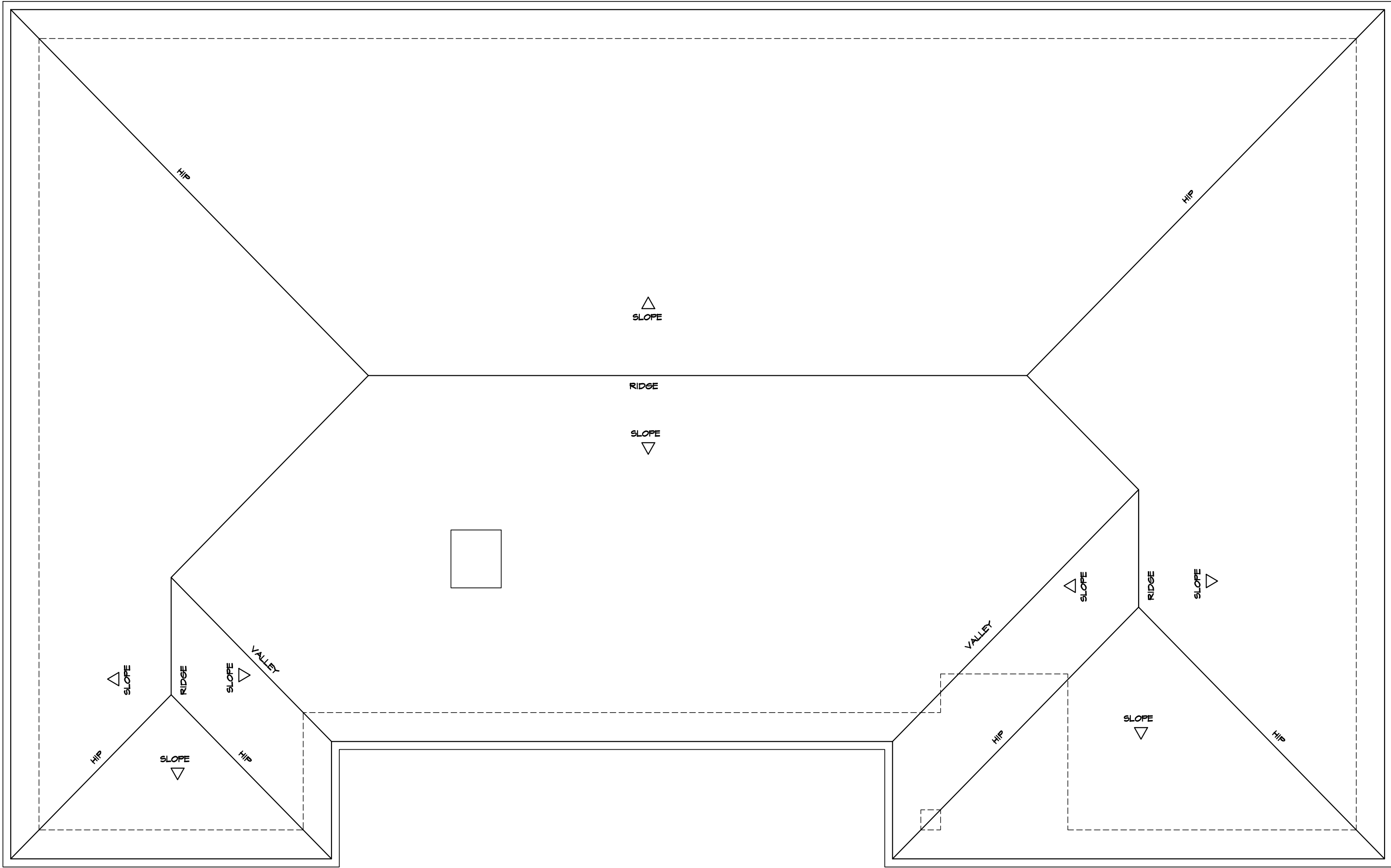
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ROOF PLAN - AS BUILT

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RESIDENCE RENOVATION AND ADDITION
APN 089-162-011
1600 KIRKNEY STREET
ST. HELENA, CALIFORNIA

ROOF PLAN
AS BUILT

Job Number
HARRISON

Drawn By
JML

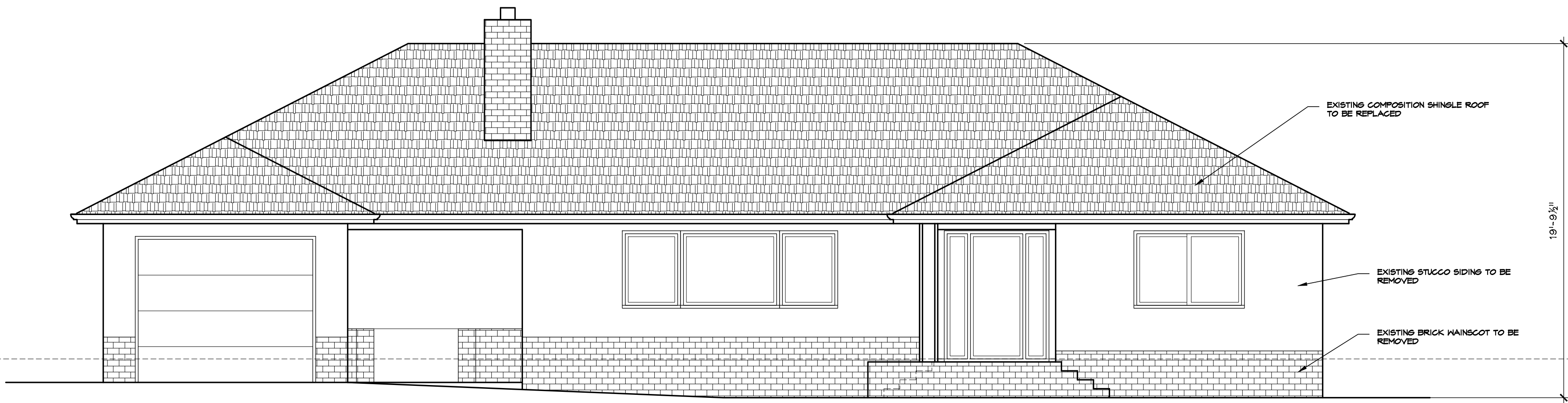
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FRONT ELEVATION - AS BUILT



RIGHT ELEVATION - AS BUILT

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ST. HELENA, CALIFORNIA

EXTERIOR ELEVATIONS
AS BUILT

Job Number

HARRISON

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Date

4-6-2017

Sheet Number

AB4

of



PLANNING COMMISSION REPORT
Planning Commission Meeting of July 18, 2017

AGENDA SECTION: Consent

FILE NUMBER: PL17-039

SUBJECT: Martin and Corison Renovation Design Review

PREPARED BY: Lilly Bianco, Contract Planner

REVIEWED BY: Noah Housh, Planning Director

APPROVED BY: Noah Housh, Planning Director

APPLICATION FILED:06/06/17

ACCEPTED AS COMPLETE:06/15/17

LOCATION OF PROPERTY: 1427 Kearney Street

APN: 009-270-013

GENERAL PLAN/ZONING: Medium Density Residential: MDR

APPLICANT: Seth Lyle, Sal Gen
Construction

PHONE: (707) 696-1696

BACKGROUND

The subject property is a residential lot of 13,503 sq-ft s and improved with one-story single family residence (1,539 sq-ft), constructed circa 1880 with a more recent 840 sq-ft accessory Dwelling Unit and carport at the rear of the property. The residence is located in the Adams Street Historic District as delineated in the 1993 General Plan and identified in the 1978 Historic Resources Inventory prepared by Napa County Landmarks, Inc. Kearney Street is characterized as exhibiting a wide range of 19th and early 20th century residential styles that include vernacular farmhouses, Italianate cottages, Queen Anne, Colonial Revival, and Craftsman style."

The subject house is described as a one-story vernacular front gable transitional style house dating from approximately 1880. Elements of the Queen Anne style can be seen

in the gable front asymmetrical facade, bay window and large porch with turned columns and band sawn brackets. The Italianate details are visible in the corbels along the west elevation eave, the heavy hooded window trim, and the low pitched roof hipped at the rear.

PROJECT DESCRIPTION

Applicant, Seth Lyle of Sal Gen Construction, on behalf of property owners, William Martin and Catherine Corison, is requesting Design Review approval to restore and rehabilitate 1427 Kearney in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Proposed work includes the following activities:

- The relocation of the front door to its original location,
- Removal of an inappropriate front porch enclosure and restoration of siding,
- Removal of the 1950-60's era fixed windows and replacement with period appropriate wood sash windows,
- Roof repair/replacement, rear roof structure will be reframed as part of a modest expansion of the rear porch/ laundry area. Ridge will be elevated to accommodate higher ceilings at exterior porch and to clean up and consolidate multiple gables and valleys into a cohesive system.
- Restoration of window trim and details,
- Repairs to the porch floor and rail

The project is expected to result in a net reduction in air conditioned living space. For example, the pre-renovation interior is 1539 sq. ft. whereas the post-renovation interior space would be 1528 sq. ft. The front porch will be enlarged by removing interior living space at the entry area. The pre-renovation front porch is 148 sq. ft. and post-renovation front porch would be 218 sq. ft. The front door will be restored to its original location which is known by the presence of a patched former opening at the porch wall.

