



**City of St. Helena
Planning Commission
Regular Meeting
Tuesday, September 5, 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.

1. PLEDGE OF ALLEGIANCE
2. CALL TO ORDER AND ROLL CALL
Chairperson: Grace Kistner
Vice Chair: Lester Hardy
Commissioners: David Knudsen, Bobbi Monnette 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 August 15, 2017.
[Commission Minutes 8.15.17](#)
5. PUBLIC HEARINGS
 - 5.1. Request by Tom Trainor on behalf of William and Lynda Tunney for adoption of a resolution approving a demolition permit (retroactive) and design review in order to accommodate a partial demolition, reconstruction and addition to the historic home located at 1508 Spring Street in the MR: Medium Density Residential district.

CEQA Determination: Exempt pursuant to Sections 15301, 15303 and 15331.
Prepared By: Aaron Hecock, Senior Planner
Recommendation:
For the reasons described above, staff concludes that required findings can be made and recommends that the Planning Commission:
 1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301, which exempts the minor

alteration of existing private structures; Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.; and Section 15331, which exempts the rehabilitation or restoration of a historical structure when in conformance with the Secretary of the Interior's Standards.

2. Accept the required findings and approve a resolution granting demolition permit and design review approval for the proposed demolition, reconstruction and addition to the residence located at 1508 Spring Street.

[Staff Report - 1508 Spring St.](#)

- 5.2. Request for Design Review Approval to construct a two-story single family residence on the vacant flag lot at 1045 Pratt Avenue in northeast St. Helena and in the Medium Density Residential Zoning District

CEQA Determination: The project is exempt from the requirements of CEQA pursuant to Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.

Prepared By: Lilly Bianco, Contract Planner

Recommendation:

The Planning and Community Development Department finds that the proposed configuration of the site, the overall design elements and proposed materials/finishes are in character with the neighborhood and the community in general. For these reasons, staff concludes that design review findings can be made and recommends the City of St. Helena Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA, pursuant to Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.
2. Accept the required findings and approve design review, as conditioned, for the proposed two-story, single-family residence on the vacant flag lot located at 1045 Pratt Avenue.

[Staff Report - 1045 Pratt Ave.](#)

- 5.3. Request by Donna & Rusty Hinds for a second and final one-year extension on the demolition permit and design review approval they received on August 18, 2015 for the construction of a new single-family home, second unit, and accessory structures on the property located at 1057 Pratt Avenue in the MR: Medium Density Residential district.

CEQA Determination: Exempt from the requirements of CEQA pursuant to Section 15301.

Prepared By: Aaron Hecock, Senior Planner

Recommendation:

Staff has no concerns over the proposed extension and recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA, pursuant to Section 15301, which exempts the demolition and removal of structures including single-family homes and Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.; and

2. Accept the required findings and approve a second and final one-year demolition permit and design review approval extension for the proposed project located at 1057 Pratt Avenue.

[Staff Report - 1057 Pratt Ave.](#)

6. SCHEDULED MATTERS

6.1. Prioritization of Planning Commission and City Council Assigned Projects

CEQA Determination: Not a CEQA Project

Recommendation:

It is recommended by the Planning and Community Improvement Department that the Planning Commission review the current list of prioritized projects assigned by the City Council and Planning Commission, and provide direction to staff regarding their priority to allow staff to move forward with addressing them, based on the available Department staff capacity and adopted budget.

[Staff Report](#)

7. DEPARTMENT REPORTS

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

8. AGENDA FORCAST

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

8.1. [PC TENTATIVE AGENDA August 31, 2017 Update](#)

9. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for September 19, 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 August 31, 2017.



Noah Housh, Planning Director

Appeal. A person who is dissatisfied with a decision of the Planning

Commission may appeal that decision to the City Council pursuant to Municipal Code Section 17.08.180, Appeal procedure. Actions of the Planning Commission will be listed on the City Council agenda the following Tuesday to give the City Council opportunity to review the Planning Commission's decision. Absent of an appeal by the City Council or by a citizen, the appeal period will terminate two weeks after the Planning Commission hearing.

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

PUBLIC TESTIMONY PROCEDURES

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

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

CHALLENGING DECISIONS OF CITY ENTITIES

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

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

available administrative remedies.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

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

MINUTES
City of St. Helena Planning Commission Meeting
Tuesday, August 15, 2017 @ Time Vintage Hall
Board Room - Second Floor
465 Main Street, St. Helena

A complete video recording of this meeting, except for closed session, can be found at <https://sthelena.civicweb.net/Portal/> or by calling the City Clerk at (707) 967-2792. The City Council video is the official record of the Council meeting.

Present: Chair Grace Kistner, Commissioner David Knudsen, Commissioner Bobbi Monnette, and Commissioner John Ponte

Absent: Vice-Chair, Lester Hardy

Staff Present: Noah Housh, Planning & Community Improvement Director, Erica Ahmann Smithies, Public Works Director and City Engineer, Aaron Hecock, Senior Planner, Lilly Bianco, Contract Planner, and Xinia Gamero, Administrative Assistant

1. **PLEDGE OF ALLEGIANCE**
2. **CALL TO ORDER AND ROLL CALL**
3. **PUBLIC FORUM:**

No Public Comment received.

4. **CONSENT ITEMS**

4.1 Approval of Minutes: August 1, 2017

Commissioner John Ponte moved to approve the Minutes of August 1, 2017 on the Consent Calendar.

The motion was seconded by Commissioner Bobbi Monnette and on roll call carried by the following vote:

AYES: Grace Kistner, David Knudsen, Bobbi Monnette, and John Ponte

NOES: None

ABSENT: Lester Hardy

ABSTAIN: None

RECUSE: None

5. PUBLIC HEARINGS

- 5.1 Design Review application (PL17-013), to construct the Las Alcobas Pedestrian Bridge over York Creek and between 1915 Main St and 2000 Main Street in the Service Commercial and Winery Zoning Districts, Respectively

CEQA Determination: In accordance with Article 6 and Appendix G of the California Environmental Quality Act (CEQA) Guidelines, an Initial Study and Mitigated Negative Declaration (IS/MND) has been prepared for the proposed project and included as Attachment 5. The document contains a description of the proposed project, an analysis of potential environmental impacts resulting from the proposed project, as well as mitigation measures intended to reduce potentially significant impacts to less-than-significant levels. The Draft IS/MND was circulated for a 31-day public review period from June 19, 2017 to July 19, 2017. Prepared By: Lilly Bianco, Contract Planner

Recommendation:

The City of St Helena Planning and Community Improvement Department recommends that the Planning Commission, by resolution:

1. Approve the Las Alcobas Pedestrian Bridge Initial Study and Mitigated Negative Declaration, and
2. Accept the required findings and approve Design Review for the Las Alcobas Pedestrian Bridge.

Commissioner Monnette disclosed speaking with a citizen regarding project prior to the public hearing.

Lilly Bianco, Contract Planner, reported on item.

Jason Hickey, architect, and Guneet Bajwa, applicant, addressed the Commission.

Chair Kistner opened Public Comment.

Mike Griffin and Jim Goertzen addressed the Commission.

Chair Kistner closed Public Comment.

Jenn Locke, representative for Treasury Wine Estates, addressed the Commission.

Commissioner John Ponte moved to approve staff's recommendation as amended.

The motion was seconded by Commissioner David Knudsen and on roll call carried by the following vote:

AYES: Grace Kistner, David Knudsen, and John Ponte

NOES: Bobbi Monnette

ABSENT: Lester Hardy

ABSTAIN: None

RECUSE: None

- 5.2 Request for Design Review Approval to construct a two-story single family residence on the vacant flag lot at 1045 Pratt Avenue in northeast St. Helena and in the Medium Density Residential Zoning District.

CEQA Determination: The project is exempt from the requirements of CEQA pursuant to Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.

Prepared By: Lilly Bianco, Contract Planner

Recommendation:

The Planning and Community Development Department recommends that the City of St. Helena Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA, pursuant to Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.
2. Accept the required findings and approve design review, as conditioned, for the proposed two-story, single-family residence on the vacant flag lot located at 1045 Pratt Avenue.

Lilly Bianco, Contract Planner, reported on item.

Mark Andrade, applicant, addressed the Commission.

Chair Kistner opened Public Comment.

Andy Pestoni, Mike Griffin, Jim Goertzen, Heidi Holtz, and Mark Andrade addressed the Commission.

Chair Kistner closed Public Comment.

Commissioner Grace Kistner moved to approve staff's recommendation as amended.

The motion was seconded by Commissioner John Ponte and on

roll call failed by the following vote:

AYES: Grace Kistner, John Ponte
NOES: David Knudsen, Bobbi Monnette
ABSENT: Lester Hardy
ABSTAIN: None
RECUSE: None

Motion failed for lack of a majority of votes.

Chair Kistner re-opened Public Comment.

Andy Pestoni and Mike Griffin addressed the Commission.

Chair Kistner closed Public Hearing.

Commissioner David Knudsen moved to continue item for redesign to a date certain of September 5, 2017.
The motion was seconded by Commissioner Bobbi Monnette and on roll call carried by the following vote:

AYES: Grace Kistner, David Knudsen, Bobbi Monnette, and John Ponte
NOES: None
ABSENT: Lester Hardy
ABSTAIN: None
RECUSE: None

6. SCHEDULED MATTERS

Planning and Community Improvement Director, Noah Housh, reported on item.

7. DEPARTMENT REPORTS

8. AGENDA FORCAST

8.1 Agenda Forecast - Updated July 27, 2017

Planning and Community Improvement Director, Noah Housh, reported on Item.

9. ADJOURNMENT

Chair Kistner adjourned the meeting at 8:24 p.m.

APPROVED:

Grace Kistner, Chair

ATTEST:

Noah Housh, Planning and Community
Improvement Director



PLANNING COMMISSION REPORT

Planning Commission Meeting of September 5, 2017

AGENDA SECTION: Public Hearing

FILE NUMBER: PL17-037

SUBJECT: Request by Tom Trainor on behalf of William and Lynda Tunney for adoption of a resolution approving a demolition permit (retroactive) and design review in order to accommodate a partial demolition, reconstruction and addition to the historic home located at 1508 Spring Street in the MR: Medium Density Residential district.

PREPARED BY: Aaron Hecock, Senior Planner

REVIEWED BY: Noah Housh, Planning & Community Improvement Director

APPROVED BY: Noah Housh, Planning & Community Improvement Director

APPLICATION FILED: 05/31/17

ACCEPTED AS COMPLETE: 07/20/17

LOCATION OF PROPERTY: 1508 Spring Street

APN: 009-232-019

GENERAL PLAN/ZONING: Medium Density Residential (MR)

APPLICANT: Lynda Tunney

PHONE: (415) 383-3115

BACKGROUND

This item was originally considered by the Planning Commission on December 1, 2015 where the item was continued due to Commission concerns about the size of the proposed home and lack of covered parking. Subsequently, the applicant prepared additional materials for Commission review, including an exhibit demonstrating the difficulty turning a car around behind a home on such a narrow lot. On March 1, 2016, the Planning Commission denied the project and directed staff to return with a Resolution of Denial at the next meeting of the Planning Commission. On March 15, 2016, the Planning Commission unanimously voted to approve the Resolution of Denial.

Subsequently, the applicant filed a timely appeal to the City Council arguing that placing covered parking in the rear of the lot wasn't feasible due to the narrowness of the parcel. On April 26, 2016 the appeal was considered by the City Council at which time they upheld the applicant's appeal thereby approving a variance for elimination of the covered parking requirement and design review for the restoration and addition to an existing historical home at 1508 Spring Street (Resolution No. 2016-55).

On March 9, 2017, prior to receiving required building and construction permits, the Planning Director observed construction activities including demolition of the building's exterior occurring on the site. At this time, a stop work order was issued and the applicant was directed to contact the Planning Director in order to procure required permits and address issues related to the demolition of historical elements of the home that were required to be preserved as conditions of project approval. The Planning Director later determined that the adopted conditions of approval could no longer be implemented due to the fact that historic features of the home (which were required to be restored) had been demolished rendering a restoration of the existing home impossible. As a result, the applicant was informed that because the project as approved could no longer be implemented, that they would need to submit a new design review application for work that would occur based on the circumstances as they are today (substantial demolition of the previously existing historical home).

It should be noted, the previously approved variance is not affected by the reconsideration of the design review approval and is not before the Commission. Also, due to recent changes in California state law (amendments to California Government Code Section 65852.2 pursuant to AB 2299 and SB 1069) and related updates to the City of St. Helena Municipal Code, the proposed 400-sf accessory dwelling unit is not before the Planning Commission for consideration as it is explicitly permitted by right and not subject to design review.

PROJECT DESCRIPTION

The applicant has applied for a retroactive demolition permit (to address unpermitted demolition) and design review for the reconstruction of a home that was previously approved as a restoration. The current project would implement the previously approved design and no changes are proposed to that approval except that a restoration of the historic elements is no longer possible due to the demolition of historic materials. As such, and as discussed in more detail below, the applicant is now proposing to reconstruct (opposed to restore) the previously existing home. This process will involve finding or producing matching materials and architectural features and then reconstructing the home in keeping with the previous design.

The previously existing home on the 6,970-sf small lot was a 994-sf, two bedroom, one bathroom, one-story, single-family residence on a raised sub-floor. The project as proposed involves demolition of the exterior and interior finishes of the existing home in order to reconstruct, remodel and expand the existing residence by approximately 1,155-sf resulting in approximately 2,150-sf of total living space in the main home. This will involve adding a new, two-story addition to the rear of the home (553-sf on the first

floor and 602-sf and the second floor). It should be noted that because the existing home is on a raised subfloor, the two-story addition will only increase the home's height by approximately 2 ½ feet (from an existing 22 feet to 24 ½ feet). The additions would accommodate a new family room and kitchen on the first floor and a new master bedroom and bath on the second floor. Like the prior approval, all exterior changes and additions will be finished with materials that replicate, match or complement those that previously existed on the home.

As noted above, the applicant will also be requesting building permits in order to construct a new 400-sf second unit and pool towards the rear of the property; however, these elements are not before the Planning Commission for action. For informational purposes, the second unit would be constructed of materials that match the main house and would stand at approximately 14' 11" tall.

ANALYSIS

CEQA

As the home is listed on the City of St. Helena Historic Resources Master List (discussed below), it would be subject to the California Environmental Quality Act (CEQA) if the project caused a substantial adverse change in the significance of a historical resource. However, projects that follow the Secretary of the Interior's Standards for the Treatment of Historic Properties or the Secretary of Interior's Standards and Guidelines for Rehabilitation of Historic Structures are generally not considered to have a significant effect on the environment.

The City of St. Helena relies on recognized historic preservation architects and historians to provide the necessary information to support the determination that the project is or is not consistent with the Secretary of the Interior's Standards, and whether proposed changes will have a significant impact on the historic integrity of this building. As the proposed reconstruction meets the Secretary of Interior's Standards for a Historic Recreation according to the recognized historic preservationist (additional discussion below), it can be considered categorically exempt from CEQA pursuant to Section 15331. The project is also exempt from the requirements of CEQA pursuant to Section 15301 which exempts the minor alteration of existing private structures and Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.

GENERAL PLAN

The subject property has a General Plan Land Use designation of Medium Density Residential (MDR). 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 exhibited by St. Helena's established neighborhoods.

The project site is also located in the Adams Street Historic Resource District as identified in the 1993 General Plan. This is one of three geographical areas covering a majority of the City's existing housing stock in which the 1993 General Plan mapped historic and potentially historic resources identified in the City's historic resources inventory. The 1993 St. Helena General Plan and Housing Element Update 2015-2023 Goals, Policies, and Eight-Year Action Plan include the following policies that are relevant to the proposed project:

- 2.6.14 - *Encourage a mix of housing types and price ranges to allow choice for current and future generations of St. Helenans.*
- 4.3.4 - *Strengthen community identity by appropriate building design, size, and site landscaping.*
- 4.3.5 - *Require future residential development to conform to the pattern and density of older, neighboring areas of town in order to complement existing town character and ensure that densities are high enough to protect against unnecessary incursion into vineyard agricultural areas.*
- 4.3.25 - *Within the primary urban area of St. Helena, encourage variety in housing types and density consistent with those found in the older neighborhoods of town. Encourage varying lot widths and configuration, but limit the allowable building envelope by parcel size to avoid overbuilt conditions.*
- 4.3.26 - *Encourage residential building siting and design that is similar to that found in the older neighborhoods in town. In these areas consistent setbacks, porches, and generously landscaped front yards add to community enjoyment by all. Restrict location of driveways and garages to minimize their visual impact on the street.*
- 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.*
- 7.5.4 - *Include the preservation of the City's historic resources in all future planning decisions where identified historic resources may be affected.*
- 7.5.9 - *Require new development in or adjacent to historic areas or buildings to be compatible in pattern and character with existing historic buildings.*
- HE1.5 - *Encourage innovative housing types and designs.*
- HE2.6 - *Promote a balance of types of housing throughout the whole community.*

Staff Response: *Staff finds that the proposed project is consistent with the General Plan policies listed above in that the home would provide an additional housing opportunities within the City through the provision of a mix of housing types, add to the historic identify of the community by recreating a historic home design on the site, in keeping with the development pattern of the neighborhood, would be professionally designed and constructed to suit the site, and is proposing to address the unfortunate demolition of the historic features of the home through an innovative solution and ultimately would contribute to providing a balance of housing in the community.*

ZONING

Consistent with the General Plan land use designation described above, the subject property has a zoning designation of Medium Density Residential. The MDR zoning designation allows for single-family detached homes, accessory dwelling units, limited

agricultural use and other compatible uses. The remodeling of an existing single-family home is a permitted use in the MDR district however it must conform to the development standards prescribed by Municipal Code Section 17.40.060.

The existing parcel is considered a legal non-conforming small lot as it is less than 7,000-sf, has a lot width of only 36' (42' is the minimum small lot width), and currently has no covered parking (covered parking requirement waived per previous variance approval). The existing home has a 5' setback on one side and a 7' setback on the other. As previously noted, because the existing home is on a raised subfloor, the two-story addition will only increase the home's height by approximately 2 ½ feet (from an existing 22 feet to 24 ½ feet). As far as the Floor Area Ratio (F.A.R.) is concerned, a 6,970-sf parcel has a maximum F.A.R. of .34. This would allow up to approximately 2,380-sf of floor area (excluding any applicable F.A.R. exemptions). The applicant is proposing a 2,150-sf home with a 130-sf mechanical room and a 400-sf second unit (the 400-sf is exempt from F.A.R. maximums) for an F.A.R. of .327 which is approximately 100-sf below the maximum allowed on the site (see below).

PROPOSED FLOOR AREA:

EXISTING RESIDENCE	994 SF
1st FLOOR ADDITION	553 SF
2nd FLOOR ADDITION	602 SF
MECHANICAL ROOM	130 SF
A.D.U.	400 SF
A.D.U. EXEMPTION	-400 SF

TOTAL 2,279 SF

PROPOSED FLOOR AREA RATIO: 2,279 / 6,970 = .327

Staff Response: As noted above, a variance has been approved to waive the on-site covered parking requirement; the project meets all other parking requirements (additional discussion below). It should also be noted, that the small lot development standards (for lots less than 7,000-sf) allow for 5-foot side yard setbacks and the project was previously approved with 5-foot setbacks in large part due to the size of the lot and the fact that it is only 36-feet wide. The project as proposed meets all other development standards as required by Section 17.40.060 of the Municipal Code including lot coverage, floor area, height, etc.

HISTORIC RESOURCES

The (previously) existing home was a one-story vernacular Greek Revival that was likely constructed between 1875 and 1880. The home is located in the Adams Street Historic District as described in the 1993 General Plan and is also listed in the City of St Helena's historic resource inventory. The applicant consulted with Juliana Inman, an architect that meets the Secretary of the Interior's Professional Qualifications Standards in Historic Architecture to evaluate the historical status of the home. In Ms. Inman's first

evaluation (attached) she noted that the small cottage had been greatly altered, suffering inappropriate additions to the rear of the house as well as other structural modifications but that the front elevation from the street still retained its historic look, feel and relationship to the sidewalk and therefore remained a contributing structure to the historic district. Ms. Inman determined that the work previously proposed by the architect generally conformed to the Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Buildings. In addition to the proposed scope of work stating that the distinctive features and finishes including the original wood siding, trim and windows will remain or be restored, Ms. Inman included several recommendations that were included as Conditions of Approval in the original approval. These recommendations included:

- Distinctive features and finishes shall not be removed. Original wood siding, trim and windows shall remain or be restored.
- Vinyl windows added to the south elevation of the original cottage should be changed back to wood sash windows matching the front (east) and north windows. Paint shadows for the original trim should guide the location, size and placement of the windows; and
- Full restoration of the important character defining front porch and gable.

As a result of the unpermitted demolition of the home's historic features and subsequent requirement for new entitlements, the applicant had Ms. Inman re-evaluate the home and the revised scope of work as part of this application. Her recommendation for rectifying the situation is to maintain the design of the original approval by requiring that the home be reconstructed following the Secretary of the Interior's standards and guidelines for reconstruction of a historic building. In her re-evaluation of the project dated April 20, 2017, Ms. Inman determined that the house retains integrity of location, setting, feeling and association but that the house no longer retains integrity of design, materials, and workmanship. Ms. Inman included several recommendations that are included as Conditions of Approval; these recommendations include (but are not limited to) the following:

- Samples of the removed siding shall be used to reproduce the redwood drop siding.
- Photographs of the building from the July 7, 2015 report and other site photographs shall be used to exactly reproduce the location and dimension of the siding, trim and windows.
- Windows shall be 2 over 2 wood sash windows with ogee lugs to match the design and profile of the original windows.
- The remaining roof and wall framing shall guide the placement of the reconstructed house.

While restoration of the home is no longer possible, Ms. Inman concludes that reconstruction of the home meets the Secretary of the Interior's Standards for the Treatment of Historic Properties as a reconstruction of an historic structure.

WATER

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

Staff Response: The new single-family home would include modern, code compliant fixtures and appliances making it more water efficient than the home formerly on the site. The applicant has provided a water neutrality analysis that demonstrates no net increase in water consumption would result from construction of the proposed project (included as an attachment).

PARKING

Municipal Code Section 17.124 “Parking and Loading Requirements”, requires that residential uses provide two parking spaces for the main dwelling unit, one of which shall be contained within a garage or carport. Section 17.116.030 “Accessory dwellings”, requires one additional parking space, covered or uncovered, for the second unit. However, in addition to the covered parking variance, recently adopted state law (amendments to California Government Code Section 65852.2 pursuant to AB 2299 and SB 1069) and subsequent amendments to the City of St. Helena Municipal Code to be consistent with state law, no parking shall be required for a new accessory dwelling if:

- a. The accessory dwelling unit is located within ½ mile of public transit;
- b. The accessory dwelling unit is located within a historic district;
- c. The accessory dwelling unit is part of the existing principal residence or an existing accessory structure;
- d. When on-street parking permits are required, but not offered to the occupant of the accessory dwelling unit;
- e. When there is a car share vehicle located within one block of the accessory dwelling and that is available for use by the occupant(s) of said dwelling;

Staff Response: The subject property is within the Adams Street Historic Resources district and within ½ of public transit, therefore, no additional parking is required for the ADU and only 2 on-site parking spaces are therefore required (the past approval required 3 spaces).

Note: the attached plan set currently shows 3 on-site parking spaces and the applicant is not proposing to modify this feature of the previous approval. The project site can accommodate required on-site parking.

DEMOLITION PERMIT

As provided in Municipal Code Section 17.164.050(E), no permit authorizing the demolition of any building within any zoning district shall be issued until approved by the Planning Commission in accordance with the following findings:

1. That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building. If a building is determined to be significant by the planning commission, no demolition will be authorized unless the following findings are made by the commission:
 - a. That the building poses a threat to health, safety and general welfare if it is not demolished,
 - b. That restoration of the building is not feasible or practicable using current building codes including, but not limited to, the Historic Building Code provisions of the Uniform Building Code of the state of California,
 - c. That no public or other funding is available for financing renovation or purchase of the building;
2. That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood.
3. That design review of the proposed replacement structure is approved prior to approval of the demolition of a housing structure.

Staff Response: As discussed above, the existing home was constructed between 1875 and 1880 and is listed in the City of St Helena's historic resource inventory. The home has been substantially demolished with only the framing remaining. In order to comply with Municipal Code requirements for the demolition of an historic home, the applicant was required to submit a (retroactive) demolition permit. Prior to its substantial demolition, the home was in a state of disrepair and not suitable for habitation. The applicant intends to reconstruct the home in a manner that maintains its historical look and feel. As noted above, the project has been evaluated by a qualified architectural historian who finds that the proposed work is in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties as a reconstruction of a historic structure.

The property in its current condition presents a negative visual aesthetic and the unfinished construction represents a substantial impact for neighboring properties and motorists traveling along Spring Street. Only through reconstruction can the historical look of the home and character of the neighborhood be restored.

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. Pursuant to Municipal Code Section 17.164.030, the following design criteria should be considered by the Planning Commission in review of this application:

1. Consistency and compatibility with applicable elements of the general plan;
2. Compatibility of design with the immediate environment of the site;

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

Staff Response: Staff believes that the proposed project is consistent with the required design review criteria listed above. The findings included in the attached resolution further support and identify this compliance.

ISSUES

While the previous approval can no longer be implemented due to the fact that the home was substantially demolished without the benefit of an issued building permit

(thus rendering a restoration impossible), the applicant is able to reconstruct the home in conformance with the Secretary of the Interior's Standards which would maintain some elements of the historic integrity of design and the status as a contributing structure to the Adams Street Historic District. Furthermore, while not using materials original to the home, the reconstruction would be virtually identical to the previously approved restoration. Should the reconstruction not be approved, the home and property will remain in their current condition for an unknown period of time leaving an unpleasant aesthetic for neighbors as well as motorists traveling along Spring Street. It should be noted, and a condition of approval has been added, that as a result of the unpermitted work on-site and subsequent code enforcement efforts, building permit fees will be doubled.

Staff finds that the proposed configuration of the site, the overall design elements and proposed materials/finishes are in character with the neighborhood and the community in general. Additionally, prior to demolition and earth moving activities, the home and property was in a deteriorated condition and in desperate need of repair. The proposed project will improve the visual appearance of the property and the Spring Street corridor.

CORRESPONDENCE

Staff has received two comments from an adjacent resident urging the Department to resolve the un-finished construction as expeditiously as possible. While staff was not able to act upon the project as was requested by the neighbor, approval of the Design Review by the Planning Commission (as is being recommended by staff) is seen by staff as the most expeditious method to allow the unfinished construction project to move toward construction.

STAFF RECOMMENDATION

For the reasons described above, staff concludes that required findings can be made and recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301, which exempts the minor alteration of existing private structures; Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.; and Section 15331, which exempts the rehabilitation or restoration of a historical structure when in conformance with the Secretary of the Interior's Standards.
2. Accept the required findings and approve a resolution granting demolition permit and design review approval for the proposed demolition, reconstruction and addition to the residence located at 1508 Spring Street.

ATTACHMENTS

[Resolution](#)

[APN map](#)

[Plan Set](#)

[Site Photos](#)

[Applicant Statement](#)
[Comments Hanly](#)
[Historic Report \(Original\)](#)
[Historic Report 2 \(Revised\)](#)
[Water Neutrality Analysis](#)
[2016-55 Granting Appeal of Lynda Tunney](#)

**CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
GRANTING DEMOLITION PERMIT AND DESIGN REVIEW APPROVAL
TO 1508 SPRING STREET (PL17-037)**

PROPERTY OWNER: Lynda Tunney

APN: 009-232-019

RECITALS

1. Request by Tom Trainor on behalf of William and Lynda Tunney for adoption of a resolution approving a demolition permit and design review in order to accommodate a substantial demolition, reconstruction and addition to the home located at 1508 Spring Street in the MR: Medium Density Residential district.
2. A Notice of Application was sent to all property owners and residents within 300 feet of the project site on June 30, 2017. This notice provided a description of the project and solicited questions or comments from the public on the project.
3. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site and in compliance with state and local law; and
4. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on September 5, 2017.

RESOLUTION

- A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff report, City files for this matter, correspondence, presentations and other materials.
- B. The Planning Commission hereby finds that the project is exempt from CEQA pursuant to Section 15301, which exempts the minor alteration of existing private structures; Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.; and Section 15331, which exempts the modification or rehabilitation of a listed historic property when in conformance with the Secretary of Interior's Standards.
- C. Pursuant to Municipal Code Section 17.164.050, the Planning Commission makes the following findings to support the motion to approve the demolition permit to allow for the reconstruction and addition to the existing structure:
 1. *That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building in that while the home was listed on the City's Historical Resources Master List, the house no longer retains integrity of design, materials, and workmanship. Furthermore, the home had been heavily modified over time and was in a state of disrepair at the time of its partial demolition.*

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Demolition Permit and Design Review
September 5, 2017

2. *That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood in that the home will be reconstructed in a manner that will maintain the character of the neighborhood; and*
 3. *That design review of the proposed replacement structure has been approved in conjunction with the demolition permit.*
- D. In accordance with the design review criteria identified in Municipal Code Section 17.164.030, the Planning Commission hereby finds that the project demonstrates the following:
1. *Consistency and compatibility with applicable elements of the general plan in that it is a single-family home in a residentially designated area;*
 2. *Compatibility of design with the immediate environment of the site in that it is a reconstruction of an existing single-family home;*
 3. *Relationship of the design to the site is found to be consistent in that the project was designed by a licensed architect in consideration of the unique characteristics of the site and conforms to the Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Buildings;*
 4. *That the design is compatible in areas considered by the board as having a unified design or historical character in that the home conforms to the Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Buildings and has been designed to resemble the previous home on the site;*
 5. *The design promotes harmonious transition in scale and character in areas between different designated land uses in that it is a reconstruction of an existing single-family home in a residentially designated area in keeping with the mass and scale of the existing area;*
 6. *Compatibility with future construction both on and off the site in that it is a reconstruction of an existing single-family home in a residentially designated area;*
 7. *That the architectural design of structures and their materials and colors are appropriate to the function of the project in that the reconstruction and addition will match the previous single-family home;*
 8. *That 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 in that it is a reconstruction of an existing single-family home in a residentially designated area in keeping with zoning and General Plan criteria;*
 9. *That the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures in that the open space and landscaping has been designed to accommodate the site;*
 10. *That sufficient ancillary functions are provided to support the main functions of the project and that they are compatible with the project's design concept in that*

the project meets all City requirements for the reconstruction of a single-family home;

- 11. That access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles in that access to the site will remain from Spring Street;*
- 12. That natural features are appropriately preserved and integrated with the project in that the open space and landscaping has been designed to accommodate the site;*
- 13. That the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and that they are compatible with the adjacent and neighboring structure and functions in that in that the reconstruction and addition will include materials that match the historic nature of previous single-family home and is in a residentially designated area;*
- 14. In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character in that the home has been designed to resemble the previous home on the site utilizing historic design elements;*
- 15. That 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 in that the open space and landscaping has been designed to accommodate the site;*
- 16. That 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 in that the open space and landscaping has been designed to accommodate the site;*
- 17. That 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 in that construction will meet all California Building Codes and City of St. Helena development standards.*

Planning Department Conditions of Approval

- E. The Planning Commission approves design review for the above-described project with the following conditions of approval. 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 project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit.
 2. The design review shall be vested within one (1) year from the date of final action. A building permit for the use allowed under this approval shall have been obtained within

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one (1) year from the effective date of this action or the approval shall expire, provided however that the approval may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals. Any request for an extension of this approval shall be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.

3. The approvals shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.
4. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.
5. 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.
6. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
7. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
8. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with the Building Official, Fire Inspector and or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.
9. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on September 5, 2017, except as modified herein.
10. Alterations and additions to the home shall be in compliance with the recommendations made by Juliana Inman's Historical Resource Survey dated April 20, 2017.
11. Samples of the removed siding shall be used to reproduce the redwood drop siding. Photographs of the building from the 7 July 2015 report and other owner photographs shall be used to exactly reproduce the location and dimension of the siding and trim. Windows shall be 2 over 2 wood sash windows with ogee lugs to match the design and profile of the original windows.
12. No further demolition of historic materials in the house is permitted.

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13. The remaining roof and wall framing shall guide the placement of the reconstructed house. Samples and photographs of the removed siding and trim shall be used to reproduce the redwood drop siding and trim.
14. The planned addition at the rear will be constructed as previously approved in the design review process.
15. Replacement of historic materials shall be done where original material has been broken, lost or weathered to an extent making repair infeasible. Replacement features shall match the old in design, color, texture, visual qualities, and material.
16. No sand blasting or chemical treatments are permitted on historic materials.
17. The front porch and gable of the front elevation shall be restored and/or reconstructed in keeping with the approved design.
18. All windows for the addition shall be wood sash windows (clad or painted wood) so that the materials for the whole house have continuity. All plans submitted for building permit review shall explicitly identify these features.
19. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.
20. Building permit fees shall be doubled as a result of unpermitted work and subsequent code enforcement action.
21. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The City Engineer must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

Public Works Department Conditions of Approval

22. 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.
23. 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

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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.

24. 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. All stormwater and erosion control plans shall conform to the latest State and City codes at a minimum.
25. Prepare and implement a Stormwater Control Plan as required by the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual, dated July 14, 2014.
26. The applicant shall incorporate water conservation practices into the proposed project per the Water Neutrality Analysis prepared by Michael Muelrath, dated July 2, 2015, including installing 1.28 gal toilets, 1.5 gpm faucets, and 2.0 gpm low flow showerheads. Any and all non-conforming appliances and plumbing fixtures shall be removed from the premises. The water conservation requirements shall be replicated in full on the architectural plans.
27. If the proposed/new landscaping involves an area greater than 500 square feet or rehabilitation of more than 2,500 square feet, the proposed landscaping shall comply with the State's Model Water Efficient Landscape Ordinance (MWELO).
28. Site plan shall show location of any trees within the project area.
29. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.
30. Provide details of any and all proposed fencing, gates, and/or walls on all plans submitted for building permit review.
31. 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.
32. 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.
33. 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.

34. Replace the existing driveway approach in order to conform to the current City and ADA standards prior to Certificate of Occupancy.
35. 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.
36. Existing streets being cut by new utility services will require edge grinding and an A.C. overlay per City standards, extent to be determined by the Public Works Department.
37. An encroachment permit shall be required for any work performed in the public right of way.

Building Department Conditions of Approval

38. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. At this time the City of St. Helena utilizes the 2013 Title 24 codes.
39. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
40. The applicant shall provide a construction waste management plan with the building permit application.
41. 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.
42. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
43. 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 required submittal items shall have prior approval of the Building Official. Deferral of fire sprinkler design is not permitted.

Fire Department Conditions of Approval

44. Fire sprinklers shall be installed in both the primary and accessory dwelling units as required by the Fire Department.

I HEREBY CERTIFY that the foregoing demolition permit and design review were duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on September 5, 2017 by the following roll call vote:

1508 Spring Street
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AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

ATTEST:

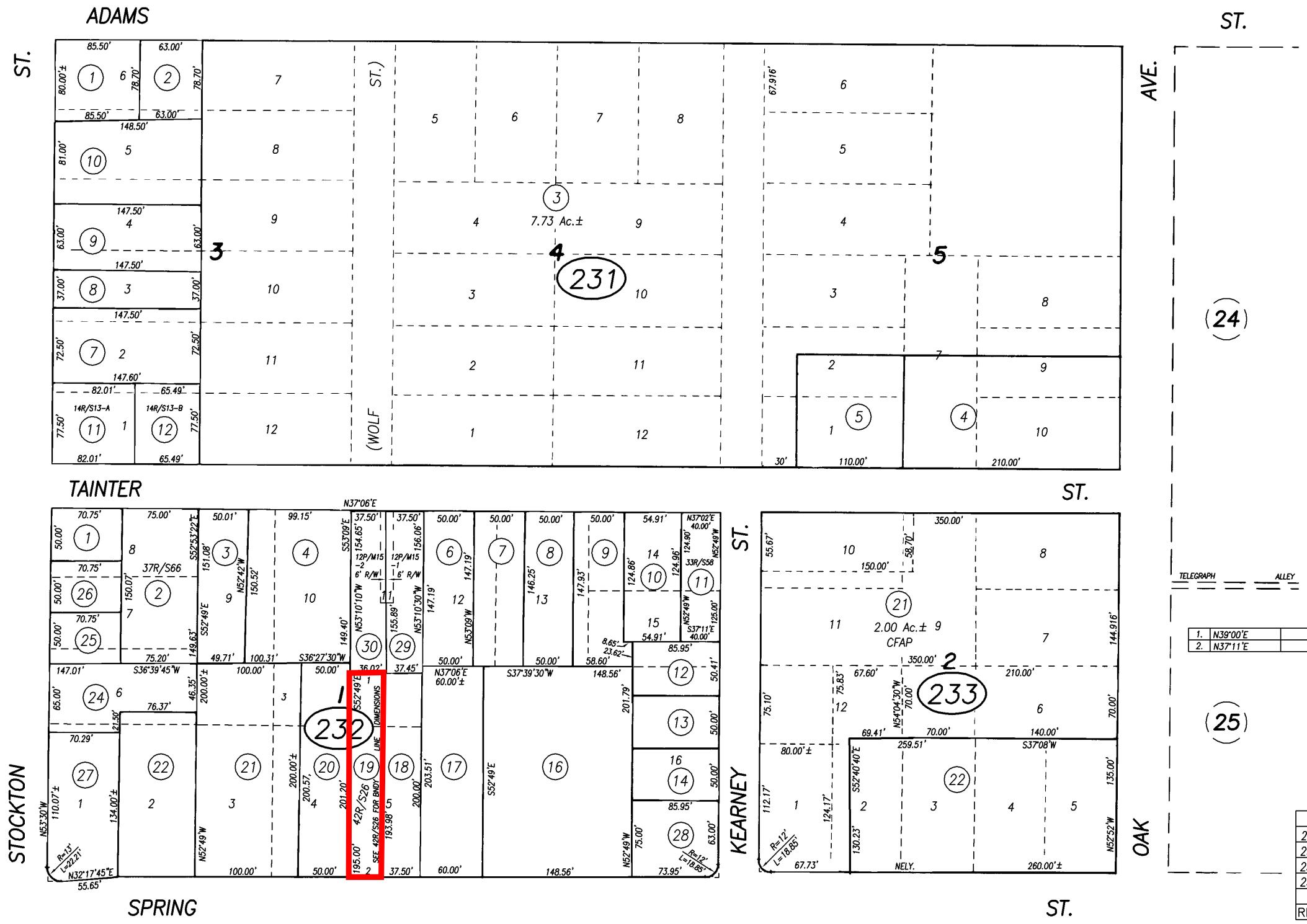
Grace Kistner
Chair, Planning Commission

Noah Housh
Planning Director

27 COUNTY ASSESSOR'S PARCEL MAP

22 Tax Area Code 3002 9-23

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



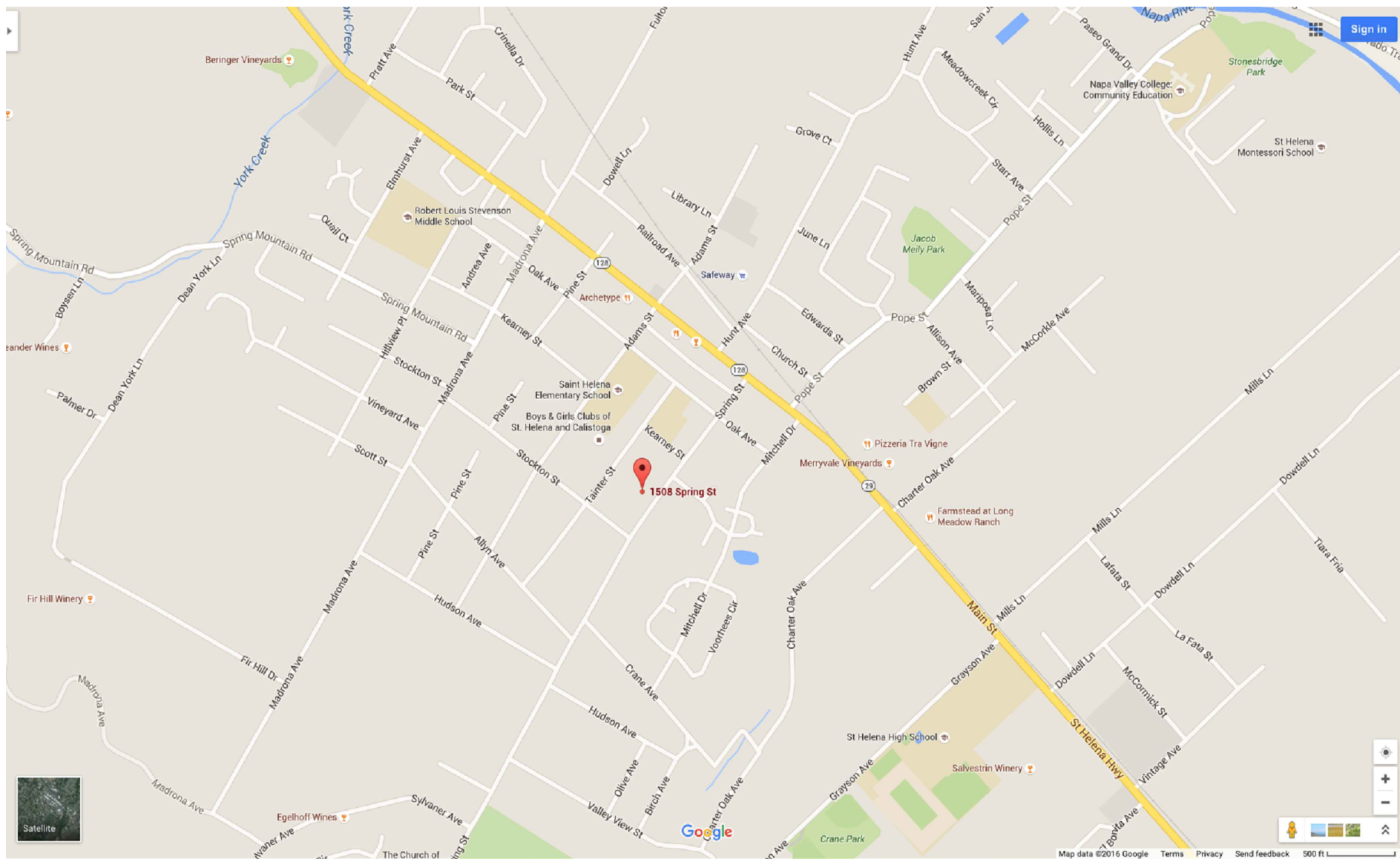
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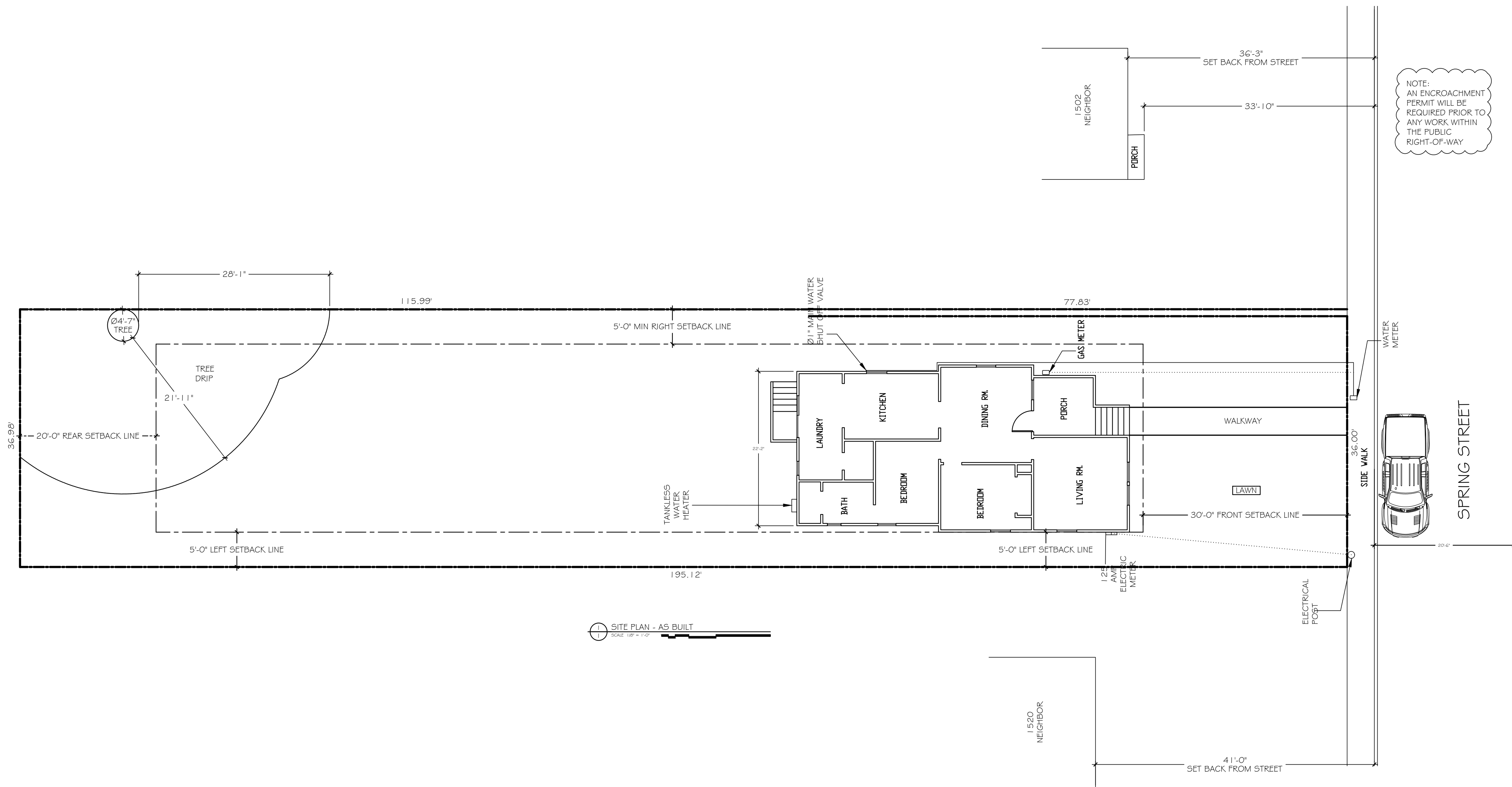
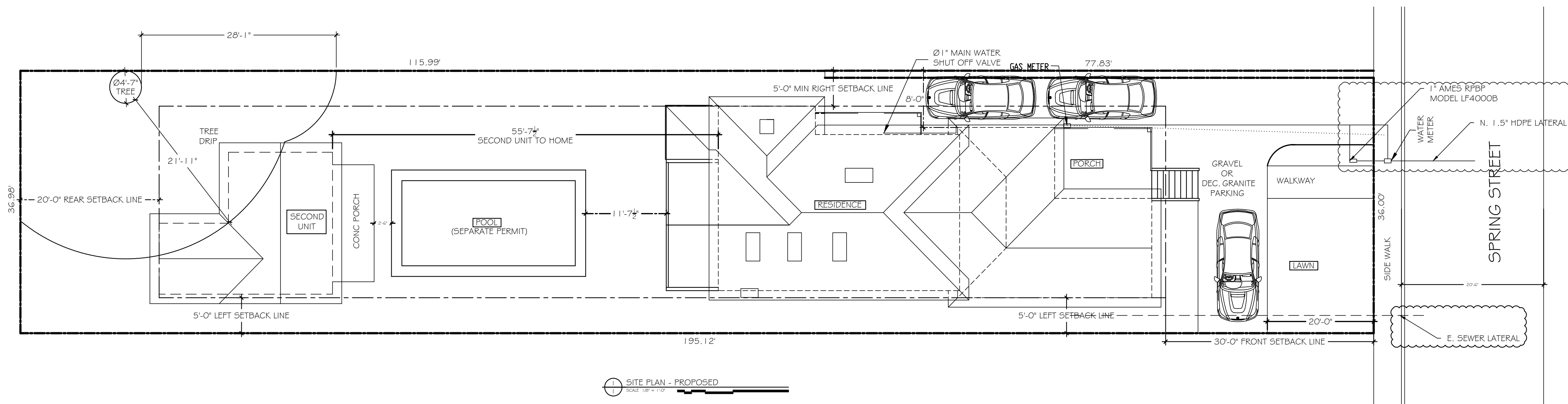
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233-22 MERGER
232-02 RS
232-19 RS
REVISION
DATE