The rear porch would be enlarged to the rear and to the driveway side of the residence and expanded from 229 sq-ft to 367 sq-ft. The roof will be re-framed to address interior aesthetic issues created by previous remodels; delete some of the gables and valleys and to accommodate the modest expansion of the rear porch and bathroom. The structure will remain a single story and no change in height is proposed.

To assess the consistency of the proposed work with the Secretary of the Interior's Standards for the Treatment of Historic Properties, the applicant contracted Juliana Inman, a qualified historic architect to prepare a Historical Review. The Review, dated September 8, 2016, found that the work would be consistent with all applicable standards and the project would have no adverse impact to the integrity of the historic resource (see Attachment 5).

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:

4.3.6. Preserve Historic and cultural resources because of their special contribution to the character and quality of life of St. Helena

7.5.1. Preserve the City's historic and cultural resources as they contribute to the special character and quality of the City and help support its economic base.

ZONING

Consistent with the GP land use designation, 1427 Kearney Street exhibits a zoning designation of MR: Medium Density Residential. The MR Zoning District allows for modifications to residential development insofar as it conforms to the development standards prescribed by Municipal Code Section 17.40.060.

Staff Analysis

As the restoration/rehabilitation of a historic single family residence and which is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and with no substantial changes proposed to the form, massing or style, the project appears consistent with applicable General Plan policies and would further ensure the property continues to meet the development standards imposed by the Zoning Code. The project will result in a minimal increase in square footage such that, after the project, the property would exhibit a lot coverage of 26.2 percent (within the allowable 45%) and an FAR of .217 (within the .284 maximum allowed). As such, the proposed work will conform to 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 restore and rehabilitate the existing residence at 1427 Kearney Street. The modifications are appropriate for the historic character of the existing residence and would be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. For those reasons, the project would be consistent with all applicable GP policies, including 4.3.6.(Preserve Historic and cultural resources because of their special contribution to the character and quality of life of St. Helena) and 7.5.1. Preserve the City's historic and cultural resources as they contribute to the special character and quality of the City and help support its economic base.
2. Compatibility of design with the immediate environment of the site;
The proposed work would be consistent with the SOIS and would therefore be compatible with the existing residence and surrounding properties.
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;
The proposed work is in an area with a distinctive historical character and based on its consistency with the SOIS would remain compatible and perpetuate the established 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 historic character of the existing residence 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;

A variety of plants are proposed around the perimeter of the residence and would be appropriate to the residential character of the property.

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 proposed exterior modifications do not necessitate the provision of any 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.

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

No significant natural features are proposed for removal.

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 modifications are appropriate for the historic character of the residence and would be compatible with adjacent and neighboring structures.

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

The proposed work is determined to be consistent with the SOIS and would therefore be compatible with the historic character of the existing residence and that of the larger neighborhood.

15. Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the

landscape concept depicts an appropriate unity with the various buildings on the site;

The landscaping and plant palette appear appropriate given the residential nature of the project.

16. Whether plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which is suitable to the climate of St. Helena;

The plant palette consists of plants readily found in Napa County and adaptable to the climate.

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 rehabilitation of a historic residence promotes sustainability and climate protection through the efficient use of existing materials and resources.

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 15331, and
2. Accepting the required findings and approving Design Review for the Martin and Corison Renovation.

ATTACHMENTS

[1427 Kearney ATTCH 1. Resolution](#)

[1427 Kearney ATTCH 2. APN Map](#)

[1427 Kearney ATTCH 3. Aerial View](#)

[1427 Kearney ATTCH 4. Project Narrative](#)

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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 MARTIN AND CORISON RENOVATION AT 1427 KEARNEY STREET**

PROPERTY OWNER: William Martin and Catherine Corison

APN: 009-270-013

Recitals

A. Whereas, Mr. Seth Lyle of Sal Gen Con, on behalf of property owners, William Martin and Catherine Corison, submitted an application for a Design Review Application to restore/rehabilitate an existing c.1880's residence at 1427 Kearney Street in the MR: Medium Density Residential District, and

B. Whereas, A staff report dated July 18, 2017 and incorporated herein by reference analyzed the project's consistency with the Design Criteria enumerated in Section 17.164.030 of the Municipal Code, and

C. Whereas, the Findings of the Staff Report were supported by a Historic Review and Consistency analysis prepared by qualified Historic Architect, Juliana Inman on Sept. 8, 2016 and which concluded the proposed modifications were consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

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 July 18, 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 exempt from the requirements of CEQA pursuant to Section 15331, which exempts, amongst other things, projects involving the rehabilitation and restoration of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. 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. 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 restore and rehabilitate the existing residence at 1427 Kearney Street. The modifications are appropriate for the historic character of the existing residence and would be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. For those reasons, the project would be consistent with all applicable GP policies, including 4.3.6.(Preserve Historic and cultural resources because of their special contribution to the character and quality of life of St. Helena) and 7.5.1. Preserve the City's historic and cultural resources as they contribute to the special character and quality of the City and help support its economic base.
2. Compatibility of design with the immediate environment of the site;
The proposed work would be consistent with the SOIS and would therefore be compatible with the existing residence and surrounding properties.
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;
The proposed work is in an area with a distinctive historical character and based on its consistency with the SOIS would remain compatible and perpetuate the established 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 historic character of the existing residence 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;
A variety of plants are proposed around the perimeter of the residence and would be appropriate to the residential character of the property.
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 proposed exterior modifications do not necessitate the provision of any 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.
12. Whether natural features are appropriately preserved and integrated with the project;
No significant natural features are proposed for removal.
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 modifications are appropriate for the historic character of the residence and would be compatible with adjacent and neighboring structures.
14. In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character;
The proposed work is determined to be consistent with the SOIS and would therefore be compatible with the historic character of the existing residence and that of the larger neighborhood.
15. Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;
The landscaping and plant palette appear appropriate given the residential nature of the project.
16. Whether plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which is suitable to the climate of St. Helena;

The plant palette consists of plants readily found in Napa County and adaptable to the climate.

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 rehabilitation of a historic residence promotes sustainability and climate protection through the efficient use of existing materials and resources.

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

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, dated May 31, 2017, except as modified by the following conditions.
3. The Design Review Permit shall be vested within one (1) year from the date of approval. A building permit for the use allowed under this approval shall have been obtained within one (1) year from the effective date of the Use Permit and Design Review decision or these approvals shall expire; provided however that the approved Use Permit and Design Review may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.030, Extension of Permits and Approvals.
4. The 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. All new and replacement windows shall be natural wood material (e.g. redwood, western red cedar) and shall not feature cladding or extruded material of any type.
14. A building permit is required for any onsite demolition, construction, or change of occupancy.

Public Works Department Conditions of Approval

15. 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.
16. 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.

17. Drainage needs to be routed to prevent inundation of neighboring properties. Grading and/or site improvement plans shall show how 2-year and 10-year storm flows shall be infiltrated on site and/or diverted at the property lines to prevent inundation of neighboring properties.
18. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.
19. Site plan shall show location of any trees within the project area.
20. Provide details of any and all proposed fencing 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 requires fire sprinklers shall install an appropriately-sized water service with appropriate backflow and meter devices prior to Certificate of Occupancy. Fire system calculations shall be submitted with the Grading and Drainage Plan to verify fire service lateral and meter sizing. Deferred submittals are not accepted.
23. 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.
24. 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.
25. 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.
26. An encroachment permit shall be required for any work performed in the public right of way.

Fire Department Conditions of Approval

27. If roof removal or replacement exceeds 50 percent of the roof area, the applicant will be required to install fire sprinklers to establish conformance with current Fire Code regulations.

Building Department Conditions of Approval

28. A building permit is required for all onsite demolition, construction and/or change of occupancy.
29. 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.
30. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
31. The applicant shall provide a construction waste management plan with the building permit application.
32. 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.
33. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
34. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.

I HEREBY CERTIFY that the foregoing Design Review was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on July 18, 2017 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Grace Kistner
Chair, Planning Commission

Noah Housh,
Planning and Community
Improvement Director

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

Tax Area Code
3002

9-27



CITY OF ST. HELENA
Assessor's Map Bk. 9 -Pg.27
County of Napa, Calif.

1954-60-61



Martin and Corison Renovation.

Written statement May 31, 2017

This project consists of the exterior and interior renovation of a property located at 1427 Kearney St. St Helena, Ca.

PROJECT PURPOSE AND OVERALL SCOPE

- 1- Restore the street façade and the exterior of the house to be architecturally and historically appropriate configuration.
- 2- Restore the missing architectural elements which have been removed over the course of time.
- 3- Remove architecturally inappropriate elements.
- 4- Install new architectural elements fabricated to original specifications including exterior and interior millwork, exterior and interior doors, double hung weight driven windows and exterior ornamentation.
- 5- Restore interior ceilings to original heights.
- 6- Restore original front porch by reducing size of living room.
- 7- Increase the size of the rear porch square footage and increase the ceiling height.
- 8- Increase the size of the bathroom.
- 9- No landscaping included in scope of project.

The project will result in a net reduction of living space: pre-renovation interior is 1539 sq. ft. vs post-renovation interior 1528 sq. ft.

Pre-renovation front porch is 148 sq. ft. Post-renovation front porch is 218 sq. ft. The front porch will be enlarged by removing interior living space at the entry area. the front door will be restored to its original location as witnessed by the patched opening at the porch wall.

Pre-renovation rear porch is 229 sq. ft. Post-renovation rear porch is 367 sq. ft. The rear porch will be enlarged to the rear and to the driveway side of the residence.

The roof will be re-framed to address interior aesthetic issues created by previous remodels; delete unnecessarily numerous gables and valleys; accommodate the modest expansion of the rear porch and bathroom.

The structure will remain a single story. The height of the structure will not change. The structure shall remain a single-family residence.

PROJECT DETAILS

Renovate street façade

- 1- The front porch will be enlarged to a traditional configuration.
- 2- Front door will be restored to its original location.
- 3- The new porch will feature 2 double hung windows manufactured to original specifications to match the original weight driven double hung windows.
- 4- The expanded front porch will be detailed with millwork to match the earlier porch renovation.

The roof will be renovated

- 1- Main roof will be expanded to the east to allow the interior ceilings to be restored to the original 11' height.
- 2- The rear roof structure will be reframed as part of a modest expansion of the rear porch/ laundry area. Ridge will be elevated to accommodate higher ceilings at exterior porch and to clean up and consolidate multiple gables and valleys into a cohesive system.

- 3- The bathroom roof will be reframed as part of a modest expansion of the bathroom.

The interior will be renovated;

- 1- The interior ceiling heights will be restored to original heights.
- 2- The existing weight driven double hung windows will have function restored
- 3- New weight driven double hung windows manufactured to original specifications will be added at locations noted. Existing weight driven double hung windows will be re-used at locations noted.
- 4- Mill work will be restored with period patterns; casing, baseboards, picture rails and new doors manufactured to period specifications.

Kitchen renovation.

- 1- The kitchen will be renovated.
- 2- New weight driven double hung windows manufactured to original specifications to match the original will be added at the renovated nook.
- 3- Renovation will feature a vintage restored Okeef and Merrit stove, period appropriate cabinetry and Virginia green soapstone countertops

Bathroom Renovation.

- 1- Bathroom will be enlarged by 59 sq. ft.
- 2- Bathroom will feature a vintage claw foot tub.

Back porch and laundry area.

- 1- Area will be enlarged by 113 sq. ft.
- 2- Ceiling will be raised.
- 3- New weight driven double hung windows manufactured to original specifications will be added at the renovated porch.

Exterior

- 1- The exterior will have its millwork restored using examples present on the structure.
- 2- Hoods at the windows to match the sole remaining example on the structure.
- 3- Corbels and brackets which are missing from street facing gable end will be installed using period examples as templates, at locations indicated by remaining blocks and witness marks present on existing facias, soffits, eave returns and frieze boards.

Respectfully

Seth Lyle, SAL GEN CON

Juliana Inman
ARCHITECT

8 September 2016

Aaron Hecock, Planner
Planning and Building Department
1480 Main Street
St. Helena, CA 94574

Re: 1427 Kearney St.
Historical Review
St. Helena, CA

Via email to: aaronh@cityofstheleena.org

Dear Mr. Hecock,

I was requested to make a site visit and review plans for porch and home restoration work at 1427 Kearney St. in St. Helena and to determine if the work meets the Secretary of the Interior Standards, and whether the property retains integrity under the California Environmental Quality Act (CEQA) regulations. The contractor for the project is Seth Lyle, and experienced restoration contractor. Below is a discussion of the Standards, the house "integrity", and the California Environmental Quality Act. I reviewed resources at Napa County Landmarks, Inc. (1978 Survey), and City of St. Helena Historic Resource Inventory and General Plans (Appendix A for the 1993 General Plan and Historical Resource Element for the current General Plan).

This house is a contributor to the Spring Street District identified in the 1978 Historic Resources Inventory prepared by Napa County Landmarks, Inc. Judith Munns wrote the district descriptions included in Appendix A of the 1993 St. Helena General Plan and prepared many of the resource inventory forms in the 1978 county-wide inventory. Regarding this area of St. Helena, Ms. Munns says, "Kearney Street exhibits a wide range of 19th and early 20th century residential styles from simple farmhouse to Italianate cottages, to Queen Anne and Colonial Revival to Craftsman style."

The house is a one-story vernacular front gable transitional style house dating from about 1880. Elements of the Queen Anne style can be seen in the gable front asymmetrical facade, bay window and large porch with turned columns and band sawn brackets (Figure 1). However, vestiges of corbels in the Italianate style remain on the west elevation eave, the heavy hooded window trim, and the low pitched roof hipped at the rear - on this and the "twin" house next door - are also remnants of the Italianate style.

The house has been altered over time, and some of the alterations are inappropriate and too recent to be considered "historical." Many of the windows have been removed and replaced with larger fixed units sometime in the past 40 years (Figure 2, 3). Many of the heavy trimmed hoods distinctive on this and the next door house - have also been removed. The original door location, aligned with the entry stairs and walk, has been relocated to an entry hall addition created by partial enclosure of the original front porch. The remaining front porch has an unusual "L" shape as a result of these alterations.

Restoration/rehabilitation plans for the house include restoring the door to the original location, removal of the enclosure of the porch and restoration of siding, removal of the 1950-60's era fixed windows, replacement of these windows with period correct wood sash windows, roof

2133 FIRST STREET, NAPA, CALIFORNIA 94559 (707) 226-5304
email: juliaia@comcast.net

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repair/replacement, restoration of the window trim and details, repairs to the porch floor and rail as needed.



Figure 1. Front elevation.



Figure 2. Large fixed wood and glass "picture" window at front elevation.

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Figure 3. Large fixed wood and glass windows added to the east elevation.

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Figure 4. Typical “hooded” window (pair) on twin house next door. Note the “chopped” corbel remnants above.

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Figure 5. Narrow remainder of the original porch, with "picture" window.

Supporting information

California Environmental Quality Act (CEQA):

The California Register regulations define "integrity" as "the authenticity of an historic resource's physical identity, evidenced by the survival of characteristics that existed during the resource's period of significance" (State Office of Historic Preservation, 1997). These regulations specify that integrity is a quality that applies to historic resources in seven ways: **location, design, setting, materials, workmanship, feeling and association**. A property must retain **most** of these qualities to possess integrity.

The house on this site retains integrity of **location**. Though there has been a diminution of integrity of design and workmanship, **the house at 1427 Kearney Street still retains integrity of location, setting, materials, design, workmanship, feeling and association.**

Overall the house retains integrity.

According to current CEQA regulation:

Title 14. California Code of Regulations, Chapter 3. Guidelines for Implementation of the California Environmental Quality Act Article 5. Preliminary Review of Projects and Conduct of Initial Study, Section 15064.5. Determining the Significance of Impacts to Archeological and Historical Resources:

(3) Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource.

Secretary of the Interior Standards:

The City of St. Helena references compliance with The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in the design review

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conditions and/or negative declaration for projects containing historic resources. Compliance with these guidelines avoids any negative impacts on the existing building.

Work done in prior modifications to the property do not conform to *The Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Buildings*. Proposed restoration/rehabilitation work in the project is discussed in each numbered bullet. Included with the comment is a citation of the Standard or guideline language involved, and specific findings are in **boldface**:

1. **Standard 1** *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

Use has continued as a residence.

2. **Standard 2** *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The house has been altered over time. Many of the alterations are inappropriate, and they diminish the integrity of the house. Removal of non-historic windows, porch enclosure, and exterior trim are to be encouraged.

3. **Standard 3** *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

The house does not have features added from other buildings.

4. **Standard 4** *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

Non-historic changes such as the porch enclosure, door relocation, and windows will be removed and restored according to Standard 6.

5. **Standard 5** *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

Distinctive features and finishes will remain.

6. **Standard 6** *Deteriorated historic features shall be repaired rather than replaced. Where severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

There is no plan to remove or replace historic aspects of the house. Replacement of windows and trim will use physical evidence of the existing remaining historic window and the "twin" house windows that remain. Physical evidence of the original door location can be determined from the "butt" joints of the siding patch in the original door location. Physical evidence of the door location is also indicated by the door location in the "twin" house. The original porch location is apparent in what is now the interior of the house. This area will be returned to being a covered

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porch. Detailing of the porch floor, ceiling and rail shall match the original in material and finish. Siding repairs shall be done with redwood or cedar siding matching the profile and finish of the original siding.

7. **Standard 7** Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Historic materials remain and no sandblasting will be done.

8. **Standard 8** Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures must be taken.

St. Helena standard archeological mitigation measures should apply to all ground disturbing activities on the site.

9. **Standard 9** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, scale, and architectural features to protect the historic integrity of the property and its environment.

New construction should be respectful of the historic building, while at the same time avoiding creating a false sense of what is historic on the site. The standards and guidelines allow for a wide range of design options and styles.

According to the Guidelines, "...additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation. New design should always be clearly differentiated so that the addition does not appear to be part of the historic resource." The Guidelines further recommend:

- Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.
- Designing new additions in a manner that makes clear what is historic and what is new.
- Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.
- Placing new additions such as balconies and greenhouses on non-character-defining elevations and limiting and size and scale in relationship to the historic building.