1954-60-61

9-23

ADDITION & REDESIGN FOR TUNNEY RESIDENCE 1508 SPRING ST ST HELENA, CA						APN: 009-232-019		DESIGNER TED SMITH 4940 CANYON VALLEY RD DIAMOND SPRINGS, CA 95619 530-622-3924			
ABBREVIATIONS				CONDITIONS		CONSULTANTS		DRAWING INDEX			
ABANCHOR BOLT ACAIR CONDITIONER ADJADJUSTABLE ALALUMINUM APPROXAPPROXIMATE AWNAWNING BLKGBLOCKING BMBEAM CABCABINET CARPCARPET CEILCEILING CLRCLEAR CONCCONCRETE CMUCONCRETE MASONRY UNIT COMP COMPOSITION CSMTCASEMENT DBDRAWER BASE DBLDOUBLE DHDOUBLE HUNG DNDOWN DPDUAL PANE DRYDRYER DWDISHWASHER EEXISTING EAEACH ELECELECTRICAL ELEVELEVATION EQEQUAL FAUFORCED AIR UNIT FIXFIXED FLFLUORESCENT FPFIREPLACE FTGFOOTING FRFRENCH FURNFURNACE GAGAUGE GALVGALVANIZED GYPGYPSUM HBHOSE BIB HDHOLD DOWN HDRHEADER HRHOUR HWHARD WOOD FLOORING INSULINSULATION LAMLAMINATE MAXMAXIMUM MBMACHINE BOLT MECHMECHANICAL MFRMANUFACTURER MINMINIMUM MISCMISCELLANEOUS MTLMETAL NNEW NONUMBER NOMNOMINAL OBSOBSCURE OCON CENTER OCCOCCUPANCY PTPRESSURE TREATED P#SPOLE # SHELF REFREFRIGERATOR REQDREQUIRED SCSOLID CORE S/CSELF CLOSING SHSINGLE HUNG SGDSLIDING GLASS DOOR SPSINGLE PANE SQSQUARE STDSTANDARD SWSHEARWALL TEMPTEMPERED T#GTONGUE & GROOVE TBDTO BE DETERMINED TYP TYPICAL UONUNLESS OTHERWISE NOTED WASHWASHER WDWOOD WHWATER HEATER WHWHOLE HOUSE FAN WOWITHOUT W/RWATER RESISTANT CLCENTER LINE ØDIAMETER #POUNDS <td colspan="2"> E. CONDITIONS EXTERIOR 1. HORIZONTAL LAP SIDING 2. COMPOSITION ROOF NEW CONDITIONS EXTERIOR 1. MATCH 2. NEW 40 YR COMP ROOFING (NEW ROOFING SHALL MEET OR EXCEED TITLE 24 STANDARDS FOR COOL ROOFS) </td> <td colspan="2"> DESIGNER TED SMITH 4940 CANYON VALLEY RD DIAMOND SPRINGS, CA 95619 530-622-3924 ENGINEER LORI BURN, SE BURN ENGINEERING SERVICES, INC. 2047 ROBERT J. MATTHEWS PKWY #600 EL DORADO HILLS, CA 95762 (916) 672-1600 </td> <td colspan="4"> COVER INDEX, ABBREVIATIONS, NOTES, SQUARE FOOTAGE ANALYSIS, & VICINITY MAP GN-1GENERAL NOTES GN-2NAILING SCHEDULE GN-3CAL-GREEN SHEET GN-4GEOTECHNICAL RECOMMENDATIONS C1SITE IMPROVEMENT PLANS C2SITE IMPROVEMENT PLANS C3SITE IMPROVEMENT PLANS C4SITE IMPROVEMENT PLANS 1. SITE PLAN 2. DEMOLITION PLAN 3. FLOOR PLAN 4. SHEAR WALL LAYOUT 5. FOUNDATION PLAN 6. ROOF FRAMING & FLOOR FRAMING 7. ELEVATIONS 8. ELECTRICAL PLAN 9. SECTIONS D1DETAILS D2DETAILS P1PLUMBING A1SECONDARY STRUCTURE A5SECONDARY STRUCTURE - STRUCTURAL DRAWINGS & ELECTRICAL T1TITLE 24 T2TITLE 24 </td>				E. CONDITIONS EXTERIOR 1. HORIZONTAL LAP SIDING 2. COMPOSITION ROOF NEW CONDITIONS EXTERIOR 1. MATCH 2. NEW 40 YR COMP ROOFING (NEW ROOFING SHALL MEET OR EXCEED TITLE 24 STANDARDS FOR COOL ROOFS)		DESIGNER TED SMITH 4940 CANYON VALLEY RD DIAMOND SPRINGS, CA 95619 530-622-3924 ENGINEER LORI BURN, SE BURN ENGINEERING SERVICES, INC. 2047 ROBERT J. MATTHEWS PKWY #600 EL DORADO HILLS, CA 95762 (916) 672-1600		COVER INDEX, ABBREVIATIONS, NOTES, SQUARE FOOTAGE ANALYSIS, & VICINITY MAP GN-1GENERAL NOTES GN-2NAILING SCHEDULE GN-3CAL-GREEN SHEET GN-4GEOTECHNICAL RECOMMENDATIONS C1SITE IMPROVEMENT PLANS C2SITE IMPROVEMENT PLANS C3SITE IMPROVEMENT PLANS C4SITE IMPROVEMENT PLANS 1. SITE PLAN 2. DEMOLITION PLAN 3. FLOOR PLAN 4. SHEAR WALL LAYOUT 5. FOUNDATION PLAN 6. ROOF FRAMING & FLOOR FRAMING 7. ELEVATIONS 8. ELECTRICAL PLAN 9. SECTIONS D1DETAILS D2DETAILS P1PLUMBING A1SECONDARY STRUCTURE A5SECONDARY STRUCTURE - STRUCTURAL DRAWINGS & ELECTRICAL T1TITLE 24 T2TITLE 24			
				INTERIOR 1. HW/ TILE/ CARP FLOORING 2. PAINT GRADE DOORS INTERIOR 1. HW FLOORING, TILE 2. N. PAINT GRADE DOORS 3. N. PAINT GRADE TRIM 4. WRAP, JAM & CASE WINDOWS 5. 1/2" GYP BOARD 6. FINISH MATERIAL NOTES: 6.1) ADHESIVES, SEALANTS, PRIMERS, CAULKING, ETC SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES (CALGREEN SECTION 4.504.2) 6.2) PAINTS & COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 4.504.4.3 (SEE SHEET GN-3) 6.3) CARPET SHALL MEET THE GREEN LABEL PLUS PROGRAM, CA DEPT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCs, OR SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD. (CALGREEN SECTION 4.504.3) 6.4) WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 50% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL BE LOW-EMITTING MATERIALS. (CALGREEN 4.504.4)		PROJECT DATA SQUARE FOOTAGE BREAK DOWN AND LOT COVERAGE EXISTING HOUSE E. COVERED ENTRY ADDITION - 1ST FLOOR - 2ND FLOOR - COVERED PORCH @ FRONT - COVERED PORCH @ SIDE NEW SECONDARY STRUCTURE TOTAL HABITABLE SPACE NEW LOT COVERAGE LOT AREA FAR = (994+553.2+602.3+400)/6,970 = 36.58% 994 SF 76.5 SF 553.2 SF 602.3 SF 140 SF 42.3 SF 400 SF 2,549.5 SF 30.6% (2,129.5 SF) 6,970 SF 1. OCCUPANCY GROUP: R3 2. SEISMIC DESIGN CATEGORY D 3. EXPOSURE B, 110 mph GUST SPEED 4. CLIMATE ZONE 12 SCOPE OF WORK 1. REMODEL E. HOUSE 2. 1ST FLOOR ADDITION 3. NEW 2ND FLOOR 4. NEW SECONDARY STRUCTURE					
VICINITY MAP											
											
CODE COMPLIANCE											
ALL WORK AND MATERIALS TO BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES											
1. 2013 CBC (Vol I and Vol II) (ICC)											
2. 2013 CRC Residential (ICC)											
3. 2013 CMC Mechanical (IAPMO)											
4. 2013 CEC Electrical (NFPA)											
5. 2013 CPC Plumbing (IAPMO)											
6. 2013 CFC FIRE (ICC)											
7. 2013 CA Energy Code (2013 Building Energy Efficiency Standards, Residential and Non Residential Manuals) (CA Energy Commission)											
8. 2013 Cal Green (CA Green Building Standards Code)											
9. 2013 CA Administrative Code (ICC)											
10. 2013 CA Reference Standards Code (ICC)											
11. NFPA 13D											
PROJECT:						DATE: 7/12/2017					
DRAWING:						COVER					

TUNNEY RESIDENCE
1508 SPRING ST
ST HELENA, CA



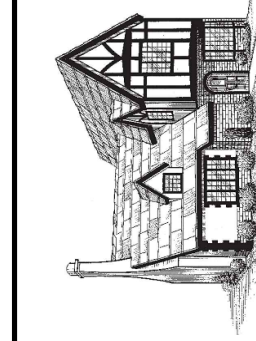
ENGINEER
LORI BURNES, SE
Burne Engineering Services, Inc.
5047 Robert J Mathews Pkwy #600
El Dorado Hills, CA 95762
(530) 672 - 1600

SITE PLAN

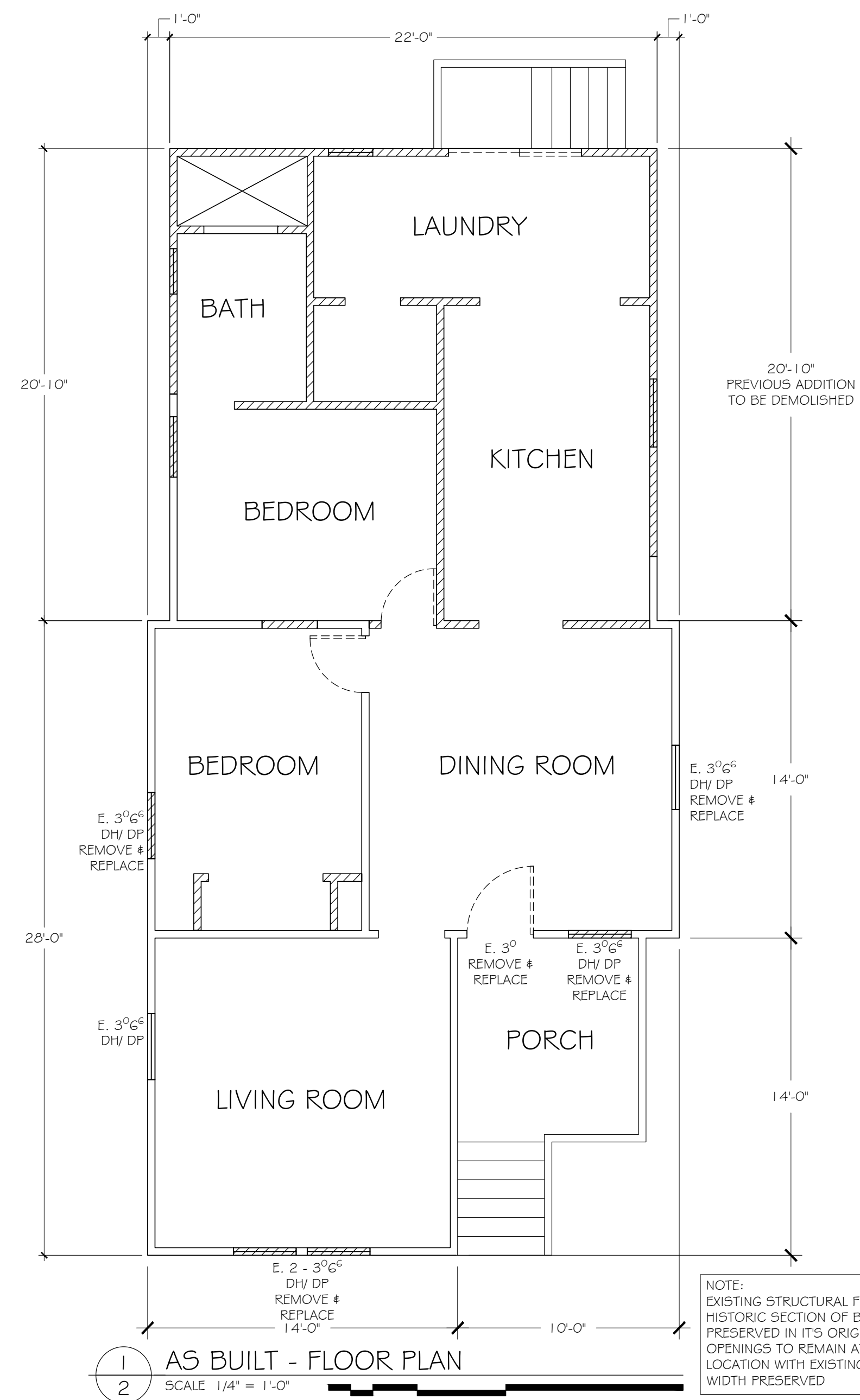
TUNNEY RESIDENCE
1508 SPRING ST
ST HELENA, CA
APN: 009-232-019

ADDITION

7/12/2017



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www.tedsmithdesign.com



LEGEND

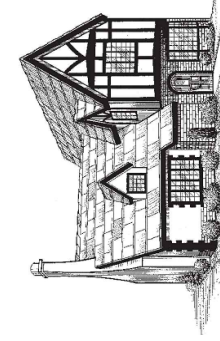
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4
TUNNEY RESIDENCE
1508 SPRING ST
ST HELENA, CA
APN: 009-232-019

ADDITION
5/25/20

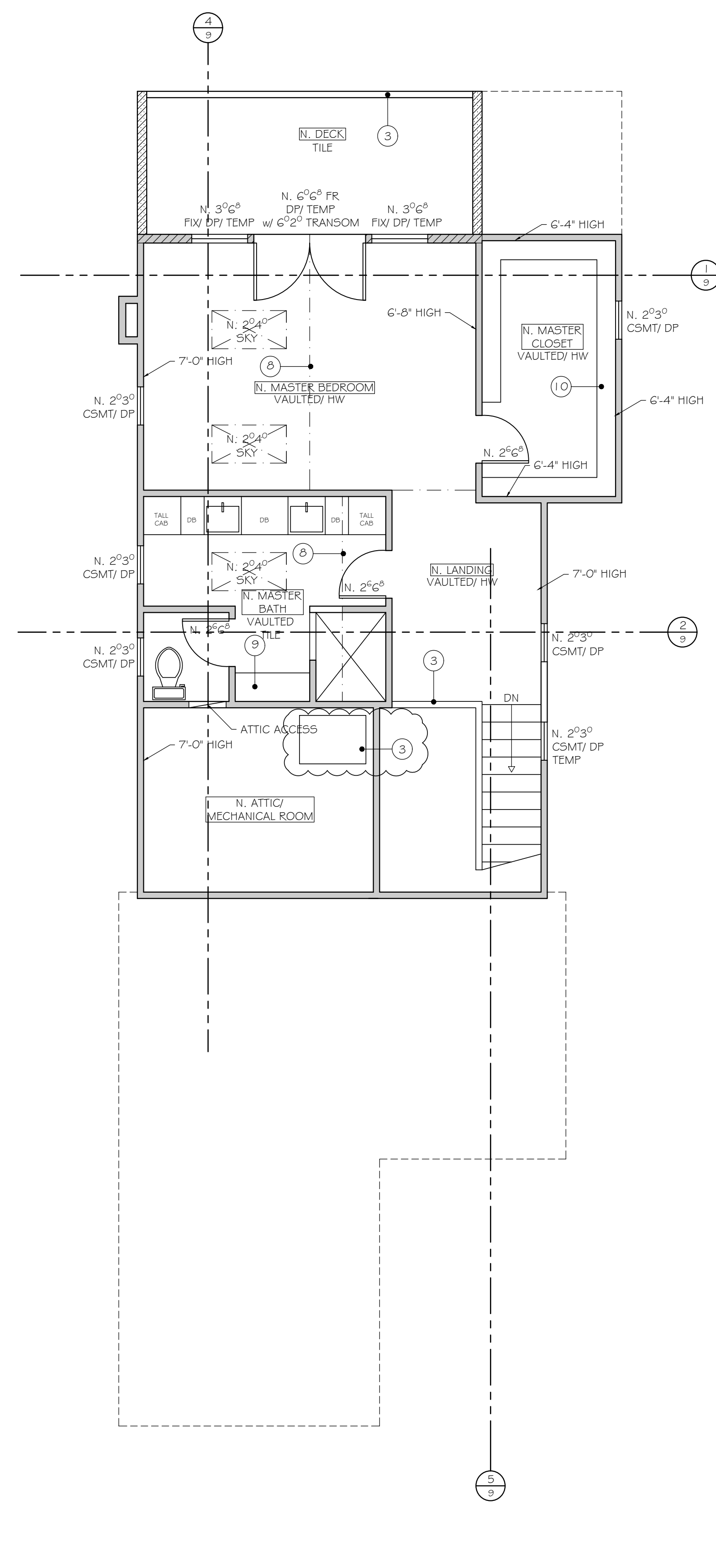
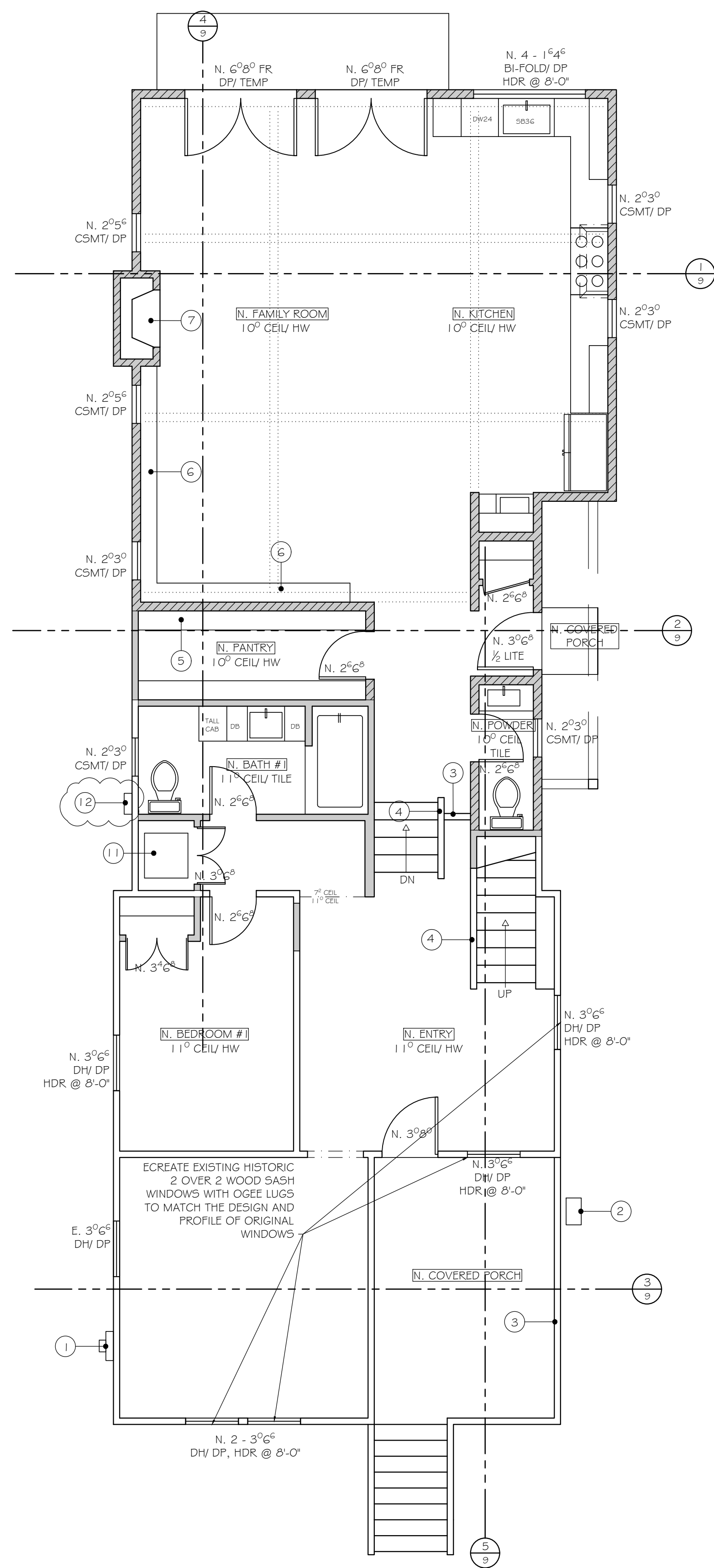
2

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DEMOLITION



- FLOOR PLAN NOTES

1. N. 200 A PANEL
2. RELOCATE E. GAS METER
3. N. 42" HIGH GUARD RAIL
4. N. HANDRAIL - 36" TO 38"
ABOVE TREAD NOSING
5. N. ADJ SHELVES
6. N. BOOKS
7. N. GAS FP (LENNOX ELITE
SERIES, MODEL ELDV-35) -
SHALL BE DIRECT-VENT TYPE
AND BE INSTALLED PER
MANUFACTURERS
SPECIFICATIONS.
ANSI/AS/A SGA Z21.1.2
(COMPLIES W/ UL 127)
8. N. CENTER LINE OF PAULT
9. N. TALL LINEN
10. N. CLOSET ORGANIZER
11. N. STACK WD
12. N. ON-DEMAND WH
13. N. HVAC

JOINTS AND OPENINGS
OPENINGS IN THE BUILDING ENVELOPE SEPARATING
CONDITIONED SPACE FROM UNCONDITIONED SPACE
NEEDED TO ACCOMMODATE GAS, PLUMBING, ELECTRICAL
LINES AND OTHER NECESSARY PENETRATIONS MUST BE
SEALED IN COMPLIANCE WITH THE CALIFORNIA ENERGY CODE.

EXCEPTION: ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

BUILDING MAINTENANCE AND OPERATION

4.1.0.1 OPERATION AND MAINTENANCE MANUAL AT THE TIME OF SUBMITTAL

4.1.0.2 OPERATION AND MAINTENANCE MANUAL TO BE PROVIDED BY THE OWNER

4.1.0.3 WEBSITE REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PROVIDED:

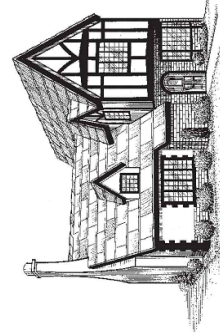
1. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING
2. INFORMATION TO THE USER REGARDING THE STRUCTURE
3. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
 - A. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND SYSTEMS
 - B. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS
 - C. SPACE HEATING AND COOLING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS
 - D. LANDSCAPE IRRIGATION SYSTEMS
 - E. WATER REUSE SYSTEMS
4. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO REDUCE WATER CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS
5. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS
6. THE AREA
5. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT. WHAT THE OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT AREA
6. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS
7. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING RAINWATER COST TO THE FOUNDATION
8. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CALLING, PAINTING, GRADING AND OTHER MAINTENANCE
9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE

4.1.0.4 ALL SUBMITTALS AND VERIFICATION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY ON THIS CODE

LEGEND

-  N. WALL - 2X4 DF#2
STUDS @ 16" OC
 N. WALL - 2X6 DF#2
STUDS @ 16" OC
 EXISTING WALLS
 PARTIAL WALLS
 CUT-INS
 REMOVED WALLS
 1 HR RATED WALL

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Burnie Engineering Services, Inc.
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El Dorado Hills, CA 95762
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FLOOR PLAN

TUNNEY RESIDENCE
1508 SPRING ST
ST HELENA, CA
APN: 009-232-019

ADDITION

5/25/2017

3



1
7 FRONT ELEVATION
SCALE 1/4" = 1'-0"



2
7 LEFT ELEVATION
SCALE 1/4" = 1'-0"



3
7 REAR ELEVATION
SCALE 1/4" = 1'-0"



4
7 RIGHT ELEVATION
SCALE 1/4" = 1'-0"

REDWOOD DROP SIDING AND EXTERIOR TRIM IN THIS AREA SHALL BE RECREATED TO MATCH EXACTLY THE LOCATION AND DIMENSIONS FO THE SIDING AND TRIM. CONTRACTOR TO REFERENCE JULIAN INMAN REPORT DATED JULY 7, 2015 AND OTHER OWNER PHOTOGRAPHS IN ORDER TO ASSURE ACCURACY AND CONFORMANCE TO ORIGINAL STRUCTURE.

REDWOOD DROP SIDING AND EXTERIOR TRIM IN THIS AREA SHALL BE RECREATED TO MATCH EXACTLY THE LOCATION AND DIMENSIONS FO THE SIDING AND TRIM. CONTRACTOR TO REFERENCE JULIAN INMAN REPORT DATED JULY 7, 2015 AND OTHER OWNER PHOTOGRAPHS IN ORDER TO ASSURE ACCURACY AND CONFORMANCE TO ORIGINAL STRUCTURE.

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- EXTERIOR:
- 1) EXTERIOR SIDING: (1) HAS ONE LAYER (TWO LAYERS FOR STUCCO SIDING) OF GRADE D PAPER BENEATH SIDING WHERE OCCURS OVER PLYWOOD SHEATHING; AND (2) HAS 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2 INCHES ABOVE CONCRETE OR PAVING). (3) SIDING TO BE INSTALLED PER MANUFACTURER INSTALLATION INSTRUCTIONS
 - 2) PROVIDE A CONTINUOUS WATER-RESISTIVE BARRIER BEHIND EXTERIOR SIDING.
 - 3) FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOORS, WINDOW ASSEMBLIES, PENETRATIONS, EXTERIOR WALL INTERSECTIONS WITH ROOF, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS.
 - 4) MINIMUM CLASS 'C' ROOFING



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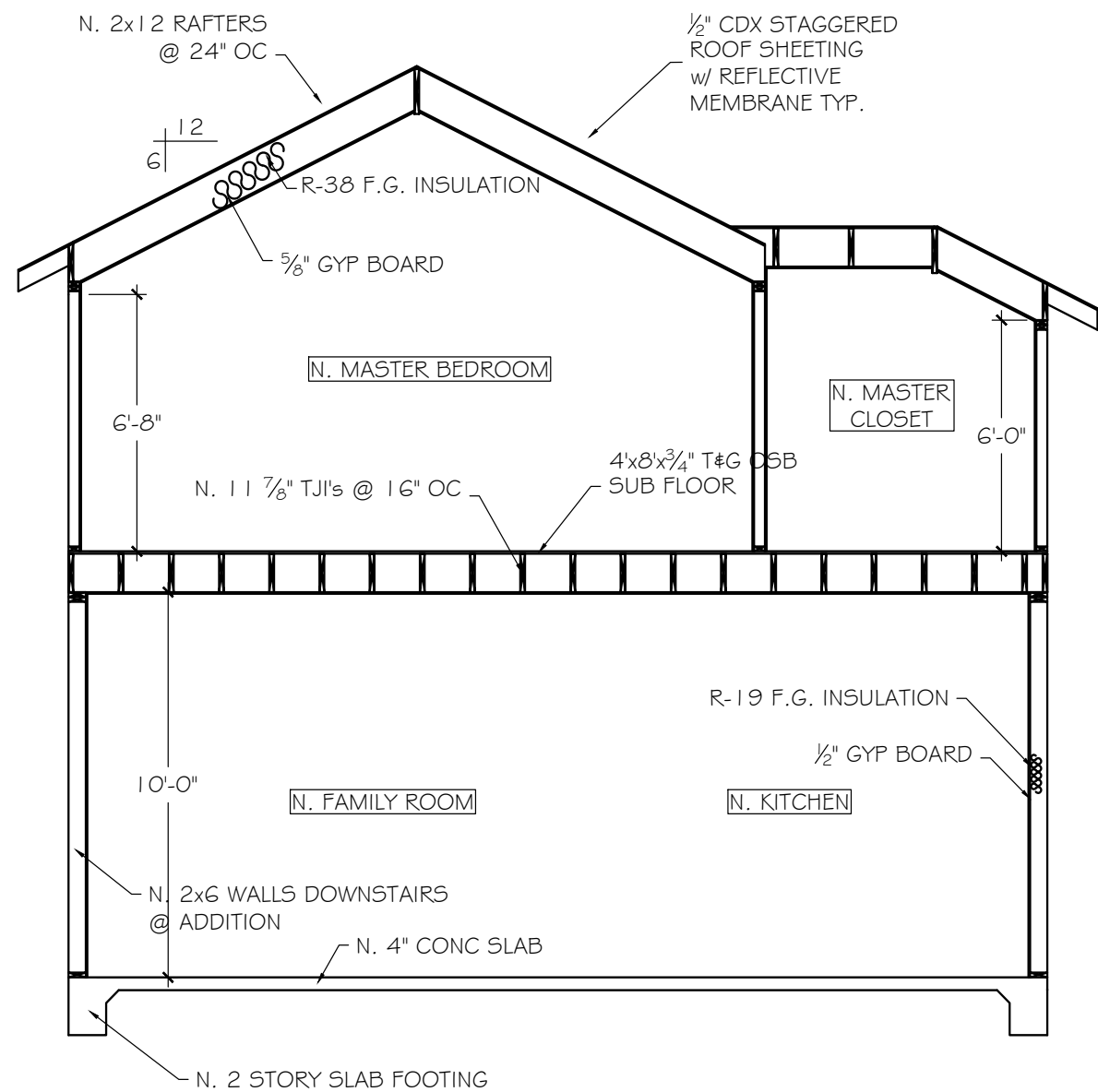
ELEVATIONS

TUNNEY RESIDENCE
1508 SPRING ST
ST HELENA, CA
APN: 009-232-019

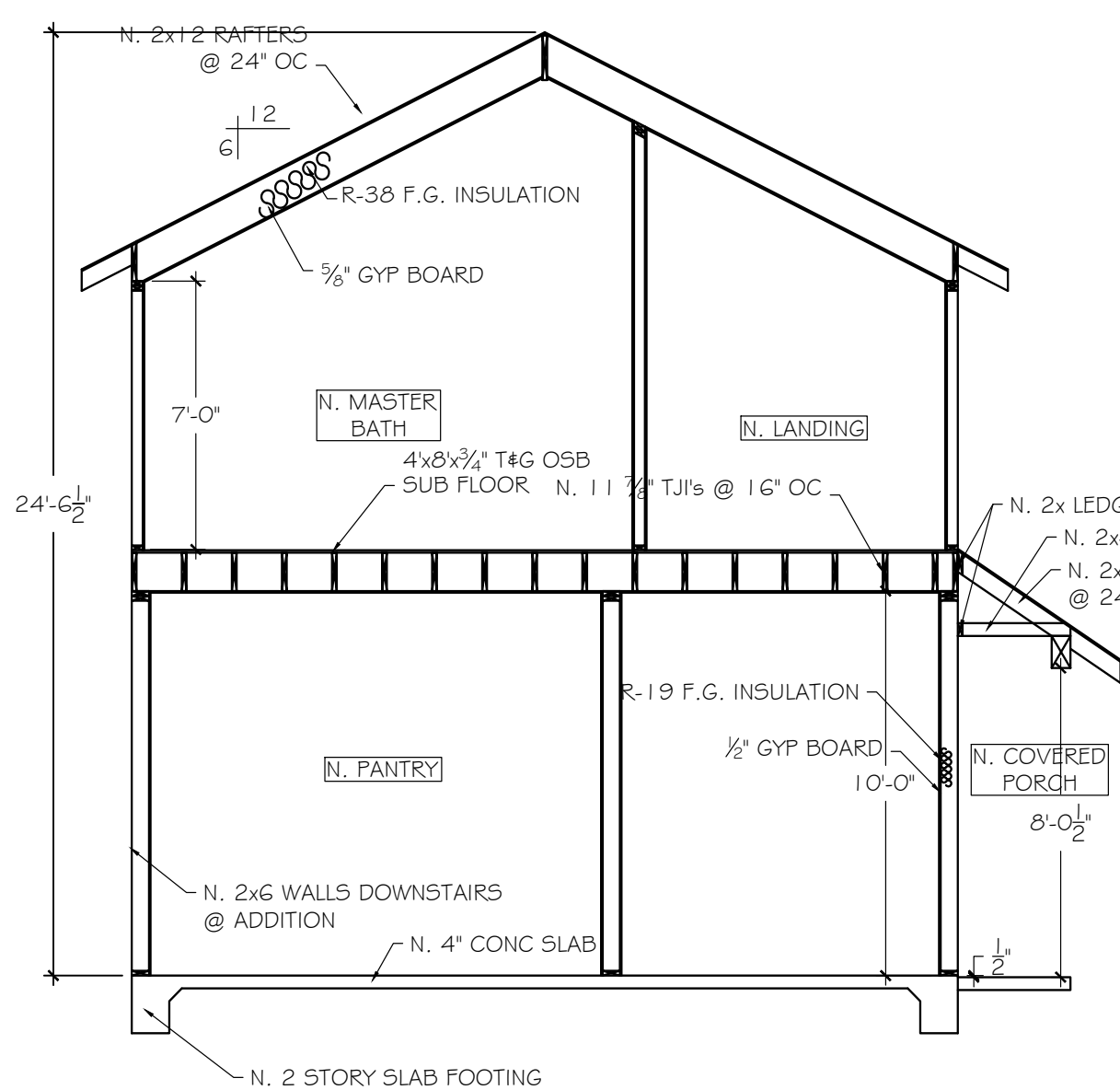
ADDITION

5/25/2017

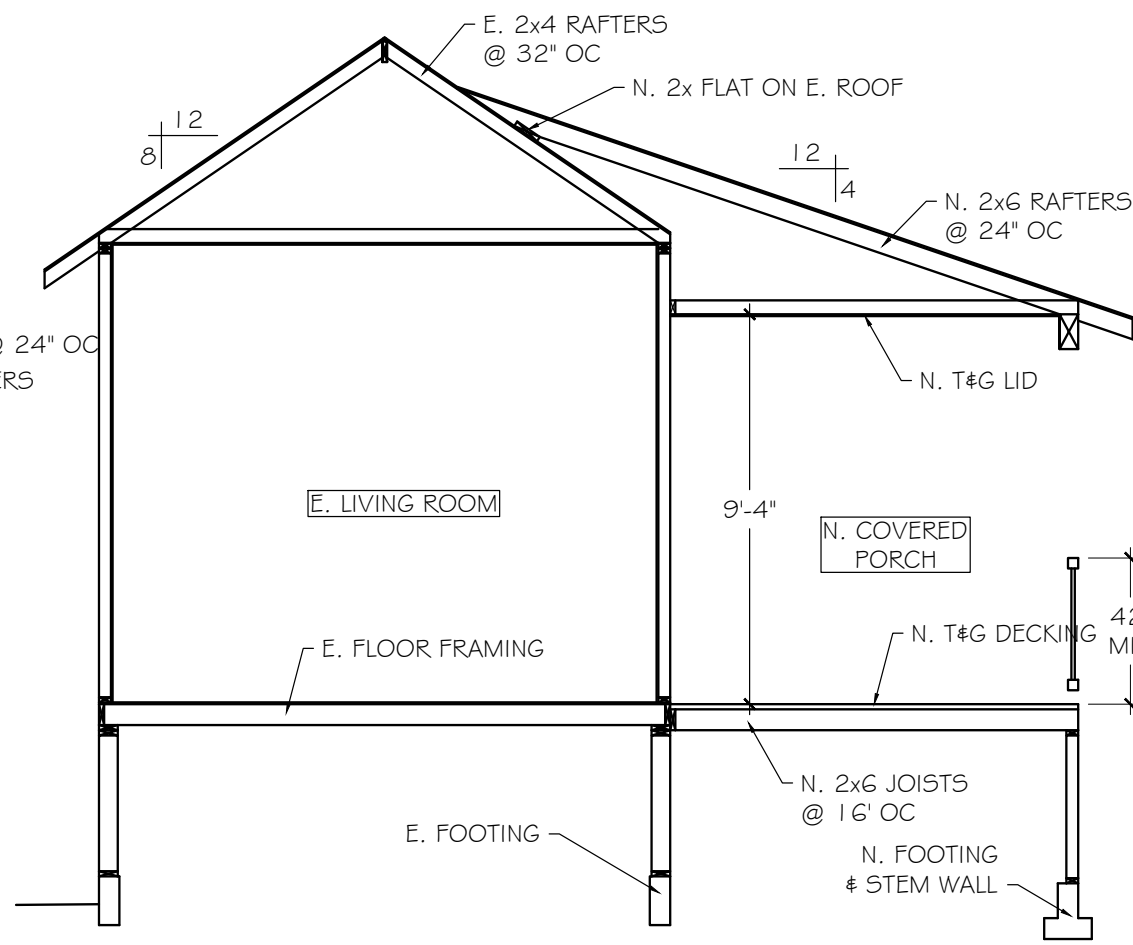
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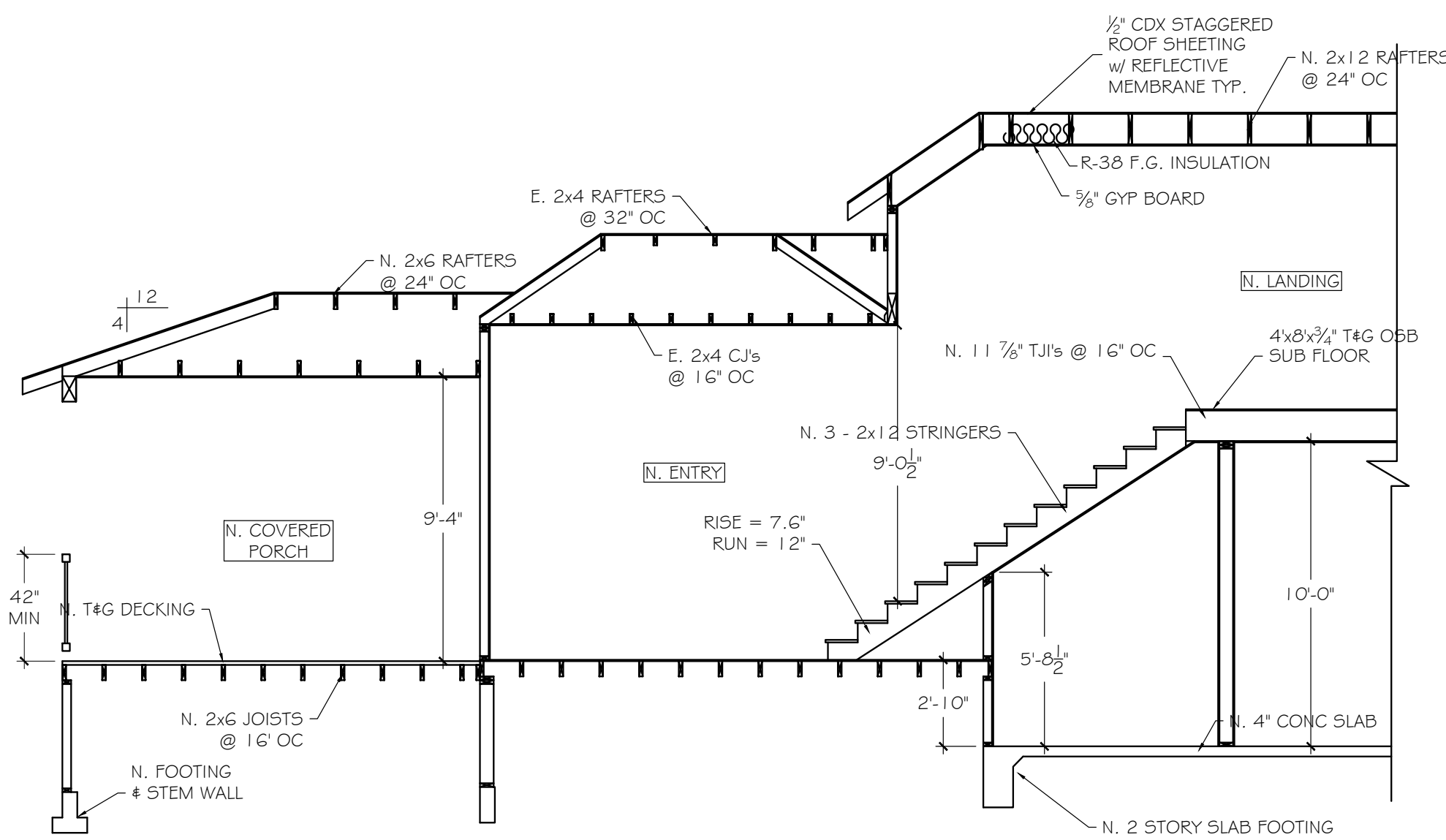
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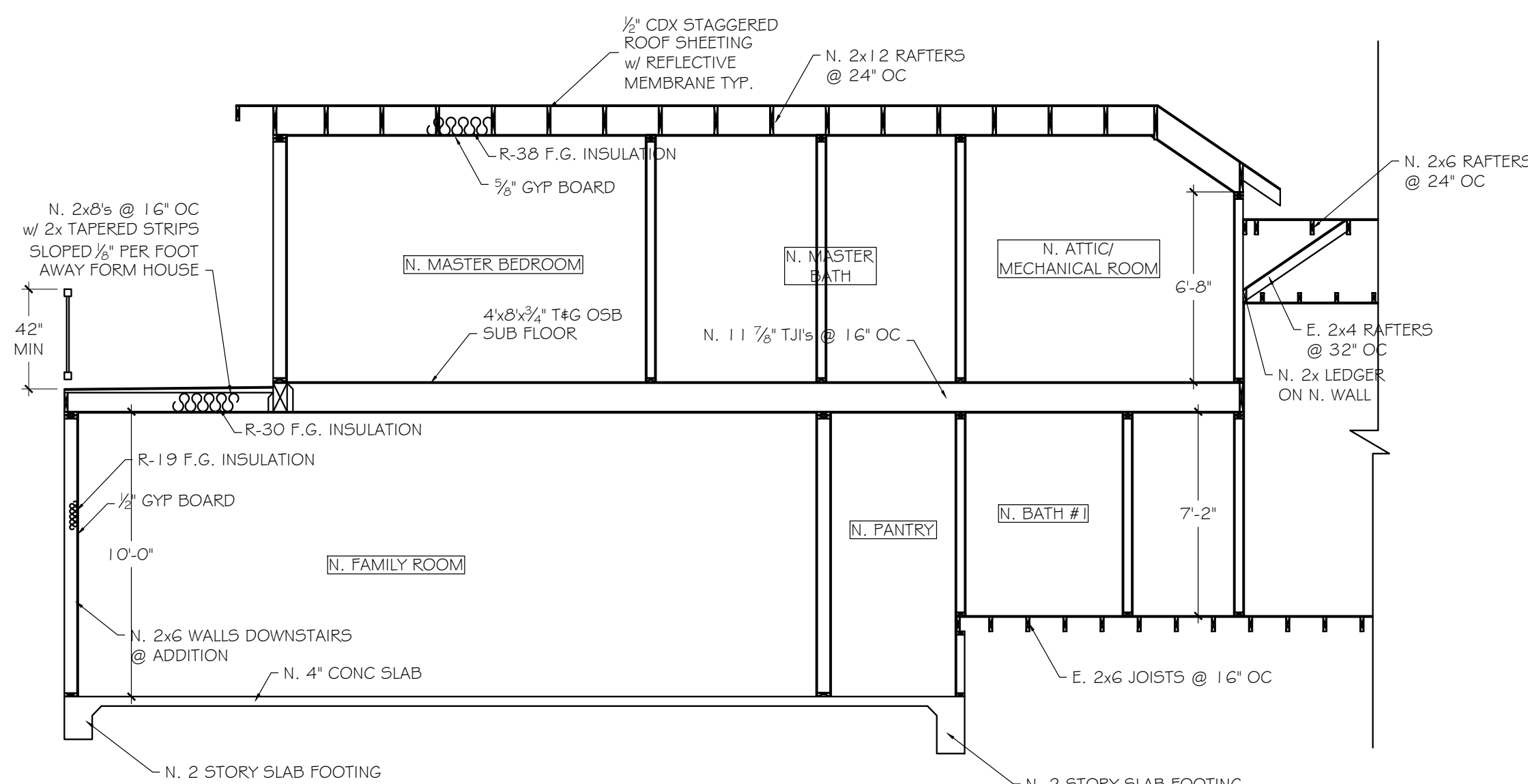
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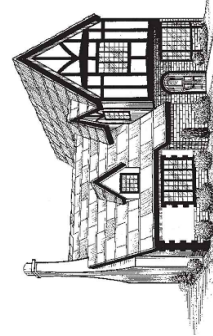
3 SECTION
SCALE 1/4" = 1'-0"



5 SECTION
SCALE 1/4" = 1'-0"



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



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(530) 672 - 1600

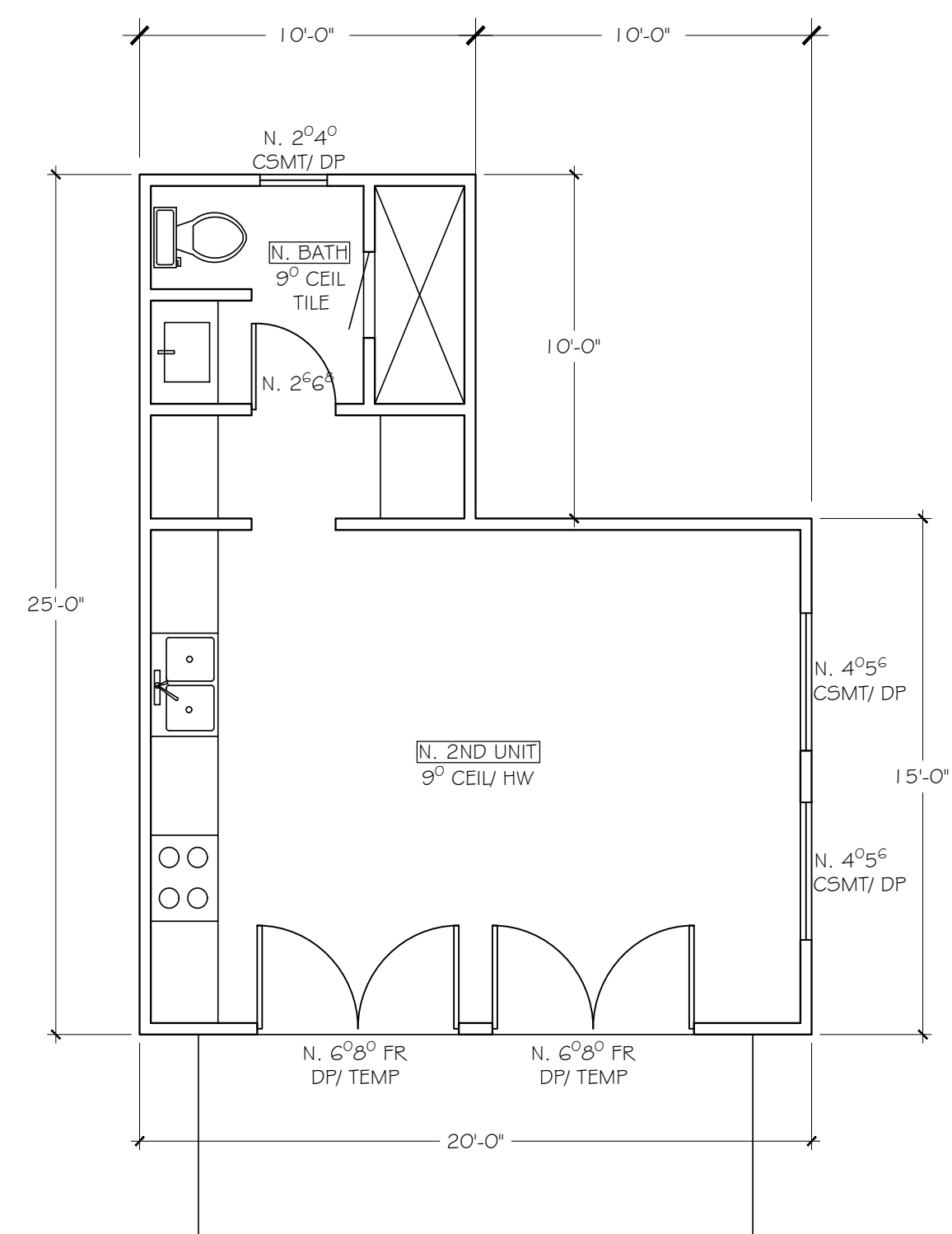
SECTIONS

TUNNEY RESIDENCE
1508 SPRING ST
ST HELENA, CA
APN: 009-232-019

ADDITION

5/25/2017

9



JOINTS AND OPENINGS
OPENINGS IN THE BUILDING ENVELOPE SEPARATING
CONDITIONED SPACE FROM UNCONDITIONED SPACE
NEEDED TO ACCOMMODATE GAS, PLUMBING, ELECTRICAL
LINES AND OTHER NECESSARY PENETRATIONS MUST BE
SEALED IN COMPLIANCE WITH THE CALIFORNIA ENERGY CODE.