Alterations to the rear of the house are non-historic and could be altered again without damaging the historic features or finishes of the house. The rear wall of the house is not visible from the public right of way.

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- 10. Standard 10** *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Alterations to the rear of the house could be removed in the future without damaging the historic form and integrity of the house.

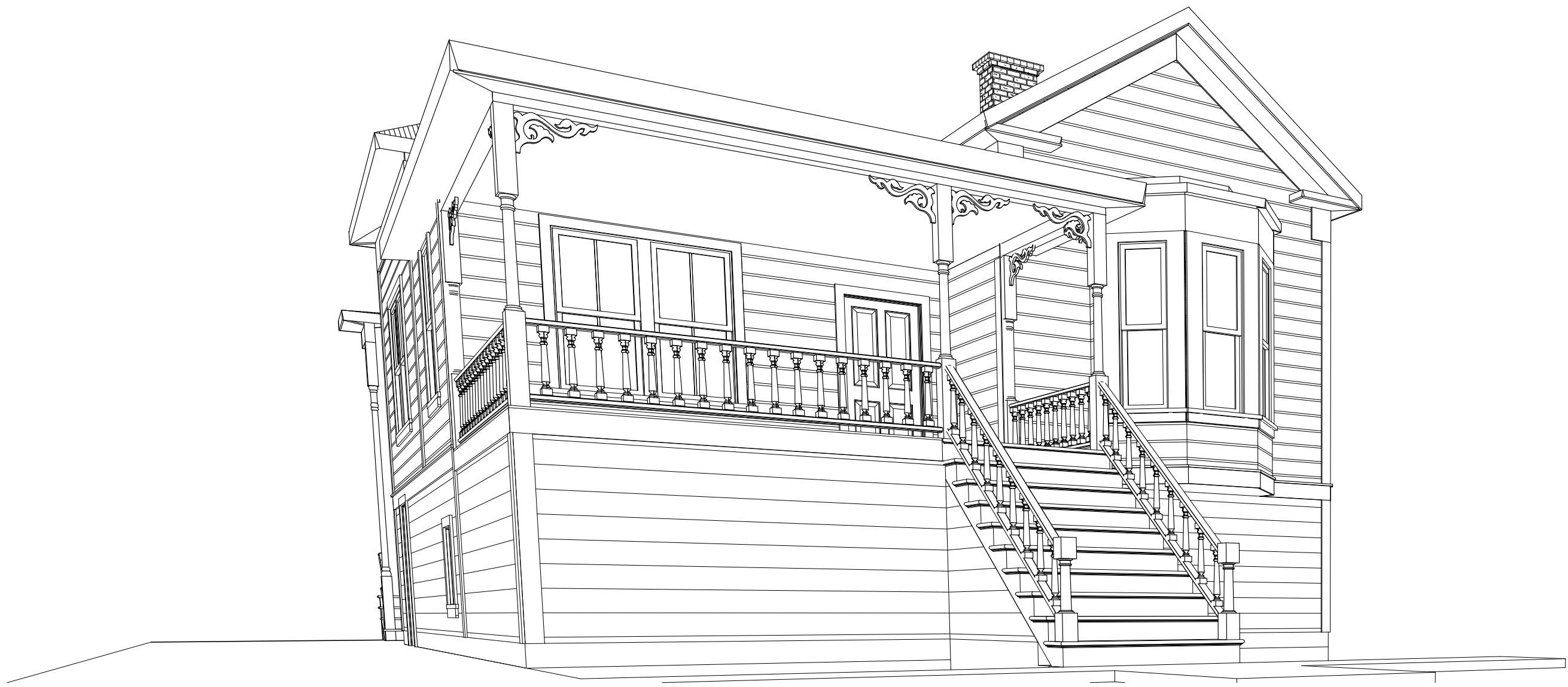
Conclusions:

Proposed work on the property meets the Secretary of the Interior's Standards.

Regards,

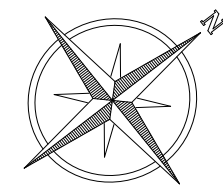
A handwritten signature in cursive script, appearing to read "Juliana Inman", written in black ink on a light background.

Juliana Inman



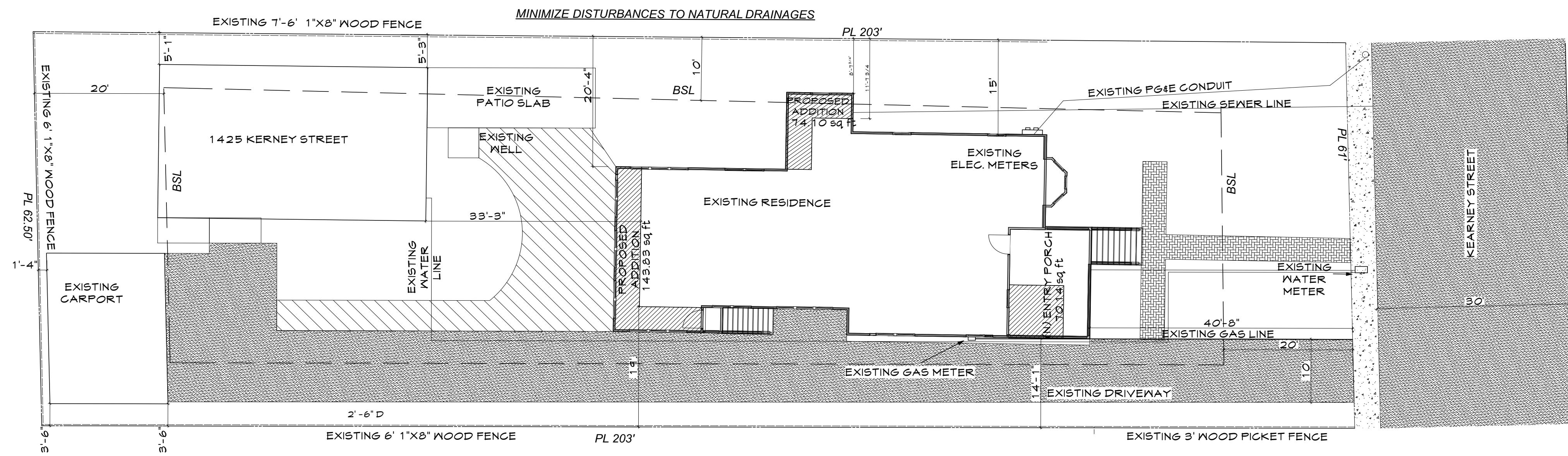
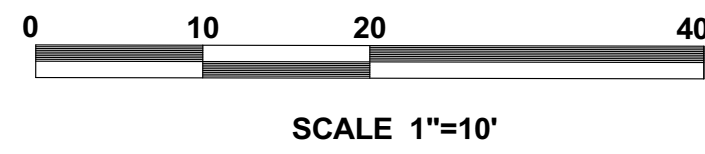
MARTIN & CORISON RENOVATION

PROJECT INFORMATION	VICINITY MAP	PROJECT DATA	CONSULTANT LIST	SHEET INDEX
CODES 2016 CALIFORNIA BUILDING CODE (BASED ON 2015 INTERNATIONAL BUILDING CODE) 2016 CALIFORNIA MECHANICAL CODE (BASED ON 2015 UNIFORM MECHANICAL CODE) 2016 CALIFORNIA PLUMBING CODE (BASED ON 2015 UNIFORM PLUMBING CODE) 2016 CALIFORNIA ELECTRICAL CODE (BASED ON 2014 NATIONAL ELECTRICAL CODE) 2016 CALIFORNIA FIRE CODE (BASED ON 2015 INTERNATIONAL FIRE CODE) 2016 CALIFORNIA ENERGY STANDARDS (TITLE 24) 2016 CALIFORNIA HISTORICAL BUILDING CODE SCOPE OF WORK THIS PROJECT CONSISTS OF DEMOLITION AND CONSTRUCTION WORK FOR EXTENSIVE HISTORICAL RESTORATION AND ADDITION TO THE EXISTING SINGLE-STORY HOUSE. 1. RESTORE FRONT PORCH AND ENTRY, ADD 70 SQ. FT. FROM INTERIOR. 2. RESTORE INTERIOR CEILING HEIGHTS. 3. ADD 59 SQ. FT. TO BATH 1 4. ADD 149 SQ. FT. TO BACK PORCH. 5. REMOVE AND REPLACE ROOF. 6. REMOVE AND REPLACE REAR STAIRS. 7. ADD HISTORICAL TRIM TO EXTERIOR. 8. RELOCATE AND REPLACE WINDOWS PER PLAN.		OWNER MARTIN, WILLIAM HL & CORISON, CATHERINE A 1427 KEARNEY STREET ST HELENA, CA 94574 LEGAL DESCRIPTION APN PARCEL PARCEL MAP BOOK PAGES 09-270-13 13 25PM02 9 27 BUILDING STANDARDS BUILDING TYPE OCCUPANCY STORIES ZONING VB R-3 ONE MR PROPERTY INFO PROPOSED USE SITE AREA SINGLE FAMILY RESIDENCE 13,503 SQ.FT. Floor Area Ratio Residence Second dwelling Garage 2268 sq. ft. 840 sq. ft. 432 sq. ft. Second Dwelling exemption Garage Exemption Total 3540 sq. ft. -400 sq. ft. -200 sq. ft. 2940 sq. ft. FAR multiplier .284 Allowable Floor Area (13503 x .284) Result 3835 sq. ft. COMPLIES Lot Coverage- 45% allowable Allowable Coverage (13503 x .45) Actual Coverage Result 6076 sq. ft. 3540 sq. ft. COMPLIES BUILDING AREA EXISTING HOUSE POST RENOVATION HOUSE EXISTING FRONT PORCH RENOVATION FRONT PORCH EXISTING BACK PORCH RENOVATION BACK PORCH 1,539 SQ.FT. 1,528 SQ.FT. 148 SQ.FT. 218 SQ.FT. 229 SQ.FT. 367 SQ.FT. GENERAL CONTRACTOR Seth Lyle Cell (707) 696-1696 1007 West College Avenue #267 Santa Rosa, CA 95401 Lic # 777184 STRUCTURAL ENGINEER TBD CIVIL ENGINEER Miller Pacific Engineering Group 1333 North McDowell Boulevard Suite C Petaluma CA 94954 Phone (707) 765-6140 ARCHITECT - HISTORICAL CONSULTANT JULIANA INMAN (707) 226-5304 2133 1st Street Napa, CA 94559 T 1.1 PROJECT INFO A 1.1 SITE PLAN A 1.2 LANDSCAPE PLAN A 2.1 EXISTING FLOOR PLAN A 2.2 RENOVATION FLOOR PLAN A 2.3 RENOVATION ROOF PLAN A 3.1 ELEVATIONS A 3.2 ELEVATIONS T1.1		

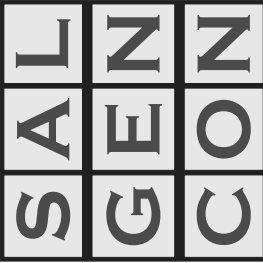


LEGEND

- P.L. PROPERTY LINE
B.S.L. BUILDING SETBACK LINE
FENCE LINE



Seth Lyle
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Lic #777184



PREPARED BY
ROGER SHAFER

MARTIN & CORISON RENOVATION
1427 KEARNEY STREET
ST HELENA, CA 94574

DATE

05/31/2017

A1.1

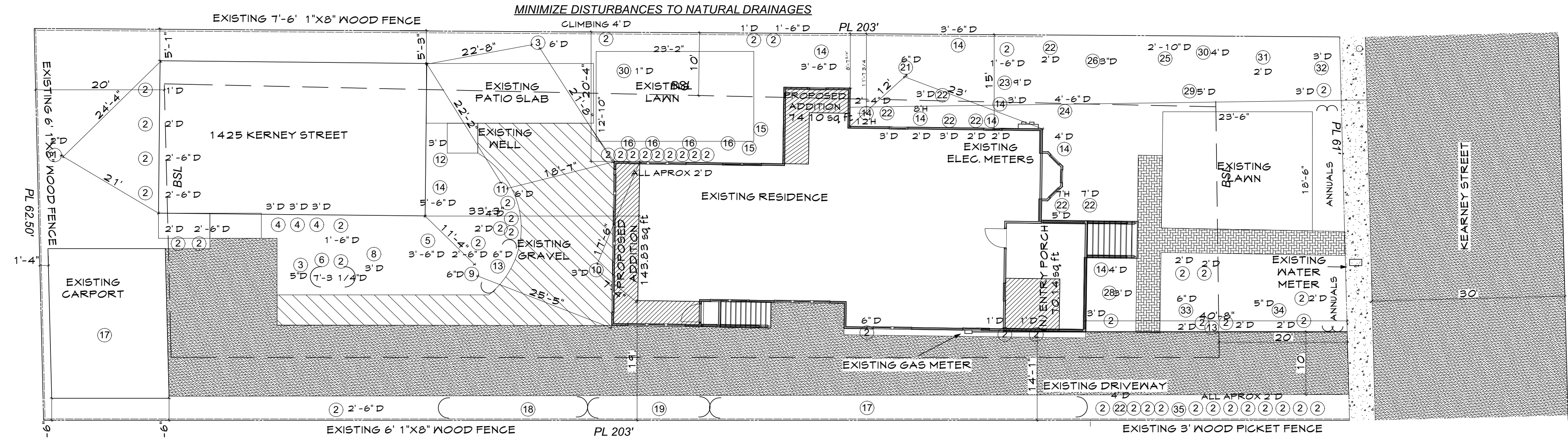
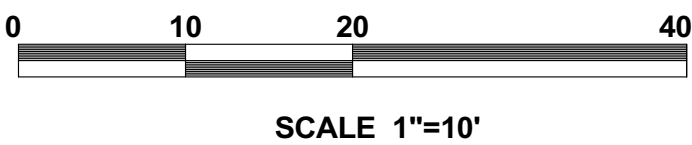
BLUE PEARL PLANT KEY

1. FICUS CARICA MISSION (FIG,MISSION) -10'H
2. ROSA (ROSE)
3. WISTERIA
4. CEANOTHUS
5. FUCHSIA -12'H
6. MALUS, SARGENTII (SARGENT CRABAPPLE) -9'H
7. MIXED LOW PERENNIALS
8. VERBENA
9. MALUS (JEWEL BERRY CRABAPPLE) -12'H
10. ACER, JAPONICUM (JAPANESE MAPLE, BLOODGOOD) -18'H
11. ARCTOSTAPHYLOS (MANZANITA) -12'H
12. SOLANUM, JASMINOIDES (POTATO VINE)
13. IRIS
14. CAMELLIA
15. CLYTOSTOMA, CALLISTEGIOIDES (TRUMPET VINE)
16. LAVANDULA (LAVENDER)
17. HEDERA (IVY)
18. PITTOSPORUM -12'H
19. BAMBUSA (BAMBOO) -16'H
20. CULINARY HERB POTS
21. CORNUS (DOGWOOD) -20'H
22. RHODODENDRON
23. ACER, JAPONICUM (JAPANESE THREADLEAF MAPLE)
24. PUNICA, GRANATUM (POMEGRANATE) -18'
25. PHEONIX, CANARIENSIS (CANARY ISLAND DATE PALM) -35'H
26. VIBURNUM (SNOWBALL)
27. BUXUS (BOXWOOD)
28. HYDRANGEA, MACROPHYLLA (HYDRANGEA)
29. COTINUS, COGGYGRIA (SMOKE TREE) -12'H
30. FUCHSIA -12'H
31. BUDDLEIA (BUTTERFLY BUSH) -8'H
32. ROSMARINUS, OFFICINALIS (ROSEMARY)
33. MAGNOLIA -20'H
34. LAGERSTROEMIA, INDICA (CAPE MYRTLE) -14'H
35. QUINCE (QUINCE)
36. QUERCUS (OAK) -11'H
37. PAEONIA (PEONY)

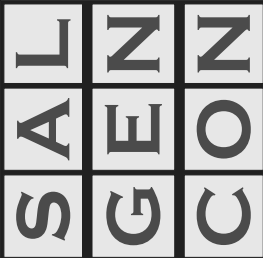
EXISTING PLANTS WITHIN ADDITION AREAS WILL BE POTTED AND REPLANTED AT PERIMETER OF ADDITION AREAS CORRESPONDING TO ORIGINAL LOCATION UPON COMPLETION OF CONSTRUCTION..