EXCEPTION: ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

BUILDING MAINTENANCE AND OPERATION
4.410.1 OPERATION AND MAINTENANCE MANUAL. AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, OPEN WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:

1. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:

- A. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
- B. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
- C. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
- D. LANDSCAPE IRRIGATION SYSTEMS.
- E. WATER REUSE SYSTEMS.

3. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.

4. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTION AVAILABLE IN THE AREA.

5. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.

6. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.

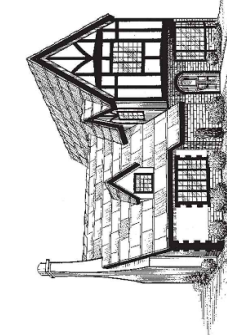
7. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.

8. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.

9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.

10. A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.

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ENGINEER

LORI BURNE, SE
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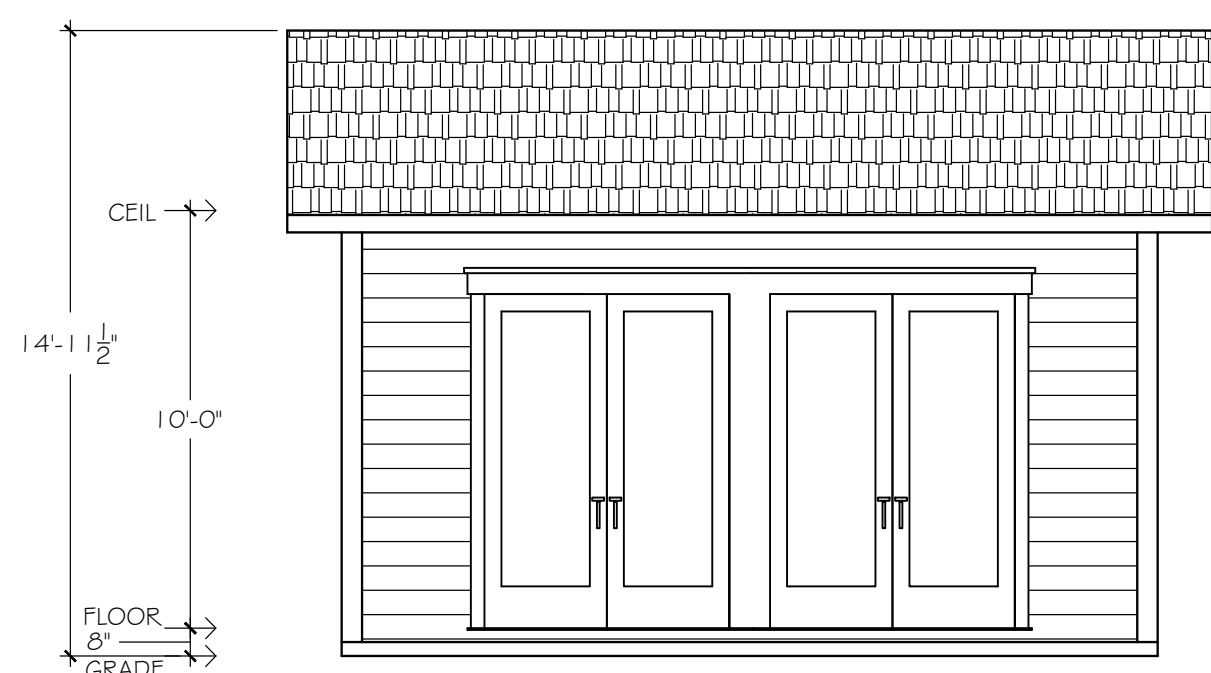
FLOOR PLAN

4
TUNNEY RESIDENCE
1508 SPRING ST
ST HELENA, CA
APN: 009-232-019

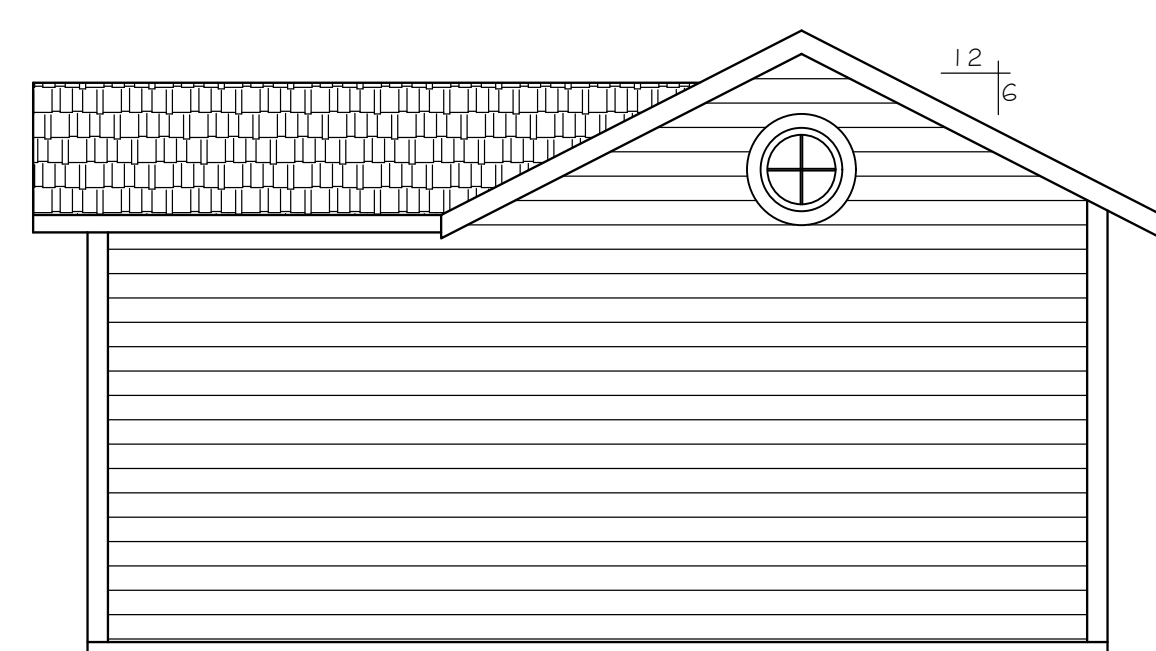
ADDITION

5/25/2017

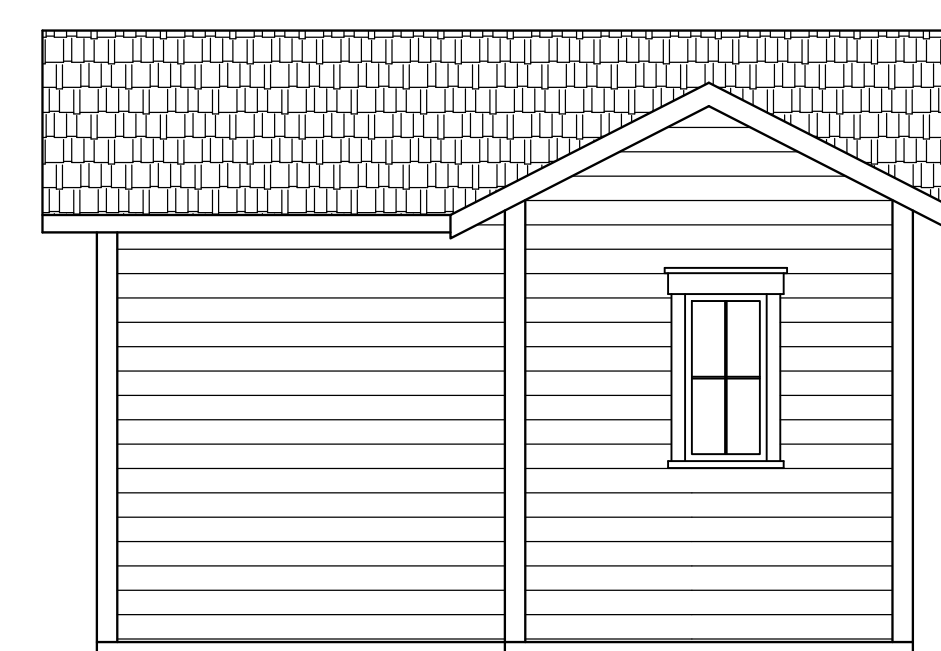
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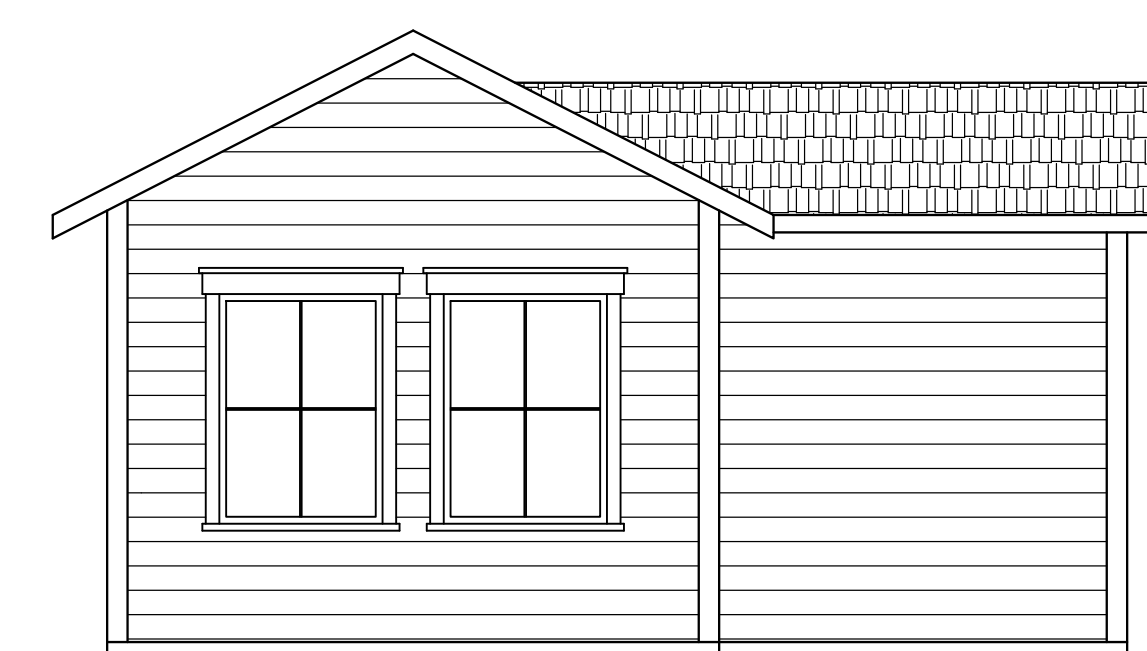
2 FRONT ELEVATION
A1 SCALE 1/4" = 1'-0"



3 LEFT ELEVATION
A1 SCALE 1/4" = 1'-0"



4 REAR ELEVATION
A1 SCALE 1/4" = 1'-0"



5 LEFT ELEVATION
A1 SCALE 1/4" = 1'-0"

LEGEND

-  ALL WALLS ARE TO BE 2X4
DF#2 STUDS @ 16" OC
 EXISTING WALLS
 PARTIAL WALLS
 CUT-INS
 REMOVED WALLS
 1 HR RATED WALL



Photo 1. View of front of home and driveway before demolition.



Photo 2. Front porch and entry before demolition.



Photo 3. Rear of home before demolition.



Photo 4. Front of home and driveway as it exists today.



Photo 5. Rear of home as it exists today.



Photo 6. Rear yard as it exists today.

Design Review Statement for 1508 Spring Street

I am requesting a design review for the remodeling and construction of an addition, guest house and swimming pool at 1508 Spring Street

The existing house consists of a home originally constructed around the year 1900 and an addition that was constructed around 1960-1970.

The existing floor area is 994 sf. We will demolish the 458 sf addition that was built in the 1960s leaving the original circa 1900 home of 532 sf. New construction will consist of 1,015.2 sf at the first floor and 602.3 sf at the second floor, making a total habitable area of 2,149.5 sf.

The building will be one story in the front and two stories in the rear. The existing floor elevation is approximately 4 feet above finished grade. The first floor at the rear will be at, or near, grade, thereby minimizing the overall height of the structure. The overall height to the ridgeline of the roof will be 24' 6-1/2" above existing grade.

The original portion of the home will be reconstructed to match as closely as possible the original lines, materials and fenestrations of the original structure.

Reconstruction will be used to depict vanished or non-surviving portions of the property. Samples of the removed siding shall be used to reproduce the redwood drop siding. Photographs of the building from the July 7 report and other owner photographs shall be used to exactly reproduce the location and dimension of the siding. Windows shall be 2 over 2 wood sash windows with ogee lugs to match the design and profile of the original windows.

The original building framing remains in its original location and no further demolition of historic materials shall occur.

The addition will be constructed of complimentary materials and detailing.

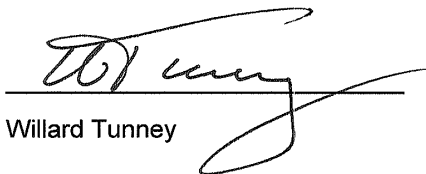
The guest house will be located at the rear of the property and will consist of a one story structure of approximately 400 sf.

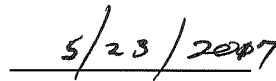
The swimming pool will be located between the main house and the guest house.

The existing landscaping will be replaced with drought resistant plants and gravel paving.

The water use analysis report demonstrates that the new construction and landscaping will be water neutral.

We will provide parking for two vehicles at the east side of the house and one vehicle in front of the house.


Willard Tunney


Date

March 15, 2017

Dear Noah,

My name is Patricia Hanly. I own the property located at 1502 Spring Street, next door to the Tunney property @ 1508 Spring Street.

The house next door has been sitting vacant and decrepit for years, greatly impacting my property values. Now a new situation presents itself. Construction was started without permits, and the project has been red tagged and construction halted. It's my understanding that one possibility is that Mrs. Tunney and Trainor Construction may have to go back to design review. If that's the case, I'm told that it could be months for the approval process and issuance of a new permit.

The other option is to levy the appropriate fines, have Mrs. Tunney and Trainor Construction verify they will replace the historical elements that were demolished with new materials that honor the historical significance, and move forward as quickly as possible. You said they were just days from receiving their permit, so it seems reasonable and efficient to let them proceed ASAP, after they have paid the fines and provided proof of replacement of the historical elements.

I am extremely upset and stressed by the situation next door. My property value is significantly impacted each day that goes by without progress next door. In it's current condition, the property is even more of an eyesore than it was when it was abandoned. I'm **begging** you to opt for the most expedient solution on this issue. Dragging this back into design review, or even worse, litigation, does nothing to serve the city of St Helena, myself, and the other residents of this neighborhood.

Respectfully,

Patricia Hanly

cc: Alan Galbraith

Aaron Hecock

From: Noah Housh
Sent: Wednesday, August 30, 2017 1:33 PM
To: Aaron Hecock
Subject: FW: 1508 Spring Street



NOAH HOUSH
PLANNING & COMMUNITY IMPROVEMENT DIRECTOR
City of St. Helena | Planning & Community Improvement Department
1480 Main Street | St. Helena, CA 94574
Direct: (707) 968-2659 | NHoush@cityofstheleena.org | <http://cityofstheleena.org/planning>

From: Patricia Hanly [mailto:patricia.hanly@sbcglobal.net]
Sent: Wednesday, April 19, 2017 3:56 PM
To: Noah Housh; Erica Ahmann Smithies
Cc: tom@trainorbuilders.com; danny@trainorbuilders.com
Subject: 1508 Spring Street

Erica,

My name is Patricia Hanly. I own the property located at 1502 Spring Street, next door to the Tunney/Trainor project @ 1508 Spring. I urge you to issue the grading permit to Trainor Builders, ASAP. Please do everything in your power to expedite this process right away. There are large bodies of water on the property which are filled with stagnant water. Mosquitoes are breeding in this swampy water. I estimate there are thousands of larvae that are hatching or about to hatch. The building site is a hazard to my health, and that of others in the neighborhood. The construction site is a mess, and it is not secure. This property an eyesore and a health hazard, and site affects my property values on a daily basis. I work very hard, financially and physically, to maintain high standards on my property, and living next door to this mess is a nightmare.

Please respond to this email with your solution to this matter. I can't begin to tell you how stressful this situation is to me.

Regards,

Trish Hanly

1502 Spring Street
St Helena, CA 94574
707-799-8713

patricia.hanly@sbcglobal.net

Juliana Inman
ARCHITECT

7 July 2015

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

Re: 1508 Spring St.
Historical Review
St. Helena, CA

Via email to: aaronh@cityofstheleena.org

Dear Mr. Hecock,

I was requested to make a visit to the residence at 1508 Spring St. by Architect Ivan Lukrich to review alterations planned for the house and whether those alterations meet the Secretary of the Interior's Standards. Below is a discussion of the Standards, the building "integrity", and the California Environmental Quality Act. I reviewed resources at the National Park Service, Northwest Information Center, 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). I reviewed a recent report by A. J. Moore Associates dated September 20, 2012 on this property.

I also reviewed drawings by Ivan Lukrich, Architect showing planned alterations. I have included some photographs taken on June 15, 2015 in this report.

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, "Spring Street, a major street in the district and the City, reveals a touch of a 19th century carpenter-builder in the similar characteristics of many of the Greek Revival cottages and farmhouses on the Street. A mid-19th century neighborhood in St. Helena, Spring Street carried diversified uses as such neighborhoods often did with several wineries clustered near Hudson Ave. and Spring Street; residences along its length; saloons and rooming hotels near Main St.; and the Episcopal Church and Presbyterian Church both occupying prominent locations on the Street."

The house is a one-story vernacular Greek Revival cottage dating from 1875 – 1880. Ms. Munns estimated the date of construction at 1875, but it may have been somewhat later. This small cottage has been greatly altered, suffering in inappropriate additions to the rear of the house. The house is a simple L-shaped gable-front wood-frame house with paired front windows and one-half wide porch. Siding is 1 x 8 ship-lap siding, windows are double-hung 2 over 2 style windows that appear original. The porch posts are delicate in proportion, and the original rail is missing. It appears that the "front door" originally entered into the living room of the house. Paint shadows and a patch in the siding indicate the location. The current front door location is not original. The sides and rear elevations have been greatly altered from the original, however the front elevation from the street still retains its historic look, feel and relationship to the sidewalk (Figure 1).

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

page 2
1508 Spring Street
7 July 2015



Figure 1. Front elevation.

In addition to the door change on the front of the house (see Figure 2), original windows were removed on the south side of the house, and vinyl windows have been added (see Figure 3).



Figure 2. Porch showing original door location.



Figure 3. Side elevation showing window changes.

page 3
1508 Spring Street
7 July 2015

The rear of the original house is covered by a one story addition that is unfinished and entirely inappropriate for the house in design and finish (see Figures 4 and 5).



Figure 4. Non-historic rear addition.

The rear of the house has an unaccountable change in material to plywood siding with vertical grooves (Figure 5).



Figure 5. Rear addition.

A small, non-historic gable-end, corrugated-metal shed is the only other structure on the site (see Figures 6 and 7).

page 4
1508 Spring Street
7 July 2015



Figure 6. Non-historic shed.



Figure 7. Non-historic shed and rear of the house.

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 retains integrity of **location, setting, materials, feeling and association**. The house no longer retains integrity of **design, and workmanship**. **Due to the strong presence of this cottage in its original location in the Spring Street district, it remains a contributor to the district. The relationship of the front of the house and the front porch to the surrounding neighborhood are important character-defining aspects of the resource.**

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

Work proposed by the architect generally conforms to *The Secretary of the Interior’s Standards and Guidelines for Rehabilitating Historic Buildings*. Included with the comment is a citation of the Standard or guideline language involved, and specific recommendations are in **boldface**:

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7 July 2015

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 will continue 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 alteration of the building is described under Standard 9 below. Historical material will be retained. The original porch, which has been altered, will be returned to a closer version of its historical appearance.

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.*

No features from other buildings will be added. No conjectural features are proposed. New construction does not create a false sense of historical development. No inappropriate light fixtures, finishes or materials will be added.

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

Existing alterations that have become part of the historic fabric of the building will remain. Inappropriate and poor quality additions will be removed or replaced. **Vinyl windows added to the south elevation of the original cottage should be changed back to wood sash windows matching the front (east) and north windows. Paint shadows for the original trim should guide the location, size and placement of the windows.**

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 be not be removed. Original wood siding, trim and windows will remain or be restored.

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.*

Replacement of historic materials will be done where original material has been broken, lost or weathered to an extent making repair infeasible. Replacement features will match the old in design, color, texture, visual qualities, and material.

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.*

No sand blasting or chemical treatments are proposed.

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7 July 2015

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.

An important character-defining feature of the house is its front porch and gable front elevation. This reviewer recommends full restoration of these features.

Replacement of the current rear addition is an appropriate alteration of the existing house; however, the proposed addition is very large for the size of this cottage. The size of the addition has been mitigated by creating a "split-level" addition; the first floor addition drops down seven treads from the existing raised floor; and a second floor steps up an equal amount. By using this device, the roof of the second floor steps up moderately above the roof line of the cottage, and the rise of the hipped-roof addition is stepped back about 28 feet from the front of the cottage. The hipped-roof further reduces the potential impact of the addition.

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7 July 2015

New windows and doors in the addition are differentiated from the original in size, with a slight alteration in the trim design with a slightly narrower trim dimension and no flared base of the trim at the sill line.

This reviewer recommends that all windows for the addition be wood sash windows (clad or painted wood) so that the materials for the whole house have continuity.

The small cottage at the rear is appropriate in size, scale and material and will not be visible from the public right of way.

- 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.*

Original material remains on the building. The rear addition could be removed in future without affecting the original house, leaving the form and integrity of the cottage. A kitchen in this location was probably part of the original house, but this has long since been removed. The current proposal does not worsen the condition of the rear of the cottage.

Addition of the cottage and pool at the rear of the property may be removed in future without impacting the original cottage. The rear wall of the original cottage has been damaged by the current additions, but this is hidden from view of the public.

Conclusions:

Work in the proposed project and as recommended herein meets the Secretary of the Interior's Standards.

Regards,



Juliana Inman

Juliana Inman
ARCHITECT

20 April 2017

Noah Housh, Planning Director
Planning and Building Department
1480 Main Street
St. Helena, CA 94574

Re: 1508 Spring St.
Historical Review
St. Helena, CA

Via email to: nhoush@cityofsthenela.org

Dear Mr. Housh,

This letter is a follow up letter to my attached report dated 7 July 2015 regarding the above referenced property.

An unfortunate error resulted in the General Contractor for the above project allowing removal of the historic redwood drop-siding on the house – as well as removal of the historic two over two windows in the original house. It is my understanding that the conditions of the Design Review Permit were not properly incorporated into the construction documents for the project, and on-site personnel did not realize that the original materials were to be protected. However the mistake was made, the result is that this original fabric of the building has been destroyed.

My recommendation for rectifying the situation is to maintain the design and conditions of the original design review. It would be detrimental to the overall fabric of the Spring Street District to allow the removal or loss of the house. Too many of the homes in this area have been lost to demolition or removal of historic materials and character.

In order to restore or reconstruct the original appearance of the house, I recommend following the Secretary of the Interior's Standards and Guidelines for Reconstruction. These may be found at:
<https://www.nps.gov/tps/standards/four-treatments/treatment-reconstruction.htm>
After each standard is my recommendation in Bold Face.

Standards for Reconstruction

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
Samples of the removed siding shall be used to reproduce the redwood drop siding. Photographs of the building from the 7 July 2015 report and other owner photographs shall be used to exactly reproduce the location and dimension of the siding. Windows shall be 2 over 2 wood sash windows with ogee lugs to match the design and profile of the original windows.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.

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

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The building framing remains in its original location and will not require an archaeological study to verify its location.

3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.

No further demolition of historic materials in the house shall be permitted.

4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.

The remaining roof and wall framing shall guide the placement of the reconstructed house. Actual samples of the removed siding shall be used to reproduce the redwood drop siding.

5. A reconstruction will be clearly identified as a contemporary re-creation.

In this case, the reconstruction will be differentiated from the planned addition.

6. Designs that were never executed historically will not be constructed.

No speculative additions will be added to the original house that remains. The planned addition at the rear will be constructed as previously approved in the design review process.

Reconstruction

When a contemporary depiction is required to understand and interpret a property's historic value (including the re-creation of missing components in a historic district or site); when no other property with the same associative value has survived; and when sufficient historical documentation exists to ensure an accurate reproduction, Reconstruction may be considered as a treatment.

The [Guidelines for the Treatment of Historic Properties](#) illustrate the practical application of these treatment standards to historic properties. These Guidelines are also available in [PDF format](#).



Figure 1. Front elevation.

In addition to the door change on the front of the house (see Figure 2), original windows were removed on the south side of the house, and vinyl windows have been added (see Figure 3).

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Figure 2. Porch showing original door location.



Figure 3. Side elevation showing window changes.

The rear of the original house is covered by a one story addition that is unfinished and entirely inappropriate for the house in design and finish (see Figures 4 and 5).



Figure 4. Non-historic rear addition.

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The rear of the house has a change in material to plywood siding with vertical grooves (Figure 5).



Figure 5. Rear addition.

A small, non-historic gable-end, corrugated-metal shed is the only other structure on the site (see Figures 6 and 7).



Figure 6. Non-historic shed.



Figure 7. Non-historic shed and rear of the house.

Supporting information

California Environmental Quality Act (CEQA):

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The house retains integrity of **location, setting, feeling and association**. The house no longer retains integrity of **design, materials, and workmanship**. **Due to the strong presence of this cottage in its original location in the Spring Street district, it remains a contributor to the district. The relationship of the front of the house and the front porch to the surrounding neighborhood are important character-defining aspects of the resource.**

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20 April 2017

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Conclusions:

Work in the proposed project and as recommended herein meets the Secretary of the Interior's Standards.

Regards,

A handwritten signature in black ink, appearing to read 'Juliana Inman', written over a light blue horizontal line.

Juliana Inman



July 2, 2015

Job No. 15-130

Steve Palmer, PE
Public Works Director
City of St. Helena
1480 Main Street
St. Helena, CA 94574

Re: Water Neutrality Analysis for the Tunney Residence
1508 Spring Street, St. Helena, CA 94574
Napa County Assessor's Parcel Number 009-232-019

Dear Mr. Palmer:

Lynda Tunney is proposing several improvements to the property located at 1508 Spring Street in St. Helena. Below is a summary of the planned improvements that are pertinent to this Water Neutrality Analysis:

- Renovate existing residence resulting in a total of three potential bedrooms in the renovated residence (the living room configuration makes it a potential bedroom in both the existing and proposed conditions and therefore it is included in the bedroom count)
- Build new second dwelling unit with one potential bedroom
- Build new pool
- Renovate existing landscaping and upgrade irrigation system

The purpose of this letter is to provide an analysis of the theoretical existing and proposed domestic and irrigation water demand on the City water system as required by City of St. Helena Municipal Code Section 13.12.050.

Existing Theoretical Domestic Water Demand

The theoretical water demand for the existing three bedroom residence is calculated based on 150 gallons per day (gpd) per bedroom in accordance with the City of St. Helena Water Policy:

$$\begin{aligned}\text{Theoretical Domestic Water Demand} &= 3 \text{ bedrooms} \times \frac{150 \text{ gpd}}{\text{bedroom}} \\ \text{Theoretical Domestic Water Demand} &= 450 \text{ gpd}\end{aligned}$$

Existing Theoretical Irrigation Water Demand

Irrigation water is currently supplied by the City water system. In the following paragraphs we will estimate the total theoretical amount of water needed by the existing landscaping.

Total Existing Irrigation Demand

The existing irrigated landscape and area total approximately 100 sf and is limited to a hedge along the west property line in front of the house. Irrigation methods consist of a manually operated drip system.

We have estimated the existing irrigation water demand by using the Water Use Classification of Landscape Species (WUCOLS) methodology developed by the University of California Cooperative Extension. WUCOLS predicts the required depth of irrigation for landscaping as follows:

Irrigation Depth = Plant Factor x ETo

Where:

Plant Factor is the ratio of a certain plant's water use relative to ETo; and
ETo is the reference evapotranspiration for the geographic region being evaluated

Plant Factors vary by plant species and WUCOLS identifies the following general Plant Factor ranges:

High (H)	70% to 100% of ETo
Moderate (M)	40% to 60% of ETo
Low (L)	10% to 30% of ETo
Very Low (VL)	0% to 10% of ETo

For the purpose of this analysis we divided the landscaped portions of the property into three areas based on the type of landscaping and assigned Plant Factors as described below:

Area 1 – Low Water Use Plants	100 sf	L
Area 2 – Moderate Water Use Plants	0 sf	M
Area 3 – Pool and High Water Use Plants	0 sf	H

The reference evapotranspiration is the combined depth of water that is evaporated and transpired from a closely planted grass crop that fully shades the soil surface. ETo is influenced by climatic conditions including solar radiation, temperature, wind, vapor pressure, humidity and elevation relative to sea level and thus varies widely from location to location. The California Irrigation Management Information System (CIMIS) has over 120 monitoring stations throughout the State that compile ETo data to facilitate irrigation scheduling. According to the published CIMIS ETo Zone Map the project site is located in Zone 8 which has a total ETo of approximately 49 inches per year and approximately 40 inches for the irrigation season consisting of the months

of April through October. We assumed that rainfall sufficiently meets the landscape water needs during the months of November through March in an average rainfall year.

Using this data we calculated the existing annual irrigation demand to be as follows:

Area 1	748 gallons
Area 2	0 gallons
Area 3	0 gallons
Total	748 gallons

The total theoretical existing landscape irrigation water demand is estimated to be 748 gallons per year or an average of 2 gallons per day.

Total Existing Theoretical City Water Demand

The total existing theoretical City water demand is equal to the sum of the existing theoretical domestic water demand (450 gpd) and the existing estimated irrigation water demand (2 gpd) or 452 gpd.

Proposed Theoretical Domestic Water Demand

The existing residence and new construction will be outfitted with water efficient, EPA WaterSense labeled fixtures to meet the requirements of the California Green Building Standards Code and City of St. Helena requirements. Below is a summary of the water saving fixtures that will be installed in the renovated existing residence and new second dwelling unit and the performance specification for each plumbing fixture:

➤ Showerheads:	2 gallons per minute
➤ Lavatory Faucet Aerators:	1.5 gallons per minute
➤ Kitchen Faucet Aerators:	1.5 gallons per minute
➤ Water Closets:	1.28 gallons per flush
➤ Clothes Washer:	19.7 gallons per load
➤ Dish Washer:	6.3 gallons per load

We have utilized the methodology of the California Green Building Standards Code and the water use specifications above to calculate the theoretical domestic water demand for the three bedroom residence and one bedroom second dwelling unit (4 total bedrooms). The calculations are presented in the attached Proposed Water Use Calculation Spreadsheet and the theoretical proposed water demand was determined to be 289 gallons per day.

A copy of a specification sheet for each of the above fixtures is included as an attachment to this letter. The owner may choose to substitute alternate fixtures at the time of construction provided they are in general accordance with the flow / water use specifications outlined above and do not increase water use beyond existing levels.

Proposed Theoretical Irrigation Water Demand

The onsite landscaping will be completely renovated as part of the proposed project. The total irrigated landscape area will total approximately 1,400 sf and there will be a pool with a surface area of approximately 292 sf as illustrated on the landscape plan prepared by Trainor Builders. The new irrigation system will be controlled by a smart controller that will adjust irrigation based on weather conditions to increase irrigation efficiency. We have estimated the proposed irrigation water demand by using the same Water Use Classification of Landscape Species (WUCOLS) methodology that was used to estimate existing irrigation water demand.

For the purpose of this analysis we divided the proposed landscaped portions of the property into three areas based on the type of landscaping and assigned Plant Factors as described below:

Area 1 – Low Water Use Plants	1,400 sf	L
Area 2 – Moderate Water Use Plants	0 sf	M
Area 3 – Pool and High Water Use Plants	292 sf	H

Using the previously referenced evapotranspiration data we calculated the proposed annual irrigation demand to be as follows:

Area 1	10,472 gallons
Area 2	0 gallons
Area 3	7,281 gallons
Total	17,753 gallons

The total theoretical proposed landscape irrigation water demand is estimated to be 17,753 gallons per year or an average of 49 gallons per day.

Total Proposed Theoretical Water Demand

The total proposed theoretical water demand is equal to the sum of the proposed theoretical domestic water demand (289 gpd) and the proposed theoretical irrigation water demand (49 gpd) or 338 gpd.

Existing vs Proposed Theoretical Water Demand

The above calculations indicate that the proposed project will result in a theoretical net decrease in total water demand of 114 gpd (452 gpd – 338 gpd) after implementation of required water saving features in the renovated and new structures and installation of the proposed low water use landscaping and associated drip irrigation system.

Conclusion

The calculations above show that the proposed building and landscape improvements on this property will result in an overall decrease in theoretical estimated City water demand in compliance with City of St. Helena Municipal Code Section 13.12.050. Please feel free to contact us at (707) 320-4968 if you have any questions regarding our analysis.

Sincerely,

Applied Civil Engineering Incorporated

Michael R. Muelrath

Michael R. Muelrath RCE 67435
President



Copy:

Lynda Tunney (via email)
Tom Trainor, Trainor Builders (via email)

Enclosures:

Proposed Water Use Calculation Spreadsheet
Existing and Proposed Floor Plans
Proposed Landscape Plan
Fixture Information Sheets

Proposed Water Use Calculation Spreadsheet

Fixture Description	Flow Rate			Flow Duration / Description			Daily Uses per Occupant ^{(5) (6)}		Number of Occupants ⁽⁷⁾		Gallons per Day
Showerhead	2	gpm ⁽¹⁾	x	8	minutes ⁽⁴⁾	x	1	x	8	=	128.0
Sink Faucets	1.5	gpm ⁽¹⁾	x	0.25	minutes ⁽⁴⁾	x	3	x	8	=	9.0
Kitchen Faucet	1.8	gpm ⁽¹⁾	x	4	minutes ⁽⁴⁾	x	1	x	8	=	57.6
Toilet	1.3	gpf ⁽²⁾	x	1	flush	x	3	x	8	=	31.2
Clothes Washer	19.7	gpl ^{(3), (8)}	x	1	load	x	0.37	x	8	=	58.3
Dish Washer	6.3	gpl ^{(3), (9)}	x	1	load	x	0.1	x	8	=	5.0
Total											289

Notes:

(1) Gallons per minute (gpm)

(2) Gallons per flush (gpf)

(3) Gallons per load (gpl)

(4) Flow duration from 2010 California Green Building Standards Code

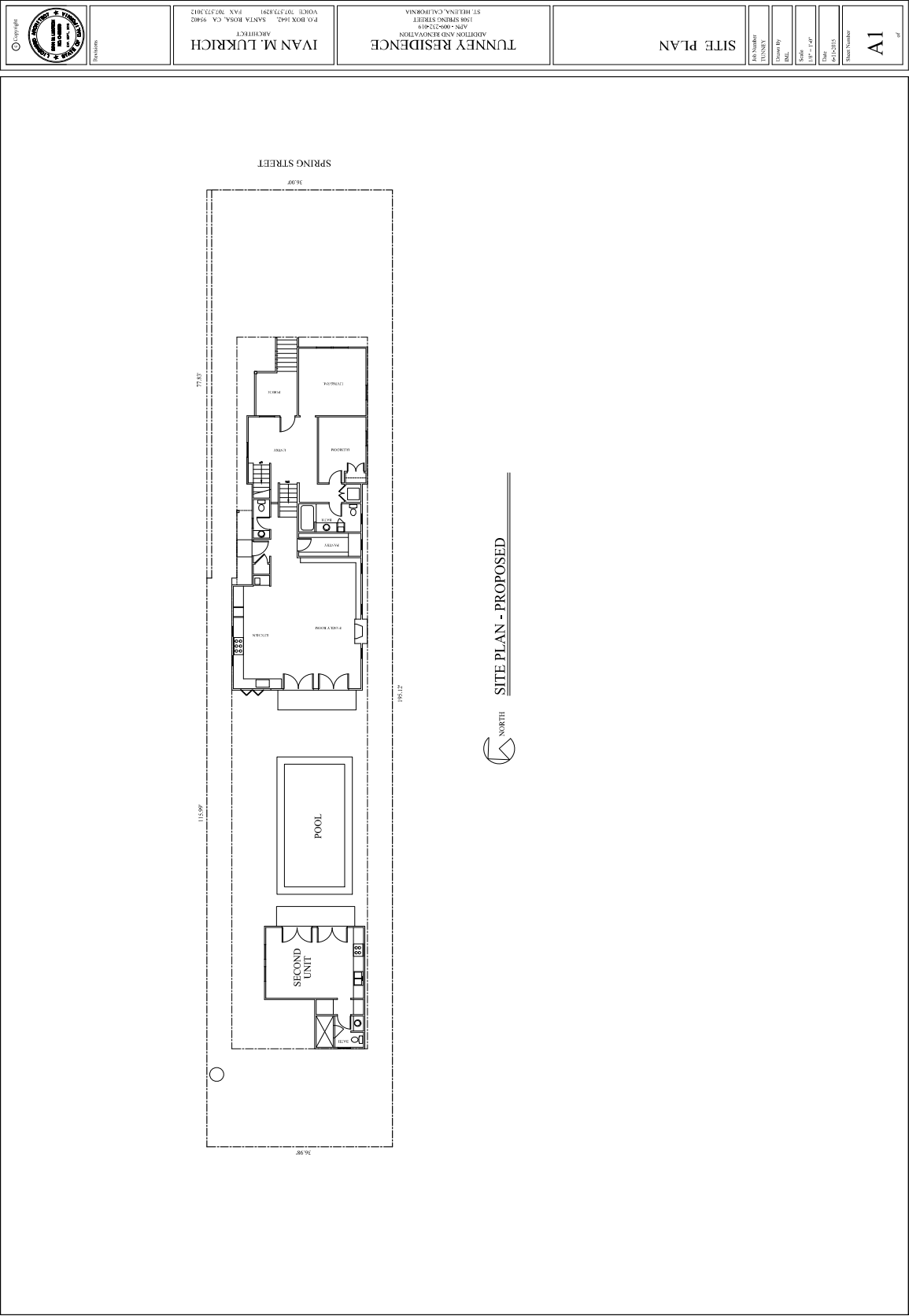
(5) Daily uses per occupant from 2010 California Green Building Standards Code (Showerhead, Sink Faucet, Kitchen Faucet, Toilet)

(6) Daily uses per occupant from US EPA Onsite Wastewater Treatment Systems Manual (Laundry Machine, Dish Washer)

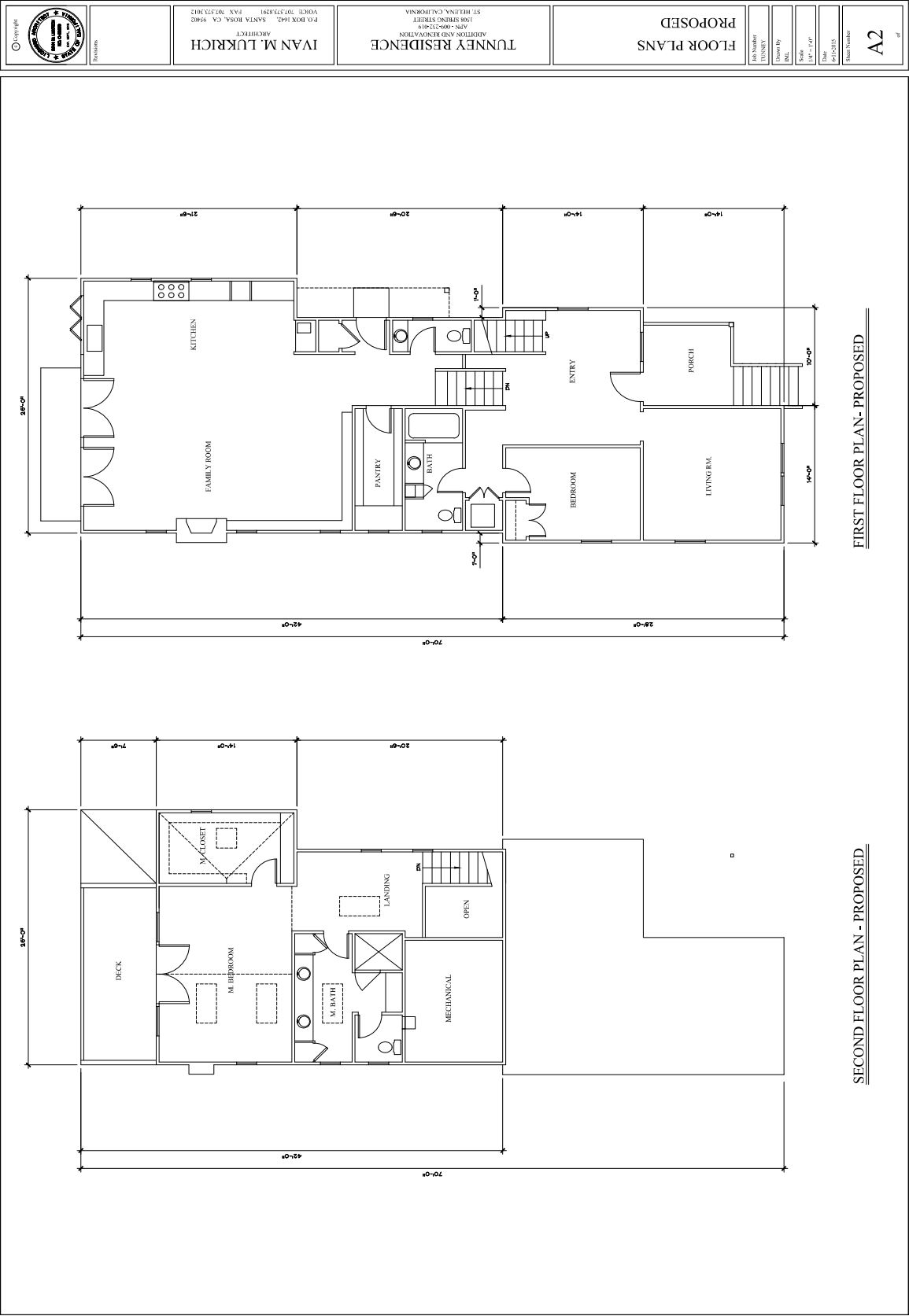
(7) Number of occupants conservatively assumes 2 people per bedroom

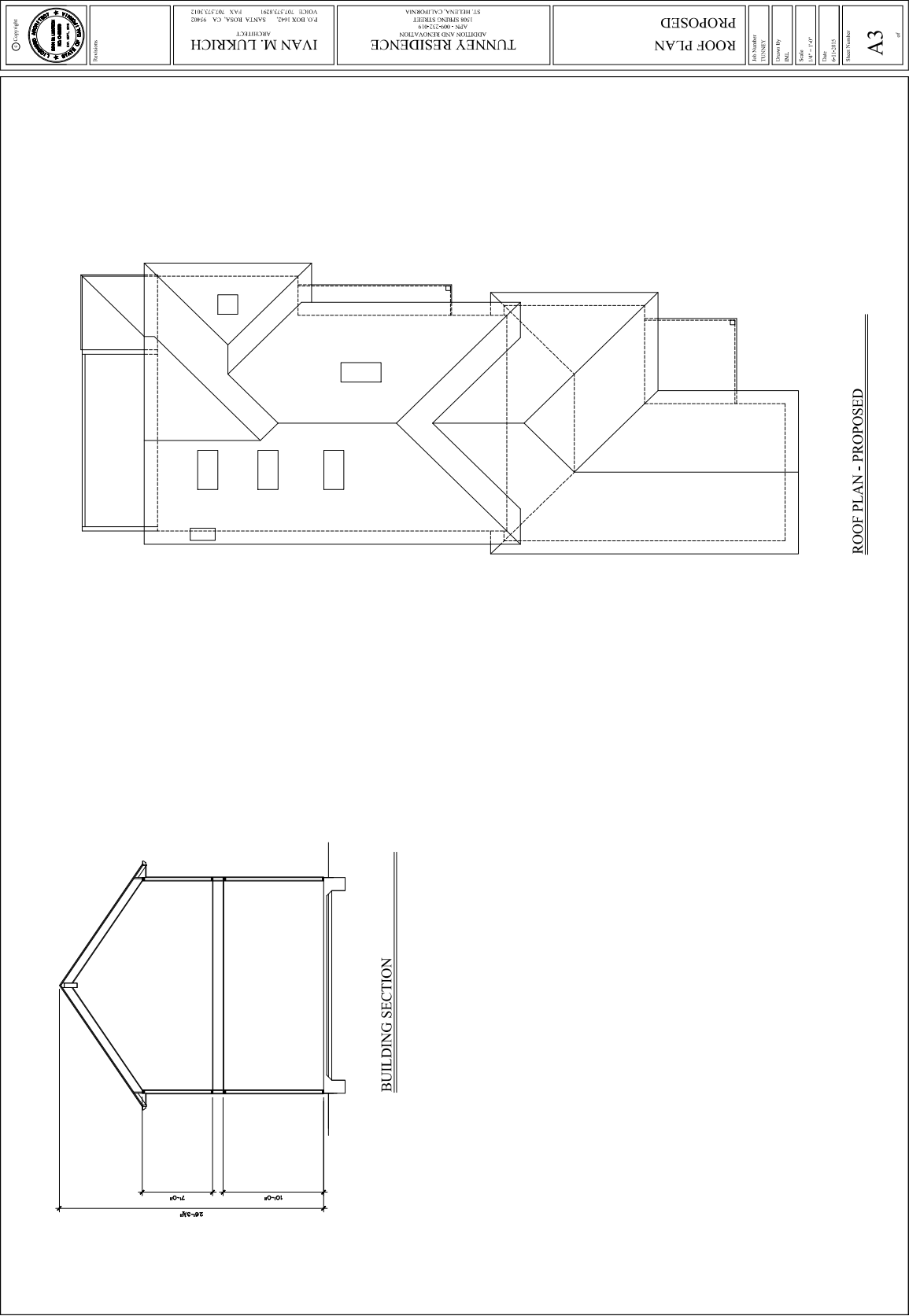
(8) Water use per load varies based on setting. Range = 7 gpl to 19.7 gpl per Miele

(9) Water use per load varies based on setting. Range = 1.3 gpl to 6.3 gpl per Miele

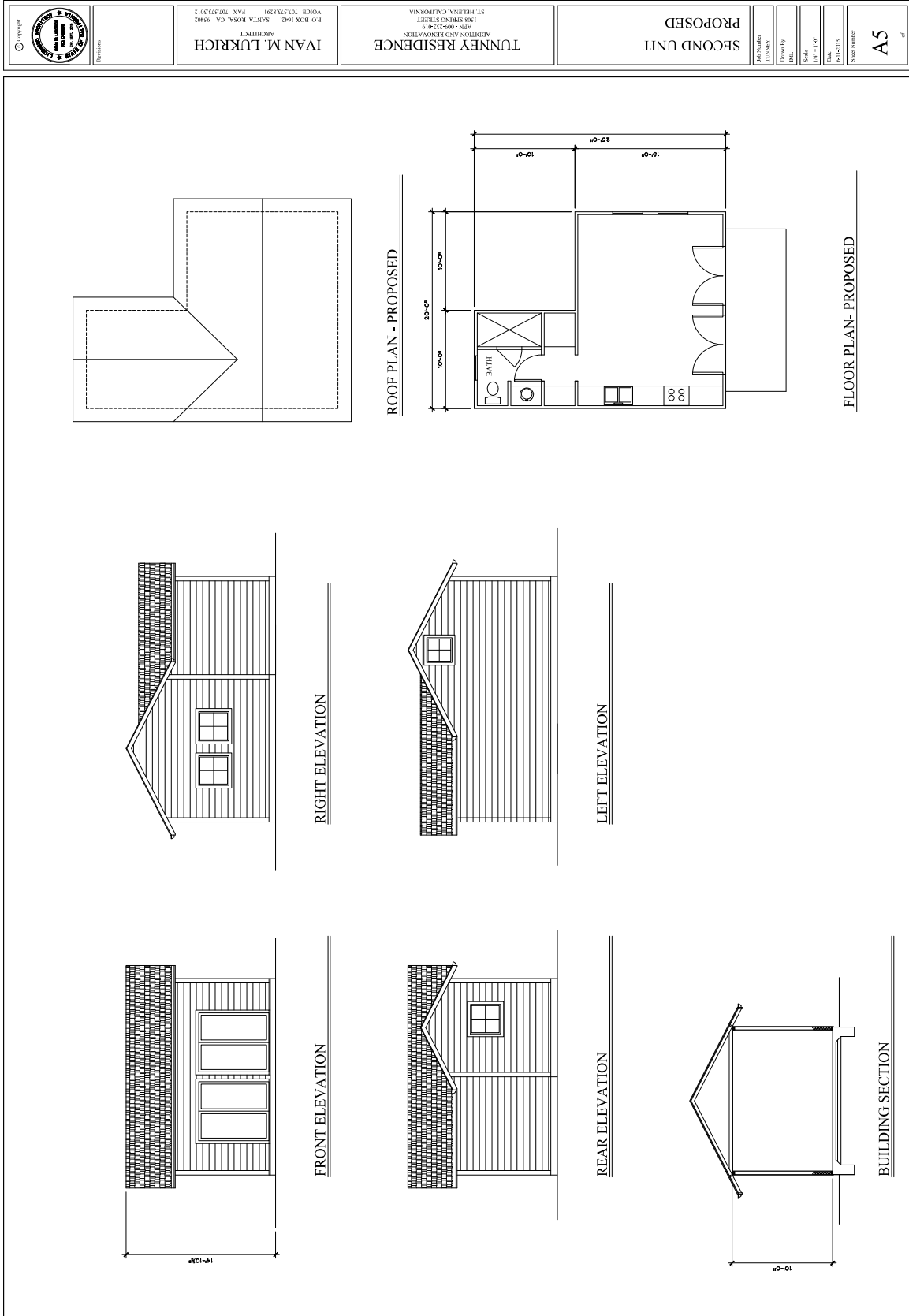


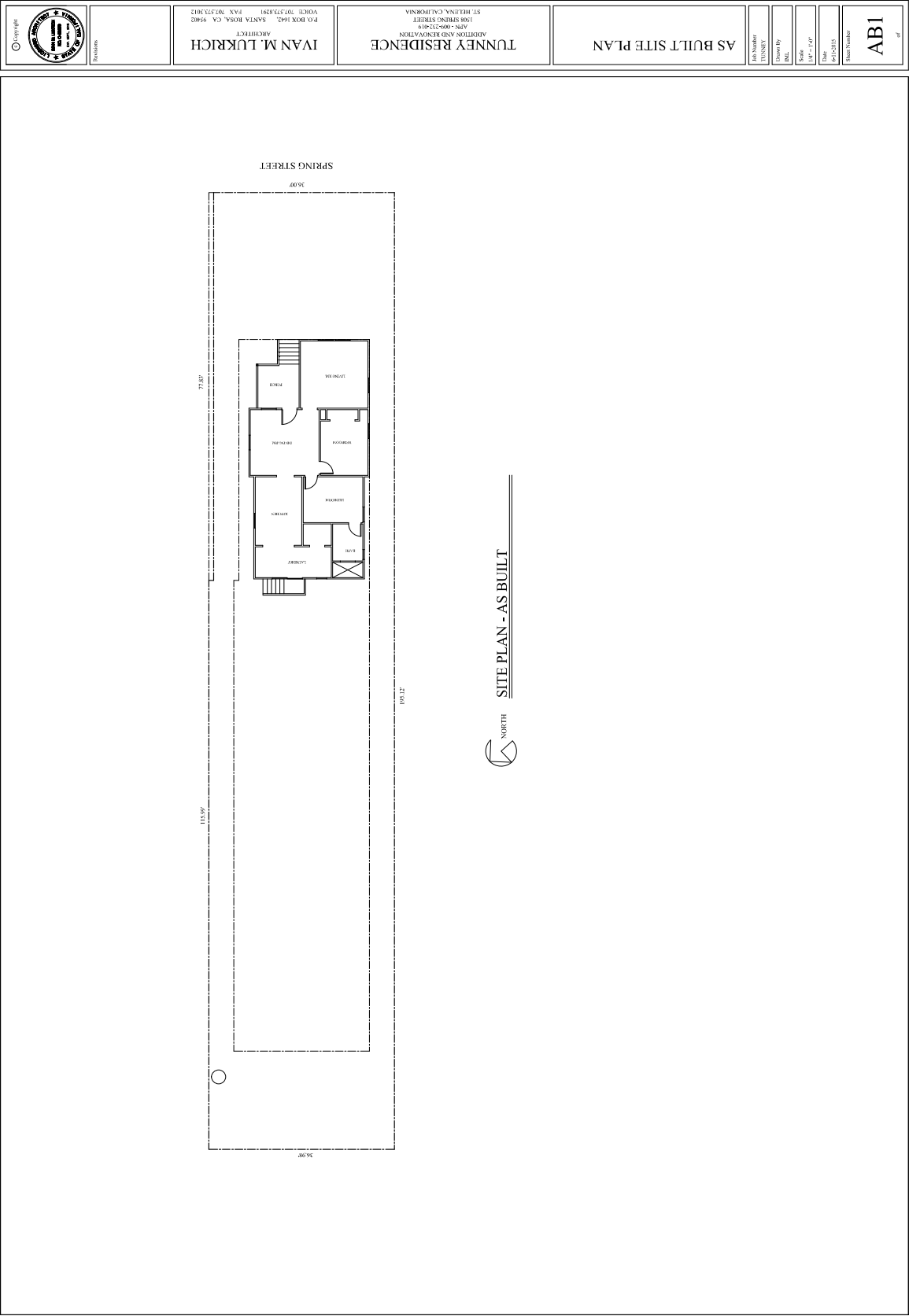
	IVAN M. LUKRICH ARCHITECT P.O. BOX 1642 SANTA ROSA, CA 95402 VOICE: 707.573.8291 FAX: 707.573.8412	TUNNEY RESIDENCE ADDITION AND RENOVATION 1008 SPRING STREET ST. HELENA, CA 94753 APN: 069212419	SITE PLAN	AI Sheet Number
Drawn By: ML	Scale: 1" = 1' 0"	Date: 12-15-2011	File Number: TUNNEY	

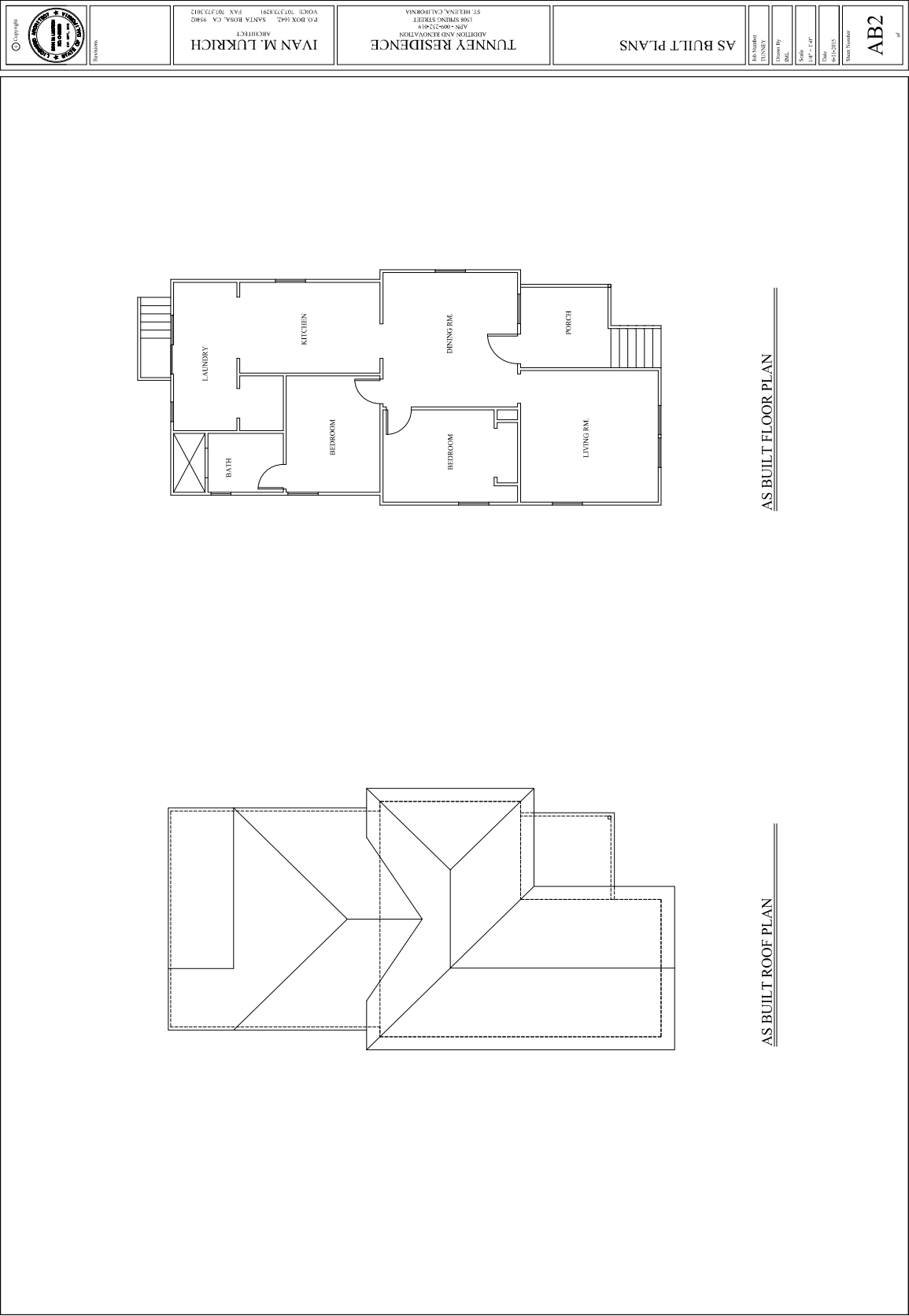




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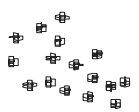
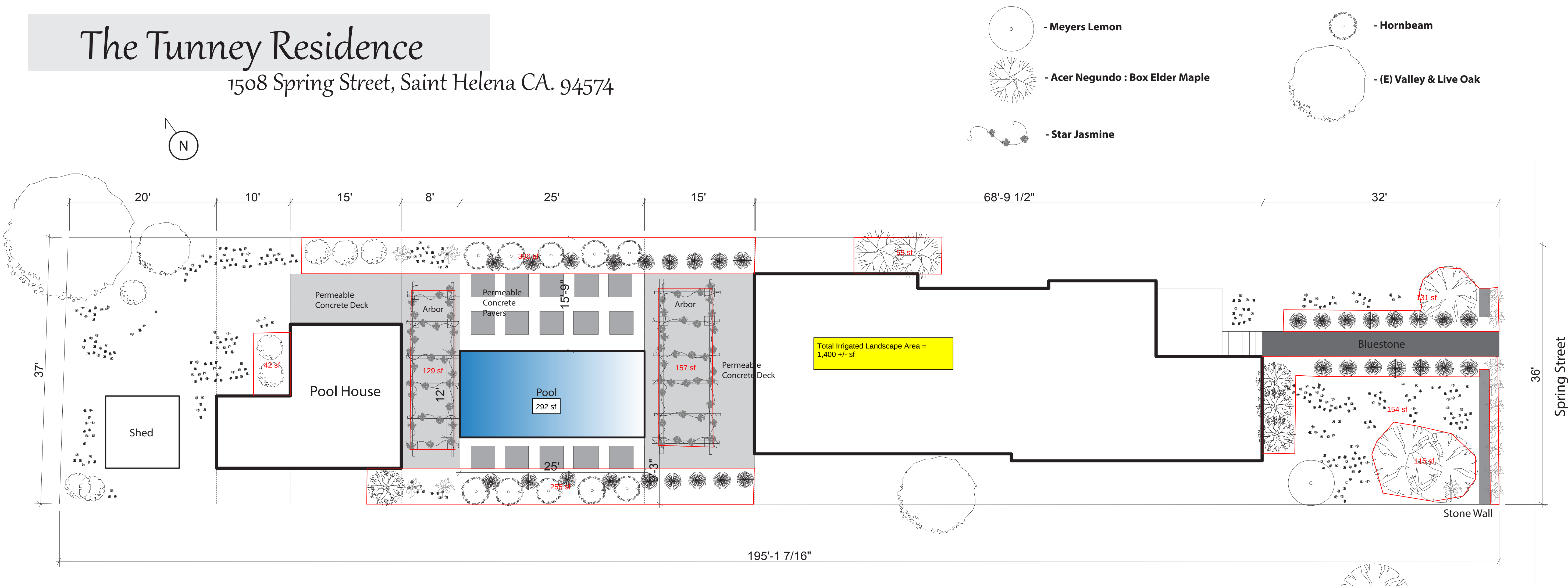






The Tunney Residence

1508 Spring Street, Saint Helena CA. 94574



Eschscholzia californica : California Poppy



This small annual (sometimes acts as a perennial) plant will grow to less than 1' tall and has light, small blue/green leaves with gold and orange flowers that bloom in spring and summer.



Lavandula Atriplicifolia : Lavender Bush



Set out plants 12 to 18 inches apart in an open area with full sun and good air circulation. Plant lavender in well-drained, slightly alkaline soil with a pH between 6.7 and 7.3. You can add builder's sand to the soil before planting to increase drainage, which is vital because lavender will not tolerate excessive soil moisture or humidity.



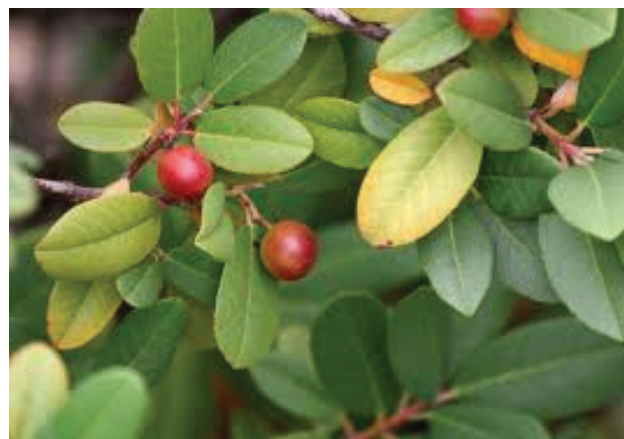
Muhlenbergia rigens : Deer Grass



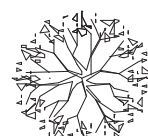
The deer grass is a warm season perennial that forms dense clumps from the base. The spike like flower stalks grow 2-3 ft. tall and this grass has striking foundation form. The deer grass is native to California, is drought tolerant, and is a beneficial insect plant.



Rhamnus californica : California Coffee Berry



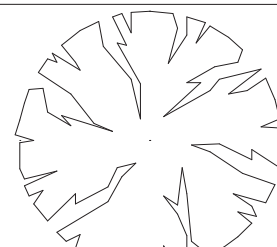
The California coffeeberry is an evergreen shrub that reaches 6-8 ft. high. It grows inland and has large green to black berries between in late summer. This shrub tolerates sun or partial shade in all soil types. The California coffeeberry is a native to California and is drought tolerant. It is a beneficial insect plant and attracts butterflies.



Ceanothus 'Concha' : Concha California Lilac



Concha is a lilac that grows 6-8 ft. in height and width. It has small narrow leaves with intense dark blue flower clusters in spring. Tolerant of coastal and inland conditions. -Cornflower Farms



Cercis occidentalis : Western Redbud



This deciduous shrub ranges from 6-20 ft. tall and 10-15 ft. wide. It is desirable for its magenta spring flowers, yellow to red fall color, and dangling winter seed pods. It is tolerant of many soil types, drought and oak root fungus. It attracts hummingbirds and butterflies. The Western Redbud can be found statewide in California in the foothills below 4500 ft. elevations in chaparral and woodland communities.

Sheet:	Job:	Drawn:	Scale:	Date:	Residential Landscape:	General Water Conservation Notes	NOTES	EQUIPMENT	POOL SPECIFICATIONS
1	Tunney	Austin Tobin	1"=6'-0"	06.10.2015	Trainor Builders Lic.# 299037 1050 Adams St. Suite B, Saint Helena, CA. 94574 Phone 707.963.9020 - www.trainorbuilders.com	1. Create drought resistant soil with compost and mulch. Compost can increase premeability and water-holding capacity, thereby reducing the need for irrigation and lowering water usage. 2. Grow drought-tolerant California native or Mediterranean plants. Appropriately sited native or Mediterranean type plants often require less soil preparation, watering, mowing, fertilizing and spraying, which can reduce your operating costs. Using local natives reduces the risk of spreading non-local plant species and provides optimal habitat for wildlife. 3. Minimize or eliminate the lawn. Water and energy can be conserved. Labor for mowing may also be reduced. Chemical use may be decreased and water quality protected. 4. Design for on-site rainwater collection, recycled water and/or graywater use. The use of potable water to irrigate lawns and gardens can be reduced. Groundwater is recharged. Greenhouse gas emissions produced from pumping water is reduced.	Self Closing and self latching gates to pool area. Approved alarms on all doors leading to pool. Lot is level.	Filter Pump: Jandy Filter Type: Cartridge Other Pumps: Polaris Booster Heater: Solar System Pool Sweep: Polaris 280 Other Equipment: LED light, Solar Blanket, Salt Generator	Length: 25'-0" Width: 12'-0" Depth: 3'-6" to 6'-6" Perimeter: 74' Square Feet: 300 sf Capacity: 10,000 gallons Material: Gunite

TOTO®**MS864114E/MS863113E****Eco Supreme® One-Piece Toilet, 1.28GPF****FEATURES**

- E-Max® flushing system, low consumption (1.28GPF/4.8LPF)
- One-piece decorative toilet with low-profile tank
- Elongated front bowl with SoftClose® seat (SS114) or round front bowl with SoftClose® seat (SS113)
- 12" Rough-in
- Chrome trip lever

MODELS

- MS864114E
Elongated bowl with SoftClose seat (SS114)
- MS863113E
Round bowl with SoftClose seat (SS113)

COLORS/FINISHES

- Standard
#01 Cotton
#03 Bone
#11 Colonial White
#12 Sedona Beige



E-MAX™
FLUSHING SYSTEM BY TOTO®

PRODUCT SPECIFICATION

The one-piece low consumption E-Max flushing system toilet shall be 1.28GPF/4.8LPF. Toilet shall be of elongated front bowl (MS864) or round front bowl (MS863) with a low-profile tank and SoftClose seat. Toilet shall have chrome trip lever. Toilet shall be TOTO Model MS864114E_____ (elongated), MS863113E_____ (round).

CODES/STANDARDS

- Meets and exceeds ASME A112.19.2/CSA B45.1
- Certifications: IAPMO(cUPC), EPA Watersense, State of Massachusetts, City of Los Angeles, and others
- Code compliance: UPC, IPC, NSPC, NPC Canada, and others
- Legislative compliance: California AB715, California Green Building Code, City of Los Angeles Water Efficiency Ordinance





WATER 



NIAGARA
CONSERVATION®



N3215-PC*
Bathroom Sink Aerator

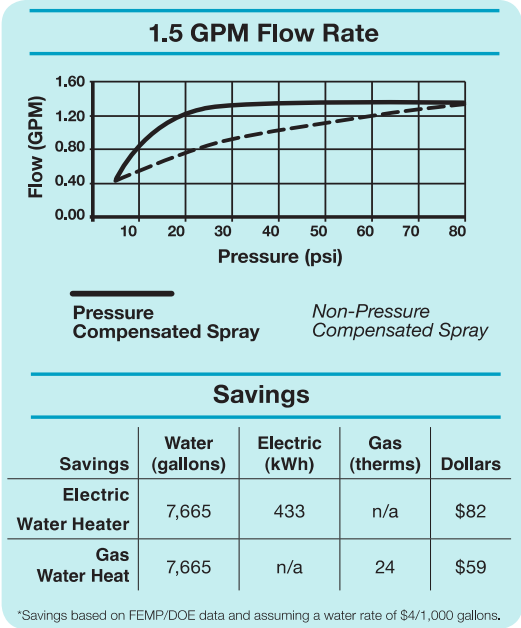
Pressure Compensating Needle Spray, 1.5 GPM (5.7 LPM)

Niagara’s patented pressure compensating aerator revolutionizes the flow of water. A simple device that saves thousands of gallons of water a year without sacrificing the pressure or performance.

- 1.5 gallon per minute flow rate (5.7 litre per minute)
- Niagara’s patented non-removable pressure compensator provides a constant output of water regardless of pressure
- Conical shape compensator helps to filter debris and mineral build-up
- Dual-thread brass connection, Male:15/16-27 Female: 55/64-27
- Housing constructed of solid, low-lead brass with high-polished chrome finish
- Needle spray has (18) individual streams with the perfect amount of pressure
- Bubble spray model is air-induced providing a full stream of water while using less
- 10-year guarantee

Certifications: Meets or exceeds: ASME A112.18.1 / CSA B125.1; ANSI/NSF 61; California Health and Safety Code 116875 (AB 1953-2006) and Vermont Bill S.0152. Chrome plated parts meets ASTM B368 for corrosion testing

Case Qty: 500



*Also Available in:



Bubble Spray
Item# N3104-PC



Corporate HQ
4200 Diplomacy Road
Fort Worth, TX 76155 USA
Toll Free: 800.831.8383
Phone: 973.829.0800 Fax: 817.390.0801

For more information please visit:
www.NiagaraConservation.com

REV.08/11



Versa

Dual S

1.5 GF

- Two sp
- 360° S
- Dual-t



WATER 



NIAGARA
CONSERVATION®



N3116P-C*
Versa Kitchen Aerator

Dual Spray with Swivel, 1.5 GPM (5.7 LPM)

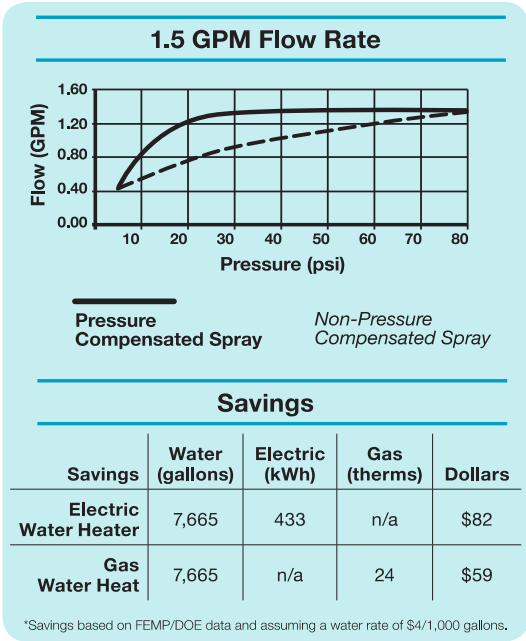
Modern and sleek, the Versa dual function kitchen aerator delivers a great spray at any water pressure. Switch from an aerated bubble spray to needle spray with a push/pull of the body. Soft rubber water jet-ways allow for easy cleaning.

- 1.5 gallon per minute flow rate (5.7 litre per minute)
- Niagara's patented non-removable pressure compensator provides a constant output of water regardless of pressure
- (2) spray functions: Air inducted soft bubble stream and splash-free needle spray pattern of (20) individual streams
- POM ball joint with 360° swivel, virtually lead-free aerator
- Soft rubber nozzles for easy cleaning and decalcification
- Sleek, modern housing
- Dual-thread brass connection, Male: 15/16-27 Female: 55/64-27
- Overall dimensions: 1.3" diameter x 2.2" (33 x 55.6mm)

Certifications:

Meets or exceeds: ASME A112.18.1 / CSA B125.1; ANSI/NSF 61
Chrome plated parts meets ASTM B368 for corrosion testing

Case Qty: 200



*Also Available in:



White w. Chrome
Item# N3116P



Corporate HQ
4200 Diplomacy Road
Fort Worth, TX 76155 USA
Toll Free: 800.831.8383
Phone: 973.829.0800 Fax: 817.390.0801

For more information please visit:
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SPEAKMAN®

400 Anchor Mill Rd., New Castle, DE 19720, USA
800-537-2107 | Fax: 800-977-2747
www.speakmancompany.com

ANYSTREAM® CLASSIC

Showerheads
GENERAL SPECIFICATION

Water conserving pressure compensating Autoflo® device reduces flow to 2.5 GPM/9.46LPM maximum, to meet existing ASME A112.18.1/CSA B125.1 Standard. 1/2" N PT inlet.

☐ **S-2251**
Polished chrome plated Anystream® showerhead. Brass ball swivel joint. Brass shank. Spray adjusting handle. 3-1/2" face. 8 Lexan deposit resisting plungers with 64 spray channels.

☐ **S-2252**
Polished chrome plated Anystream® showerhead. Brass ball swivel joint. Brass shank. Spray adjusting peanut handle. 2-3/4" face. 6 Lexan deposit resisting plungers with 48 spray channels.

☐ **S-2253**
Polished chrome plated Anystream® showerhead. Brass ball swivel joint. Chrome plated shank. Spray adjusting T-handle. 2-1/4" face. 4 Lexan deposit resisting plungers with 32 spray channels.

OPTIONS

SUFFIX	DESCRIPTION
☐ E2	2.0 GPM flow rate (S-2252 & S-2253 only)
☐ E175	1.75 GPM flow rate (S-2253 only)
☐ E15	1.5 GPM flow rate (S-2253 only)
☐ PB	Polished brass finish (S-2251 & S-2252 only)
☐ BP	Blister pack packaging (S-2252 & S-2253 only)
☐ BPT	1/2" British pipe thread inlet
☐ ORB	Oil rubbed bronze (S-2251 & S-2252 only)
☐ PN	Polished nickel finish (S-2251 & S-2252 only)
☐ BN	Brushed nickel finish (S-2251 & S-2252 only)



This space for Architect/Engineer approval.



3/15/12

Washing machines product page

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Coffee Cooking Dishwashers Laundry Care Refrigeration Wine Storage Vacuums Professional

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Washing Machine

Standard features

- Large capacity
- Stainless steel Honeycomb™ wash drum
- Advanced Touchtronic Controls
- Display function
- 24-hour delay start
- Digital program countdown display
- Fault indicators
- Child lock feature
- Self diagnostics
- PC update function
- RemoteVision™ capable
- Interior light

www.mieleusa.com/usa/laundry/washers/product.asp?cat=4&subcat=21&model=403&series=102&na...

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Washing machines product page

Cast iron cradle
[Hydraulic suspension](#)
139 kWh consumption per year
110 volts

Wash Programs / Options

11 [MasterCare™](#) wash programs
6 standard [wash programs](#)
Create your own [Custom](#) wash program
[Extended](#) option
[Heavy soil](#) option
[Sensitive](#) option
[Buzzer](#) option
6 [water temperature settings](#)
6 spin settings (0 - 1300 rpm)
Program sequence lights
No drum spin option

Optional Accessories Not Included

Utilizes optional stacking kit model WTV407
Optional WTS410 [laundry stand](#) with storage drawer

Design considerations

[Angled control panel](#)
Stainless steel porthole door with metal hinges
Available in white finish

Learn more

[Detergent Recommendations](#)
Also see: [High-Efficiency Detergents](#) & Fabric Care Products
[About Miele Laundry](#)



Item Number Manuals Specs CAD files Energy Guide

Click a tab to view



W 3033 Washing Machine

W3033 Gallery



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Dishwashers product page

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washer

Controls

PC Update function
Concealed control panel



Standard features

11 wash programs including China & Crystal, and Turbo setting
& 5 additional specialty cycles
Vario™ temperature settings

Item Number	
Manuals	Specs
Energy Guide	
File	Type
Operating and Installation manual	pdf

www.mieleusa.com/usa/dishwashers/product.asp?cat=2&series=116&model=461&nav=&snv=&tnav...

1/2

3/15/12

Dishwashers product page

Automatic load size sensor
Information button
Acoustic function monitor
Double [waterproof system](#)
298 kWh consumption per year
[RemoteVision™](#) capable
[AutoClose™](#) door

Optional accessories not included
(Additional accessories [here](#).)

Cappuccinatore insert
Large diameter plate insert
[Rinse Aid](#)
[Salt](#)
MieleCare Collection: Dishwasher [Freshener](#)
Miele Dishwasher [Detergent Tabs](#)
Miele Ceramic and [Stainless Steel Cleaner](#)

Basket configuration

[Multi-function basket™](#)
[Upgraded highly-flexible upper basket](#)
[Upgraded highly-flexible lower basket](#)
Split [cutlery tray](#)

Finishes

Accepts custom door panel (required)
Optional [Door Panels](#)
[Door handle options](#)



Interior of the G 2872 SCVi La Perla Series dishwasher
(Click to see control panel)

G2872SCVi Gallery



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"Highest in Customer
Satisfaction with
Dishwashers, Two
Years in a Row"

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CITY OF ST. HELENA

RESOLUTION NO. 2016-55

GRANTING THE APPEAL OF LYNDA TUNNEY TO OVERTURN THE PLANNING COMMISSION DENIAL OF AN APPLICATION FOR A COVERED PARKING VARIANCE AND DESIGN REVIEW TO RENOVATE AND REMODEL AN EXISTING SINGLE-FAMILY HOME INCLUDING THE CONSTRUCTION OF A NEW 400-SF SECOND UNIT AT 1508 SPRING STREET IN THE MR: MEDIUM DENSITY RESIDENTIAL DISTRICT (PL15-040)

PROPERTY OWNER: Lynda Tunney

APN: 009-232-019

RECITALS

1. The real property at 1508 Spring Street is an existing 6,970-sf small lot that is currently developed with a 983-sf, two bedroom, one bathroom, one-story, single-family residence on a raised sub-floor. The applicant is seeking design review approval to remodel and expand the existing residence by approximately 1,178-sf resulting in approximately 2,161-sf of total living space in the main home. This will involve demolishing a 451-sf addition that was built in the 1960s and adding a new, two-story, 1,629-sf addition to the rear of the home (1,010-sf on the first floor and 619-sf on the second floor), thereby making the home one-story in the front and two-stories in the rear. It should be noted that because the existing home is on a raised subfloor, the two-story addition will only increase the home's height by approximately 3 feet (from an existing 22 feet to 25 feet). The additions would make way for a new family room and kitchen on the first floor and a new master bedroom and bath on the second floor. All exterior changes and additions would be finished with materials that match or complement those on the existing home.

The applicant is also requesting to construct a new 400-sf second unit and pool towards the rear of the property. The second unit would be constructed to match the main house and would stand at approximately 14' 11" tall.
2. The Planning Commission originally considered the Applicant's requests at a duly noticed public hearing on December 1, 2015 where the item was continued to a date uncertain.
3. On March 1, 2016, the Planning Commission held duly noticed public hearing where the item was considered anew.
4. At the conclusion of the public hearing on March 1, 2016, having considered the record of the proceedings before it, the written evidence submitted prior to the close of the public hearing, and the testimony and other evidence submitted at the aforementioned public hearing on December 1, 2015, this matter, and having deliberated the matter, the Planning Commission denied the application for a variance and design review and directed staff to return with a resolution of denial.
5. On March 15, 2016, the Planning Commission held duly noticed public hearing where they approved a resolution of denial for the proposed project.

6. The Applicant and the Property Owner filed a timely appeal of the decision of the Planning Commission to the City Council.
7. The City Council considered the Applicants' Appeal at a duly noticed public hearing on April 26, 2016. The City Council, after reviewing materials provided from the Planning Commission Public Hearing, as well as considering the record of the proceedings before the City Council, the written evidence submitted for the Council Public Hearing, and the testimony and other evidence submitted at the Council Public Hearing, voted to overturn the decision of the Planning Commission granting the Appeal and granting the Variance and Design Review.

RESOLUTION

The City Council of the City of St. Helena, State of California, hereby (i) grants the Appeal of Lynda Tunney to overturn the decision of Planning Commission and (ii) grants the variance to the covered parking requirement and (iii) grants approval of design review to allow the renovation and construction of a 400-sf second unit at the single-family home located at 1508 Spring Street, on the following basis:

- A. Incorporation of Recitals. The foregoing Recitals are true and correct and are incorporated herein and form a part of this Resolution.
- B. Compliance with CEQA. The City Council hereby finds that the Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15331 of the CEQA guidelines, which exempts projects that follow the Secretary of the Interior's Standards for the Treatment of Historic Properties or the Secretary of Interior's Standards and Guidelines for Rehabilitation of Historic Structures; Section 15301 which exempts the minor alteration of existing private structures and Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.
- C. Variance Findings. In accordance with Zoning Code Section 17.172.050, the City Council makes the following findings to support the granting of the Applicant's request for a Variance to allow the proposed improvements on the subject parcel:
 1. *A hardship peculiar to the property, not created by any act of the owner, exists. In this context, personal, family or financial difficulties, loss of prospective profits, neighboring violations, are not hardships justifying a variance.*

The property is considered legal non-conforming as it is only 36' wide (42' is the minimum small lot width) and has no covered parking. In addition, the home is listed in the City of St Helena's historic resource inventory. Repairing and remodeling the historic home would not trigger the need for covered parking as it would be considered the continuation of a non-conforming use, however, because there is an increase in square footage and the addition of a secondary dwelling unit, this is considered an increase in the degree of non-conformity triggering a requirement that the covered parking standard be met. For this property, because of its narrowness, providing covered parking would mean placing a carport or garage in the side/front elevation of a historical home which would diminish its historical significance.

2. *The Variance is necessary for the preservation and enjoyment of substantial property rights of the applicant which are possessed by other properties in the*

same district and in the same vicinity; and that a Variance, if granted, would not constitute a special privilege of the recipient not enjoyed by his or her neighbors.

Again, this is a unique property in that it is only 36' wide (the minimum width for a small lot is 42' while the minimum width for a standard lot is 70'). The home is also listed on the City's Historical Resources inventory. The limited applicability of the variance will not lead to the property being seen as having special privileges.

3. *The authorization of the Variance will not be of substantial detriment to adjacent properties, and will not materially impair the purpose and intent of this Chapter or the public interest, nor adversely affect the General Plan.*

The authorization of a Variance in this case would not be of substantial detriment to adjacent properties and would not impair the purpose and intent of the zoning ordinance or the public interest and would not adversely affect the General Plan.

4. *The condition or situation of the specific piece of property for which the Variance is sought is not so general or recurrent in nature as to make reasonably practicable the formulation of a general regulation for such condition or situation.*

As described above, this is a unique property in that it is exceptionally narrow and also listed on the City's Historical Resources Inventory. The applicant believes that this unique condition does not warrant the formation of a general regulation for this situation.

5. *The Variance and any buildings or structures permitted by the Variance will not be detrimental to the public health, safety and welfare of the community.*

Construction of the proposed project and lack of one covered parking space would not be detrimental to public health, safety and welfare of the community.

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

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

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

The City Council believes that the proposed project is consistent with the required design review findings listed above.

- E. Conditions of Approval. The Variance and Design Review for the above described project is granted subject to compliance with the following conditions of approval. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.
1. The design review shall be vested within one (1) year from the date of final action. A building permit for the use allowed under this approval shall have been obtained within one (1) year from the effective date of this action or the approval shall expire, provided however that the approval may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals. Any request for an extension of this approval shall be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
 2. The approvals shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.
 3. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.

- 4 -

4. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
5. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
6. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
7. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with the Building Official, Fire Inspector and or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.
8. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on March 1, 2016, except as modified herein.
9. Alterations and additions to the home shall be in compliance with the recommendations made by Juliana Inman's Historical Resource Survey dated July 7, 2015.
10. Vinyl windows added to the south elevation of the original cottage shall be changed back to wood sash windows matching the front (east) and north windows. Paint shadows for the original trim shall guide the location, size and placement of the windows.
11. Distinctive features and finishes shall not be removed. Original wood siding, trim and windows shall remain or be restored.
12. Replacement of historic materials shall be done where original material has been broken, lost or weathered to an extent making repair infeasible. Replacement features shall match the old in design, color, texture, visual qualities, and material.
13. No sand blasting or chemical treatments are permitted on historic materials.
14. The front porch and gable of the front elevation shall be restored.
15. All windows for the addition shall be wood sash windows (clad or painted wood) so that the materials for the whole house have continuity.
16. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.
17. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of

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

Public Works Department Conditions of Approval

1. 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.
2. 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.
3. 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. All stormwater and erosion control plans shall conform to the latest State and City codes at a minimum.
4. Prepare and implement a Stormwater Control Plan as required by the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual, dated July 14, 2014.
5. The applicant shall incorporate water conservation practices into the proposed project per the Water Neutrality Analysis prepared by Michael Muelrath, dated July 2, 2015, including installing 1.28 gal toilets, 1.5 gpm faucets, and 2.0 gpm low flow showerheads. Any and all non-conforming appliances and plumbing fixtures shall be removed from the premises. The water conservation requirements shall be replicated in full on the architectural plans.
6. Site plan shall show location of any trees within the project area.
7. 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.

8. 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.
9. 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.
10. Replace the existing driveway approach in order to conform to the current City and ADA standards prior to Certificate of Occupancy.
11. 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.
12. Existing streets being cut by new utility services will require edge grinding and an A.C. overlay per City standards, extent to be determined by the Public Works Department.
13. An encroachment permit shall be required for any work performed in the public right of way.

Building Department Conditions of Approval

14. 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 has the 2013 Title 24 codes, parts: 1-Administrative, 2.5- Residential Building, 3-Electrical, 4-Mechanical, 5- Plumbing, 6-Energy, 9-Fire, 11-Green Building Standards, and Part 12, Referenced Standards codes adopted.
15. The applicant is required to apply for a separate Demolition Permit from the City of St. Helena Building Department prior to commencing with demolition. Note: In order to apply for a Demolition Permit, the applicant shall procure a "J" number from the Bay Area Air Quality Management District (BAAQMD).
16. When submitting plans for a building permit, the plans shall include a. Title page. b. Site plan. c. Foundation plan and footings detail. d. Floor plan. e. Floor framing plan. f. Framing plan. g. Roof framing plan. h. Elevations of all sides. i. Cross sections. j. Window and door schedule. k. Electric plan. l. Plumbing plan. m. Mechanical plan. n. Energy plan, calculations, and report or analysis. o. Structural calculation.
17. The applicant shall provide a construction waste management plan.

18. 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.
19. When submitting plans, the title page shall include: a. Parcel number, b. job site address, c. Architect/Engineer/Geotechnical/Design professional information such as name, address, phone number, email address etc., d. date, e. work description, f. design codes, g. square footage, if it is an addition to existing structure, include square footage of existing and proposed, conditioned/unconditioned, h. construction type, i. use and occupancy, j. table of contents/page numbers, k. live loads, floor and roof, all required demand loads, l. fire hazard severity zone if applicable, m. wind design data regardless of whether seismic loads govern the design of the lateral-force-resisting system of the building. Include basic wind speed, wind importance factor, and occupancy category, wind exposure, applicable internal pressure coefficient and components and cladding, n. seismic design data, include seismic zone information regardless of whether seismic loads govern the design of the lateral-force-resisting system of the building, o. flood design data such as when buildings in whole or in part are in flood hazard areas. Documentation pertaining to design shall be included, p. special loads that are applicable to the design of the building shall be indicated, along with the specified section of the code that addresses the condition, q. special inspections for those systems and components requiring special inspection, the requirements for seismic resistance must be included, r. a complete list of deferred submittals at time of application. Any deferral of the required submittal items shall have prior of the Building Official. NOTE: deferral of fire sprinklers are not allowed.
20. Ask for and use the Building Department submittal checklist.
21. A separate building permit shall be required for construction of a swimming pool.

Approved at a Regular Meeting of the St. Helena City Council on April 26, 2016, by the following vote:

Mayor Galbraith:

No

Vice Mayor White:

yes

Councilmember Crull:

yes

Councilmember Dohring:

Absent

Councilmember Pitts:

yes

APPROVED:

Alan Galbraith
Alan Galbraith, Mayor



ATTEST:

Cindy Black
Cindy Black, City Clerk



PLANNING COMMISSION REPORT

Planning Commission Meeting of September 5, 2017

AGENDA SECTION: Public Hearing

FILE NUMBER: PL16-055

SUBJECT: Request for Design Review Approval to construct a two-story single family residence on the vacant flag lot at 1045 Pratt Avenue in northeast St. Helena and in the Medium Density Residential Zoning District

PREPARED BY: Lilly Bianco, Contract Planner

REVIEWED BY: Noah Housh, Planning & Community Improvement Director

APPROVED BY: Noah Housh, Planning & Community Improvement Director

APPLICATION FILED: 07/21/16

ACCEPTED AS COMPLETE: 07/17/17

LOCATION OF PROPERTY: 1045 Pratt Avenue

APN: 009-142-024

GENERAL PLAN/ZONING: Medium Density Residential: MDR

APPLICANT: Mark Andrade

PHONE: (408) 472-1948

BACKGROUND

The project came before the Planning Commission on August 15, 2017. After reviewing the project and considering public comment, the Commission continued the project for re-design with specific direction to re-situate the proposed residence.

PROJECT DESCRIPTION

Applicant, Mark Andrade, is requesting Design Review Approval to construct a two-story single family residence on the vacant flag lot at 1045 Pratt Avenue in northeast St. Helena. The proposed residence would feature four (4) bedrooms, four-and-a-half (4.5)

baths and loft which would comprise a total square footage of 3,423 square feet of living area. Additional components include a 231 sf garage, 210sf carport, and 203 sf porch. The floor area ratio (F.A.R) amounts to 0.232 (accounting for the porch and garage exemptions). The maximum height as measured at the peak of the roof would be approximately 21'10".

The subject property is a vacant flag lot of approximately 15,777 square feet and located directly behind 1025 Pratt Avenue. The lot is accessed via a 20' wide permanent easement over 1025 Pratt Avenue.

The residence would be a two story, asymmetrical residence with attached garage and carport. The residence would feature cementitious (Hardie plank) shiplap and board and batten siding, composition shingle roof and would be punctuated by metal clad wood windows. A small covered porch would be located at the property's entrance with wrapped wood supports.

ANALYSIS

As stated above, the Planning Commission heard the project on August 15, 2017. After reviewing the project and considering all public comments, the Planning Commission continued the item for re-design.

In making their continuance, the Commission directed the applicant to revise the proposed design to flip the façade 180 degrees so that massing was concentrated on the opposite (i.e. north) side of the property, to reduce impacts to the existing visual environment.

The applicant responded by modifying the proposed design consistent with the direction provided. To accommodate the requisite fire access and address Planning Commission comments, some of the previously proposed setbacks were also modified in an effort to accommodate the requisite fire access and fire truck turn-around. These changes are in keeping with the requirements of the Medium Density Residential Zoning District , and are able to be acted upon by the Planning Commission, as identified in the Council Resolution approving the creation of the "flag" parcel.

ISSUES

Comments received during the public noticing period and public hearing related to concerns about impacts to existing viewsheds as well as concerns related to privacy and noise. At the close of the August 15th hearing, there appeared to be a general consensus that flipping the house 180 degrees would redistribute the massing in such a way that impacts to privacy and viewsheds would be significantly reduced. Also, while noise levels are expected to be within the range typical of single family residential development, the main outdoor space would be moved to the north side of the property and away from bordering properties, which would further attenuate any noise generated by residents. Therefore, staff finds that the issues raised at the public hearing are adequately resolved with the modified design.

CORRESPONDENCE

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

STAFF RECOMMENDATION

The Planning and Community Development Department finds that the proposed configuration of the site, the overall design elements and proposed materials/finishes are in character with the neighborhood and the community in general. For these reasons, staff concludes that design review findings can be made and recommends that the City of St. Helena Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA, pursuant to Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.
2. Accept the required findings and approve design review, as conditioned, for the proposed two-story, single-family residence on the vacant flag lot located at 1045 Pratt Avenue.

ATTACHMENTS

[1045 Pratt ATTCH 1. Resolution](#)

[1045 Pratt ATTCH 2. Project Plans](#)

[1045 Pratt ATTCH 3. August 15 Staff Report and Attachments](#)

**DESIGN REVIEW NO. PL15-070
CITY OF ST. HELENA, STATE OF CALIFORNIA
GRANTED TO 1045 Pratt Avenue**

PROPERTY OWNER: Mark Andrade

APN: 009-142-024

Recitals

1. **Whereas**, Mark Andrade submitted an application for Design Review approval to construct a new, two-story, single-family residence with attached garage on the vacant flag lot located at 1045 Pratt Avenue in the MR: Medium Density Residential district.
2. **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 August 15, 2017, at which time they continued the project for re-design.
3. **Whereas**, the Planning Commission of the City of St. Helena, State of California, considered the revised project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on September 5, 2017
4. **Now, therefore** let it be found that, the Planning Commission approves the requested Design Review on the following basis:

Resolution

- A. The Planning Commission hereby finds that the project is exempt from CEQA pursuant to Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.
- B. The Planning Commission determines the project is in compliance with the following Design Review criteria of Municipal Code Section 17.164.030. The proposed residence would be located on a flag lot located off of Pratt Avenue and directly behind 1025 Pratt Avenue. As such, the proposed residence would be largely obscured from view. The design is contemporary and features an asymmetrical, two-story residence, with detached garage and carport. The residence would be clad in a mixture of siding materials that include hardie plank shiplap (first story) and board and batten (second story) siding. The residence would be punctuated with metal clad wood windows and would feature an irregular, composition shingle roof. A small entry porch would be located at the residence's entrance. Proposed landscaping includes grapevines, and annuals. Hardscape would include pervious pavers.
 1. Consistency and compatibility with applicable elements of the general plan;
The proposed project is consistent with General Plan policies 2.6.1, 2.6.4 and 4.3.25 in that it proposes development on vacant flag lot in a logical and orderly manner and which will serve to utilize existing land within the ULL.