LEGEND

- P.L. PROPERTY LINE
- B.S.L. BUILDING SETBACK LINE
- FENCE LINE



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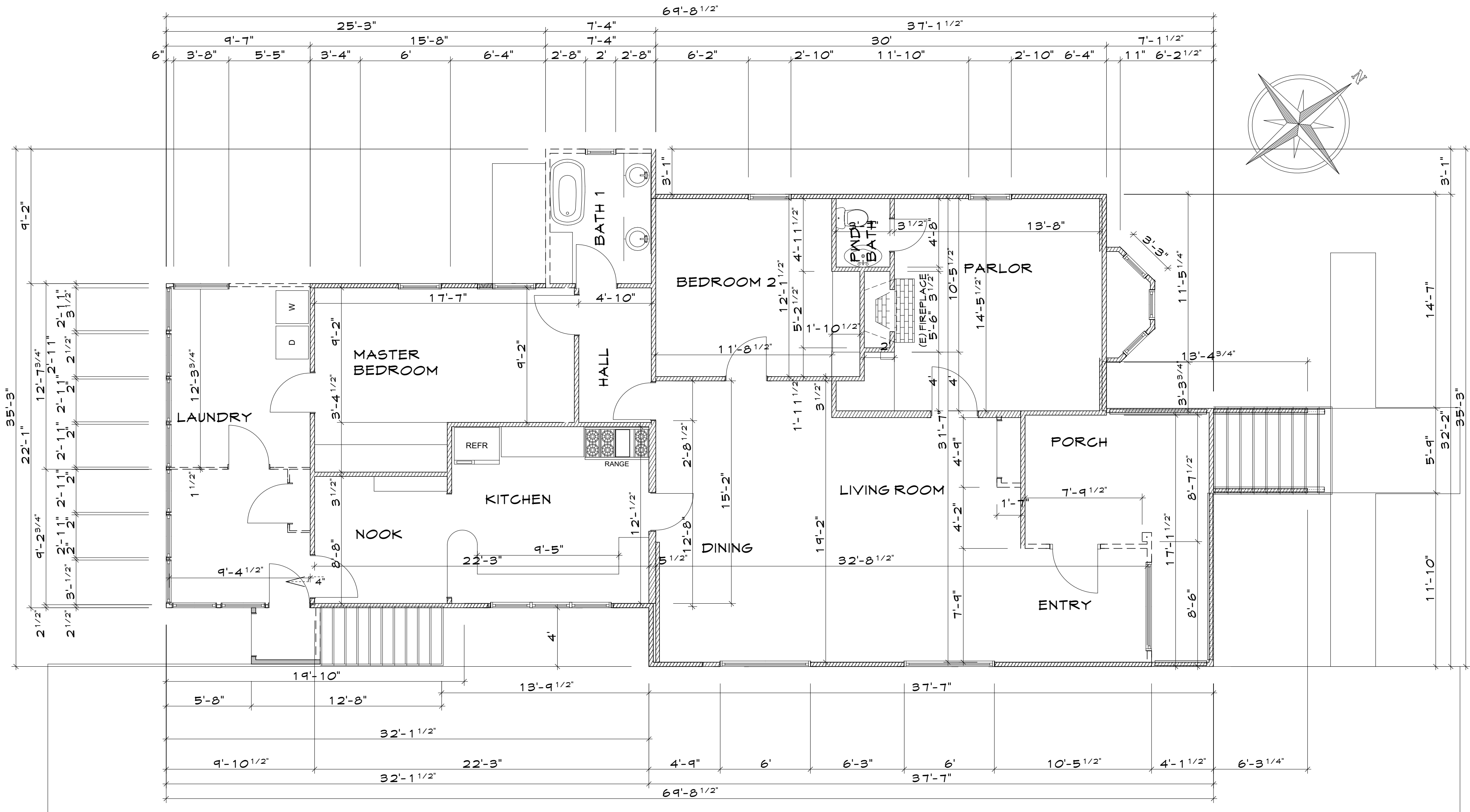
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1427 KEARNEY STREET
ST HELENA, CA 94574

DATE

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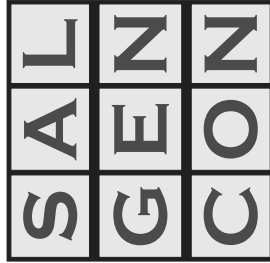
A1.2



LEGEND
[Solid line] EXISTING WALL
[Dashed line] WALLS TO BE REMOVED

EXISTING FLOOR PLAN
SCALE 1/4" = 1'-0"

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Lic #777184

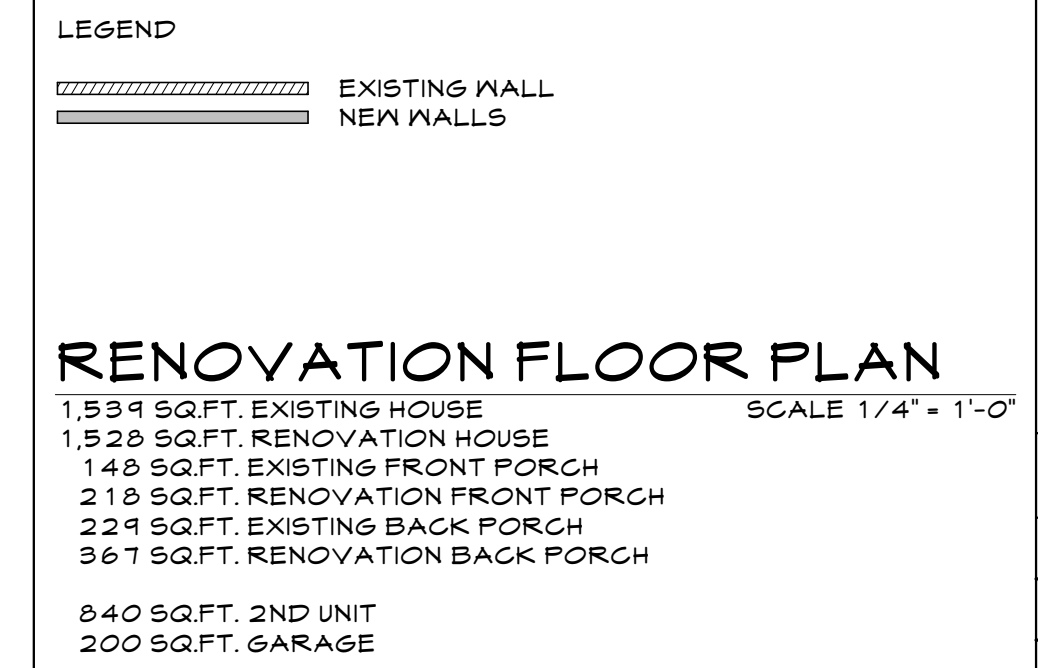


PREPARED BY
ROGER SHAFER

MARTIN & CORISON RENOVATION
1427 KEARNEY STREET
ST HELENA, CA 94574

DATE
05/31/2017

A2.1



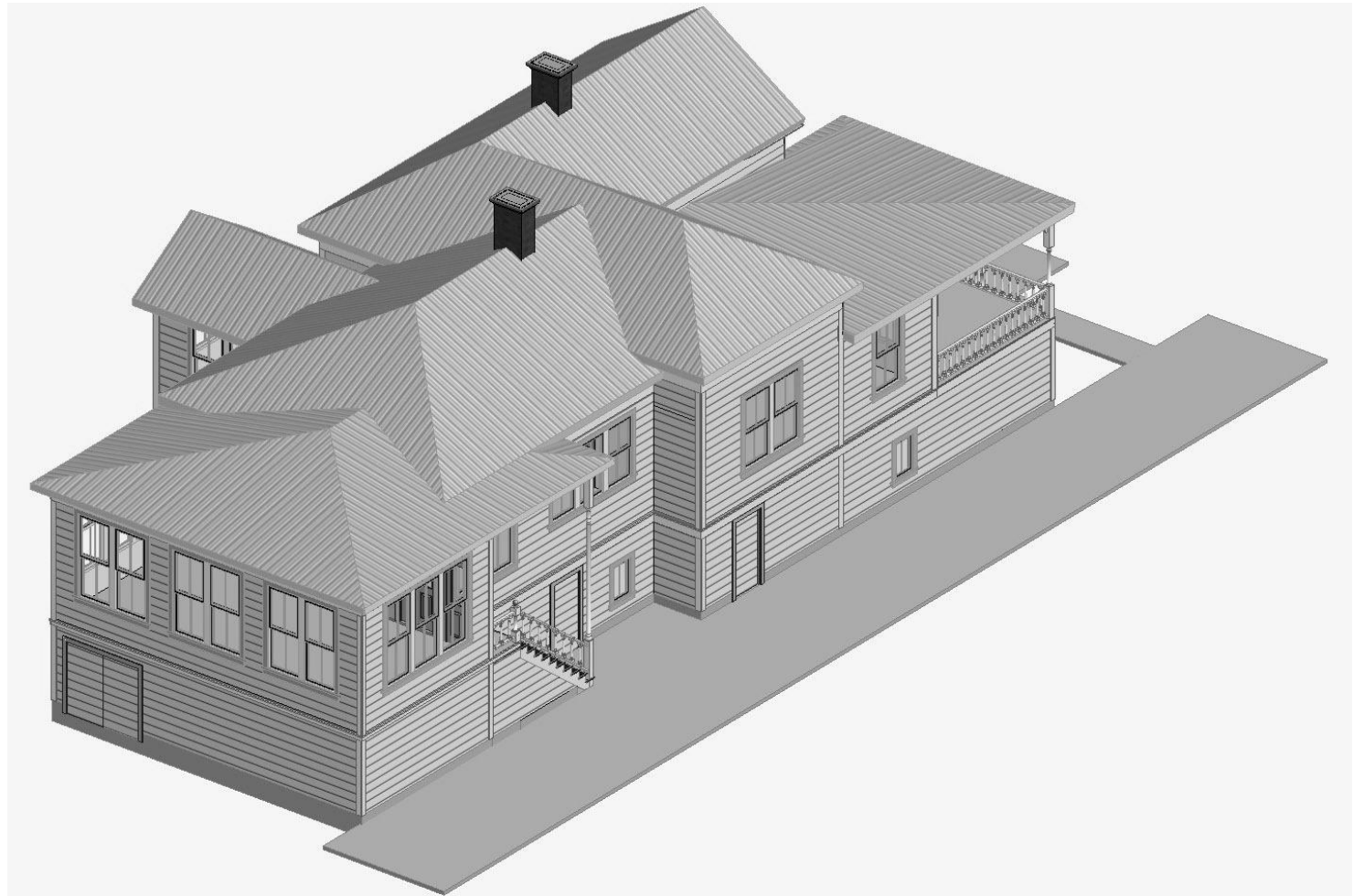
L	N	N
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MARTIN & CORISON RENOVATION
1427 KEARNEY STREET
ST HELENA, CA 94574

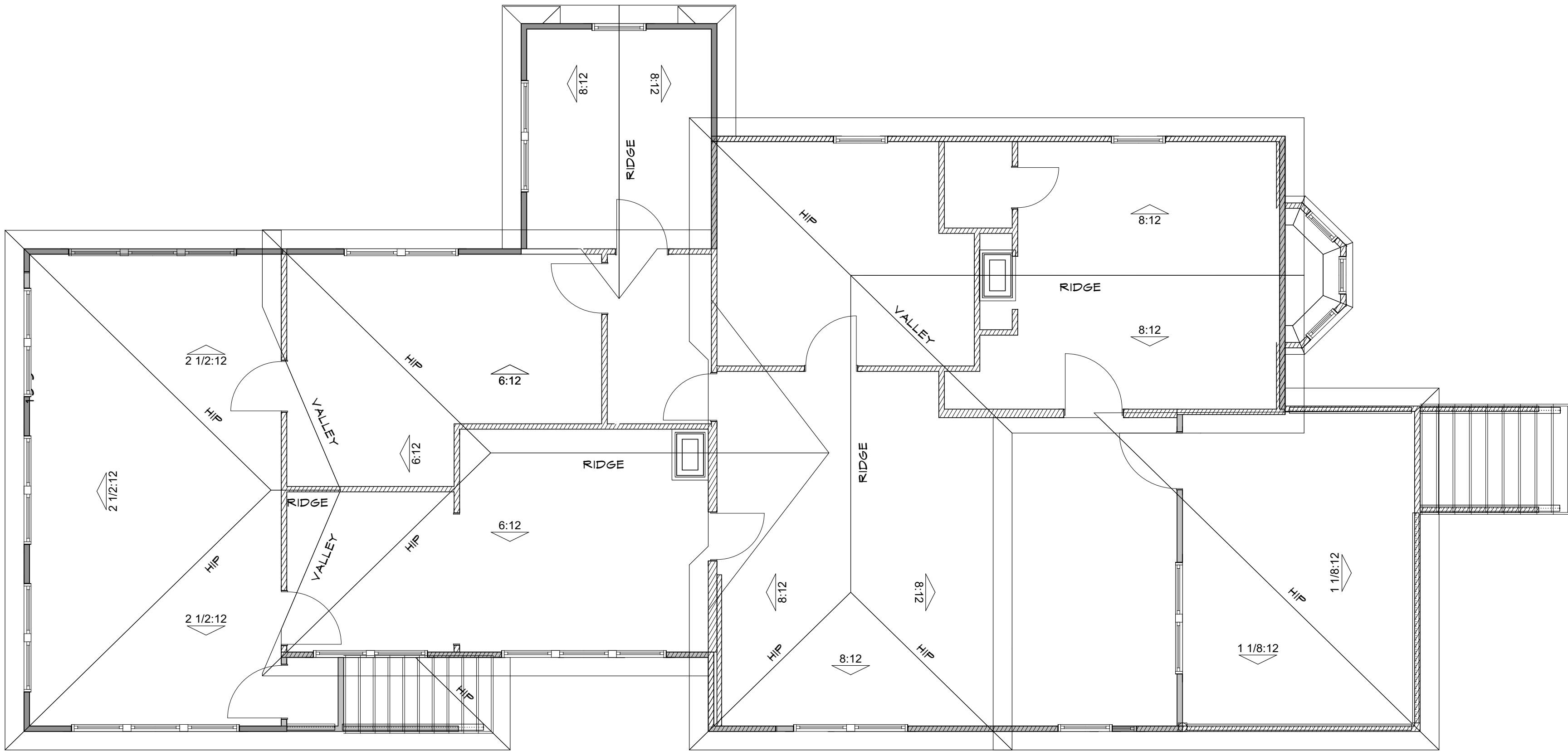
A2.2



EXISTING ROOF



RENOVATION ROOF

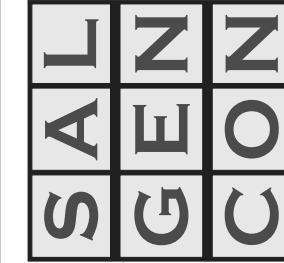


ROOF PLAN
1,539 SQ.FT. EXISTING HOUSE
1,520 SQ.FT. RENOVATION HOUSE
140 SQ.FT. EXISTING FRONT PORCH
210 SQ.FT. RENOVATION FRONT PORCH
229 SQ.FT. EXISTING BACK PORCH
567 SQ.FT. RENOVATION BACK PORCH

840 SQ.FT. 2ND UNIT
200 SQ.FT. GARAGE

SCALE 1/4" = 1'-0"

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Lic #777184



PREPARED BY
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MARTIN & CORISON RENOVATION
1427 KEARNEY STREET
ST HELENA, CA 94574

DATE

05/31/2017

A2.3



EXISTING NORTH ELEVATION

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



3D ELEVATION (3)

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



NORTH ELEVATION (4)

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



EXISTING WEST ELEVATION

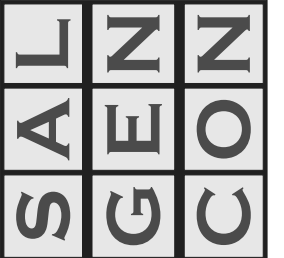
SCALE: 1/8" = 1'-0"



WEST ELEVATION (5)

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

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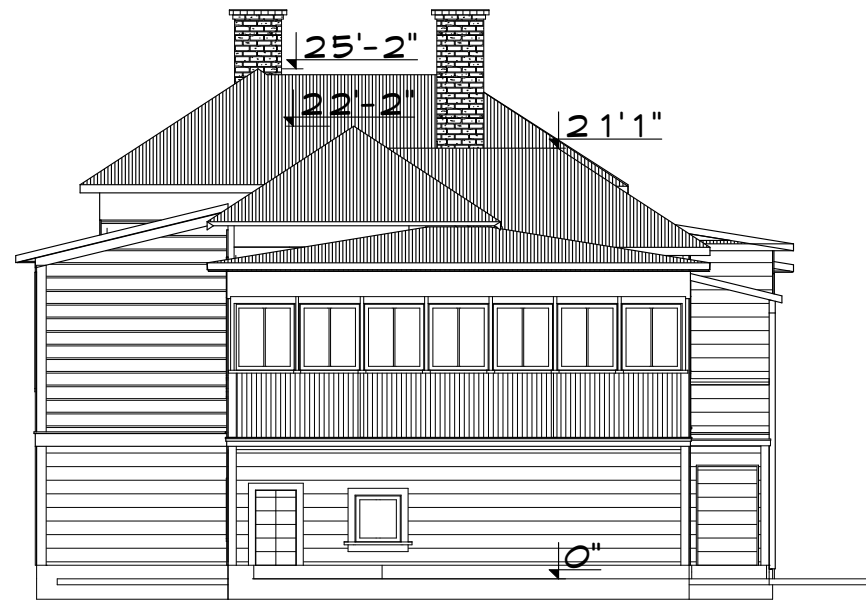
PREPARED BY
ROGER SHAFER

MARTIN & CORISON RENOVATION
1427 KEARNEY STREET
ST HELENA, CA 94574

DATE

05/31/2017

A3.1



EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3D ELEVATION
SCALE: 1/4" = 1'-0"



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

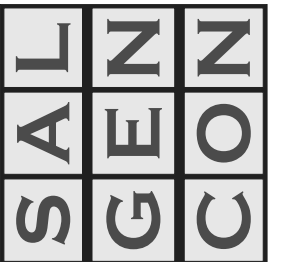


EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

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PREPARED BY
ROGER SHAFER

MARTIN & CORISON RENOVATION
1427 KEARNEY STREET
ST HELENA, CA 94574

DATE

05/31/2017

A3.2



Front of house from across street



Front left side of house from across street



View of front left from sidewalk



Front right view from sidewalk



Left side of house



Right side front of house



Fence at left rear of house

|



Left rear of house



Right rear of house



Fence at right side rear



PLANNING COMMISSION REPORT
Planning Commission Meeting of July 18, 2017

AGENDA SECTION: Administrative Determination

SUBJECT: Street Piano

PREPARED BY: Lilly Bianco, Contract Planner

REVIEWED BY: Noah Housh, Planning Director

APPROVED BY: Noah Housh, Planning Director

LOCATION OF PROPERTY: Lyman Park

APN: 009-211-003

GENERAL PLAN/ZONING: Park/ Parks and Recreation

PROJECT DESCRIPTION

Administrative Determination authorizing a street piano to be located in Lyman Park and in the Park and Recreation Zoning District

ATTACHMENTS

[Admin Determination- Street Piano](#)

ADMINISTRATIVE DETERMINATION



DATE: July 10, 2017

TO: Applicant, Neighboring Property Owners and Interested Citizens

FROM: Noah Housh, Planning and Community Improvement Director

RE: Administrative Determination that the provision of Street Piano(s) located on City-owned property and in the Parks and Recreation Zoning District is allowed as a permitted land use, pursuant to City of St. Helena Zoning Code Section 17.72.020.