1045 Pratt Avenue
Design Review Conditions
September 5, 2017

2. Compatibility of design with the immediate environment of the site;
The proposed residence is located on an existing flag lot. It has been oriented to logically facilitate ingress/egress. Privacy of neighboring properties, particularly those located to the rear of the flag lot, would be addressed through appropriate window placement on the second story so as to minimize sight lines from the upper stories to neighboring yards. By providing for greater setbacks and placing windows to enhance privacy, the project appears to be compatible with the immediate environment of the site.
3. Relationship of the design to the site;
As stated above, the configuration appears to be logical and facilitates efficient and safe ingress and egress.
4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
The subject property is not identified as being in an area with 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 subject property is within the MDR Zoning District and surrounded by like uses. Therefore, there are no concerns about the transition in scale or character between different designated land uses.
6. Compatibility with future construction both on and off the site;
The project is residential in character and is expected to be compatible with future construction on and off site.
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 typical to residential construction and appropriate the function and nature of the project.
8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;
The layout of the flag lot and configuration of the residence, parking, and landscaped areas appear to be logical and provide for an internal sense of order.
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
As conditioned, the project would exhibit an amount of open space and landscaping to serve the residential use.

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 provision of covered and uncovered parking, as well as landscaped areas appears sufficient to serve the residential land use.
11. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
The driveway providing access to the flag lot would be designed and constructed in accordance with St. Helena standards for Access roads and therefore is expected to provide safe and convenient access.
12. Whether natural features are appropriately preserved and integrated with the project;
The existing flag lot does not support and significant natural features.
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 design and materials are typical to residential construction and appropriate the function and nature of the project and compatible with surrounding residential development.
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 subject property is not located in an area identified 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.
Proposed landscaping is minimal in an effort to promote water savings. However, given the residential function and to soften the appearance of the proposed structure and hardscape, the project will be subject to condition of approval requiring a greater level of landscaping, including porous pavers and trees.
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;
All landscaping proposed and/or required per condition of approval would be adaptable to the site and appropriate for the climate of St. Helena.
17. Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials.

The project would be subject to Title 24 energy requirements and all landscaping would be drought tolerant to limit water use. As such, the project would help further sustainability goals and climate protection.

Planning Department Conditions of Approval

- C. The Planning Commission approves design review for the above-described project with the following conditions of approval. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.
 1. The design review shall be vested within one (1) year from the date of final action. A building permit for the project allowed under this approval shall have been obtained within one (1) year from the effective date of this action or the approval shall expire, provided however that the approval may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals. Any request for an extension of this approval shall be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
 2. The approvals shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.
 3. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.
 4. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
 5. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
 6. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
 7. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with the Building Official, Fire Inspector and or Public Works Department to review

1045 Pratt Avenue
Design Review Conditions
September 5, 2017

compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.

8. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on September 5, 2017, except as modified herein.
9. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.
10. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The City Engineer must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.
11. The project shall comply with all housing allocation requirements per the City's Growth Management System at the time building permits are issued.
12. Landscape pavers shall be porous pavers to minimize the appearance of a heavily paved area and facilitate stormwater percolation.
13. Prior to issuance of building permit, applicant shall provide a landscape plan detailing the planting of three or more trees of at least 15 gallon size and of a species that 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. All required trees shall be planted by issuance of Certificate of Occupancy.

Public Works Department Conditions of Approval

14. Approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with, the most current version at the time of improvement plan submittal, Caltrans Standards and Specifications, the City of St. Helena Municipal Code, the St. Helena Water and Sewer Standards, the St. Helena Street, Storm Drain and Sidewalk Standards, and all current federal, state and county codes governing such improvements.
15. For any improvements outside the existing building envelope, a grading and drainage plan showing topographic data, all easements, infrastructure onsite and directly adjoining, and an erosion control plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit. If the

1045 Pratt Avenue
Design Review Conditions
September 5, 2017

project entails more than 50 cubic yards of soil disturbance, 10,000 square feet of disturbance area, a cut or fill of 3 feet or more, or alteration of any drainage pattern, a grading permit shall be required.

16. Drainage needs to be routed to prevent inundation of neighboring properties. Grading and/or site improvement plans shall show how 2-year and 10-year storm flows shall be infiltrated on site and/or diverted at the property lines to prevent inundation of neighboring properties.
17. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.
18. Provide details of any and all proposed fencing, walls, and/or gates 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 property shall be connected to the City of St. Helena municipal water system and installed per City of St. Helena standards.
22. The applicant shall incorporate water conservation practices into the proposed project and per the approved Water Usage Calculations. Any and all non-conforming appliances and plumbing fixtures shall be removed from the premises. The water analysis shall be replicated on the building plans prior to building permit approval. Off-site retrofits are required, as determined by the Director of Public Works. All off-site retrofits shall be completed and provided to the City prior to building occupancy of any building.
23. If the project includes 500 square feet or more of new landscaping and/or 2,500 square feet or more of rehabilitated landscape, the proposed landscaping shall comply with the State's Model Water Efficient Landscape Ordinance (MWELO).

1045 Pratt Avenue
Design Review Conditions
September 5, 2017

24. The applicant shall apply for annexation to the St. Helena Municipal Sewer District No. 1 prior to issuance of a Building Permit. The application shall be completed in accordance with the City of St. Helena's Sewer Annexation Procedures including all annexation, impact, connection, and sewer fees.
25. 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.
26. Construct sidewalk, curb, and gutter along the property street front per current City and ADA standards prior to Certificate of Occupancy.
27. Construct the driveway approach per current City and ADA standards prior to Certificate of Occupancy.
28. 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.
29. 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.
30. Existing streets being cut by new utility services will require edge grinding and an A.C. overlay per City standards, extent to be determined by the Public Works Department.
31. An encroachment permit shall be required for any work performed in the public right of way.

Building Department Conditions of Approval

32. A building permit is required for all onsite demolition, construction and/or change of occupancy.
33. 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.
34. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.

35. The applicant shall provide a construction waste management plan with the building permit application.
36. 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.
37. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
38. 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.

Fire Department Conditions of Approval

39. The Driveway shall be paved with a minimum of 12 feet with 2 feet compacted aggregate base on each side.
40. No gate shall be placed within 30 feet or less from road pavement edge.
41. Signage shall be installed at access drive frontage stipulating that emergency vehicle access be maintained.
42. Fire access shall be constructed in accordance with City of St. Helena Fire Standards in effect at the time of building permit issuance.
43. The access drive shall be inspected annually by the Fire Marshal to ensure that the 20x30 foot Emergency vehicle access is maintained and appropriately signed to prohibit residential vehicle parking in areas where it could impede access

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 September 5, 2017 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

1045 Pratt Avenue
Design Review Conditions
September 5, 2017

APPROVED:

ATTEST:

Grace Kistner
Chair, Planning Commission

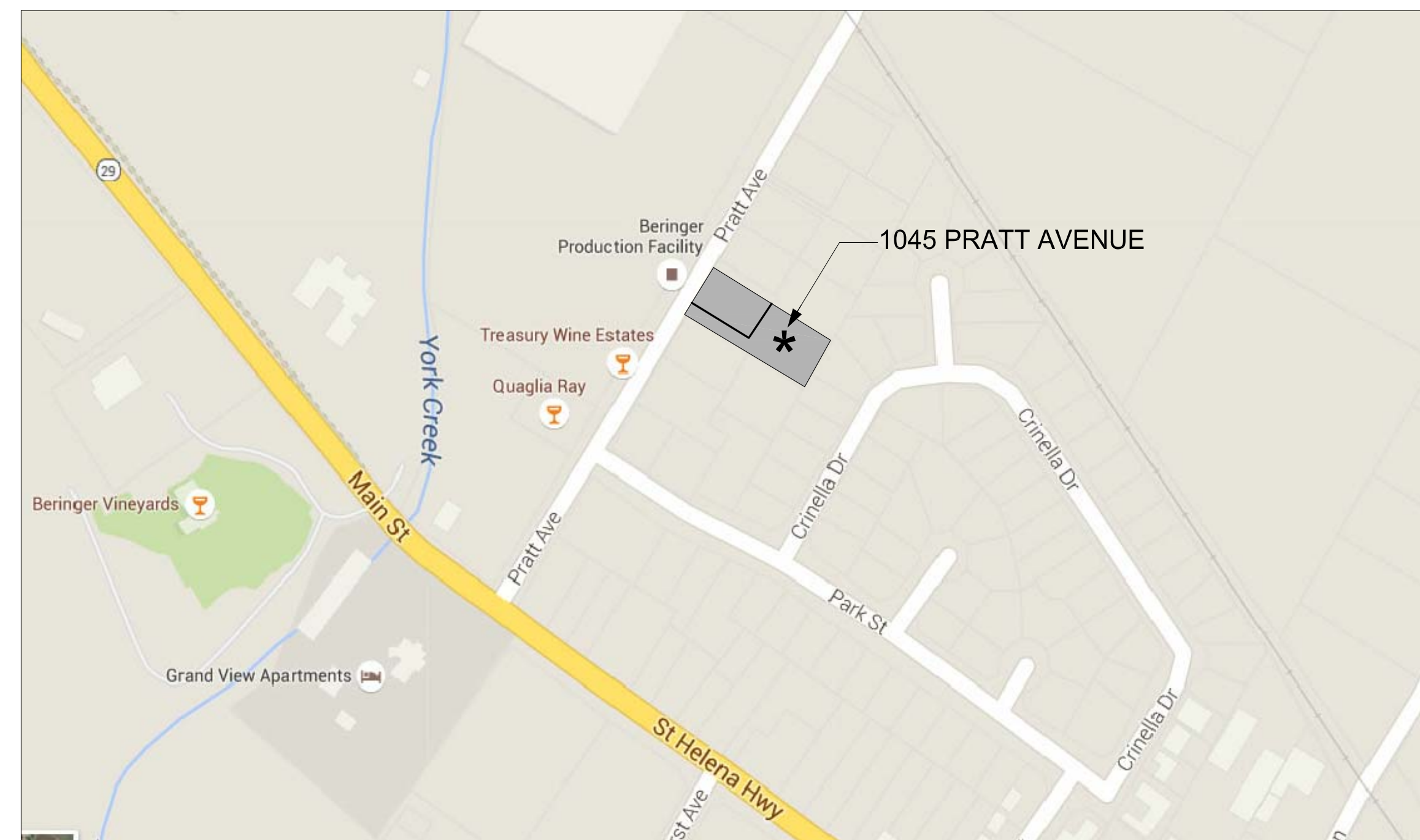
Noah Housh
Planning Director

NEW RESIDENCE

1045 PRATT AVENUE

ST. HELENA, CA

VICINITY MAP:



(MAP NOT TO SCALE)

PROJECT DESCRIPTION:

NEW CONSTRUCTION - 2-STORY SINGLE FAMILY HOME
4 BEDROOMS, 4.5 BATHS, PLUS LOFT.

TOTAL HEIGHT FROM TOP OF GRADE TO TOP OF
HIGHEST RIDGE = 21'-10"

FIRE SPRINKLERS REQUIRED.

SQUARE FOOTAGE SUMMARY:
FIRST FLOOR 2,790 SF
SECOND FLOOR 633 SF
TOTAL LIVING 3,423 SF

GARAGE 231 SF
CARPORT 210 SF
PORCH 203 SF

SHEET INDEX:

CS	COVER SHEET
A.1	FLOOR PLANS & ROOF PLAN
A.2	EXTERIOR ELEVATIONS
S.1	SITE PLAN
S.2	CONCEPTUAL GRADING, DRAINAGE & LANDSCAPE PLAN
P.1	SITE PHOTOS
P.2	3D IMAGES

REVISIONS

1	CITY COMMENTS	09/06/16
2	CITY COMMENTS	04/02/17
3	CITY COMMENTS	07/24/17

NEW RESIDENCE - NAPA
1045 PRATT AVENUE
ST. HELENA, CA

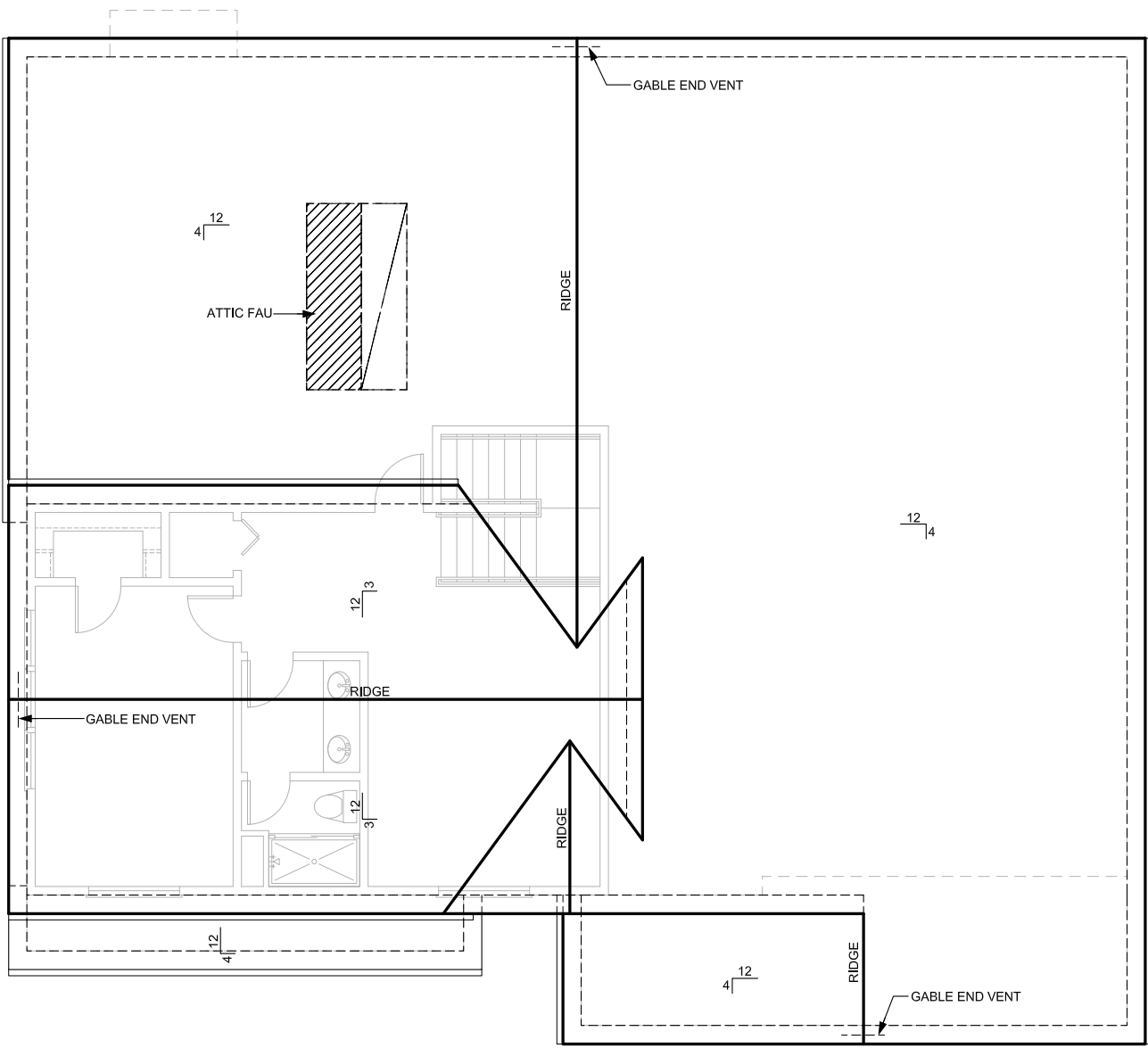
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DATE ISSUED
08/21/2017

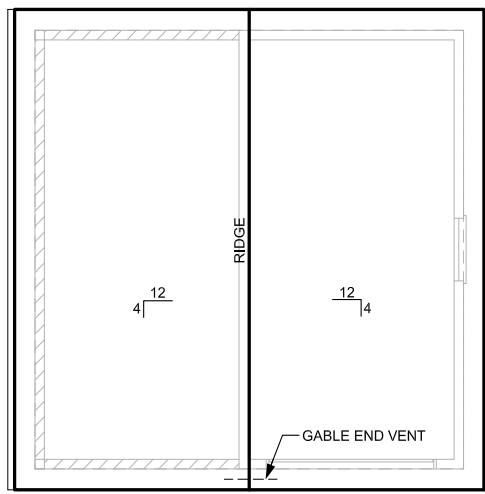
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SHEET
COVER SHEET

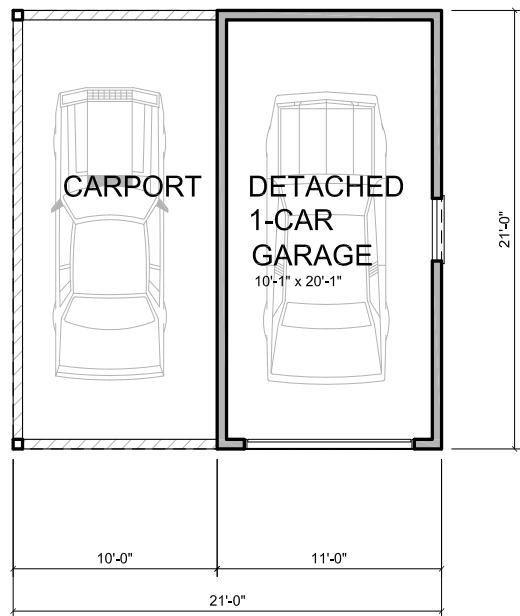
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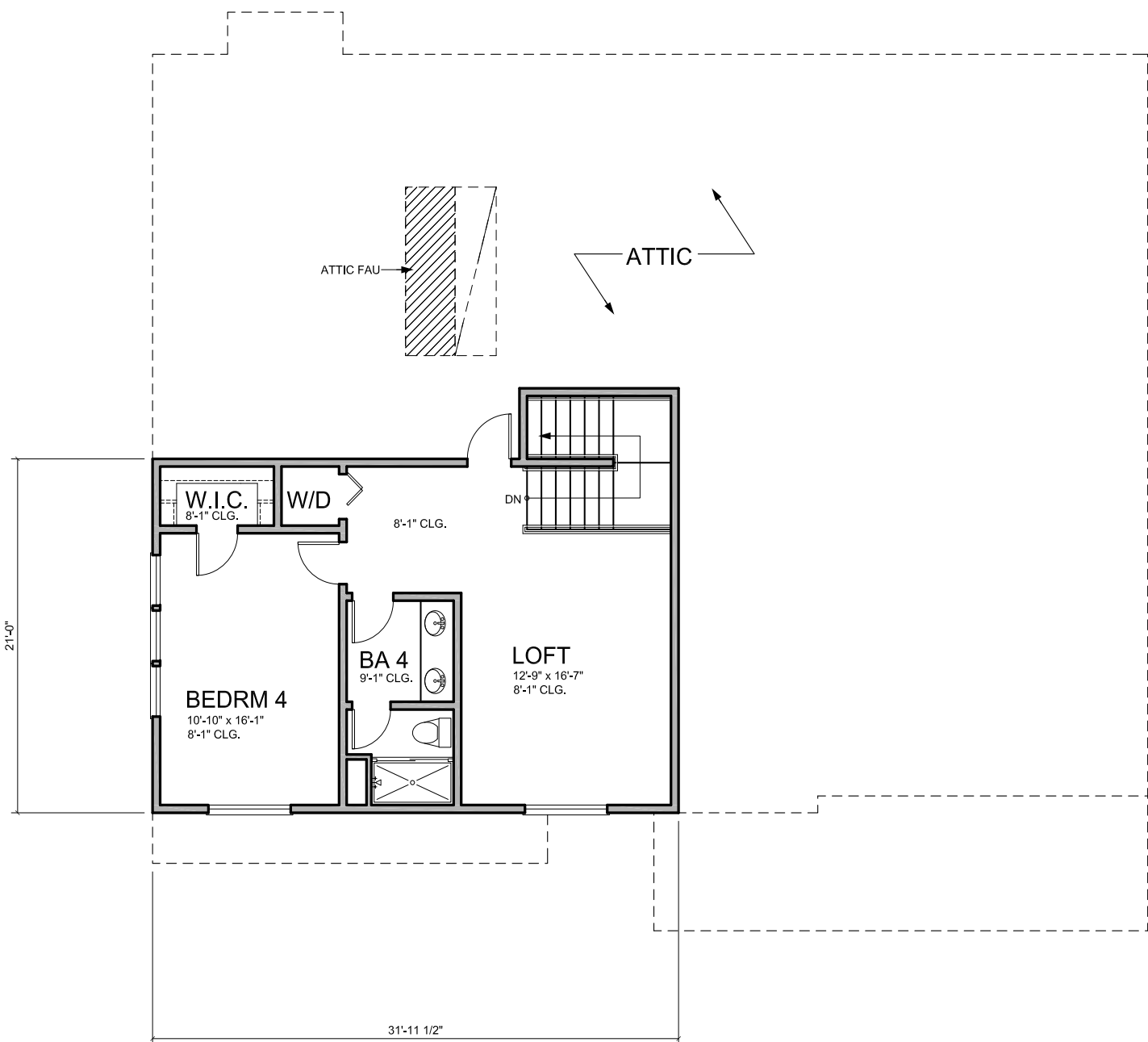
ROOF PLAN



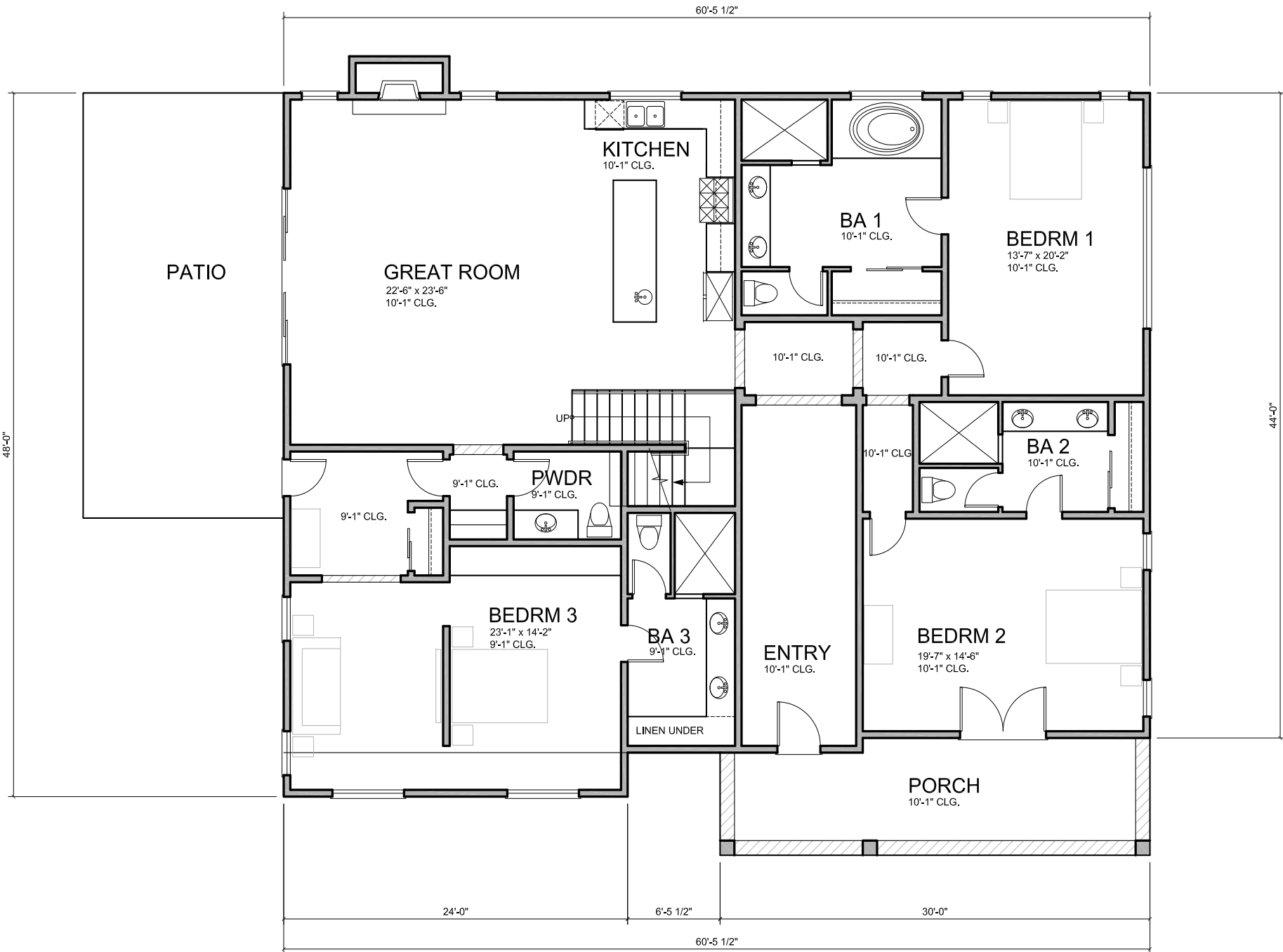
GARAGE/CARPORT ROOF PLAN



GARAGE/CARPORT PLAN



SECOND FLOOR



FIRST FLOOR

REVISIONS

1	CITY COMMENTS	09/06/16
2	CITY COMMENTS	04/02/17
3	CITY COMMENTS	07/24/17

NEW RESIDENCE - NAPA
1045 PRATT AVENUE
ST. HELENA, CA

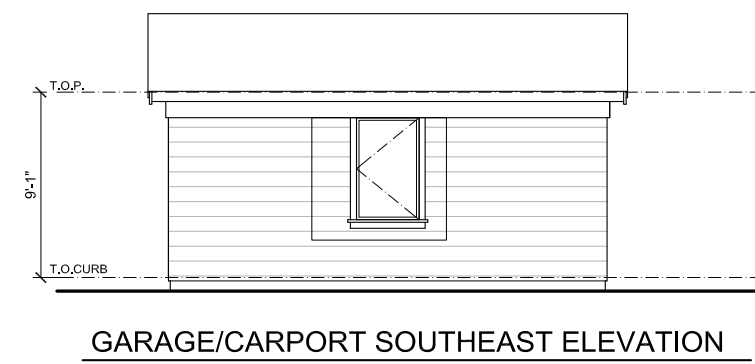
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DATE ISSUED
08/21/2017

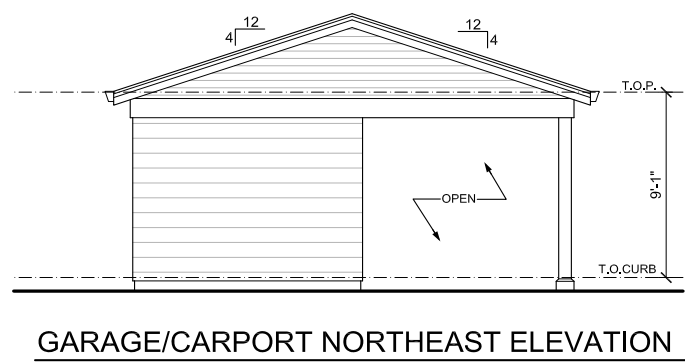
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SHEET
FLOOR PLANS
& ROOF PLAN

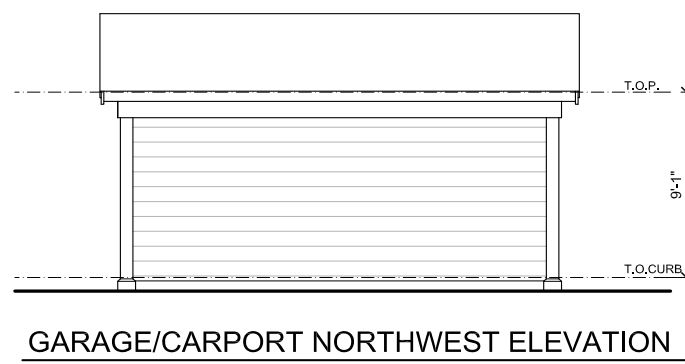
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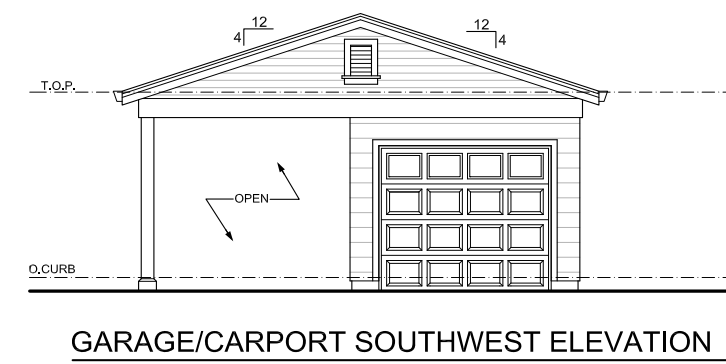
GARAGE/CARPORT SOUTHEAST ELEVATION



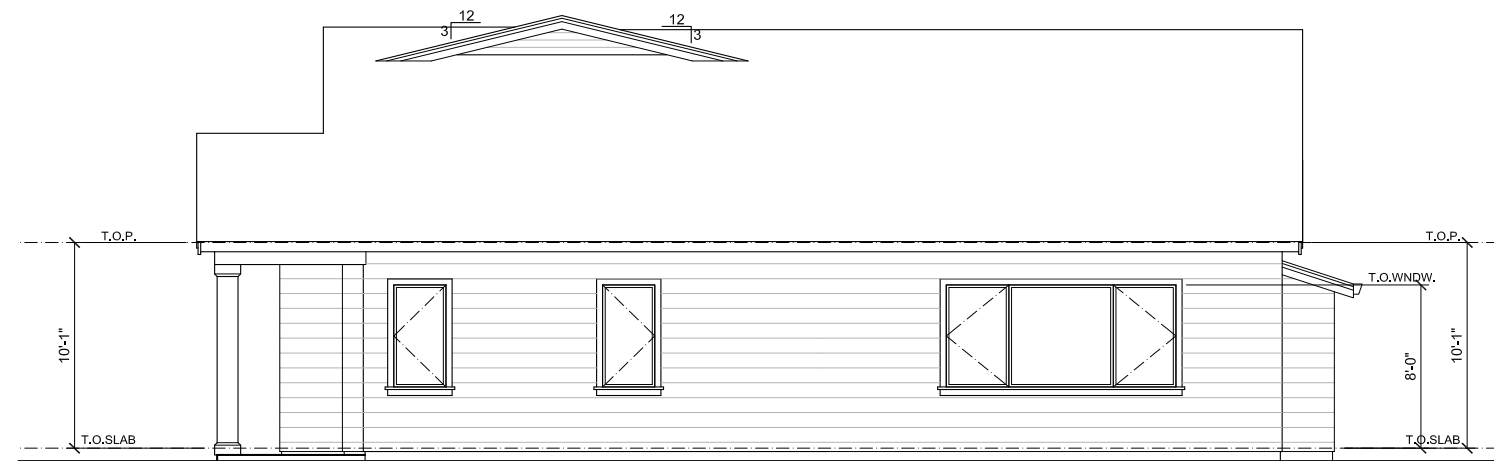
GARAGE/CARPORT NORTHEAST ELEVATION



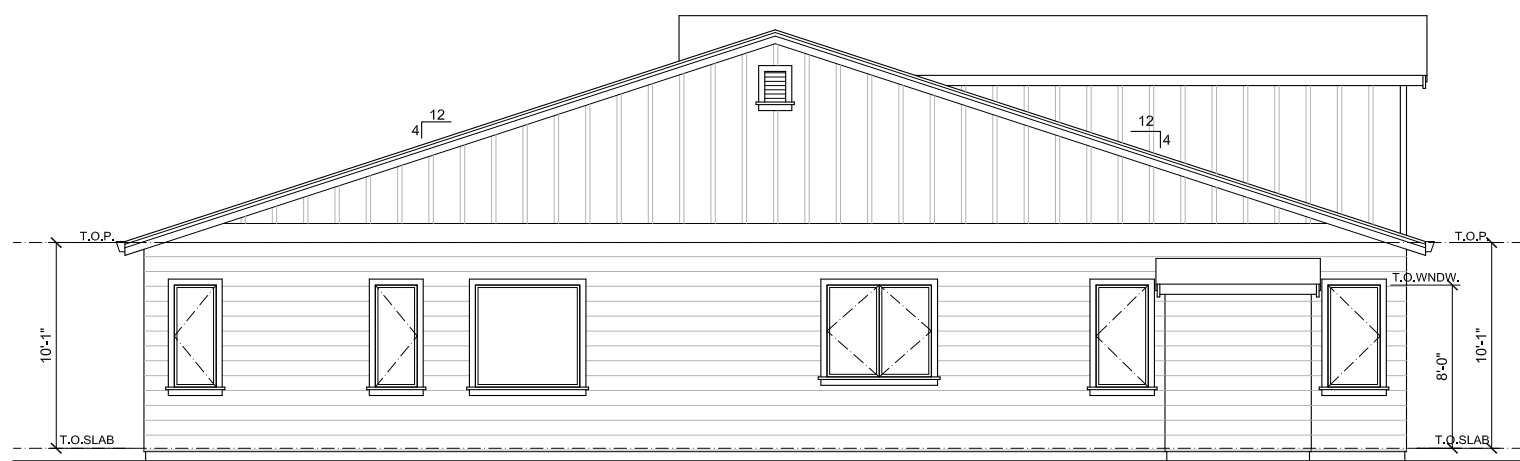
GARAGE/CARPORT NORTHWEST ELEVATION



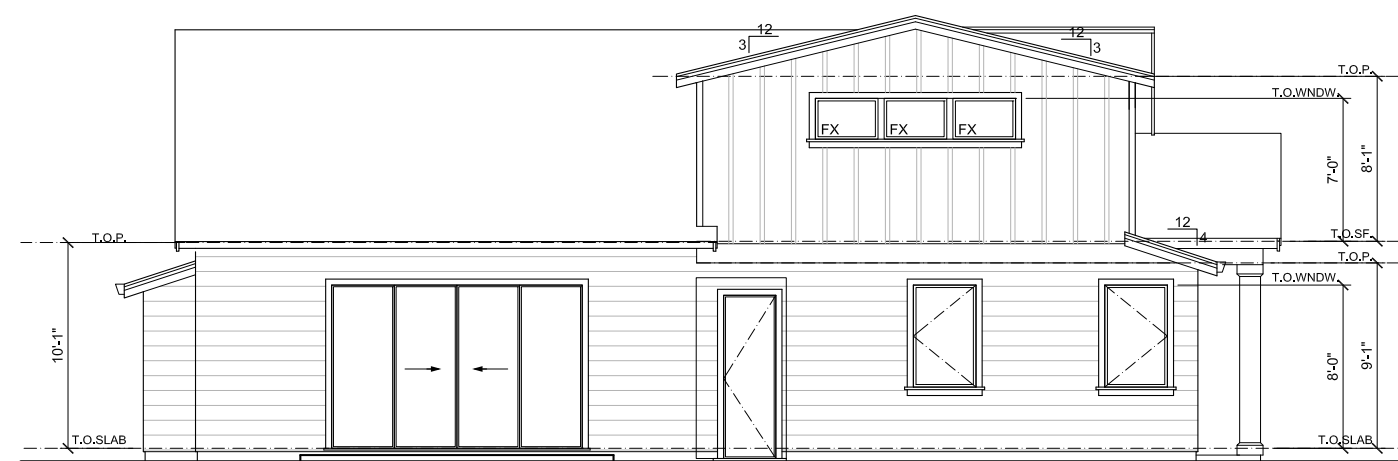
GARAGE/CARPORT SOUTHWEST ELEVATION



SOUTHEAST ELEVATION



NORTHEAST ELEVATION



NORTHWEST ELEVATION

RENDERED ELEVATION FOR COLOR AND MATERIAL REPRESENTATION ONLY. IMAGE DOES NOT REFLECT FINAL ARCHITECTURAL DESIGN. REFER TO BLACK AND WHITE ELEVATIONS FOR FINAL DESIGN.



SOUTHWEST ELEVATION



SOUTHWEST ELEVATION

EXTERIOR MATERIALS:

- LAP SIDING
- COMPOSITION SHINGLE ROOF
- WOOD TRIM AT WINDOWS AND DOORS
- METAL CLAD ALUMINUM WINDOWS
- WRAPPED WOOD POSTS

REVISIONS		
1	CITY COMMENTS	09/06/16
2	CITY COMMENTS	04/02/17
3	CITY COMMENTS	07/24/17

NEW RESIDENCE - NAPA
1045 PRATT AVENUE
ST. HELENA, CA

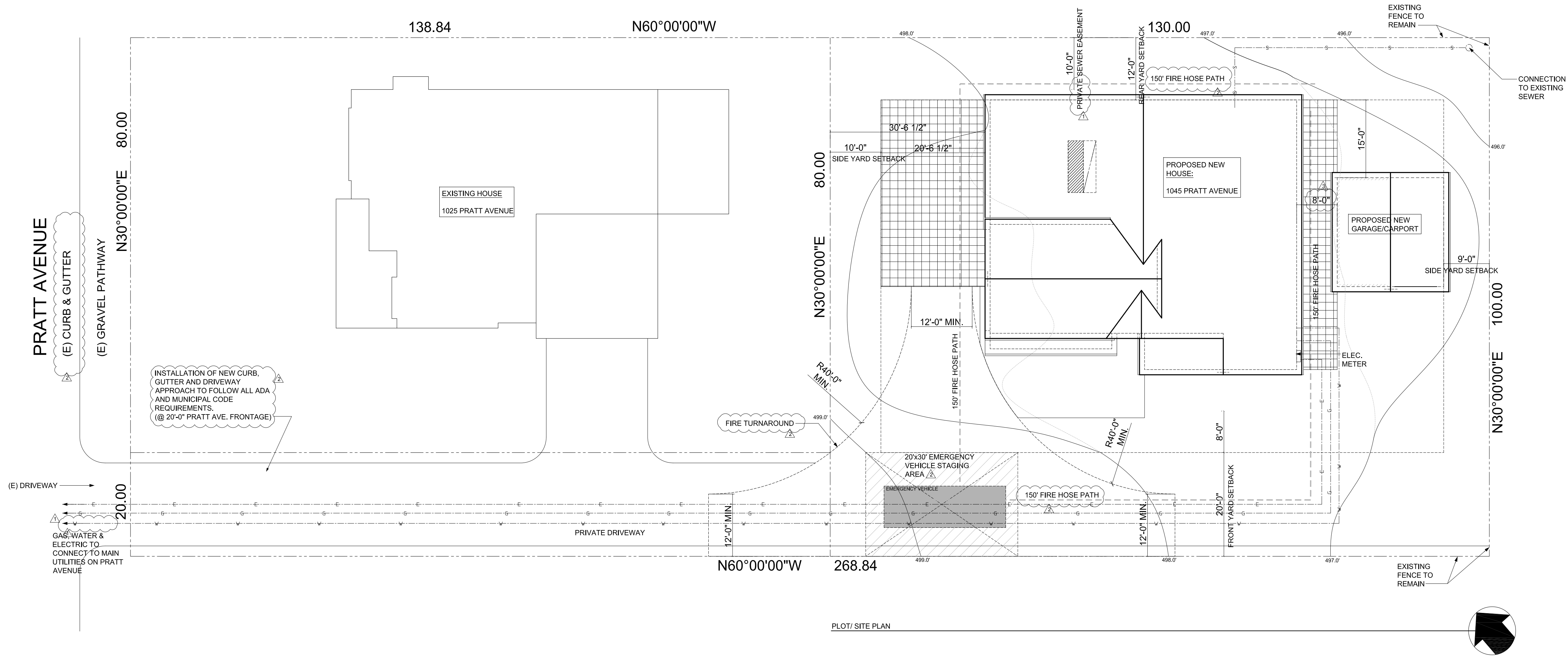
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DATE ISSUED
08/21/2017

SCALE
1/8" = 1'-0"

SHEET
ELEVATIONS

A.2



REVISIONS

1	CITY COMMENTS	09/06/16
2	CITY COMMENTS	04/02/17
3	CITY COMMENTS	07/24/17

NEW RESIDENCE - NAPA
1045 PRATT AVENUE
ST. HELENA, CA

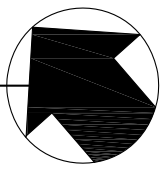
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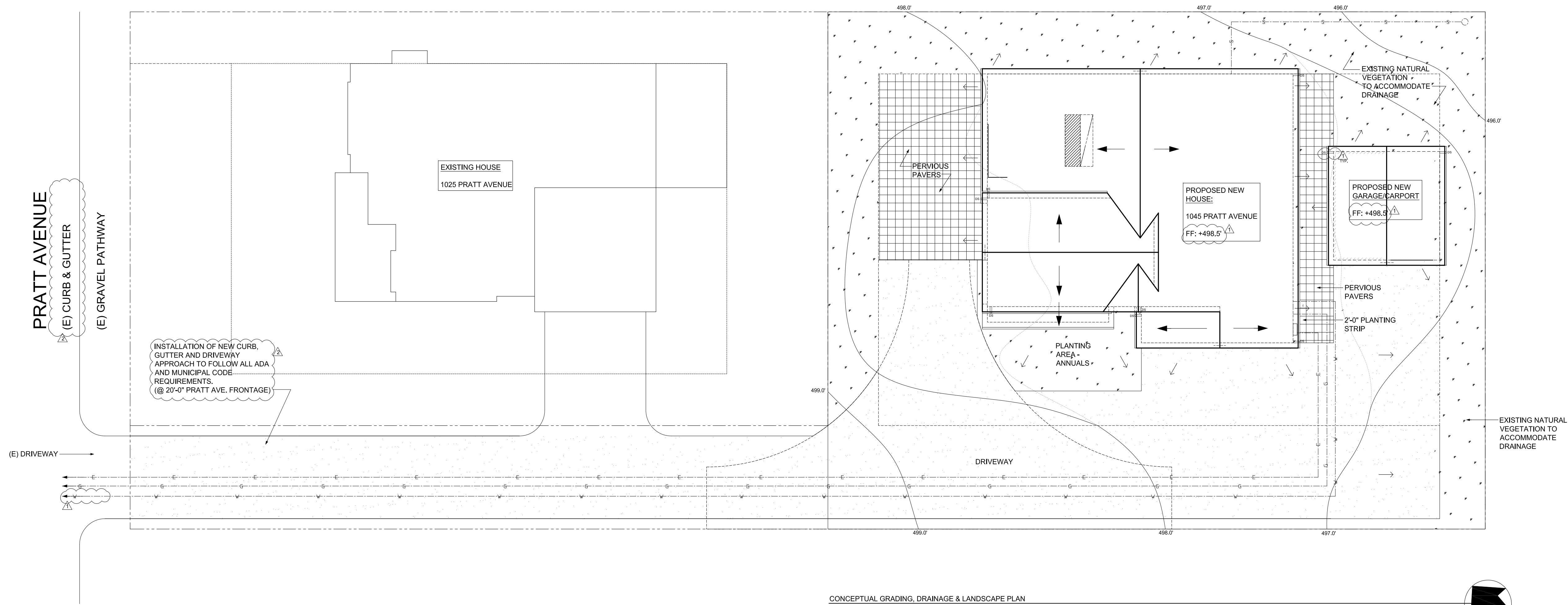
DATE ISSUED
08/21/2017

SCALE
1" = 10'

SHEET
SITE PLAN

S.1





CONCEPTUAL GRADING, DRAINAGE & LANDSCAPE PLAN

REVISIONS		
1	CITY COMMENTS	09/06/16
2	CITY COMMENTS	04/02/17
3	CITY COMMENTS	07/24/17

NEW RESIDENCE - NAPA
1045 PRATT AVENUE
ST. HELENA, CA

DRAWN BY
L JESSUP-MOSU

DATE ISSUED
08/21/2017

SCALE
1" = 10'

SHEET
GRADING &
DRAINAGE

S.2



REVISIONS		
1	CITY COMMENTS	09/06/16
2	CITY COMMENTS	04/02/17
3	CITY COMMENTS	07/24/17

NEW RESIDENCE - NAPA
1045 PRATT AVENUE
ST. HELENA, CA

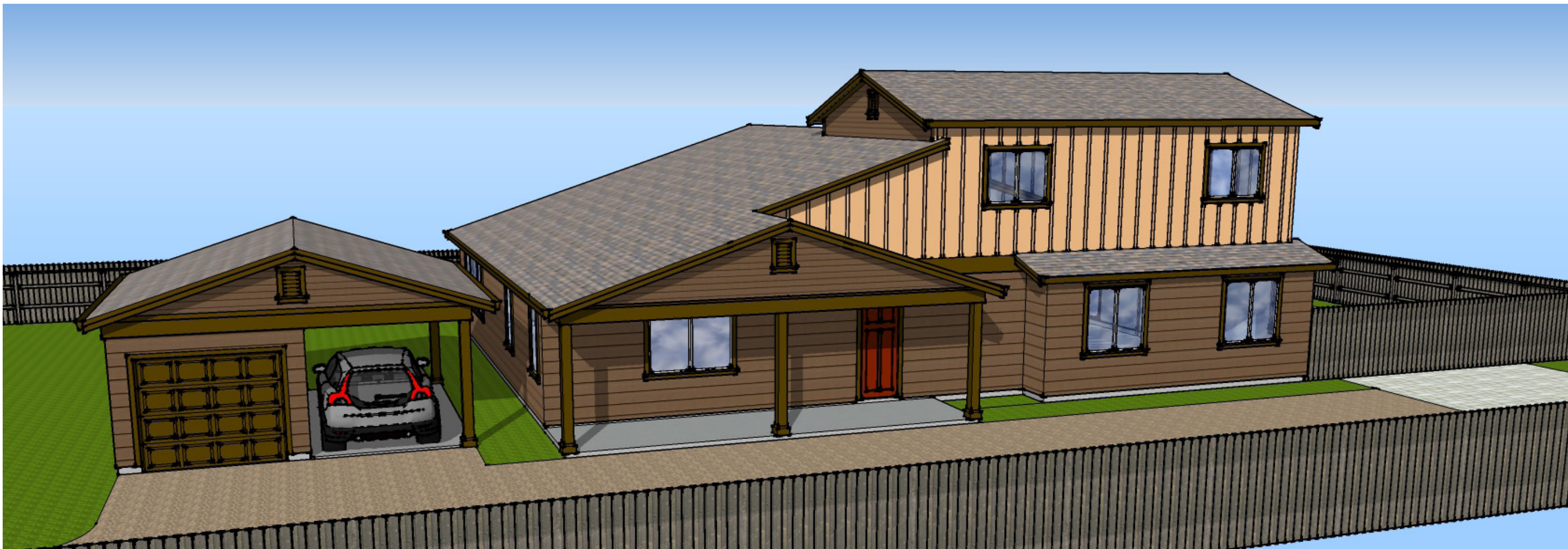
DRAWN BY
L JESSUP-MOSU

DATE ISSUED
08/21/2017

SCALE
NO SCALE

SHEET
SITE PHOTOS

P.1



REVISIONS

1	CITY COMMENTS	09/06/16
2	CITY COMMENTS	04/02/17
3	CITY COMMENTS	07/24/17

NEW RESIDENCE - NAPA
1045 PRATT AVENUE
ST. HELENA, CA

DRAWN BY
L JESSUP-MOSU

DATE ISSUED
08/21/2017

SCALE
NO SCALE

SHEET
3D IMAGES

P.2



PLANNING COMMISSION REPORT

Planning Commission Meeting of August 15, 2017

AGENDA SECTION: Public Hearing

FILE NUMBER: PL16-055

SUBJECT: Request for Design Review Approval to construct a two-story single family residence on the vacant flag lot at 1045 Pratt Avenue in northeast St. Helena and in the Medium Density Residential Zoning District.

PREPARED BY: Lilly Bianco, Contract Planner

REVIEWED BY: Noah Housh, Planning & Community Improvement Director

APPROVED BY: Noah Housh, Planning & Community Improvement Director

APPLICATION FILED: 07/21/16

ACCEPTED AS COMPLETE: 07/17/17

LOCATION OF PROPERTY: 1045 Pratt Avenue

APN: 009-124-024

GENERAL PLAN/ZONING: Medium Density Residential: MDR

APPLICANT: Mark Andrade

BACKGROUND

The subject property is a vacant flag lot of approximately 15,777 square feet and located directly behind 1025 Pratt Avenue. The lot is accessed via a 20' wide permanent easement over 1025 Pratt Avenue.