PROJECT DESCRIPTION

St. Helena resident, Bill Ryan, has approached the City with a request to establish a “street piano” for public use and enjoyment at Lyman Park. Street piano programs, such as, “Play me I’m yours” have become a widespread phenomenon worldwide and are designed to provoke people into more fully engaging with their community, the cityscape, and bringing life and music to public spaces. Given that no St. Helena regulation explicitly addresses “street pianos,” public art, or the like, the City Council directed staff to explore mechanisms by which the requested use may be reviewed and permitted (by majority vote on June 13, 2017). In response, staff has found the request to install a piano for public use and located at Lyman Park is consistent with the General Plan policies governing Parks and Recreation, and the zoning criteria identified in Chapter 17.20 of the Municipal Code and has formalized this finding in this Administrative Determination.

Code Section 17.72.020(b) & (c) specify that “Public parks, playgrounds, play lots and tot lots for passive uses”, as well as “Other uses found to be consistent with the General Plan and Parks and Recreation District” constitute “permitted uses.” The provision of a street piano is found to be consistent with the Goals of the General Plan and Parks and Recreation District in that it would serve as a local-serving, community-oriented use, consistent with the types of activities typical of a public park/ public space. Further, there is no aspect of the proposed street pianos that would be in conflict or otherwise inhibit the achievement of any General Plan Goals or the intent of the Parks and Recreation District. Similarly, no elements listed under 12.32.030 (Activities prohibited in a Municipal Park) would preclude the temporary installation of a street piano for use and enjoyment by the St. Helena community or visitors.

Based on the attached project description, it is determined that the proposed street piano constitutes a permitted use within the Parks and Recreation District and no aspect of it would otherwise qualify as a “prohibited activity” in a Municipal Park.

APPEALS

This determination is subject to a 14-day appeal period. Anyone interested in appealing this Determination shall file an appeal with the Planning Director within 14-days of the date of this letter. The letter of appeal must state: (1) the specific action objected to; (2) the action appellant requests the city council to take; (3) the reason for the appeal; and (4) the name, address, and telephone number of the appellant or contact person if there are multiple appellants and be accompanied by the appropriate fee.

Administrative Determination
Street Pianos
July 10, 2017

Notice of this Determination will be provided to the Planning Commission at their next regularly scheduled meeting (July 18, 2017).

Thank you for your attention to this matter.

A handwritten signature in black ink, appearing to read "Noah Housh".

Noah Housh
Planning and Community Improvement Director
City of St Helena

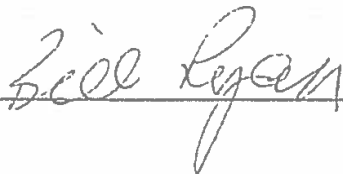
4/11/2017 4:04 PM
Street View
3/15/17

ST. HELENA STREET PIANO

OPERATIONAL CHARACTERISTICS

- The Street Piano will be positioned in Lyman Park in an area acceptable to all City Departments. The piano will be situated out of the flow of pedestrian traffic and on paved areas fronting Main Street, so as to maintain sufficient ADA access and not impede the flow of traffic,
- Initially, the piano will be made available for use by the public during days/ times when pedestrian traffic on Main Street is most active, e.g. daytime Friday to Sunday, but may be expanded to other days of the week depending on level of interest.
- When not in use, the piano will be stored beneath the eaves of City Hall on the south elevation; but it is understood that it shall not block or obscure the Police Station entrance or prescription drop off box, or impede pedestrian access or circulation and must maintain ADA access.
- After each day in use, the piano will be moved from Lyman park frontage and stored beneath the eaves of City Hall or in a location designated by the City and shall be store no later than sunset.
- To facilitate maintenance and ensure the Piano is appropriately stored and protected when not in use, there will be designated "piano buddies" who will maintain (tune, clean, repair) the piano as needed and who will move and cover the piano when not in use and pull it out during daytime hours, as proposed and identified above. No city staff or employee will be tasked with maintaining or moving the piano.
- Community members Bill Ryan and Janet Peischel will serve as the initial "piano buddies," until such a time as more are recruited who will assist with piano maintenance and moving. City staff will be made aware of and provided contact information for all designated "piano buddies" who will respond to and address any issues resulting from the location and or use of the piano on public property.
- Any substantial change in operation of the Piano or a request to relocate it to an area outside of the agreed upon area of Lyman park will require further review and consideration by the City.

x



Bill Ryan





PLANNING COMMISSION REPORT

Planning Commission Meeting of July 18, 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 Director

APPLICATION FILED: 04/25/17

ACCEPTED AS COMPLETE: 06/13/17

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

BACKGROUND

This item was continued from the June 20, 2017 meeting of the Planning Commission in order to give the applicant more time to share information with adjacent property owners and residents.

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. As required by Section 16.08.070(B), each of the parcels involved in the proposed LLA are legally established parcels owned by the applicant. 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](#)

[APN map](#)

[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 July 18, 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 July 18, 2017 by the following roll call vote:

AYES:

NOES:

ABSENT:

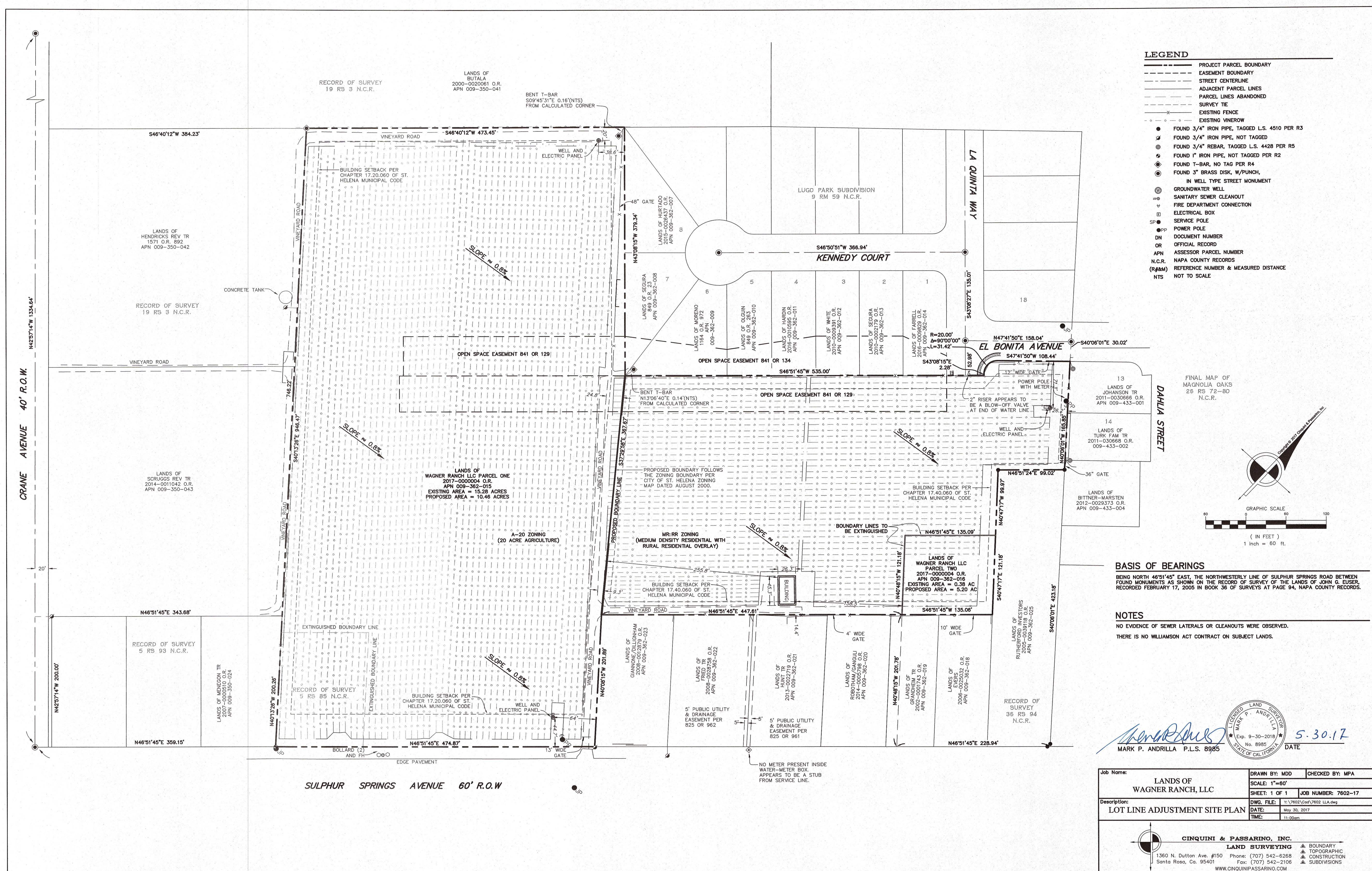
ABSTAIN:

APPROVED:

ATTEST:

Grace Kistner
Chair, Planning Commission

Noah Housh
Planning and Community
Improvement Director



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

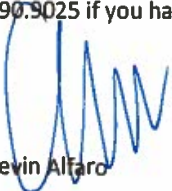
APN 009-362-016: 0.38 Acres

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.