In 2002 and per Resolution 2002-120, the St. Helena City Council approved a tentative subdivision map, use permit, design review and demolition for 1025 Pratt, which also included the creation of a flag lot at the subject property, 1045 Pratt (referenced therein as Lot #2). In 2003 the City Council approved the Final map per Resolution 2003-161. The Approval (2002-120) authorized the creation of a flag lot at 1025 Pratt on the

condition that, “construction on Lot #2 (i.e. 1045 Pratt) *shall generally be in compliance* with the following:

1. The maximum non-exempt floor area allowed on Lot #2 is 3,632 square feet. The maximum height of the structure shall be twenty-two (22) feet. A total of three (3) covered parking spaces shall be constructed, consistent with Exhibit B, dated 08/06/02.
2. The required yards shall be at least:
 - Front: 25' along north property line
 - Rear: 21' along south property line
 - Side: (east) 12' , (west) 13'

PROJECT DESCRIPTION

Applicant, Mark Andrade, is requesting Design Review Approval to construct a two-story single family residence on the vacant flag lot at 1045 Pratt Avenue in northeast St. Helena. The proposed residence would feature four (4) bedrooms, four-and-a-half (4.5) baths and loft which would comprise a total square footage of 3,423 square feet of living area. Additional components include a 231 sf garage, 210sf carport, and 203 sf porch. The floor area ratio (F.A.R) amounts to 0.232 (accounting for the porch and garage exemptions). The maximum height as measured at the peak of the roof would be approximately 21'10".

The residence would be a two story, asymmetrical residence with attached garage and carport. The residence would feature cementitious (Hardie plank) shiplap and board and batten siding, composition shingle roof and would be punctuated by metal clad wood windows. A small covered porch would be located at the property's entrance with wrapped wood supports.

ANALYSIS

GENERAL PLAN/ZONING

The property has a General Plan and Zoning designation of Medium Density Residential (MR). This district provides for single-family detached homes, accessory dwelling units and other compatible uses.

As part of the tentative and final map approval, the main residence would exhibit a north setback of 39', south setback of 30'6"1'2", east setback of 20' and west setback of 29" which exceed the setbacks required by the Map and zoning district. The detached garage would, however, be located within the north yard setback and would exhibit a setback from the property line of 10 feet, which would meet the zoning code requirements, but deviate somewhat from the original flat log approval. In addition, the residence would feature a maximum height of 21' 10" which is consistent with the 22' height limited imposed on the project under Resolution 2002-120.

In accordance with Municipal Code Section 17.40.070 , a 15,776.8 square foot parcelis allowed a maximum F.A.R. of .0.25 for a maximum square footage of 3,944 square feet

(excluding F.A.R. exemption of 200-sf of garage space and of porch area). As detailed below, the proposed project consists of 3,664 square feet of non-exempt living area, which is within the allowed maximum floor area of 3,944 that would be allowed under the Code, as well as be in general conformance with the the max floor area conditioned on the lot per Reso 2002-120.

PROPOSED FLOOR AREA:

RESIDENCE – 1st Floor	2790 SF
RESIDENCE – 2nd Floor	633 SF
GARAGE	231 SF
CARPORT	210 SF
PORCH (EXEMPT)	
COVERED PARKING EXEMPTION	-200 SF
TOTAL	3,664 SF

FLOOR AREA RATIO:

3,664 sf / 15,776.8 sf = .232

As proposed, the residence meets all development criteria including height, setback, and floor area criteria prescribed by Chapter 17.40 and as described above. Similarly, the project is in general conformance with the setbacks and maximum height imposed on the lot under Resolution 2002-120. Accordingly, the project is consistent with all applicable zoning provisions prescribed by the Code and applicable Conditions imposed by prior approvals.

GROWTH MANAGEMENT

The City of St. Helena has a Residential Growth Management System (GMS) that limits the number of residential building permits that can be issued each year (Municipal Code Chapter 17.152). The stated purpose of the GMS is to regulate the residential growth of the City to approximately 2% per year, while providing for both market rate and affordable housing. The GMS applies to market rate housing with exemptions for other types of development including non-residential development (e.g. hotels), replacement or relocated housing, additions, guest cottages, second units and affordable housing.

According to the GMS, no more than nine (9) building permits for market rate housing may be issued each year. As of the drafting of the Staff Report, 5 new market rate homes have been approved for the year 2017 (632 McCorkle (4 permits anticipated) and 1401 Allyn (1 permit anticipated) however; no building permits have yet been issued. A condition of approval has been included requiring that this project comply with all housing allocation requirements at the time building permits are issued.

WATER

In August 2015 and pursuant to Ordinance 2015-5 the City of St. Helena established mandatory water efficiency measures for new construction, and adopted water demand

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

Given that the project meets the definition of “new development,” the project is required to provide off-site retrofits to offset projected future water use. The applicant has provided a water neutrality analysis (Attachment 5) demonstrating no net increase in water consumption from the project after required off-site retrofits. Per condition of Approval, the applicant will be required to perform the appropriate number of retrofits prior to issuance of building permit.

PARKING

Municipal Code Section 17.124 “Parking and Loading Requirements”, requires that residential uses provide two parking spaces for the main dwelling unit, one of which shall be contained within a garage or carport. The proposed project includes a single car garage, a carport, and 4 uncovered spaces. Accordingly, the project satisfies all parking requirements prescribed by the Zoning Code. Note that under Resolution 2002-120, construction on the lot was conditioned to include a total of three (3) covered spaces. However, the applicant has requested to deviate from this and instead provide two covered parking spaces and 4 uncovered spaces, in keeping with the zoning code criteria of the Medium Density Residential District.

DESIGN REVIEW

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

The proposed residence would be located on a flag lot located off of Pratt Avenue and directly behind 1025 Pratt Avenue. As such, the proposed residence would be largely obscured from view. The design is contemporary and features an asymmetrical, two-story residence, with detached garage and carport. The residence would be clad in a mixture of siding materials that include hardie plank shiplap (first story) and board and batten (second story) siding. The residence would be punctuated with metal clad wood windows and would feature an irregular, composition shingle roof. A small entry porch would be located at the residence’s entrance. Proposed landscaping includes grapevines, and annuals. Hardscape would include pavers.

1. Consistency and compatibility with applicable elements of the general plan;
The proposed project is consistent with General Plan policies e2.6.1, 2.6.4 and 4.3.25 in that it proposes development on vacant flag lot in a logical and orderly manner and which will serve to utilize existing land within the ULL.
2. Compatibility of design with the immediate environment of the site;
The proposed residence is located on an existing flag lot. It has been oriented to logically facilitate ingress/egress. Privacy of neighboring properties, particularly that located to the rear of the flag lot, are addressed through appropriate window placement on the second story so as to minimize sight lines from the upper stories to neighboring yards. By providing for greater setbacks and placing windows to enhance privacy, the project appears to be compatible with the immediate environment of the site.
3. Relationship of the design to the site;
As stated above, the configuration appears to be logical and facilitates efficient and safe ingress and egress.
4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
The subject property is not identified as being in an area with 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 subject property is within the MDR Zoning District and surrounded by like uses. Therefore, there are no concerns about the transition in scale or character between different designated land uses.
6. Compatibility with future construction both on and off the site;
The project is residential in character and is expected to be compatible with future construction on and off site.
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 typical to residential construction and appropriate the function and nature of the project.
8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;
The layout of the flag lot and configuration of the residence, parking, and landscaped areas appear to be logical and provide for an internal sense of order.

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

As conditioned, the project will exhibit an appropriate amount of open space and landscaping to serve the residential use.

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 provision of covered and uncovered parking, as well as landscaped areas appears sufficient to serve the residential land use.

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

The driveway providing access to the flag lot would be designed and constructed in accordance with St. Helena standards for Access roads and therefore is expected to provide safe and convenient access.

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

The existing flag lot does not support and significant natural features.

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 design and materials are typical to residential construction and appropriate the function and nature of the project and compatible with surrounding residential development.

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 subject property is not located in an area identified 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.

Proposed landscaping is minimal in an effort to promote water savings. However, given the residential function and to soften the appearance of the proposed structure and hardscape, the project will be subject to condition of approval requiring at a minimum the inclusion of porous pavers and at least three 15 gallon trees to soften and shade the lot.

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;

All landscaping proposed and/or required per condition of approval would be adaptable to the site and appropriate for the climate of St. Helena.

17. Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials.

The project would be subject to Title 24 energy requirements and all landscaping would be drought tolerant to limit water use. As such, the project would help further sustainability goals and climate protection.

CORRESPONDENCE

A comment was received prior to publicly noticing the project and which cited concerns related to (1) privacy and (2) noise. The side yard of the proposed residence would be situated adjacent to the back yard of 1816 Crinella, which is a one story residence such that the second story windows would look down into the backyard of 1816 Crinella.

The commentor also noted that the outdoor living area would be directly adjacent to the rear yard fence of 1816 Crinella. And last, the commenter noted that 1025 Pratt is a vacation rental and has had noise and disturbance issues in the past, and there is a concern that the introduction of the proposed residence may further exacerbate these issues.

ISSUES

The concern over neighbor privacy was identified to the project applicant whom has re-designed the proposed orientation of the windows to minimize the visibility toward the adjacent property. From the staff perspective, this concern will be remedied by the revised the window placement to limit site lines from the second story and reduce visibility into the neighboring yard.

Regarding the noise concern, the applicant has not requested that the proposed residence be a vacation rental and there is no reason to believe that there would be noise impacts above and beyond those typically exhibited by residential land uses. The parcel was intended for a single family residential land use and was legally created, meeting or exceeding all subdivision and zoning code criteria governing such uses. Further, single family residential land uses are not associated with significant noise creation and therefore this is not seen as a significant concern.

STAFF RECOMMENDATION

The Planning and Community Development Department recommends that the City of St. Helena Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA, pursuant to Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.
2. Accept the required findings and approve design review, as conditioned, for the proposed two-story, single-family residence on the vacant flag lot located at 1045 Pratt Avenue.

ATTACHMENTS

[1045 Pratt ATTCH 1. Resolution](#)

[1045 Pratt ATTCH 2. APN Map](#)

[1045 Pratt ATTCH 3. Aerial View](#)

[1045 Pratt ATTCH 4. Project Plans](#)

[1045 Pratt ATTCH 5. Water Neutrality analysis](#)

[1045 Pratt ATTCH 6. Resolution 2002-120 and Exhibits](#)

[1045 Pratt ATTCH 7. Resolution 2003-161](#)

[1045 Pratt ATTCH 8. Public Comment](#)

**DESIGN REVIEW NO. PL15-070
CITY OF ST. HELENA, STATE OF CALIFORNIA
GRANTED TO 1045 Pratt Avenue**

PROPERTY OWNER: Mark Andrade

APN: 009-142-024

Recitals

1. The applicant requests Design Review approval to construct a new, two-story, single-family residence with attached garage on the vacant flag lot located at 1045 Pratt Avenue in the MR: Medium Density Residential district.
2. The Planning Commission of the City of St. Helena, State of California, held a noticed public hearing on August 15, 2017.

Resolution

- A. The Planning Commission hereby finds that the project is exempt from CEQA pursuant to Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.
- B. The Planning Commission determines the project is in compliance with the following Design Review criteria of Municipal Code Section 17.164.030. The proposed residence would be located on a flag lot located off of Pratt Avenue and directly behind 1025 Pratt Avenue. As such, the proposed residence would be largely obscured from view. The design is contemporary and features an asymmetrical, two-story residence, with detached garage and carport. The residence would be clad in a mixture of siding materials that include hardie plank shiplap (first story) and board and batten (second story) siding. The residence would be punctuated with metal clad wood windows and would feature an irregular, composition shingle roof. A small entry porch would be located at the residence's entrance. Proposed landscaping includes grapevines, and annuals. Hardscape would include pervious pavers.
 1. Consistency and compatibility with applicable elements of the general plan;
The proposed project is consistent with General Plan policies 2.6.1, 2.6.4 and 4.3.25 in that it proposes development on vacant flag lot in a logical and orderly manner and which will serve to utilize existing land within the ULL.
 2. Compatibility of design with the immediate environment of the site;
The proposed residence is located on an existing flag lot. It has been oriented to logically facilitate ingress/egress. Privacy of neighboring properties, particularly those located to the rear of the flag lot, would be addressed through appropriate window placement on the second story so as to minimize sight lines from the upper stories to neighboring yards. By providing for greater setbacks and placing windows to enhance privacy, the project appears to be compatible with the immediate environment of the site.
 3. Relationship of the design to the site;

1045 Pratt Avenue
Design Review Conditions
August 15, 2017

As stated above, the configuration appears to be logical and facilitates efficient and safe ingress and egress.

4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
The subject property is not identified as being in an area with 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 subject property is within the MDR Zoning District and surrounded by like uses. Therefore, there are no concerns about the transition in scale or character between different designated land uses.
6. Compatibility with future construction both on and off the site;
The project is residential in character and is expected to be compatible with future construction on and off site.
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 typical to residential construction and appropriate the function and nature of the project.
8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;
The layout of the flag lot and configuration of the residence, parking, and landscaped areas appear to be logical and provide for an internal sense of order.
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
As conditioned, the project would exhibit an amount of open space and landscaping to serve the residential use.
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 provision of covered and uncovered parking, as well as landscaped areas appears sufficient to serve the residential land use.
11. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
The driveway providing access to the flag lot would be designed and constructed in accordance with St. Helena standards for Access roads and therefore is expected to provide safe and convenient access.
12. Whether natural features are appropriately preserved and integrated with the project;

The existing flag lot does not support and significant natural features.

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 design and materials are typical to residential construction and appropriate the function and nature of the project and compatible with surrounding residential development.

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 subject property is not located in an area identified 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.

Proposed landscaping is minimal in an effort to promote water savings. However, given the residential function and to soften the appearance of the proposed structure and hardscape, the project will be subject to condition of approval requiring a greater level of landscaping, including porous pavers and trees.

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;

All landscaping proposed and/or required per condition of approval would be adaptable to the site and appropriate for the climate of St. Helena.

17. Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials.

The project would be subject to Title 24 energy requirements and all landscaping would be drought tolerant to limit water use. As such, the project would help further sustainability goals and climate protection.

Planning Department Conditions of Approval

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

1. The design review shall be vested within one (1) year from the date of final action. A building permit for the project allowed under this approval shall have been obtained

within one (1) year from the effective date of this action or the approval shall expire, provided however that the approval may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals. Any request for an extension of this approval shall be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.

2. The approvals shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.
3. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.
4. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
5. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
6. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
7. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with the Building Official, Fire Inspector and or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.
8. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on August 15, 2017, except as modified herein.
9. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.
10. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following

1045 Pratt Avenue
Design Review Conditions
August 15, 2017

reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The City Engineer must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

11. The project shall comply with all housing allocation requirements per the City's Growth Management System at the time building permits are issued.
12. Landscape pavers shall be porous pavers to minimize the appearance of a heavily paved area and facilitate stormwater percolation.
13. Prior to issuance of building permit, applicant shall provide a landscape plan detailing the planting of three or more trees of at least 15 gallon size and of a species that 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. All required trees shall be planted by issuance of Certificate of Occupancy.

Public Works Department Conditions of Approval

14. Approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with, the most current version at the time of improvement plan submittal, Caltrans Standards and Specifications, the City of St. Helena Municipal Code, the St. Helena Water and Sewer Standards, the St. Helena Street, Storm Drain and Sidewalk Standards, and all current federal, state and county codes governing such improvements.
15. For any improvements outside the existing building envelope, a grading and drainage plan showing topographic data, all easements, infrastructure onsite and directly adjoining, and an erosion control plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit. If the project entails more than 50 cubic yards of soil disturbance, 10,000 square feet of disturbance area, a cut or fill of 3 feet or more, or alteration of any drainage pattern, a grading permit shall be required.
16. Drainage needs to be routed to prevent inundation of neighboring properties. Grading and/or site improvement plans shall show how 2-year and 10-year storm flows shall be infiltrated on site and/or diverted at the property lines to prevent inundation of neighboring properties.
17. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.

1045 Pratt Avenue
Design Review Conditions
August 15, 2017

18. Provide details of any and all proposed fencing, walls, and/or gates 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 property shall be connected to the City of St. Helena municipal water system and installed per City of St. Helena standards.
22. The applicant shall incorporate water conservation practices into the proposed project and per the approved Water Usage Calculations. Any and all non-conforming appliances and plumbing fixtures shall be removed from the premises. The water analysis shall be replicated on the building plans prior to building permit approval. Off-site retrofits are required, as determined by the Director of Public Works. All off-site retrofits shall be completed and provided to the City prior to building occupancy of any building.
23. If the project includes 500 square feet or more of new landscaping and/or 2,500 square feet or more of rehabilitated landscape, the proposed landscaping shall comply with the State's Model Water Efficient Landscape Ordinance (MWELO).
24. The applicant shall apply for annexation to the St. Helena Municipal Sewer District No. 1 prior to issuance of a Building Permit. The application shall be completed in accordance with the City of St. Helena's Sewer Annexation Procedures including all annexation, impact, connection, and sewer fees.
25. 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.
26. Construct sidewalk, curb, and gutter along the property street front per current City and ADA standards prior to Certificate of Occupancy.

27. Construct the driveway approach per current City and ADA standards prior to Certificate of Occupancy.
28. 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.
29. 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.
30. Existing streets being cut by new utility services will require edge grinding and an A.C. overlay per City standards, extent to be determined by the Public Works Department.
31. An encroachment permit shall be required for any work performed in the public right of way.

Building Department Conditions of Approval

32. A building permit is required for all onsite demolition, construction and/or change of occupancy.
33. 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.
34. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
35. The applicant shall provide a construction waste management plan with the building permit application.
36. 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.
37. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.

38. 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.

Fire Department Conditions of Approval

39. The Driveway shall be paved with a minimum of 12 feet with 2 feet compacted aggregate base on each side.
40. No gate shall be placed within 30 feet or less from road pavement edge.
41. Signage shall be installed at access drive frontage stipulating that emergency vehicle access be maintained.
42. The access drive shall be inspected annually by the Fire Marshal to ensure that the 20x30 foot Emergency vehicle access is maintained and appropriately signed to prohibit residential vehicle parking in areas where it could impede access

I HEREBY CERTIFY that the foregoing design review was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on August 15, 2017 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

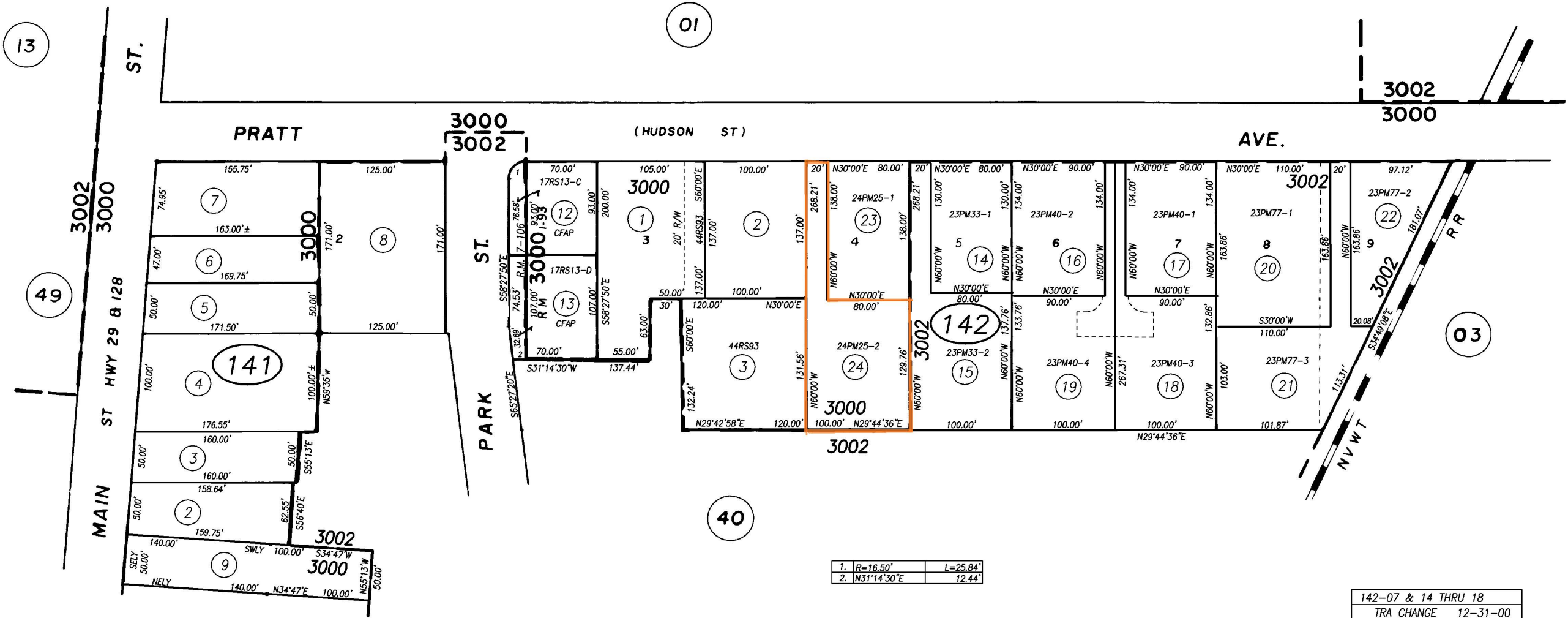
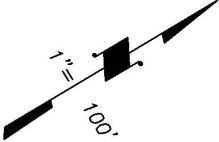
Grace Kistner
Chair, Planning Commission

Noah Housh
Planning Director

1045 Pratt Avenue
Design Review Conditions
August 15, 2017

COUNTY ASSESSOR'S PARCEL MAP
PTN. RANCHO CARNE HUMANA

Tax Area Code
3000,3002



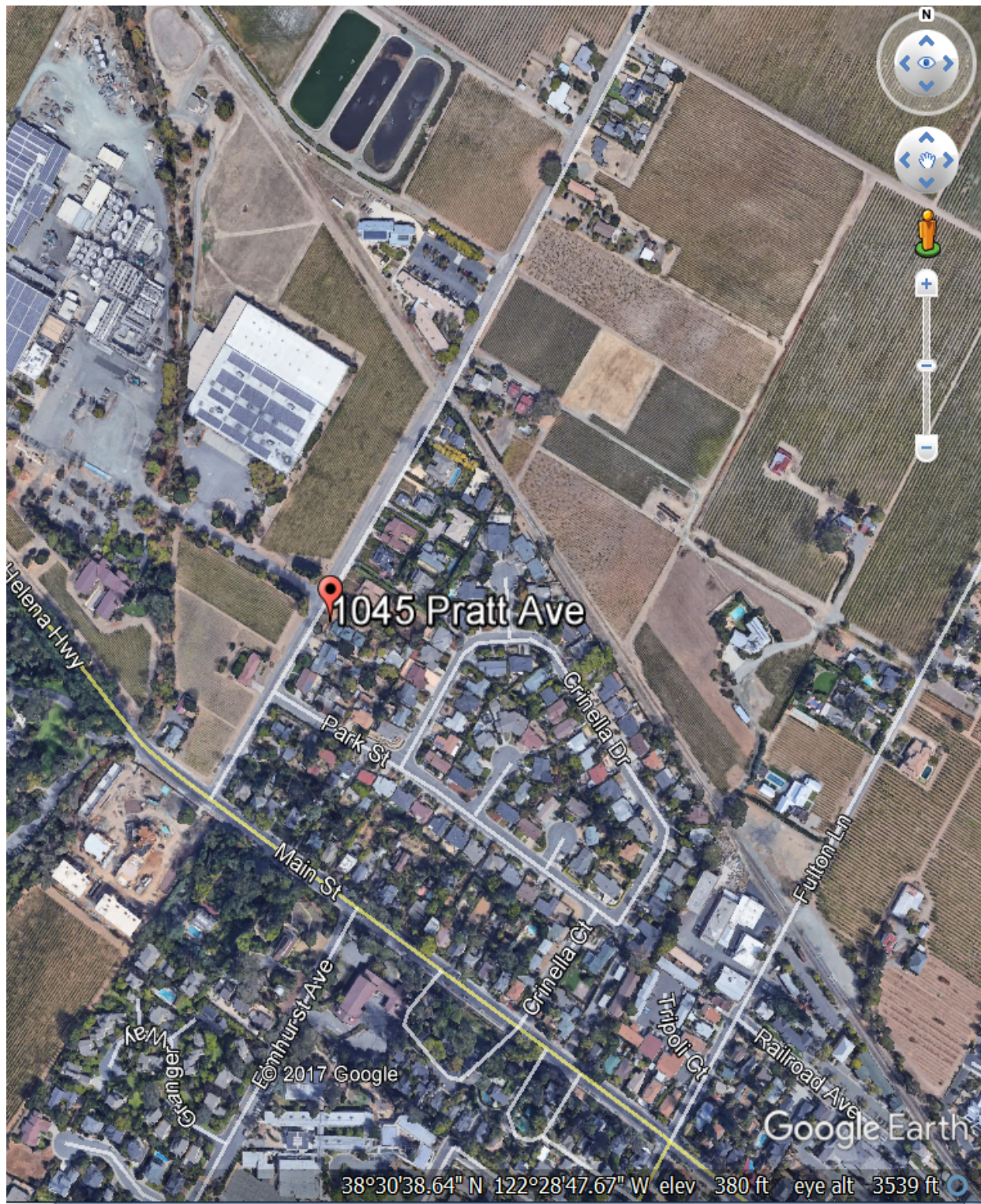
NOTE: This Map Was Prepared For
Assessment Purposes Only , No
Liability Is Assumed For The
Accuracy Of The Data Delineated
Hereon.

ELIZABETH L. HACKNEY TRACT, R.M. BK. 1, PG. 94
PTN. CRINELLA TERRACE UNIT 2, R.M. BK. 7, PG. 106

142-07 & 14 THRU 18	
TRA CHANGE	12-31-00
142-20, 21, 22 PM	8-16-02
142-23 & 24 PM	12-29-03
142-03 RS,PTN 01 RS	7-8-15
141-09 MERGER	9-28-16
REVISION	DATE

1968

9-14

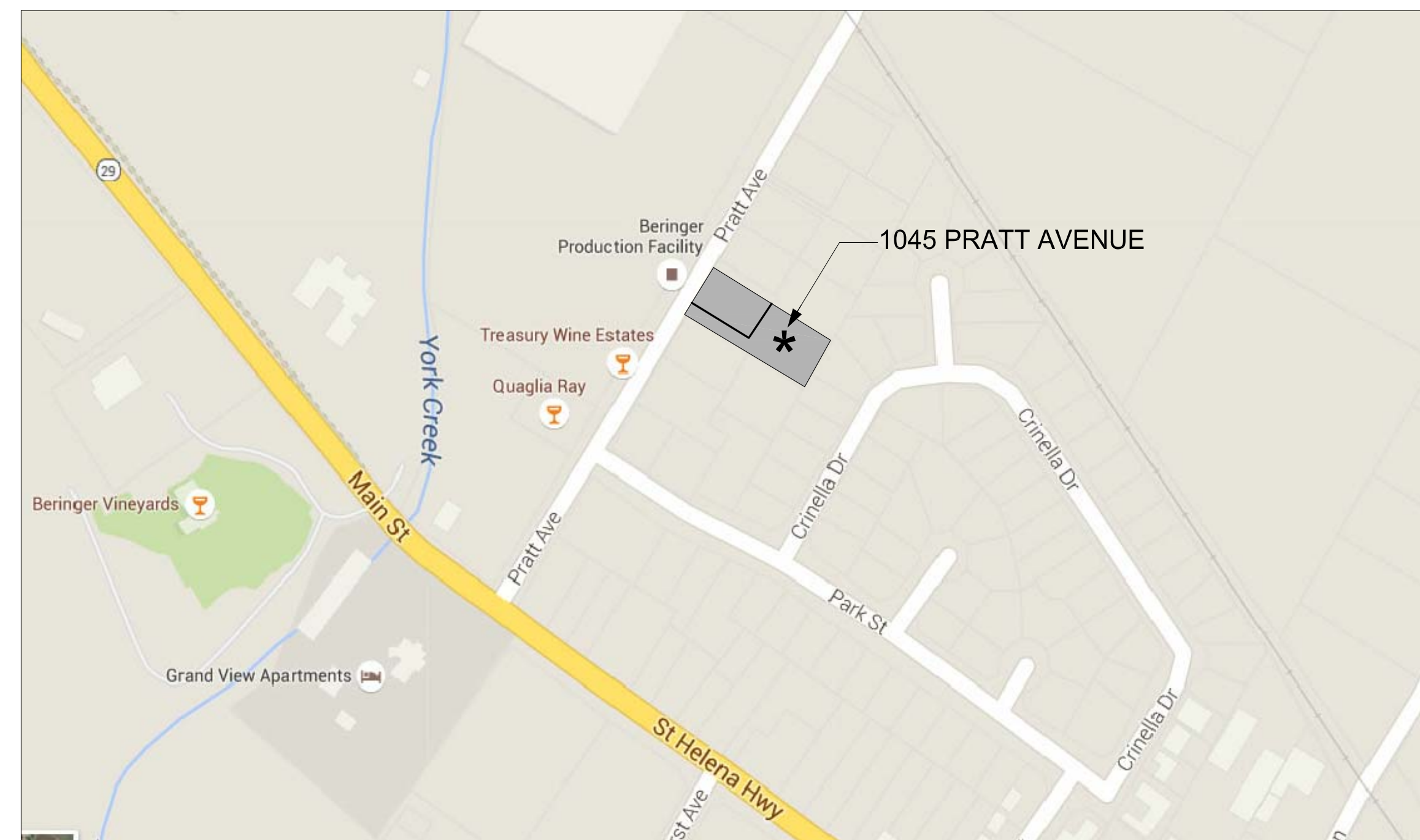


NEW RESIDENCE

1045 PRATT AVENUE

ST. HELENA, CA

VICINITY MAP:



(MAP NOT TO SCALE)

PROJECT DESCRIPTION:

NEW CONSTRUCTION - 2-STORY SINGLE FAMILY HOME
4 BEDROOMS, 4.5 BATHS, PLUS LOFT.

TOTAL HEIGHT FROM TOP OF GRADE TO TOP OF
HIGHEST RIDGE = 21'-10"

FIRE SPRINKLERS REQUIRED.

SQUARE FOOTAGE SUMMARY:
FIRST FLOOR 2,790 SF
SECOND FLOOR 633 SF
TOTAL LIVING 3,423 SF

GARAGE 231 SF
CARPORT 210 SF
PORCH 203 SF

SHEET INDEX:

CS	COVER SHEET
A.1	FLOOR PLANS & ROOF PLAN
A.2	EXTERIOR ELEVATIONS
S.1	SITE PLAN
S.2	CONCEPTUAL GRADING, DRAINAGE & LANDSCAPE PLAN
P.1	SITE PHOTOS
P.2	3D IMAGES

REVISIONS

1	CITY COMMENTS	09/06/16
2	CITY COMMENTS	04/02/17
3	CITY COMMENTS	07/24/17

NEW RESIDENCE - NAPA
1045 PRATT AVENUE
ST. HELENA, CA

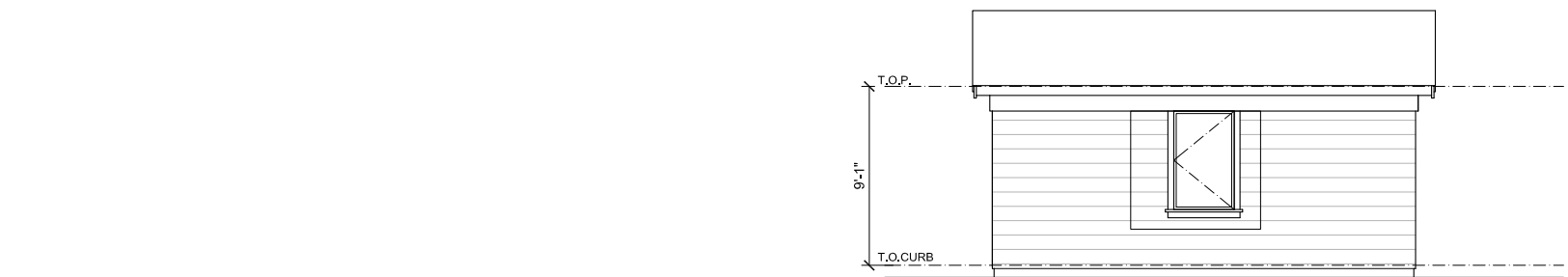
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L JESSUP-MOSU

DATE ISSUED
07/24/2017

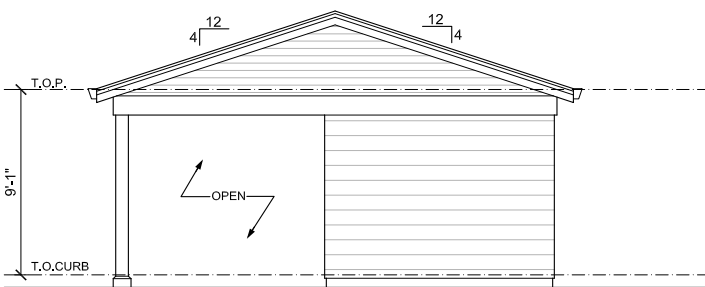
SCALE
NO SCALE

SHEET
COVER SHEET

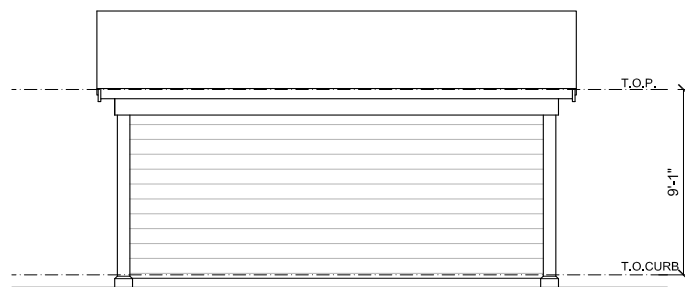
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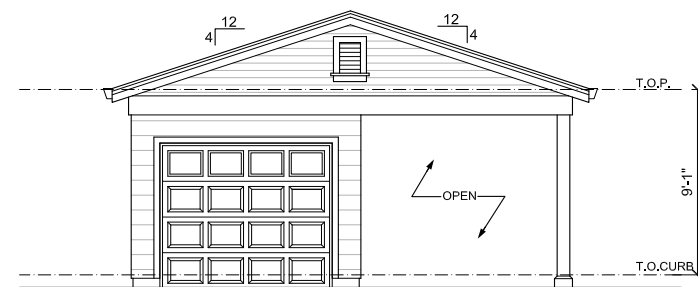
GARAGE/CARPORT NORTHWEST ELEVATION



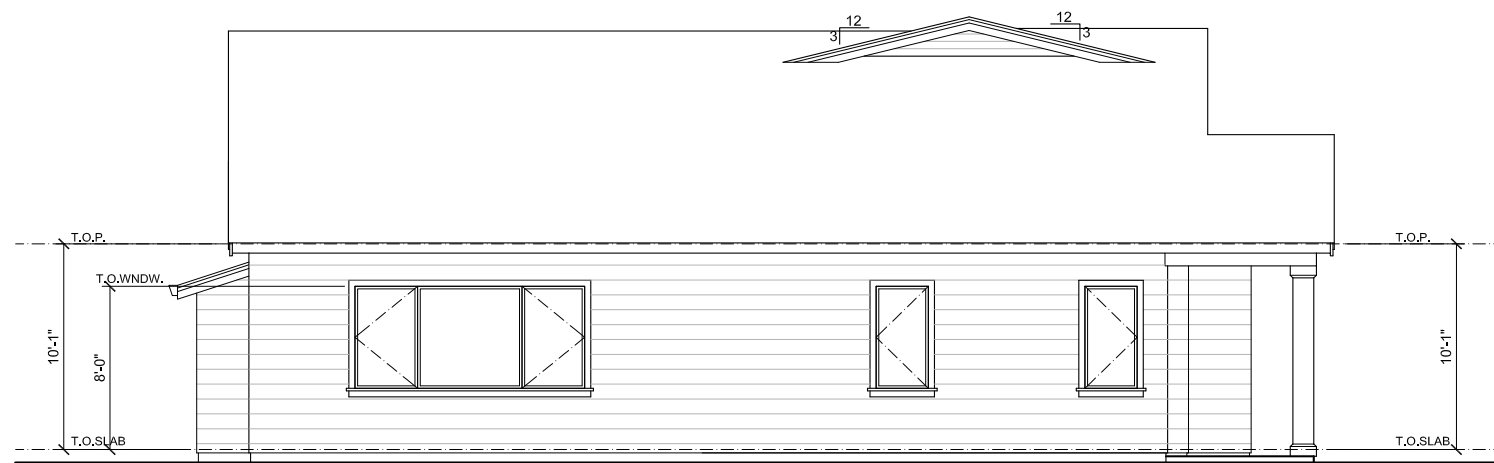
GARAGE/CARPORT NORTHEAST ELEVATION



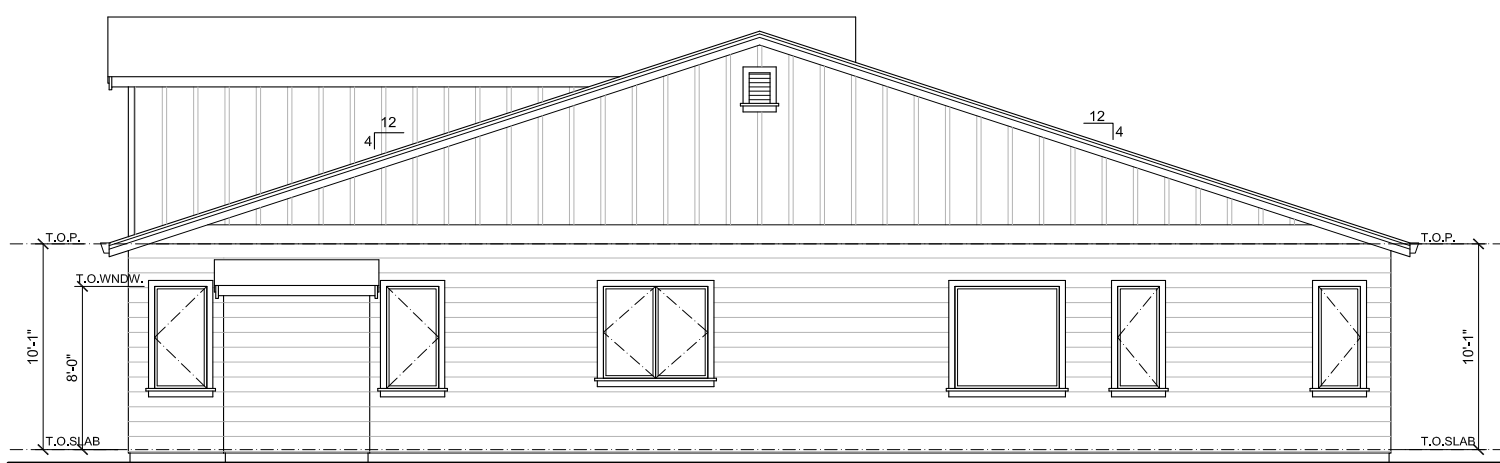
GARAGE/CARPORT SOUTHEAST ELEVATION



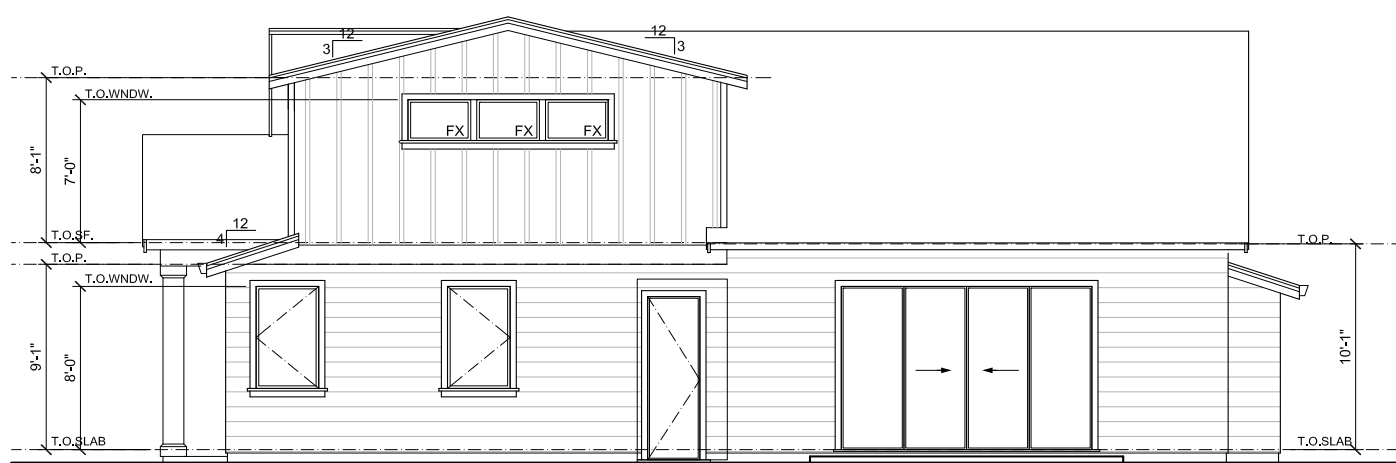
GARAGE/CARPORT SOUTHWEST ELEVATION



NORTHWEST ELEVATION



NORTHEAST ELEVATION

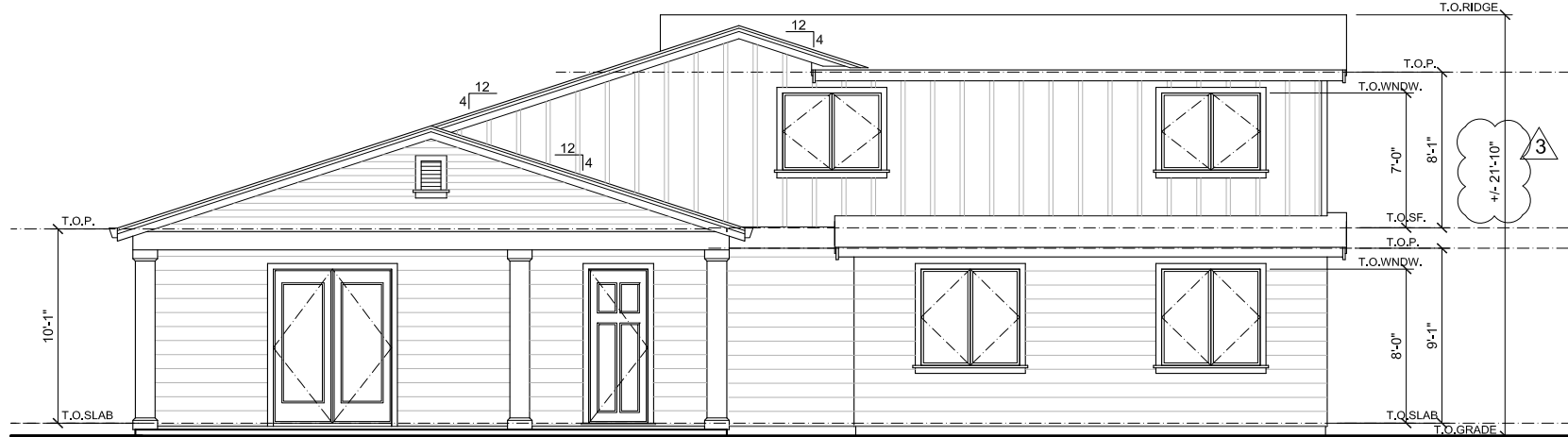


SOUTHEAST ELEVATION

RENDERED ELEVATION FOR COLOR AND MATERIAL REPRESENTATION ONLY. IMAGE DOES NOT REFLECT FINAL ARCHITECTURAL DESIGN. REFER TO BLACK AND WHITE ELEVATIONS FOR FINAL DESIGN.



SOUTHWEST ELEVATION



SOUTHWEST ELEVATION

EXTERIOR MATERIALS:

- LAP SIDING
- COMPOSITION SHINGLE ROOF
- WOOD TRIM AT WINDOWS AND DOORS
- METAL CLAD ALUMINUM WINDOWS
- WRAPPED WOOD POSTS

REVISIONS		
△	CITY COMMENTS	09/06/16
△	CITY COMMENTS	04/02/17
△	CITY COMMENTS	07/24/17

NEW RESIDENCE - NAPA
1045 PRATT AVENUE
ST. HELENA, CA

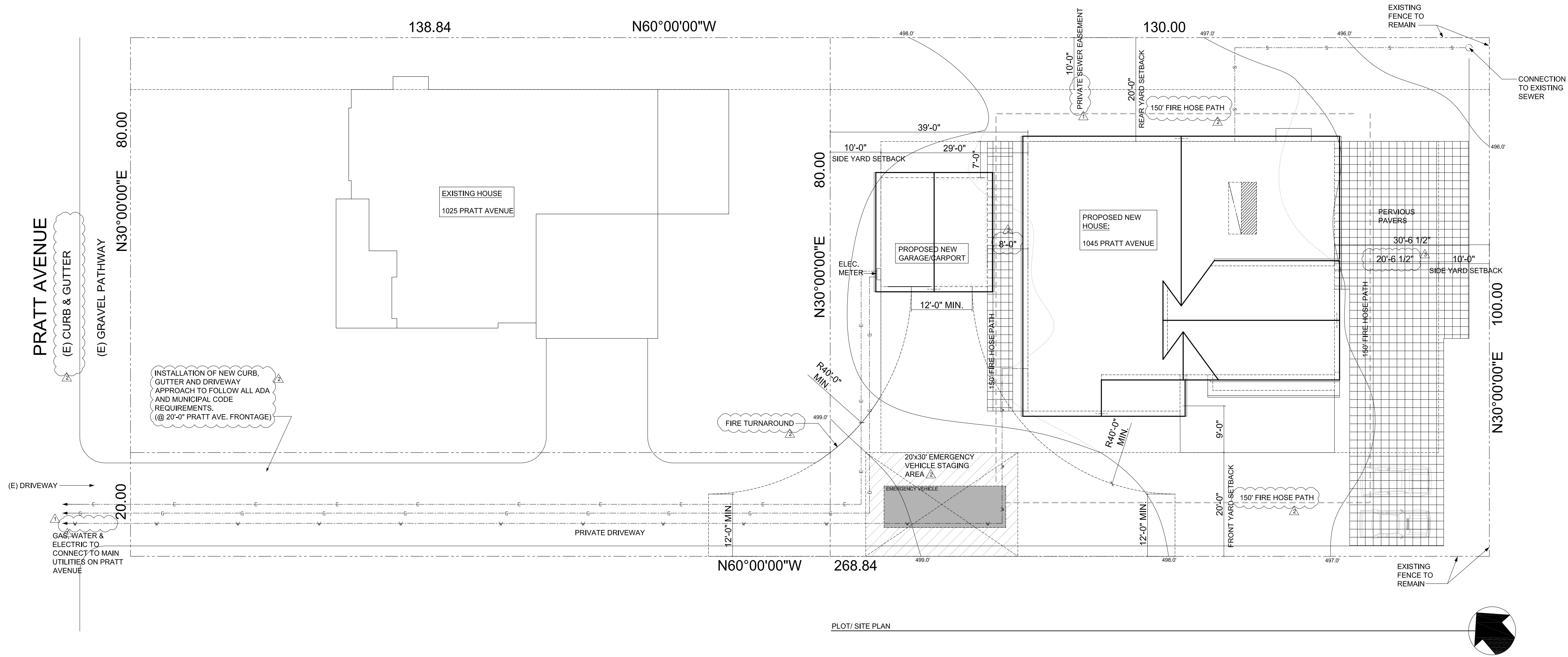
DRAWN BY
L JESSUP-MOSU

DATE ISSUED
07/24/2017

SCALE
1/8" = 1'-0"

SHEET
ELEVATIONS

A.2



REVISIONS

1	CITY COMMENTS	09/06/16
2	CITY COMMENTS	04/02/17
3	CITY COMMENTS	07/24/17

NEW RESIDENCE - NAPA
1045 PRATT AVENUE
ST. HELENA, CA

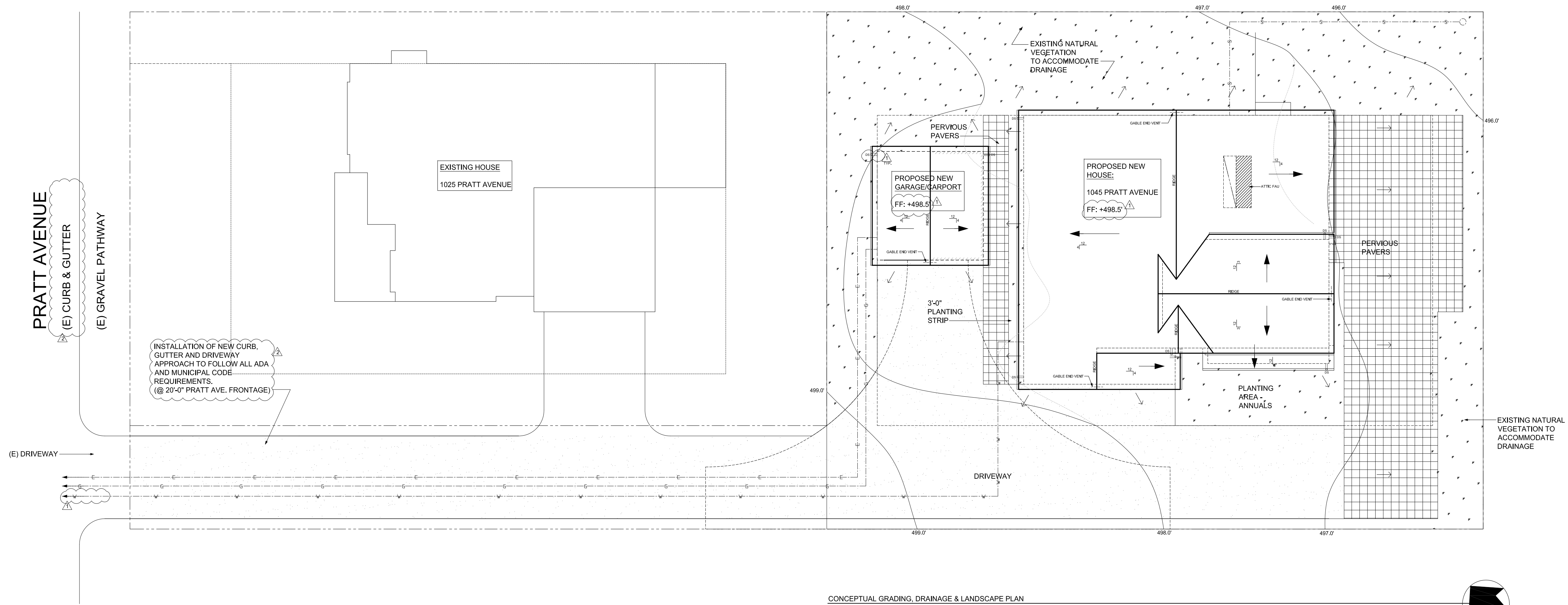
DRAWN BY
L JESSUP-MOSU

DATE ISSUED
07/24/2017

SCALE
1" = 10'

SHEET
SITE PLAN

S.1



REVISIONS		
1	CITY COMMENTS	09/06/16
2	CITY COMMENTS	04/02/17
3	CITY COMMENTS	07/24/17

NEW RESIDENCE - NAPA

1045 PRATT AVENUE
ST. HELENA, CA

DRAWN BY
L JESSUP-MOSU

DATE ISSUED
07/24/2017

SCALE
1" = 10'

SHEET
GRADING &
DRAINAGE

S.2



REVISIONS		
△	CITY COMMENTS	09/06/16
△	CITY COMMENTS	04/02/17
△	CITY COMMENTS	07/24/17

NEW RESIDENCE - NAPA
1045 PRATT AVENUE
ST. HELENA, CA

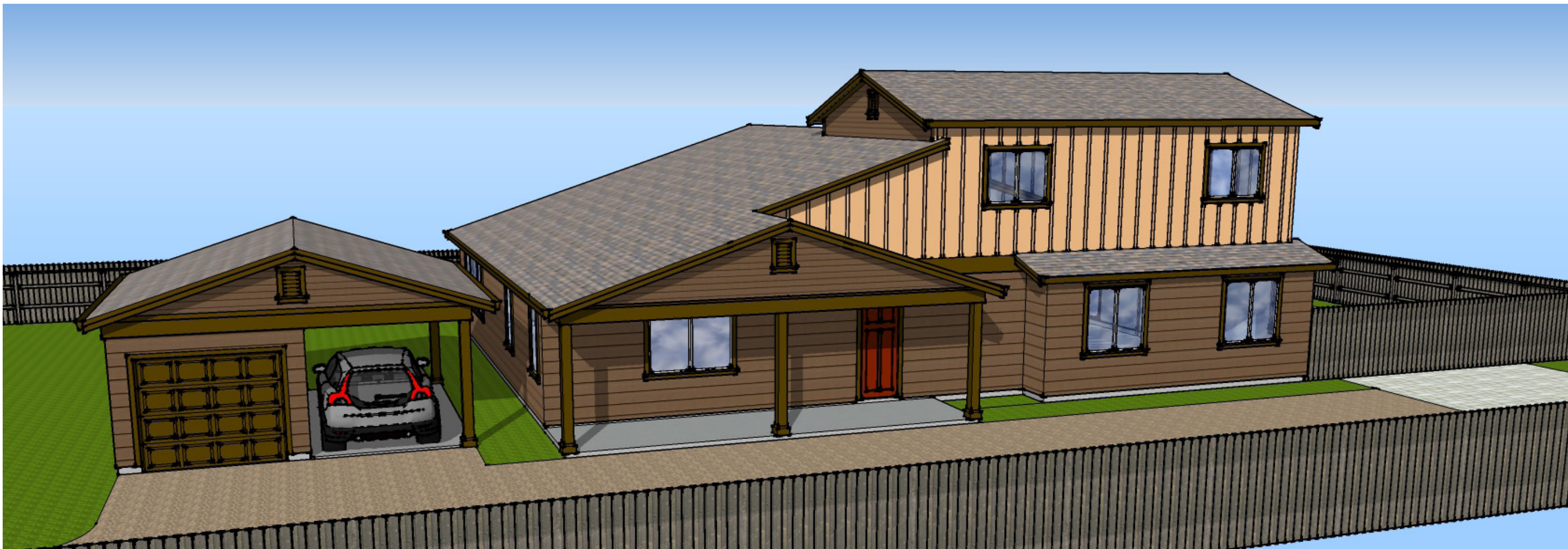
DRAWN BY
L JESSUP-MOSU

DATE ISSUED
07/24/2017

SCALE
NO SCALE

SHEET
SITE PHOTOS

P.1



REVISIONS		
1	CITY COMMENTS	09/06/16
2	CITY COMMENTS	04/02/17
3	CITY COMMENTS	07/24/17

NEW RESIDENCE - NAPA
1045 PRATT AVENUE
ST. HELENA, CA

DRAWN BY
L JESSUP-MOSU

DATE ISSUED
07/24/2017

SCALE
NO SCALE

SHEET
3D IMAGES

P.2

New Residence 1045 Pratt Rd. St Helana, Ca

Occupants

# Of Rooms	4	X	Per Bedroom	2	=	Total Occupants	8
			FLOW RATE GAL/MIN OR GAL/FLUSH	FLOW DURATION (MIN., FLUSH, LOAD ETC	DAILEY USES PER OCCUPANT	NUMBER OF OCCUPANT	GALLONS PER DAY
SHOWER HEADS	1	X	8	X	1	X	64
SINK FAUCETS	0.5	X	0.25	X	3	X	3
KITCHEN FAUCETS	0.5	X	4	X	1	X	16
TOILET	1.3	X	1	X	3	X	31.2
CLOTHES WASHER	13	X	1	X	0.37	X	38.48
DISH WASHER	4	X	1	X	0.1	X	3.2
Water usage for 1045							155.88

Residence 1025 Pratt Rd. St Helana, Ca. To be retro fitted

Occupants

# Of Rooms	4	X	Per Bedroom	2	=	Total Occupants	8
			FLOW RATE GAL/MIN OR GAL/FLUSH	FLOW DURATION (MIN., FLUSH, LOAD ETC	DAILEY USES PER OCCUPANT	NUMBER OF OCCUPANT	GALLONS PER DAY
SHOWER HEADS	2	X	8	X	1	X	128

Attachment A

SINK FAUCETS	1.5	X	0.25	X	3	X	8	X	9
KITCHEN FAUCETS	1.5	X	4	X	1	X	8	X	48
TOILET	1.6	X	1	X	3	X	8	X	38.4
CLOTHES WASHER	19.7	X	1	X	0.37	X	8	X	58.312
DISH WASHER	6.3	X	1	X	0.1	X	8	X	5.04
current usage @1025									286.752

FLOW RATE GAL/MIN OR GAL/FLUSH	RETROFIT FLOW RATE GAL/ MIN OR GAL/ FLUSH	FLOW RATE SAVINGS GAL/ MIN OR GAL/ FLUSH	FLOW DURATION (MIN.,FLUSH, LOAD ETC	DAILEY USES PER OCCUPANT	NUMBER OF OCCUPAN T	GALLONS SAVEDPER DAY
SHOWER HEADS	2	= 1	8	X	X	64
SINK FAUCETS	1.5	= 1	0.25	X	X	6
KITCHEN FAUCETS	1.5	= 1	4	X	X	32
TOILET	1.6	= 0.3	1	X	X	7.2
CLOTHES WASHER	19.7	= 6.7	1	X	X	19.832
DISH WASHER	6.3	= 2.3	1	X	X	1.84
Water savingsfrom 1025					X	130.872

John Filice 241 Kid Ranch Rd. to be used as water offset

# Of Rooms	Per Bedroom	Occupants	
		Per Bedroom	Total Occupants

3	X	2	=	6		
FLOW RATE GAL/MIN OR GAL/FLUSH	RETROFIT FLOW RATE GAL/ MIN OR GAL/ FLUSH	FLOW RATE SAVINGS GAL/ MIN OR GAL/ FLUSH	FLOW DURATION (MIN.,FLUSH, LOAD ETC	DAILEY USES PER OCCUPANT	NUMBER OF OCCUPAN T	GALLONS SAVEDPER DAY
2	1	=	1	1	6	48
SHOWER HEADS	-		8	X	X	

Water needed for 1045 155.88
water offset from 1025 130.872
balance needed for 1045 25.008
Offset from 241 Kidd Ranch 48
Net water usage -22.992

Replacement Appliances and water usage

PART #	WATER USED
DISHWASHER KitchenAid	4
KDTM354DSS	
Faucet Aerator NP10-2020-2120-0000	0.5
Delta Faucet 559LF-HGM-PP Trinsic Lavatory Single Hole	0.5
Chicago Faucet 0.5 gpm Kitchen Sink Faucet C201AGN8AE2805FAB	0.5
Washer Whirlpool WTW4850BW	13

**CITY OF ST. HELENA
CITY COUNCIL**

RESOLUTION NO. 2002-120

**APPROVING A TENTATIVE SUBDIVISION MAP, USE PERMIT, DESIGN REVIEW,
AND DEMOLITION PERMIT FOR 1025 PRATT AVENUE.**

RECITALS

A. Bill McNerney submitted a request for approval of a Tentative Subdivision Map, Use Permit, Design Review, and a Demolition Permit.

Although this project will only result in the creation of two parcels, a Tentative Subdivision Map is required rather than a Tentative Parcel Map because the applicant has already created more than four (4) parcels on contiguous properties.

The project site is located on the west side of the two other properties Mr. McNerney has subdivided on Pratt Avenue. It is 26,680 square feet (0.61 acres) and currently houses a single-family dwelling, a detached garage, a 450 square foot detached storage building, and a small metal garden shed. The property will be subdivided into two single-family residential properties that will be 11,040 square feet (Lot #1) and 15,640 square feet (Lot #2). The two parcels will share access from the panhandle portion of Lot #2, which will be a flag lot. The establishment of a flag lot requires approval of a Use Permit.

The proposal also includes a request to move the existing 1,251 square foot home and 716 square foot detached garage so that they will be located entirely within the bounds of proposed Lot #1. No changes are proposed to either building at this time, and Design Review will be required before any modifications are made in the future.

Design Review is also required for the proposed single-family residence with an attached garage and a single-car carport on the Lot #2.

Finally, a Demolition Permit is required for the demolition of a 450 square foot detached accessory building that is currently located to the rear of the property. The building is a wooden shed with a corrugated tin roof. An outdoor storage space with a shed roof has been added to the west side of this accessory building.

B. On August 6, 2002, the Planning Commission recommended that the City Council accept the required findings and approve the Tentative Subdivision Map, Use Permit, Design Review, and Demolition Permit as described in the application for the property at 1025 Pratt Avenue.

C. The City Council considered this application at a public hearing held on August 27, 2002.

FINDINGS

A. The City Council makes the following findings to support a motion to approve a Tentative Subdivision Map:

1. Pursuant to Section 25.62 of the City of St. Helena Subdivision Ordinance and California Government Code Section 66473.5, the Planning Commission recommends that the City Council find that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, any applicable specific plan, and other applicable provisions of the Code.

The following General Plan policies support the proposed development:

Policy 2.6.4: Permit infill development and higher densities within currently developed areas wherever possible to minimize and postpone the need for expansion of the Urban Service Area.

Policy 2.6.14: Encourage a mix of housing types and price ranges to allow choice for current and future generations of St. Helenans.

Policy 2.6.15: Encourage new residential development in all density ranges that is consistent with scale and character of the older residential districts of the City, particularly the neighborhoods west of Main Street.

Policy 2.6.17: Minimize situations where new residential development will block public view of surrounding vineyards.

Policy 2.6.18: Minimize large lot development (one dwelling unit per acre or less) except where this scale of development would not threaten retention of vineyards, inefficiently utilize land, or physically separate the community from the surrounding vineyards.

The development proposed for this project is consistent with all applicable development regulations for properties within the MR: Medium Density Residential district, including the development standards for flag lots. The project site is not in a specific plan area.

2. The design of the subdivision shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities. (Section 25.62 of the City of St. Helena Subdivision Ordinance and California Government Code Section 66473.1).

The proposed construction will be required to comply with the Uniform Building Code Requirements and the Title 24 requirements to ensure an energy efficient development.

3. Pursuant to California Government Code Section 66412.3, the City Council has considered the effect of the action on the housing needs of the region in which it is located and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

Preservation of viable agricultural lands is a primary goal of the City of St. Helena and of the Napa Valley region. One of the most effective ways to preserve agricultural lands in the City of St. Helena is to concentrate development within the Urban Limit Line. Approval of the proposed subdivision shows support of the type of in-fill development that is necessary to effectively utilize the few vacant lots that are left within the Urban Limit Line.

B. Pursuant to Section 27.439 of the City of St. Helena Zoning Ordinance, the City Council makes the following general findings to approve a Use Permit to establish Lot #2 as a flag lot:

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

The residential use associated with the proposed subdivision will only generate odors, fumes, dust, light, glare or refuse that are consistent with single-family residential use and are similar to those generated by surrounding properties. This level of impact is not considered to be injurious to the surrounding uses or to the community. One condition of approval shall require that the developer to implement a dust suppression plan during the construction to reduce the amount of dust or particulate matter entering the air basin. Another will require that any exterior lighting be shielded and directed so that it will not negatively impact the neighboring residences.

2. That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses.

Section 8.3 of the General Plan states that, "The ambient noise environment over much of the City of St. Helena can be characterized as quiet and largely unaffected by man-made sources of noise. The major source of noise in the community is traffic noise. In areas near the primary transportation arteries, such as Main Street, the ambient noise environment is largely determined by motor vehicle traffic... The future noise environment in St. Helena is projected to experience little change from 1991 conditions. The increases in traffic (from 1991 levels to those expected in 2010) would generally result in increases in noise levels of less than one or two dBA... Typically, a change in noise levels of less than 3dBA is not discernible to the general population." Based on this analysis, staff believes that the additional noise generated by the proposed project would not adversely affect the health, safety, or welfare of neighboring properties or uses.

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

Based on the analysis noted above, staff believes that the additional traffic noise generated by the proposed project would not exceed the "normally acceptable" range identified in the General Plan.

4. That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.

The proposed residences will be connected to the municipal water supply system, which has sufficient capacity to support one additional residential unit.

The residences will be connected to the municipal sewer main in Voelker Court. The Public Works Director has reviewed this proposal with the applicant and has indicated that this will be an acceptable design if the following conditions are included:

- The applicant shall design the replacement of the force main from the Crinella Pump Station to the sewer main in Main Street.
- The applicant shall evaluate the Crinella Pump Station and provide comment on the most feasible alternative that will meet the winter load at the Crinella Pump Station.

In addition, the developer will be contributing to any expansion of the infrastructure that might be necessary to support the proposed development through the payment of the required impact fees (Public safety, Civic improvement, Water, Sewer, Storm drain, and Traffic mitigation).

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

The proposed access to both parcels complies with current standards and has been reviewed and approved by the Fire Chief, the Fire Marshal, the Public Works Department, and the Planning Department. The 20' x 30' staging area located in front of the parking area for Lot #2 will be signed so that clearance is maintained for emergency vehicle access.

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

Construction of one additional single-family dwelling will not conflict with the City's goal of maintaining the economic viability of a local serving economy. It is reasonable to expect that the new residents will, in fact, support the local economy by patronizing local stores and paying local taxes.

7. That the proposed use would be compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located.

The project site is surrounded by single-family residential uses on the south, east, and west sides, and by the Beringer production facilities on the north side. The purpose of the MR: Medium Density Residential district is to provide for single-family detached homes, accessory dwelling units, limited agricultural uses, and compatible uses.

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

The proposed use is supported by General Plan policies 2.6.4, 2.6.14, 2.6.15, 2.6.17, and 2.6.18.

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

Based on the analysis completed for this project, it is unlikely that any part of this project will be injurious to public health, safety, or welfare.

10. That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan.

This Use Permit, which allows for the establishment of two (2) residential lots where one (1) existed before, could set a precedent for the approval of similar uses. However, the incremental effect of future in-fill development projects will not be detrimental to the City and will not conflict with the General Plan. As stated in Finding #8, the proposed development is supported by a number of General Plan policies. In addition, a Vacant Land Survey completed in July 2001 showed that there are 28 vacant parcels remaining within the Urban Limit Line which are designated for residential use. In an effort to prolong the time before the City must expand the Urban Limit Line to meet housing needs, it is imperative that the existing vacant parcels are utilized in the most effective manner possible.

11. That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long term parking needs of employees and business owners and customers is available.

On site parking is in compliance with the regulations.

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

According to the Traffic Impact Analysis completed by Crane Transportation Group for this project, the traffic generated by the new residential unit would be expected to increase peak hour traffic volumes along Pratt Avenue by approximately 0.7%, and along Main Street south of Pratt Avenue by approximately 0.07%. It is likely to add one outbound trip during the morning peak hours and one inbound trip during the evening peak hours, neither of which will create a measurable difference in the existing Level of Service at the Pratt Avenue/Main Street intersection.

D. Pursuant to Section 27.220 of the City of St. Helena Zoning Ordinance, the City Council also makes the following special findings to approve the Use Permit for establishment of a flag lot:

1. The creation of a flag lot is consistent with neighborhood character and density.

The three properties immediately adjacent to the east side of the project site have recently been subdivided into nine lots, four of which are flag lots.

2. Development upon the flag lot will not result in a significant loss of privacy for adjoining residential units.

The proposed development on the flag lots will not result in a significant loss of privacy for adjoining residential units. The residential unit on the proposed flag lots has larger than required setbacks from all property lines and is single-story, with a maximum height of 22'.

3. Development on the flag lot will not result in excessive noise, traffic and parking congestion.

The proposed development of a single-family home on each of the proposed flag lots will not result in excessive noise, traffic, or parking congestion. Normal noises associated with residential uses in a residential district are not considered significant impacts.

According to the Traffic Impact Analysis completed by Crane Transportation Group for this project, the traffic generated by the new residential unit would be expected to increase peak hour traffic volumes along Pratt Avenue by approximately 0.7%, and along Main Street south of Pratt Avenue by approximately 0.07%. It is likely to add one outbound trip during the morning peak hours and one inbound trip during the evening peak hours, neither of which will create a measurable difference in the existing Level of Service at the Pratt Avenue/Main Street intersection.

On site parking is in compliance with the regulations.

E. Pursuant to Section 27.377 of the City of St. Helena Zoning Ordinance, the City Council has considered the following factors in approving Design Review for the construction of one (1)

single-family dwelling on Lot #2 and for the relocation of an existing home and detached garage on Lot #1.

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

F. Pursuant to Section 27.379(e), the City Council makes the following findings to support a motion to approve a Demolition Permit for the demolition of two accessory structures on the project site:

1. That based on the public record and testimony presented at a public hearing, the buildings proposed for demolition are not significant architectural or historical buildings.

The building proposed for demolition is a 450 square foot detached wooden shed with a corrugated tin roof. An outdoor storage space with a shed roof has been added to the west elevation of the building. It is staff's opinion that the building is not architecturally or historically significant.

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

The building proposed for demolition does not contain any significant architectural features that might lend to the essential character of the neighborhood.

RESOLUTION

The City Council of the City of St. Helena hereby resolves as follows:

A. The proposed subdivision is exempt from the requirements of CEQA pursuant to Section 15332, Class 32 of the Guidelines; that the proposed construction is exempt pursuant to Section 15303, Class 3 of the Guidelines; and, that the proposed demolition is exempt pursuant to Section 15301, Class 1 (L.4) of the Guidelines.

B. The Tentative Subdivision Map to subdivide the property at 1025 Pratt Avenue into (2) residential lots, as described above, is approved consistent with Exhibits A and B, dated 08/06/02, and with the conditions listed below.

C. The Use Permit to establish Lot #2 as a flag lot is approved, consisted with Exhibits A and B, dated 08/06/02, and with the conditions listed below.

D. Design Review for construction of a single-family dwelling on Lot #2, and for the relocation of the existing house and detached garage on Lot #1, is approved, consistent with Exhibits A and B, dated 08/06/02, and with the conditions listed below.

E. A Demolition Permit to demolish a 450 square foot detached storage building, described above and shown in Exhibits C and D, dated 08/06/02, is approved, consistent with the conditions listed below.

1. The approval is valid for a two (2) year period ending _____. This approval may be extended for up to two (2) one-year periods, pursuant to the St. Helena Municipal Code, Section 25.65, Tentative Subdivision Map Extensions.
2. Any request for an extension of the Tentative Subdivision Map must be justified in writing and received by the Planning Department at least twenty (20) days prior to expiration.
3. Pursuant to Government Code §§ 66452.12 and 65863.9, all of the project actions associated with the Tentative Subdivision Map shall be vested within two (2) years from the date of approval. A building permit for the use allowed under this Design Review shall have been obtained within two (2) years from the effective date of the permit or the permit shall expire; provided, however, that the Design Review may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 27.412, Extensions of Permits and Approvals.

4. Any request for an extension of the Use Permit, Design Review, or Demolition Permit must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
5. This permit is valid for this use only. New permits must be applied for upon any change in use. This permit will expire if the use is discontinued pursuant to then existing ordinances and regulations.
6. 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.
7. All required fees, including planning fees, development impact 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.
8. 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.
9. The applicant will defend and indemnify and hold the City, its agents, officers, and employees harmless of any claim, action or proceedings to attack, set aside, void or annul an approval so long as the City promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
10. This Tentative Subdivision Map, Use Permit, Design Review, and Demolition 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.
11. The Final Map shall be prepared in accordance with the State Subdivision Map Act and St. Helena improvement standards. All public and private easements shall be included on the Final Map. Improvement plans are subject to review and approval of the City Engineer, Planning Director and Fire Chief.
12. An addendum sheet to the Final Map shall show building envelopes and distances of yards and setbacks. Separate water service connections and meters shall be provided for each parcel. Descriptions of access and utility easements shall be included on the map.
13. No building permits for construction of units shall be issued prior to recordation of the Final Subdivision Map.
14. All future development shall comply with the development standards for the MR: Medium Density Residential zoning district that are in effect at the time of permit application, and shall generally be in compliance with the following conditions:
15. All future construction that has not been considered with this application shall undergo Design Review prior to issuance of a building permit. Any modifications to the current plans shall be reviewed by the Planning Director, who may approve the changes if they are

minor, or may require that the plans be returned to the Planning Commission for further review.

16. The maximum non-exempt floor area allowed on Lot #1 is 3,300 square feet. Except for moving the existing home and garage to the new locations indicated on Exhibit B, dated 08/06/02, no construction has been approved for the structures on Lot #1.
17. Construction on Lot #2 shall generally be in compliance with the following:
 - a. The maximum non-exempt floor area allowed on Lot #2 is 3,632 square feet. The maximum height of the structure shall be twenty-two (22') feet. A total of three (3) covered parking spaces shall be constructed, consistent with Exhibit B, dated 08/06/02.
 - b. The required yards shall be at least:
 - Front: 25' along north property line
 - Rear: 21' along south property line
 - Side: (east) 12', (west) 13'
18. The buildings on both parcels shall be connected to the municipal water system. Separate water meters shall be installed for each of the dwelling units.
19. The buildings on both parcels shall be connected to the municipal sewer main in Voelker Court via the easement that was recorded with the parcel map for 999 Pratt Avenue. In order to ensure that the sewer system can adequately support these new connections, the applicant shall comply with the following conditions:
 - a. The applicant shall design the replacement of the force main from the Crinella Pump Station to the sewer main in Main Street.
 - b. The applicant shall evaluate the Crinella Pump Station and provide comment on the most feasible alternative that will meet the winter load at the Crinella Pump Station.
20. The applicant shall install curb, gutter, sidewalk, and a landscape strip per City specifications in front of the project site. Plans for these improvements shall be submitted to the Public Works Department for review and approval prior to approval of a Final Subdivision Map. The improvements shall be installed prior to issuance of a Certificate of Occupancy for the home on either Lot #1 or Lot #2.
21. The applicant shall submit a complete landscaping plan prior to approval of a Final Map. This plan will be reviewed by the City's Tree Committee, which shall recommend trees to replace the six (6) trees previously removed by the applicant.
22. Consistent with Ordinance 98-5, the Urgency Water Conservation Ordinance (Toilet Retrofit Program), the applicant shall be required to retrofit 5 single-family dwelling units prior to receiving a Final Map. If the applicant is unable to complete the retrofits an in-lieu fee of \$1,000 per required retrofit, or \$5,000.00 will be required. Appeals to this requirement may be made pursuant to Article IV, Section 18.46.

23. There shall be an annual inspection by the Fire Marshal to insure that the 20' x 30' emergency vehicle staging area on Lot #2 is signed to keep the area clear of residential vehicle parking.
24. In order to reduce the potential for significant air pollutant emissions during the construction process, the contractor shall implement the following practices:
 - *Water all active construction areas at least twice daily.*
 - *Cover all trucks hauling soil, sand, and other loose materials.*
 - *Apply water three times daily to all unpaved access roads, parking area, and staging areas at the construction site.*
 - *Sweep adjacent public streets daily with water sweepers if visible soil material is carried onto streets.*
25. Prior to issuance of a demolition permit, the applicant shall provide the Building Department with an approval from the Bay Area Air Quality Management District for the demolition.
26. If any well(s) are to be destroyed, a well destruction permit must be obtained by a licensed well-driller from the Napa County Department of Environmental Management.
27. No mechanical equipment shall be located within the required setbacks unless it is shielded to reduce noise levels to no greater than a 5 dba increase over the ambient noise level at the property line. The builder shall submit manufacturer information pertaining to the noise generation of any mechanical equipment that is proposed to be located on the exterior of the structure. The information will help the building official determine whether the ambient noise level at any property line will be increased by more than 5 dba.
28. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The City Engineer must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.
29. Property owners within this district shall recognize that there exist right-to-farm properties within the district and in the vicinity of the district. There is a good faith expectation that no complaints will occur regarding legal, normal agricultural activities on the adjacent land. Such activities may include day or night disbursement of chemicals, and creation of dust, noise, or fumes.

Approved at a Regular Meeting of the St. Helena City Council on August 27, 2002 by the following vote:

AYES: Councilmembers Toller, Bowers, Potter, Mayor Slavens

NOES: None

ABSENT: Councilmember Savidge

ABSTAIN: None



APPROVED:

Ken Slavens
Mayor

ATTEST:

Delia Guijosa
City Clerk

LOT AREA:
 1.00 AC. (108,900 S.F.)
 1.00 AC. (108,900 S.F.)
 1.00 AC. (108,900 S.F.)

OWNER:
 THE STATE OF NORTH CAROLINA
 DEPARTMENT OF TRANSPORTATION
 100 SOUTH BRIDGE STREET
 RALEIGH, NC 27601

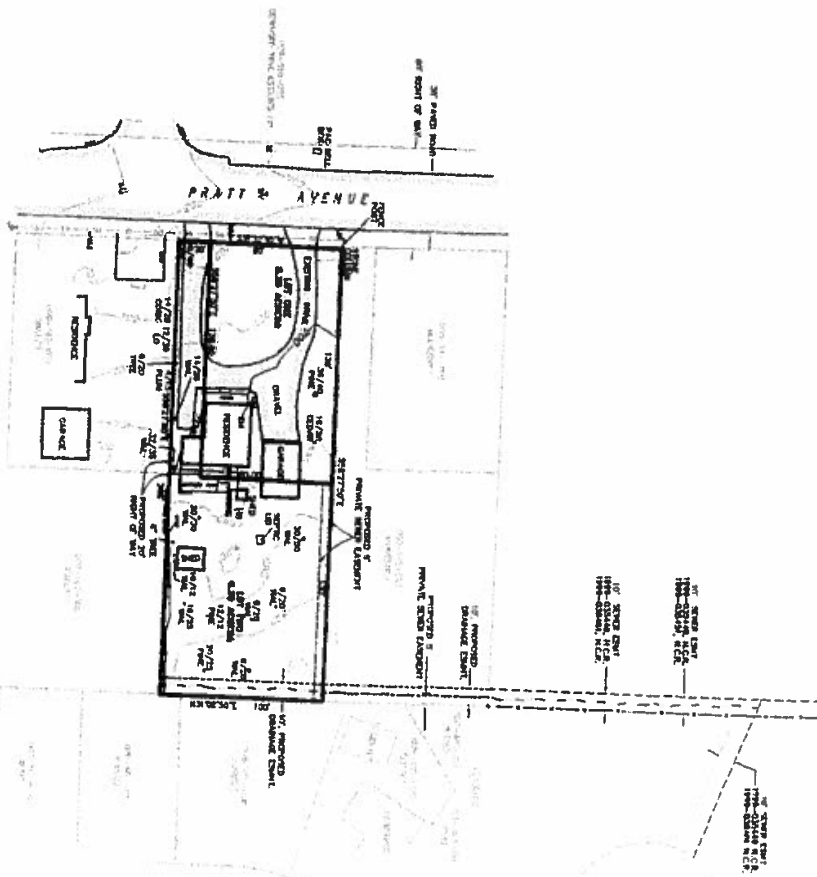
LAND REVENUE:
 1.00 AC. (108,900 S.F.)
 1.00 AC. (108,900 S.F.)
 1.00 AC. (108,900 S.F.)

FLOODPLAIN:
 1.00 AC. (108,900 S.F.)
 1.00 AC. (108,900 S.F.)
 1.00 AC. (108,900 S.F.)

ZONING:
 1.00 AC. (108,900 S.F.)
 1.00 AC. (108,900 S.F.)
 1.00 AC. (108,900 S.F.)

GENERAL PLANNING:
 1.00 AC. (108,900 S.F.)
 1.00 AC. (108,900 S.F.)
 1.00 AC. (108,900 S.F.)

UNDEVELOPED:
 1.00 AC. (108,900 S.F.)
 1.00 AC. (108,900 S.F.)
 1.00 AC. (108,900 S.F.)



TENTATIVE SUBDIVISION MAP
 OF THE LANDS OF
MCINERNEY
 N.C.A.P.N. 009-142-004
 COUNTY OF BERN, STATE OF NORTH CAROLINA



LEGEND

1. PROPOSED SUBDIVISION MAP
 2. PROPOSED EASEMENT
 3. PROPOSED RIGHT-OF-WAY
 4. PROPOSED LOT
 5. PROPOSED LOT AREA
 6. PROPOSED LOT DIMENSIONS
 7. PROPOSED LOT PERIMETER
 8. PROPOSED LOT CORNER

EXHIBIT A 8/6/02
 PROPOSED CONFIGURATION

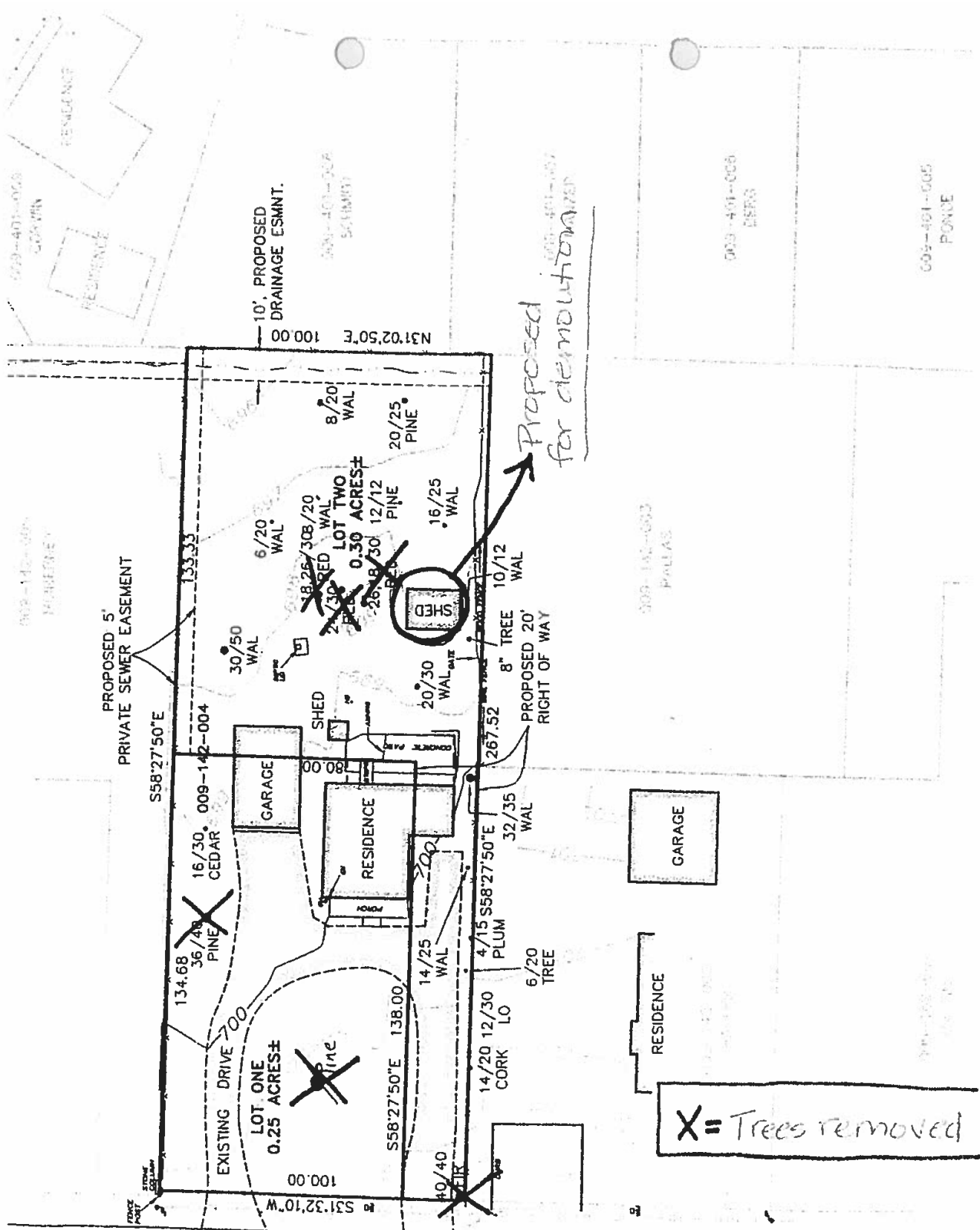


EXHIBIT C 8/6/02
Tree Removal, Demo Info

CITY OF ST. HELENA

RESOLUTION NO. 2003-161

**APPROVING THE FINAL MAP OF THE LANDS OF WILLIAM
MCINERNEY LOCATED AT 1025 PRATT AVENUE AND THE
SUBDIVISION IMPROVEMENT AGREEMENT**

RECITALS

- A. The City of St. Helena City Council approved Resolution 2002-120 approving a Tentative Subdivision Map to divide lands located at 1025 Pratt Avenue into two parcels. A Tentative Subdivision Map was required rather than a Parcel Map because Mr. McInerney had already created more than four lots on contiguous parcels.
- B. A Subdivision Improvement Agreement is required to insure completion of public improvements.

RESOLUTION

NOW, THEREFORE, the City Council of the City of St. Helena resolves as follows:

1. The City Council hereby finds that the Final Map meets all the requirements and conditions imposed by the state Subdivision Map Act and by the Municipal Code, which were applicable to the subdivision at the time of the approval of the tentative map.
2. The Subdivision Improvement Agreement has been reviewed and approved by the Acting City Engineer and by the City Attorney. All fees have been paid.

Approved at a Regular Meeting of the St. Helena City Council on December 18, 2003, by the following vote:

AYES: Councilmember Potter, Savidge, Sklar, Mayor Slavens

NOES: None

ABSENT: Councilmember Schoch

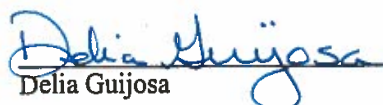
ABSTAIN: None

APPROVED:



Ken Slavens
Mayor

ATTEST:



Delia Guijosa
City Clerk



2004-0002553

RECORDING REQUESTED BY

CITY OF ST. HELENA

 Recorded
 Official Records
 County Of
 NAPA
 JOHN TUTEUR
 Recorder

REC FEE .00

WHEN RECORDED MAIL TO

Name City of St. Helena
 Street
 Address 1480 Main St.
 City &
 State St. Helena, Ca 94599

 02:32PM 21-Jan-2004 | CW
 Page 1 of 10

 SPACE ABOVE RECORDER'S USE ONLY
 Recording Fees Exempted per Government Code Section 6103
SUBDIVISION IMPROVEMENT AGREEMENT

Lands of William G. McInerney
(Assessor's Parcel Number 009-142-004)

THIS AGREEMENT is made and entered into this 18th day of Dec., 2003,
 between the CITY OF ST. HELENA, a Municipal Corporation, hereinafter referred to as "City"
 and William G. McInerney, owner, hereinafter referred to as "Subdivider".

RECITALS

1. Subdivider is the owner of that certain tract of land situated in the City of St. Helena (City), County of Napa, California, located on Pratt Avenue and generally known and described as the McInerney property of which a legal description is attached as Exhibit "One". On or about August 27, 2002, the City approved a Tentative Map (the Tentative Map) for the "Lands of William G. McInerney" (the Subdivision). Subdivider proposes to perform certain works of improvement thereon as hereinafter set forth.

2. City desires to assure that the proposed improvements will be done in a workmanlike manner and in accordance with the laws now in force and effect in the City, particularly Chapter 16.32 of the St. Helena Municipal Code regarding subdivision improvements, the terms and conditions of which are incorporated herein by reference. Subdivider declares that it is familiar with the regulations contained in such ordinance and in the Subdivision Map Act (Government Code Section 66410-66499.37).

3. A Final Map of the Subdivision, consisting of 3 sheets labeled Lands of William G. McInerney and dated October 2003, prepared by Albion Surveys in accordance with the provisions of the St. Helena Subdivision Ordinance has been filed by Subdivider with City (and, as filed, is referred to herein as the Final Map). The Final Map can only be approved by the City Council subject to Subdivider entering into this Agreement with the City.

Now therefore, for good and valuable consideration, including the City's approval of the Final Map, the parties hereto mutually covenant and agree as set forth herein.

AGREEMENT

1. **Construction of Improvements.** Subdivider shall, at its own cost and expense, furnish all labor and materials required to fully construct or install the monumentation and the improvements (collectively the "Improvements") within and without the Subdivision shown and delineated upon the Final Map and as required in the Conditions of Approval approving the Tentative Map. Subdivider shall do all work in a good workmanlike manner and complete the Improvements in accordance with the approved plans and specifications or with any changes required or ordered by the City Engineer which in the Engineer's opinion are necessary to complete the work. Also included in the Improvements secured by this Agreement is construction of curb, gutter, and sidewalk along the frontage of APNs 009-142-014, 009-142-015, 009-142-016, 009-142-017, 009-142-018, and 009-142-019 in accordance with their respective subdivision Final Map approvals.

2. **Compliance.** In constructing the Improvements, Subdivider shall comply with all conditions and requirements set forth in the Conditions of Approval approving the Tentative Map, any environmental documentation, including a Negative Declaration, Environmental Impact Report and Mitigation Monitoring Plan, if applicable, design and construction standards of the City, and all ordinances, rules and regulations of the City.

3. **Ownership of Improvements.** All Improvements constructed or installed pursuant to this Agreement expressly including, but not limited to, water and sewer lines, but excluding gas, electrical, telephone, and cable television facilities, shall become the sole exclusive property of the City of St. Helena, without payment therefor, upon acceptance of those Improvements by the City.

4. **Time of Completion.** All of the Improvements shall be completed by Subdivider within twelve (12) months from the recording of the Final Map, unless an extension is granted by the City Council pursuant to Section 16.32.300 of the St. Helena Municipal Code. No certificate of occupancy will be issued prior to completion of the Improvements.

5. **Improvements Security.** This Agreement shall be secured by:

(a) A **performance bond** or other form of security permitted under Section 6 in the sum of \$5,850 (the Estimated Cost calculated pursuant to Section 16.32.320C for the frontage improvements);

(b) A **labor and materials bond** or other permitted security in the sum of \$5,850 guaranteeing payment of Subdivider's contractor, subcontractors and other persons furnishing labor, materials or equipment for the construction or installation of the Improvements;

(c) **Cash deposit** of \$1,000, as established by Section 16.32.320D, to be used at the discretion of City to correct deficiencies and conditions that may arise during and after construction of the Subdivision.

(d) Completion of the Crinella Force Main/Pump Station study shall be secured by security in the sum of \$7,500.

6. **Form of Security.** The form of the security required under Section 5 shall be one of the following:

(a) A bond or bonds meeting the requirements of Government Code Section 66499 through 66499.4 secured by one or more corporate sureties approved by the City;

(b) A deposit either with the City or a responsible escrow agent or trust company, at the option of the City, of money or negotiable bonds of the kind approved for securing deposits of public money; or

(c) An instrument of credit from one or more financial institutions subject to regulation by the State or Federal Government and pledging that the funds necessary to carry out this Agreement are on deposit and guaranteed for payment.

7. Liability for Personal Injuries. City shall not be liable to the Subdivider or to any other person, firm, or corporation whatsoever for any injury or damage that may result to any person or property by or from any cause whatsoever in, on, or about the Subdivision or any part thereof.

8. Release and Indemnification. In no case does the City assume any responsibility for the construction or supervision of the Improvements or the time of completion, and all liability for damage or injury to persons or property prior to the time of acceptance shall be borne by Subdivider. Subdivider agrees to indemnify the City for any such liability or claims thereof including any reasonable attorney's fees and costs incurred by the City in connection with this Agreement, the construction of the Improvements and/or the defense of any third party claims relating to this Agreement and/or the construction of the Improvements. Subdivider shall pay all reasonable attorney's fees that City may incur because of any legal action or other proceeding arising from the Subdivision or improvements.

9. Liability of Subdivider. Subdivider agrees that the use for any purpose and by any person of any and all of the Improvements shall be at the sole and exclusive risk of Subdivider at all times prior to acceptance by the City of the completed Improvements; provided, that acceptance by City shall in no way eliminate or lessen any of Subdivider's obligations or undertakings contained in this Agreement. The issuance of any occupancy permits by the City for dwellings located in the Subdivision shall not be construed in any manner to constitute an acceptance and approval of any and all of the Improvements.

10. Extensions and Security. Any extensions of time granted by the City for completion of the Improvements shall not relieve or affect the security given to secure Subdivider's performance under this Agreement.

11. Payment of Fees. The Subdivider shall pay the City prior to commencement of construction of the Improvements all applicable fees in the amount required by the City.

12. Warranty. The Subdivider hereby warrants that the construction of the Improvements hereunder will not adversely affect any portion of adjacent property. Subdivider shall replace, or have replaced, or repair, or have repaired, as the case may be, all pipes and monuments shown on the Final Map which are destroyed or damaged by Subdivider. The Subdivider shall replace or have replaced, repair, or have repaired, as the case may be, or pay to the owner, the entire cost of

replacement or repairs, of any and all property damaged or destroyed by reason of any work done hereunder, whether such property be owned by the United States or any agency thereof, or the State of California, or any agency or political subdivision thereof, or by the City or any public or private corporation, or by any person whomsoever, or by any combination of such owners. Any such repair or replacement shall be to the satisfaction, and subject to the approval of the City Engineer.

13. Approval and Modifications. The Improvements shall be subject to approval and acceptance by the City Engineer and to inspection at all times by City officials. The City Council shall accept the Improvements immediately upon or as soon as reasonably possible following completion thereof in accordance with this Agreement. The City shall have the right to modify the plans and specifications for the Improvements if, in its discretion, the City deems modifications desirable for public health or safety provided that the costs (as estimated by the City Engineer) for Subdivider to implement all such modifications (in the aggregate) shall not exceed 25 percent (25%) of the Estimated Cost, provided Subdivider shall comply with all state and Federal requirements regardless of costs.

14. Repair or Reconstruction of Defective Work. Upon acceptance of the Improvements by City, Subdivider shall provide warranty security in an amount equal to 10% of the Estimated Cost (less the remainder of the cash bond which shall be retained for the one-year warranty period) to guarantee the Improvements against any defective work or labor done or defective materials used for a period of one year after acceptance of the Improvements. If, within this period, any structure or part of any structure furnished and/or installed or constructed, or caused to be installed or constructed by Subdivider as part of the Improvements, or any of the work done under this Agreement, fails to fulfill any of the requirements of this Agreement or the specifications referred to herein (Non-Conforming Work), Subdivider shall, within five (5) business days following receipt of notice from the City (as provided in Section 16) describing the Non-Conforming Work and without any cost to City, repair or replace the Non-Conforming Work. Should Subdivider fail to act promptly or in accordance with this requirement, or should the exigencies of the case require repairs or replacements to be made before Subdivider can be notified, City may, at its option, invoke the warranty security or perform the necessary repairs or replacements itself and Subdivider or its guarantor shall pay to City the actual cost of such repairs; provided that if City invokes the warranty security or performs the repairs due to Subdivider's failure to act (as opposed to the exigencies of the situation), City shall be entitled to recover an additional fifteen percent (15%) of the cost of such repairs.

15. Subdivider not Agent of City. Neither Subdivider nor any of the Subdivider's agents or contractors are or shall be considered to be agents of City in connection with the performance of Subdivider's obligations under this Agreement.

16. Notice of Breach and Default. If Subdivider (a) refuses or fails to commence, perform and complete construction of the Improvements, or any severable part thereof within the time specified in Section 4 above, or any extension thereof, or (b) is adjudged a bankrupt, makes a general assignment for the benefit of Subdivider's creditors, has a receiver appointed, or otherwise becomes insolvent, or (c) violates any of the provisions of this Agreement, then the City Engineer or City Council may serve written notice of breach upon Subdivider and Subdivider's surety. The failure of the City Engineer or City Council to serve the notice of

breach shall not be construed as a waiver of any breach by Subdivider nor provide a defense nor exoneration to the Subdivider's surety.

17. Breach of Agreement: Performance by Surety or City. In the event any notice of breach is given to Subdivider and Subdivider's surety in accordance with Section 16 above, Subdivider's surety shall have the duty to take over and complete the Improvements; provided, however, that if neither Subdivider nor the surety, within five (5) business days after receipt by it of such notice of breach, does not give City written notice of its intention to complete the Improvements in accordance with this Agreement, and does not commence performance thereof within five (5) business days after notice to City of such election, City may take over the construction of the Improvements and prosecute the same to completion, by contract or by any other method City may deem advisable, for the account and at the expense of Subdivider, and Subdivider's surety shall be liable to City for any excess cost or damages occasioned City thereby. If Subdivider has posted a cash deposit or letter of credit as security, City may dedicate the proceeds to the cost of completing the work and any excess cost of damages occasioned thereby.

18. Notices. All notices herein required shall be in writing, and delivered in person or sent by registered mail, postage prepaid. Each notice shall be deemed delivered upon actual receipt or upon refusal of delivery. Notices required to be given to City shall be addressed as follows:

City Engineer
1480 Main Street
St. Helena, California 94559

Notices required to be given to Subdivider shall be addressed as follows:

William G. McInerney
P.O. 436
St. Helena, CA 94574

Notices required to be given to a surety or the issuer of a letter of credit shall be addressed to the address shown on the bond or letter of credit. Any party or the surety or issuer of a letter of credit may change such address by notice in writing to the other party and thereafter notices shall be addressed and transmitted to the new address.

19. Assignment. Any assignment of this Agreement must be approved by the City Council, which approval shall not be unreasonably withheld; provided that Subdivider may assign this Agreement to an affiliate of Subdivider without obtaining such approval. This Agreement shall run with the land and all assignees, heirs, and successors in interest shall be bound by the terms of this Agreement.

20. Attorney Fees and Costs. In the event that either party breaches or repudiates this agreement, the party aggrieved shall be entitled to recover from the other party the amount of damages suffered on account of such breach, as well as any costs, expenses and attorney fees as a result of the breach or in enforcing rights under this agreement.

21. Utility Deposits – Statement. Subdivider shall file with the City Clerk, prior to the commencement of any work to be performed within the area delineated on the Final Map, a written statement signed by Subdivider and each public utility corporation involved to the effect that Subdivider has made all deposits legally required by such public utility corporation for the connection of any and all utilities to be supplied by such public utility corporation within the Subdivision.

22. Superintendence and Inspection by Subdivider. Subdivider shall give personal superintendence to the work on the Improvements, or have a competent foreperson or superintendent, satisfactory to the City Engineer, on the work at all times during progress, with authority to act for Subdivider. The inspection services performed by the City Engineer are solely for the benefit of the City. The Subdivider shall furnish its own inspection service for all work performed under this Agreement, and City shall not be responsible for any defective work or materials which could have been discovered by Subdivider's thorough independent inspection.

23. Financial Responsibility. Subdivider agrees to be financially responsible for all required City services provided to the Subdivision's lots prior to acceptance by City.

IN WITNESS WHEREOF, the parties have executed this agreement on the day and year first above written.

SUBDIVIDER: WILLIAM G. MCINERNEY

By: William G. McInerney
Owner

CITY OF ST. HELENA, A MUNICIPAL CORPORATION

By: Bert Johansson
Bert Johansson, City Manager

ATTEST:

Delia Hargrave
City Clerk



APPROVED AS TO FORM:

Diane M. Price
Diane M. Price, City Attorney

STATE OF CALIFORNIA)

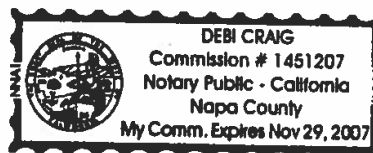
) ss.

COUNTY OF NAPA)

On December 17, 2003, before me, Debi Craig, personally appeared William G. McInerney, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Debi Craig



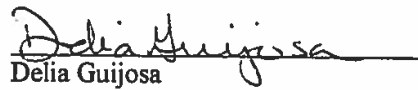
STATE OF CALIFORNIA)

) ss.

COUNTY OF NAPA)

On December 18, 2003, before me, Delia Guijosa, the City Clerk of the City of St. Helena, personally appeared, Bert Johansson, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


Delia Guijosa
City Clerk



CERTIFIED COPY

**CITY OF ST. HELENA
RESOLUTION NO. 2003-161**

**APPROVING THE FINAL MAP OF THE LANDS OF WILLIAM
MCINERNEY LOCATED AT 1025 PRATT AVENUE AND THE
SUBDIVISION IMPROVEMENT AGREEMENT**

RECITALS

A. The City of St. Helena City Council approved Resolution 2002-120 approving a Tentative Subdivision Map to divide lands located at 1025 Pratt Avenue into two parcels. A Tentative Subdivision Map was required rather than a Parcel Map because Mr. McInerney had already created more than four lots on contiguous parcels.

B. A Subdivision Improvement Agreement is required to insure completion of public improvements.

RESOLUTION

NOW, THEREFORE, the City Council of the City of St. Helena resolves as follows:

1. The City Council hereby finds that the Final Map meets all the requirements and conditions imposed by the state Subdivision Map Act and by the Municipal Code, which were applicable to the subdivision at the time of the approval of the tentative map.
2. The Subdivision Improvement Agreement has been reviewed and approved by the Acting City Engineer and by the City Attorney. All fees have been paid.

Approved at a Regular Meeting of the St. Helena City Council on December 18, 2003, by the following vote:

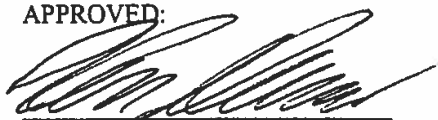
AYES: Councilmember Potter, Savidge, Sklar, Mayor Slavens

NOES: None

ABSENT: Councilmember Schoch

ABSTAIN: None

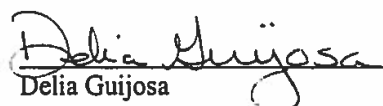
APPROVED:



Ken Slavens

Mayor

ATTEST:



Delia Guijosa

City Clerk

ATTEST:

The foregoing instrument is a correct copy of original on file in this office of City Clerk and Clerk of the St. Helena City Council, County of Napa, State of California.

By  Date 1-9-04

Seal



END OF DOCUMENT

Order No. 804811

EXHIBIT "ONE"

Being Lot Four (4) according to a Map entitled "Map of property belonging to Elizabeth L. Hackney, situated in St. Helena, Cal., as surveyed and Mapped by C. H. Wallace, Civil Engineer, January 20, 1903", as per Map thereof filed in the office of the County Recorder of Napa County, California, July 25th., 1905

Assessor's Parcel No: 009-142-004

From: [Aaron Hecock](#)
To: [Shannon Pestoni](#)
Cc: [Lilly Bianco](#)
Subject: RE: 1045 Pratt Ave
Date: Tuesday, August 08, 2017 8:54:57 AM

Good Morning Shannon,

I have CC'd Lilly Bianco, the project planner for this project, who can provide more information about this project.

Have a nice day,

Aaron

Aaron Hecock, AICP
Senior Planner
City of St. Helena
1480 Main Street
St. Helena, CA 94574
707-967-2792
aaronh@cityofsthelelena.org

From: Shannon Pestoni [mailto:shannon@jellyjarwines.com]
Sent: Monday, August 07, 2017 1:02 PM
To: Aaron Hecock <ahecock@cityofsthelelena.org>
Subject: Re: 1045 Pratt Ave

Hi Aaron,

I just received a notice about a planning meeting for 1045 Pratt.
Unfortunately I will be out of town and can't attend.

We live directly behind this lot and are very concerned about a 2 story home going in due to privacy issues.
See my earlier email below.

Is there any way to find out more about this project without being at this upcoming meeting on 8/15?

Thanks,
Shannon

Shannon Pestoni
mobile | 707-738-3050

From: Aaron Hecock <ahecock@cityofsthelelena.org>

Date: Monday, September 19, 2016 at 8:56 AM
To: Shannon Pestoni <shannon@jellyjarwines.com>
Subject: RE: 1057 Pratt Ave

Thanks Shannon. What's strange is I never received the original email. It must be in a spam folder or something. At any rate, I've forwarded on your email to Contract Planner Lilly Bianco who is working on the 1045 Pratt project.

Thanks!

Aaron

Aaron Hecock, AICP
Senior Planner
City of St. Helena
1480 Main Street
St. Helena, CA 94574
707-967-2792
aaronh@cityofsthelelena.org

From: Shannon Pestoni [<mailto:shannon@jellyjarwines.com>]
Sent: Saturday, September 17, 2016 11:53 AM
To: Aaron Hecock <ahecock@cityofsthelelena.org>
Subject: FW: 1057 Pratt Ave

Hi Aaron,
We sent the below email to you last week mistakenly thinking the notice we received in the mail was referring to the empty lot behind our lot, which looks to be 1045 Pratt, not 1057 Pratt.
Sorry for the confusion. There are two lots, both empty, next to each other that are behind us. The 1045 Pratt lot is directly behind us, while the 1057 Pratt is not but we do see this one as well.
I would like to file the below email towards the 1045 proposed building project instead.

Thanks,
Shannon Pestoni

Shannon Pestoni
Jelly Jar Wines | Hearsay Wines
707-738-3050
www.jellyjarwines.com

From: Shannon Pestoni <shannon@jellyjarwines.com>
Date: Monday, September 12, 2016 at 10:10 AM
To: "aaronh@cityofsthelelena.org" <aaronh@cityofsthelelena.org>
Cc: Andy Pestoni <andy@jellyjarwines.com>

Subject: 1057 Pratt Ave

Hi Aaron,

We spoke previously about the property at 1057 Pratt Ave and the application that has been submitted to build a 2 story home.

This lot is behind our property at 1816 Crinella Drive. We share a back fence that runs the entire length of our backyard/property.

I am contacting you in response to the notice that we received for the Pratt Ave property.

Our concern with this project is total loss of privacy. The proposed home is 2 story and would look down into our small backyard as well as our home. Our living/kitchen/family room as well as our master bedroom and bathroom would all be compromised for privacy.

The way our home is situated and designed, it completely opens out onto our backyard with large doors and windows. We just remodeled our home 2 years ago with an inside/outside living and entertaining area to take advantage of our backyard and the fact that our home is small in size, the outdoor space helps to increase our living area. If a 2 story home is built just on the other side of our back fence we will lose all privacy in the area of our home where we spend all our time. The proposed new home shows their entertaining and outdoor areas all facing our yard and home so we are also concerned about noise.

Our other concern is that we were told the owners of the Pratt Ave property also own 1025 Pratt that is a vacation rental.

We have many issues with this rental already, very large groups and noise problems are the main problem. We filed a complaint just this weekend with the police due to very loud party noise from Thursday - Sunday.

We are concerned that the proposed residence at 1057 Pratt Ave will not be a full-time residence but another part-time weekend home or vacation rental that has no concern for the neighbors and noise. Large groups who are visiting only for the weekend tend not to be concerned about loud partying noise they create since they have no connection to the neighbors.

We invite you to visit our side of the fence to see for yourself how this will impact our home life. Please feel free to come by and see our perspective.

We would like to opportunity to speak with you in further detail about this project.

Best regards,
Andy and Shannon Pestoni

Shannon Pestoni
Jelly Jar Wines
707-968-5221 office | 707-738-3050 cell
jellyjarwines.com



PLANNING COMMISSION REPORT

Planning Commission Meeting of September 5, 2017

AGENDA SECTION: Public Hearing

FILE NUMBER: PL17-051

SUBJECT: Request by Donna & Rusty Hinds for a second and final one-year extension on the demolition permit and design review approval they received on August 18, 2015 for the construction of a new single-family home, second unit, and accessory structures on the property located at 1057 Pratt Avenue in the MR: Medium Density Residential district.

PREPARED BY: Aaron Hecock, Senior Planner

REVIEWED BY: Noah Housh, Planning & Community Improvement Director

APPROVED BY: Noah Housh, Planning & Community Improvement Director

LOCATION OF PROPERTY: 1057 Pratt Avenue

APN: 009-142-003

GENERAL PLAN/ZONING: Medium Density Residential (MR)

APPLICANT: Donna & Rusty Hinds

PHONE: (713) 463-2600

PROJECT DESCRIPTION

On August 18, 2015 the applicant received demolition permit and design review approval in order to demolish existing structures on-site in order to construct a new two-story, 3,021-sf single-family residence with an 849-sf detached second unit, 624-sf detached garage, and 120-sf shed (please see the attached staff report for additional details). Per Municipal Code Section 17.08.120, a permit (i.e., use permit, variance, etc.) or other discretionary approval is valid for a period of one year from the date such approval becomes effective. On September 20, 2016 the Planning Commission approved a one-year extension of the approvals described above. The applicant is now

requesting a second and final one-year extension of their demolition permit and design review entitlements.

ANALYSIS

CEQA

The project is exempt from the requirements of CEQA pursuant to Section 15301, which exempts the demolition and removal of structures including single-family homes and Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.

GENERAL PLAN/ZONING

Please see the attached staff report for more information related to the General Plan and Municipal Code. As far as this extension application is concerned, Municipal Code Section 17.08.130 relates to the extension of permits and approvals and states that:

“Provided that an application is filed at least thirty (30) days prior to its expiration date, a permit (i.e., use permit, variance, etc.) or other discretionary approval, excluding planned development permit, may be extended for not more than two one-year periods, or for as long as any subdivision concurrently approved is extended, whichever is longer. The procedure and findings for the approval of an extension shall be that required by this title for the original permit or approval. Such extensions may be granted subject to additional conditions or amendments; however, if the permit or other discretionary approval is no longer in conformance with this title, general plan, or other city regulations, no extension shall be granted. A permit or other discretionary approval shall remain valid during the time an application for an extension is processed and considered by the appropriate decision-making body.”

Staff Response: As Demolition Permit and Design Review was approved by the Planning Commission at a public hearing, per the code section above, any extension must be approved by the same process. Therefore, this extension request is before the Planning Commission for consideration at a noticed public hearing. **Note: although design review was approved on August 18, 2015, a permit or other discretionary approval doesn't become effective until the day following the expiration of the appeal period (14 days later), so the term of the original permit began on September 2, 2015. This extension would therefore expire on September 2, 2018.*

CORRESPONDENCE

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

STAFF RECOMMENDATION

Staff has no concerns over the proposed extension and recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA, pursuant to Section 15301, which exempts the demolition and removal of structures including single-family homes and Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.; and
2. Accept the required findings and approve a second and final one-year demolition permit and design review approval extension for the proposed project located at 1057 Pratt Avenue.

ATTACHMENTS

[1057 Resolution](#)

[Written Statement](#)

[PC2015-027 1057 PRATT D.R. 081815](#)

[PC2016-035 1057 PRATT AVE D.R. EXTENSION 09-20-16](#)

[August 18, 2015 Staff Report](#)

**CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
GRANTING A ONE-YEAR DEMOLITION PERMIT AND DESIGN REVIEW
EXTENSION
TO 1057 PRATT AVENUE (PL17-051)**

PROPERTY OWNER: Donna & Rusty Hinds

APN: 009-142-003

Recitals

1. Request by Donna & Rusty Hinds for a final one-year demolition permit and design review approval extension in order to construct a new two-story, 3,021-sf single-family residence with an 849-sf second unit, 624-sf detached garage, and 120-sf shed on the property located at 1057 Pratt Avenue in the MR: Medium Density Residential district.
2. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site and in compliance with state and local law.
3. This is the final one-year extension of the entitlements referenced above. This extension and associated entitlements will expire on September 2, 2018.
4. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on September 5, 2017.

Resolution

- A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff report, City files for this matter, correspondence, presentations and other materials.
- B. The Planning Commission hereby finds that the project is exempt from CEQA pursuant to Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.
- C. Pursuant to Municipal Code Section 17.164.050, the Planning Commission makes the following findings to support the motion to approve the Demolition Permit to allow for demolition of the existing home:
 1. *That, based on the public record and testimony presented at a public hearing, the buildings are determined not to be a significant architectural or historical building as identified by the previously approved Design Review analysis given that they are not listed as significant historic resources by the City of St Helena.*
 2. *That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood given that the buildings are not architecturally significant and cannot be seen from the street; and*
 3. *That design review of the proposed replacement structures was approved in conjunction with the demolition permit.*

1057 Pratt Avenue
Design Review Extension
September 5, 2017

D. In accordance with the design review criteria identified in Municipal Code Section 17.164.030, the Planning Commission hereby finds that the project demonstrates the following:

1. *Consistency and compatibility with applicable elements of the general plan in that it is a single-family home in a residentially designated area;*
2. *Compatibility of design with the immediate environment of the site in that it is construction of a single-family home on a residentially designated parcel;*
3. *Relationship of the design to the site is found to be consistent in that the project was designed by a licensed architect in consideration of the unique characteristics of the site;*
4. *That the design is compatible in areas considered by the board as having a unified design or historical character in that the home is not in an area of with a unified design or historical character;*
5. *The design promotes a harmonious transition in scale and character in areas between different designated land uses in that the project was designed by a licensed architect in consideration of the unique characteristics of the site;*
6. *Compatibility with future construction both on and off the site in that it is construction of a single-family home on a residentially designated parcel;*
7. *That the architectural design of structures and their materials and colors are appropriate to the function of the project in that project was designed by a licensed architect in consideration of the unique characteristics of the site;*
8. *That 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 in that the project was designed by a licensed architect in consideration of the unique characteristics of the site;*
9. *That the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures in that the open space and landscaping has been designed to accommodate the site;*
10. *That sufficient ancillary functions are provided to support the main functions of the project and that they are compatible with the project's design concept in that the project meets all City requirements for the construction of a single-family home;*
11. *That access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles in that access to the site will remain from Pratt Avenue;*
12. *That natural features are appropriately preserved and integrated with the project in that the open space and landscaping has been designed to accommodate the site;*
13. *That the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and that they are compatible with*

the adjacent and neighboring structure and functions in that the project was designed by a licensed architect in consideration of the unique characteristics of the site;

- 14. In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character in that the home is not in an area of with a unified design or historical character;*
- 15. That 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 in that the open space and landscaping has been designed to accommodate the site;*
- 16. That 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 in that the open space and landscaping has been designed to accommodate the site;*
- 17. That 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 in that construction will meet all California Building Codes and City of St. Helena development standards.*

Planning Department Conditions of Approval

- E. The Planning Commission approves the design review extension for the above-described project with the following conditions of approval. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.
 1. The design review shall be vested within one (1) year from the date of final action. A building permit for the use allowed under this approval shall have been obtained within one (1) year from the effective date of this action or the approval shall expire.
 2. The approvals shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.
 3. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.
 4. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City,

1057 Pratt Avenue
Design Review Extension
September 5, 2017

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

5. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
6. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
7. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with the Building Official, Fire Inspector and or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.
8. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on September 5, 2017, except as modified herein.
9. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.
10. During construction, the project site shall be adequately fenced and secured to prevent trespassing.
11. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The City Engineer must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

Public Works Department Conditions of Approval

12. 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.

1057 Pratt Avenue
Design Review Extension
September 5, 2017

13. 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.
14. 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. All stormwater and erosion control plans shall conform to the latest State and City codes at a minimum.
15. Prepare and implement a Stormwater Control Plan as required by the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual, dated July 14, 2014.
16. The applicant shall incorporate water conservation practices into the proposed project per the Theoretical Water Use Report prepared by James McCalligan of JMA Architecture, dated June 15, 2015, including installing 1.28 gal toilets, 1.5 gpm faucets, and 2.0 gpm low flow showerheads. Any and all non-conforming appliances and plumbing fixtures shall be removed from the premises. The water conservation requirements shall be replicated in full on the architectural plans.
17. Site plan shall show location of any trees within the project area.
18. 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.
19. 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.
20. Annex into the City of St Helena Municipal Sewer District No. 1, and pay all annexation, connection, and impact fees.
21. Construct a concrete driveway approach, including sidewalk, per current City and ADA standards prior to Certificate of Occupancy.
22. 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.

23. Existing streets being cut by new utility services will require edge grinding and an A.C. overlay per City standards, extent to be determined by the Public Works Department.
24. An encroachment permit shall be required for any work performed in the public right of way.

Building Department Conditions of Approval

25. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. At this time the City of St. Helena utilizes the 2013 Title 24 codes.
26. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
27. The applicant shall provide a construction waste management plan with the building permit application.
28. 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.
29. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
30. 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.

Fire Department Conditions of Approval

31. Fire sprinklers shall be installed as required by the Fire Department.

I HEREBY CERTIFY that the foregoing demolition permit and design review extension 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 September 5, 2017 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

1057 Pratt Avenue
Design Review Extension
September 5, 2017

Grace Kistner
Chair, Planning Commission

Noah Housh
Planning Director

RECEIVED
PLANNING DEPARTMENT

AUG 03 2017

City of St. Helena

To: Planning Department and Planning Commissioners:

From: Donna and Rusty Hinds

Subject: Building Permit extension; 1057 Pratt Ave.

Date: August 3, 2017

We are requesting an extension for the time to file for a building permit for 1057 Pratt Ave. This is our second extension. During the first year after planning commission approval, we were not entitled to build as we were instructed by the City that a certificate of occupancy would not be issued until the Crinella Pump Station was upgraded by the owners of the Los Alcolbas Hotel. It was very difficult to predict when the Los Alcolbas project, that had many scheduling delays, would be completed. We were granted the first extension. During the time period of waiting, our needs and desires changed and we have decided to sell the property. When the property sells, we would like the new owners to have the option to file for the Building permit if they choose to use the plans that were approved by the planning commission. The property has currently been on the market since November 22, 2016. We appreciate the consideration of granting this extension.

Thank you for your time and attention to this request.

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION PC2015-027

**DEMOLITION PERMIT AND DESIGN REVIEW NO. PL15-032
CITY OF ST. HELENA, STATE OF CALIFORNIA
GRANTED TO 1057 PRATT AVENUE**

PROPERTY OWNER: Donna & Rusty Hinds

APN: 009-142-003

Recitals

1. Request by Donna & Rusty Hinds for a demolition permit and design review approval to demolish existing structures in order to construct a new two-story, 3,021-sf single-family residence with an 849-sf second unit, 624-sf detached garage, and 120-sf shed on the property located at 1057 Pratt Avenue in the MR: Medium Density Residential district.
2. The Planning Commission of the City of St. Helena, State of California, held a noticed public hearing on August 18, 2015.

Resolution

- A. The Planning Commission hereby finds that the project is exempt from CEQA pursuant to Section 15301, which exempts demolition of accessory structures and Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.
- B. For the Demolition Permit, the Planning Commission determines that the project is in compliance with Municipal Code Section 17.164.050(E) in:
 1. *That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building.*
 2. *That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood.*
- C. The Planning Commission determines the project is in compliance with the following Design Review criteria of Municipal Code Section 17.164.030:
 1. *Consistency and compatibility with applicable elements of the general plan;*
 2. *Compatibility of design with the immediate environment of the site;*
 3. *Relationship of the design to the site;*
 4. *Determination that the design is compatible in areas considered by the board as having a unified design or historical character;*
 5. *Whether the design promotes harmonious transition in scale and character in areas between different designated land use;*
 6. *Compatibility with future construction both on and off the site;*
 7. *Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;*

1057 Pratt Avenue
Design Review Conditions
August 18, 2015

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

Planning Department Conditions of Approval

- D. The Planning Commission approves design review for the above-described project with the following conditions of approval. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.
1. The design review shall be vested within one (1) year from the date of final action. A building permit for the use allowed under this approval shall have been obtained within one (1) year from the effective date of this action or the approval shall expire, provided however that the approval may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals. Any request for an extension of this approval shall be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
2. The approvals shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.

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3. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.
4. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
5. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
6. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
7. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with the Building Official, Fire Inspector and or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.
8. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on August 18, 2015, except as modified herein. The Planning Director may also authorize minor modifications to the plans.
9. The garage as shown on the submitted plans shall be reduced in height to 15 feet or less to comply with Municipal Code Section 17.40.060(A)(4).
10. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.
11. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The City Engineer must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or

federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

Public Works Department Conditions of Approval

1. 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.
2. 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.
3. 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. All stormwater and erosion control plans shall conform to the latest State and City codes at a minimum.
4. Prepare and implement a Stormwater Control Plan as required by the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual, dated July 14, 2014.
5. The applicant shall incorporate water conservation practices into the proposed project per the Theoretical Water Use Report prepared by James McCalligan of JMA Architecture, dated June 15, 2015, including installing 1.28 gal toilets, 1.5 gpm faucets, and 2.0 gpm low flow showerheads. Any and all non-conforming appliances and plumbing fixtures shall be removed from the premises. The water conservation requirements shall be replicated in full on the architectural plans.
6. Site plan shall show location of any trees within the project area.
7. 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

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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.

8. 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.
9. Annex into the City of St Helena Municipal Sewer District No. 1, and pay all annexation, connection, and impact fees.
10. Construct a concrete driveway approach, including sidewalk, per current City and ADA standards prior to Certificate of Occupancy.
11. 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.
12. Existing streets being cut by new utility services will require edge grinding and an A.C. overlay per City standards, extent to be determined by the Public Works Department.
13. An encroachment permit shall be required for any work performed in the public right of way.

Building Department Conditions of Approval

1. Prior to commencing with any construction activities the applicant shall procure all required Building, Plumbing, Electrical and Mechanical permits.
2. The applicant will be required to comply with the codes adopted at the time a building permit application is submitted. Currently the City of St. Helena has adopted the 2013 editions of California Title 24, part 1 Administrative, part 2 Building, part 3 Electrical, part 4, Mechanical, part 5 Plumbing, part 6 Energy, part 11 Green Building and part 12 Referenced Standards Codes, Part 2.5 California Residential Code.
3. The demolition work is significant and will require a "J-number" from the Bay Area Air Quality Management District (*BAAQMD).
4. The rebuild is significantly larger than the original residence and garage, more than 50% new. The structure shall be considered a new residence and shall comply with all the applicable codes for a new home.
5. This project will require approval from the Napa County Department of Environmental Management Department if the septic is to be used.

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- a. If the septic system is to be abandoned the Napa County Department of Environmental Management approval will be required.

I HEREBY CERTIFY that the foregoing design review was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on August 18, 2015 by the following roll call vote:

AYES: *Commissioners Monnette, Kistner, Koberstein, Sweeney, and Chair Parker*

NOES:

ABSENT:

ABSTAIN:

APPROVED:



Sarah Parker
Chair, Planning Commission

ATTEST:



Noah Housh
Planning Director

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION PC2016-035

**DESIGN REVIEW EXTENSION NO. PL16-057
GRANTED TO 1057 PRATT AVENUE**

PROPERTY OWNER: Donna & Rusty Hinds

APN: 009-142-003

Recitals

1. Request by Donna & Rusty Hinds for a one-year design review approval extension in order to construct a new two-story, 3,021-sf single-family residence with an 849-sf second unit, 624-sf detached garage, and 120-sf shed on the property located at 1057 Pratt Avenue in the MR: Medium Density Residential district.
2. This is the first of two possible extensions and this extension will expire on September 2, 2017.
3. The Planning Commission of the City of St. Helena, State of California, held a duly noticed public hearing on September 20, 2016.

Resolution

- A. The Planning Commission hereby finds that the project is exempt from CEQA pursuant to Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.
- B. The Planning Commission determines the project is in compliance with the following Design Review criteria of Municipal Code Section 17.164.030:
 1. *Consistency and compatibility with applicable elements of the general plan;*
 2. *Compatibility of design with the immediate environment of the site;*
 3. *Relationship of the design to the site;*
 4. *Determination that the design is compatible in areas considered by the board as having a unified design or historical character;*
 5. *Whether the design promotes harmonious transition in scale and character in areas between different designated land use;*
 6. *Compatibility with future construction both on and off the site;*
 7. *Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;*
 8. *Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;*
 9. *Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;*
 10. *Whether sufficient ancillary functions are provided to support the main functions of the project and whether they are compatible with the project's design concept;*

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

Planning Department Conditions of Approval

- C. The Planning Commission approves the design review extension for the above-described project with the following conditions of approval. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.
 1. The design review shall be vested within one (1) year from the date of final action. A building permit for the use allowed under this approval shall have been obtained within one (1) year from the effective date of this action or the approval shall expire, provided however that the approval may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals. Any request for an extension of this approval shall be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
 2. The approvals shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.
 3. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.
 4. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its

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own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.

5. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
6. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
7. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with the Building Official, Fire Inspector and or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.
8. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on September 20, 2016, except as modified herein.
9. The garage as shown on the submitted plans shall be reduced in height to 15 feet or less to comply with Municipal Code Section 17.40.060(A)(4).
10. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.
11. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The City Engineer must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

Public Works Department Conditions of Approval

12. 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

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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.

13. 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.
14. 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. All stormwater and erosion control plans shall conform to the latest State and City codes at a minimum.
15. Prepare and implement a Stormwater Control Plan as required by the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual, dated July 14, 2014.
16. The applicant shall incorporate water conservation practices into the proposed project per the Theoretical Water Use Report prepared by James McCalligan of JMA Architecture, dated June 15, 2015, including installing 1.28 gal toilets, 1.5 gpm faucets, and 2.0 gpm low flow showerheads. Any and all non-conforming appliances and plumbing fixtures shall be removed from the premises. The water conservation requirements shall be replicated in full on the architectural plans.
17. Site plan shall show location of any trees within the project area.
18. 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.
19. 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.

20. Annex into the City of St Helena Municipal Sewer District No. 1, and pay all annexation, connection, and impact fees.
21. Construct a concrete driveway approach, including sidewalk, per current City and ADA standards prior to Certificate of Occupancy.
22. 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.
23. Existing streets being cut by new utility services will require edge grinding and an A.C. overlay per City standards, extent to be determined by the Public Works Department.
24. An encroachment permit shall be required for any work performed in the public right of way.

Building Department Conditions of Approval

25. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. At this time the City of St. Helena utilizes the 2013 Title 24 codes.
26. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
27. The applicant shall provide a construction waste management plan with the building permit application.
28. 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.
29. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
30. 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 extension 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 September 20, 2016 by the following roll call vote:

*1057 Pratt Avenue
Design Review Extension
September 20, 2016*

AYES: Commissioners Koberstein, Sweeney, Monnette and Kistner

NOES: None

ABSENT: Commissioner Parker

RECUSED: None

APPROVED:



Grace Kistner
Chair, Planning Commission

ATTEST:



Noah Housh
Planning Director

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

AUGUST 18, 2015

AGENDA ITEM: 6

PL15-032: Request by Donna & Rusty Hinds for a Demolition Permit and Design Review approval to demolish an existing single-family residence in order to construct a new single-family home, second unit, and accessory structures on the property located at 1057 Pratt Avenue in the MR: Medium Density Residential district.

PREPARED BY: Aaron Hecock, Planner

REVIEWED BY: Noah Housh, Planning Director

APPLICATION FILED: 05/15/15

ACCEPTED AS COMPLETE: 08/04/15

LOCATION OF PROPERTY: 1057 Pratt Avenue

APN: 009-142-003

GENERAL PLAN/ZONING: MR: Medium Density Residential

APPLICANT: Donna & Rusty Hinds

PHONE: (713) 463-2600

PROJECT DESCRIPTION

The existing 15,815-sf flag lot parcel is currently developed with a 1,647-sf, three bedroom, two bathroom, single-story, single-family residence with a 400-sf detached garage and two carports. The parcel is accessed by a 20' wide permanent easement over the parcel adjacent to Pratt Avenue. The applicant is seeking a demolition permit and design review approval to demolish the existing structures in order to construct a new two-story, 3,021-sf single-family residence (2,240-sf first floor / 781-sf second floor) with an 849-sf detached second unit, 624-sf detached garage, and 120-sf shed. The new structures would be finished with primarily white board and batten siding with occasional elements of horizontal lap siding. All roofing would be corrugated metal finished with a vintage galvanized patina. Divided lite metal clad wood windows would be used for character and scale. The height of the proposed two-story home is approximately 25'.

The flag lot is somewhat unique in that it is largely secluded from view by existing vegetation and landscaping. As it currently exists, little is visible from the lot itself (see attached photos). The two homes along the access easement leading to the home are both large, two-story homes. The backyard of an adjacent parcel is located to the front of the flag lot (southwest property line). The back of a one-story home with no windows is adjacent the flag looking towards Pratt Avenue (westerly property line), while an undeveloped lot is adjacent the flag lot's backyard (northern property line). The backyard of two homes appear to be located adjacent to the eastern property line although they cannot currently be seen from the property.

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ANALYSIS**CEQA**

The project is exempt from the requirements of CEQA pursuant to Section 15301, which exempts the demolition of a single-family residence and Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.

GENERAL PLAN/ZONING

The property has a General Plan and Zoning designation of Medium Density Residential (MR). This district provides for single-family detached homes, accessory dwelling units and compatible uses.

As far as the Floor Area Ratio (F.A.R.) is concerned, a 15,815-sf parcel has a maximum F.A.R. of .252. This would allow up to approximately 3,985-sf of building space (excluding F.A.R. exempt 400-sf of second unit space, 200-sf of garage space, and 120-sf of non-habitable accessory building or 4,705-sf total). The applicant is proposing a 3,021-sf home with an 849-sf second unit, a 624-sf detached garage, and a 120-sf accessory building (4,614-sf total). With the F.A.R. exemptions noted above, the project will consist of 3,894-sf, which is 91-sf less than the maximum square footage permitted for an F.A.R. of .246. While there is a lot of square footage associated with the project, the massing is broken up between the home, second unit and garage as they are each separate structures. Additionally, Pratt Avenue is characterized by large, somewhat rural estate homes, including many large homes on flag lots. At 4,614-sf of building space (including the shed), the project is at 29% lot coverage (the maximum permitted is 45%). The project as proposed meets all the requirements of the MR zone including lot size, building size, setbacks, etc.

It should be noted, that per Municipal Code Section 17.112.100(B)(6), the flag lot development standards state that *“New development on the flag lot shall be subject to design review by the planning commission who shall look at the relationship of the construction to surrounding lots, buildings and structures. Building height and window locations may be modified to compensate for loss of privacy to adjoining properties.”*

UTILITIES

The existing residence and accompanying accessory structures are being replaced and updated which will make them more efficient than what currently exists. The applicant has provided a water neutrality analysis that demonstrates no net increase in water consumption (included on first page of plan set).

The existing home is on a septic system, however, it is anticipated that the sewer system will be extended down Pratt Avenue in the near future. At this time, the applicants will be required to connect to the City’s sewer system.

DEMOLITION PERMIT

As provided in Municipal Code Section 17.164.050(E), no permit authorizing the demolition of any building within any zoning district shall be issued until approved by the Planning Commission in accordance with the following findings:

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1. That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building.
2. That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood.

The existing home was constructed in 1948 and is not listed on the City of St. Helena's historical resources inventory. Furthermore, the building is not architecturally significant and cannot be seen from the street. Demolition of this residence would not impact a historical resource or otherwise negatively affect the character of the neighborhood.

DESIGN REVIEW

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

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

17. Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials.

This property is one of several rather large flag lots on Pratt Avenue, however, this parcel is unique in that it is accessed by an easement rather than a “panhandle” that is a part of the parcel itself. This means that all of the square footage is useable whereas the “panhandle” portion of the other flag lots counts towards those properties square footage but is unusable for development. Due to this parcels size, location, and uniqueness, as well as how the proposed project was designed to minimize impacts on adjacent parcels, staff believes that the proposed project is consistent with the required design review findings listed above.

CORRESPONDENCE

At the time of packet distribution staff had received no letters in support or opposition to this application.

STAFF RECOMMENDATION

Staff finds that the proposed configuration of the site, the overall design elements and proposed materials/finishes are in character with the neighborhood and the community in general. The project would improve the aesthetic of the site and would not adversely impact adjacent properties. Because of this staff concludes that design review findings can be made and recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA, pursuant to Section 15301, which exempts demolition of accessory structures and Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.
2. Accept the required findings and approve a demolition permit and design review for the proposed project located at 1057 Pratt Avenue.

ATTACHMENTS

1. Resolution / Conditions of Approval
2. Site Location
3. Site Photos
4. Applicant Statement
5. Plans

**DEMOLITION PERMIT AND DESIGN REVIEW NO. PL15-032
CITY OF ST. HELENA, STATE OF CALIFORNIA
GRANTED TO 1057 PRATT AVENUE**

PROPERTY OWNER: Donna & Rusty Hinds

APN: 009-142-003

Recitals

1. Request by Donna & Rusty Hinds for a demolition permit and design review approval to demolish existing structures in order to construct a new two-story, 3,021-sf single-family residence with an 849-sf second unit, 624-sf detached garage, and 120-sf shed on the property located at 1057 Pratt Avenue in the MR: Medium Density Residential district.
2. The Planning Commission of the City of St. Helena, State of California, held a noticed public hearing on August 18, 2015.

Resolution

- A. The Planning Commission hereby finds that the project is exempt from CEQA pursuant to Section 15301, which exempts demolition of accessory structures and Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.
- B. For the Demolition Permit, the Planning Commission determines that the project is in compliance with Municipal Code Section 17.164.050(E) in:
 1. *That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building.*
 2. *That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood.*
- C. The Planning Commission determines the project is in compliance with the following Design Review criteria of Municipal Code Section 17.164.030:
 1. *Consistency and compatibility with applicable elements of the general plan;*
 2. *Compatibility of design with the immediate environment of the site;*
 3. *Relationship of the design to the site;*
 4. *Determination that the design is compatible in areas considered by the board as having a unified design or historical character;*
 5. *Whether the design promotes harmonious transition in scale and character in areas between different designated land use;*
 6. *Compatibility with future construction both on and off the site;*
 7. *Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;*
 8. *Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;*

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August 18, 2015

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

Planning Department Conditions of Approval

- D. The Planning Commission approves design review for the above-described project with the following conditions of approval. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.
 1. The design review shall be vested within one (1) year from the date of final action. A building permit for the use allowed under this approval shall have been obtained within one (1) year from the effective date of this action or the approval shall expire, provided however that the approval may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals. Any request for an extension of this approval shall be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
 2. The approvals shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.
 3. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District

1057 Pratt Avenue
Design Review Conditions
August 18, 2015

fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.

4. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
5. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
6. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
7. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with the Building Official, Fire Inspector and or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.
8. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on August 18, 2015, except as modified herein. The Planning Director may also authorize minor modifications to the plans.
9. The garage as shown on the submitted plans shall be reduced in height to 15 feet or less to comply with Municipal Code Section 17.40.060(A)(4).
10. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.
11. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The City Engineer must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

1057 Pratt Avenue
Design Review Conditions
August 18, 2015

Public Works Department Conditions of Approval

1. 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.
2. 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.
3. 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. All stormwater and erosion control plans shall conform to the latest State and City codes at a minimum.
4. Prepare and implement a Stormwater Control Plan as required by the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual, dated July 14, 2014.
5. The applicant shall incorporate water conservation practices into the proposed project per the Theoretical Water Use Report prepared by James McCalligan of JMA Architecture, dated June 15, 2015, including installing 1.28 gal toilets, 1.5 gpm faucets, and 2.0 gpm low flow showerheads. Any and all non-conforming appliances and plumbing fixtures shall be removed from the premises. The water conservation requirements shall be replicated in full on the architectural plans.
6. Site plan shall show location of any trees within the project area.
7. 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.

1057 Pratt Avenue
Design Review Conditions
August 18, 2015

8. 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.
9. Annex into the City of St Helena Municipal Sewer District No. 1, and pay all annexation, connection, and impact fees.
10. Construct a concrete driveway approach, including sidewalk, per current City and ADA standards prior to Certificate of Occupancy.
11. 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.
12. Existing streets being cut by new utility services will require edge grinding and an A.C. overlay per City standards, extent to be determined by the Public Works Department.
13. An encroachment permit shall be required for any work performed in the public right of way.

Building Department Conditions of Approval

1. Prior to commencing with any construction activities the applicant shall procure all required Building, Plumbing, Electrical and Mechanical permits.
2. The applicant will be required to comply with the codes adopted at the time a building permit application is submitted. Currently the City of St. Helena has adopted the 2013 editions of California Title 24, part 1 Administrative, part 2 Building, part 3 Electrical, part 4, Mechanical, part 5 Plumbing, part 6 Energy, part 11 Green Building and part 12 Referenced Standards Codes, Part 2.5 California Residential Code.
3. The demolition work is significant and will require a "J-number" from the Bay Area Air Quality Management District (*BAAQMD).
4. The rebuild is significantly larger than the original residence and garage, more than 50% new. The structure shall be considered a new residence and shall comply with all the applicable codes for a new home.
5. This project will require approval from the Napa County Department of Environmental Management Department if the septic is to be used.
 - a. If the septic system is to be abandoned the Napa County Department of Environmental Management approval will be required.

1057 Pratt Avenue
Design Review Conditions
August 18, 2015

I HEREBY CERTIFY that the foregoing design review was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on August 18, 2015 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Sarah Parker
Chair, Planning Commission

Noah Housh
Planning Director



*James A. McCalligan a
rchitect AIA
115 4th Street Suite A
Historic Railroad Square
Santa Rosa, CA 95401
Phone 707-578-4525
Fax 707-578-3742
www.mccalligan.com*

August 4, 2015

To: Planning Department
City of St. Helena
St. Helena, CA

Re: Written Statement
Design Review application for the proposed
Donna and Rusty Hinds replacement residence
Located at:
1057 Pratt Avenue
St. Helena, California
A/P #009-142-003

Attention Planner, and Planning Commission members,

On behalf of Donna and Rusty Hinds, we hereby submit our Design Review Application for construction of a new residence and second unit at 1057 Pratt Avenue and the demolition of the existing single-family dwelling currently located on the site.

SITE AND CONTEXT:

The site is located on a flag lot that is accessed through a 20' wide permanent easement from Pratt Avenue. This entire block consists of large flag lots to the south of Pratt Avenue. This parcel consists of 15,815 square feet and is the one of the largest flag in the area. Additionally, the other flag lots include the driveway in the square footage, whereas, the square footage for the easement to this parcel is not included since it is not part of the lot. The lot is a rectangle of approximately 132' by 120'.

GENERAL PROJECT DESCRIPTION:

Donna and Rusty Hinds are proposing the demolition and construction of a single family home that will be utilized as their permanent full time residence. They have been part time residents of St. Helena since 2008 and moved here full time in August of 2014. They have a daughter at Saint Helena High School and have become active members of the community. Donna currently represents the City of St. Helena on the Napa County Active Transportation Committee. She also recently completed the UC Master Gardeners Program of Napa County and has made a large commitment of volunteer time with this organization that assists with farming, vineyard and home gardening education. The Hinds are looking forward to many happy years in their proposed home.

DEMOLITION:

The existing home located at 1057 Pratt Ave was built in 1948 and does not appear to have been maintained or updated during its 67 year life. The building is not architecturally or historically significant and cannot be seen from the street. The existing home consists of: 3 bedrooms and 2 baths on a single level, and is approximately 1,647 square feet of conditioned space with a 400 square feet garage and two carports. The existing home is not in character with the other homes currently located on Pratt Ave. It still has low efficiency mechanical systems, wood burning fireplace, limited insulation and non-water conserving plumbing. The substandard foundation and framing systems would require extensive reinforcement and retrofitting to meet current code standards. The compartmentalized floor plan including odd flow and use of space makes the house difficult to remodel. In short, the cost to improve the house to meet the needs of the program and code upgrades would be cost prohibitive. The clients are working with Jose Martin and the St. Helena Fire Department to utilize the existing building as a practice and training structure, thereby yielding a public benefit from the destruction of the house.

PROPOSED PROJECT:

Based on the current zoning code for Medium Density housing, the allowable Floor Area Ratio (FAR) for this lot is 25.2% or 3,985 square feet of living space with a bonus of 400 feet for second units and an exemption of 200 feet for garages for a total of 4,585 square feet. The proposed project includes a main residence of 3,021 square feet, a garage with an unconditioned space of 624 square feet, a second unit of 849 square feet for a total of 4,494 square feet. The proposed project is within the current FAR and due to the large size and nature of the flag lot, the buildings have been sited to allow for a pool and various areas of large open space surrounding the buildings. The proposed project is consistent with other homes on Pratt Avenue built on similar sized parcels. There are 5 properties in this block of Pratt Avenue with structures exceeding 3,000 square feet. There are also several homes on Pratt Avenue with second units. The proposed project fits in the neighborhood and is consistent with the other projects that have previously been constructed on Pratt Avenue.

We believe this project is a good example of how this additional square footage and garage exemption work to incentivize a second unit without overbuilding the lot. The proposed 3,021 square foot main residence is very consistent with the other residences on Pratt Avenue. The clients first priority was to build a 3,000 square foot home. By taking advantage of the 400 square foot bonus, the clients had the opportunity and incentive to propose a second unit. (The City has recognized the importance of this incentive in the Draft Housing Element Needs Assessment/ City of St Helena General Plan Update, February 24, 2015, Page 7 & 8, and approved by City Council) In the future, the clients are considering the possibility of utilizing the second unit as a long term rental.

Due to the large size of the lot, there is plenty of open space remaining around the proposed buildings and the buildings do not impose on the privacy of surrounding neighbors. The second story portion of the project is centrally located on the lot. There is only one second story window that could possibly look out onto one parcel to the east of the Hinds property. This parcel is a vacant lot owned by Mark and Todd Andrade. The Hinds have discussed their project with Mark Andrade and the Andrade's have no objections to the project as proposed. There are seven properties that border the Hinds property (three on Crinella). The Hinds have contacted all seven neighbors to let them know what has been proposed and there have been no objections to the project. There is only one owner who has not responded after multiple attempts.

ARCHITECTURE:

The proposed project is essentially a collection of small scaled buildings with the barn/farmhouse vernacular arranged to define private, outdoor spaces that contain sound and backyard activities. Due to its location on a flag lot with houses on all sides a central courtyard plan was established with a large open space at the center of the property. This siting serves as privacy buffer with outdoor living area in the center of the property. We have been careful to orient the windows of upper floor bedrooms away from the closest neighboring buildings. The other second story windows provide daylight and ventilation to spaces below. We feel this design offers the best natural lighting for the residents while maintaining the privacy of the neighboring lots.

Visibility of the site from the street is almost nonexistent due to the long driveway flanked to the north with live oaks. The main house and garage should be largely invisible from anywhere outside the property and the smaller scaled second dwelling unit should be visible only down the length of the driveway. Due to the lack of street frontage additional parking spaces were added to the site to allow for second unit and guest parking. The sizing of the driveway between the garage and second unit allows for either tandem or parallel parking at the owners discretion.

The white painted cedar siding will be primarily board and batten with occasional elements of horizontal lap siding for visual relief. All roofing will be corrugated metal finished with a vintage galvanized patina. Divided lite metal clad wood windows will be used for character and scale.

LANDSCAPING:

The prior owner's landscaping contained extensive vegetable gardens, fruit trees and roses maintained by inefficient hand held or broadcast irrigation. The Hinds are proposing low to moderate water use plants composed of primarily Mediterranean and native plant types, and numerous raised bed planters, with a numerous vegetated areas for stormwater drainage. These plants will be irrigated exclusively with drip or sub-surface irrigation methods. The result should be a substantial decrease in landscape water usage from the previous owner.

TREE REMOVAL:

The project calls for the removal of 10 trees on the property varying in size from 5"-24". The trees species include walnut, sycamore, fig, eucalyptus and various fruit trees none of which are considered a protected species. The majority of the trees marked for removal are either in close proximity with the proposed buildings or nearing the end of their life and in poor condition. The Hinds are proposing to replace these with 15 trees including olive, citrus and other fruit trees.

WATER ANALYSIS:

The water use analysis calculation allows for 150 gallons per bedroom per day for the existing three bedroom house, resulting in an existing usage of 450 gallons per day. It is estimated that with the proposed water conserving measures and low flow plumbing fixtures this will be reduced to 377 gallons per day for the new residence and second unit. This equates to a savings of 73 gallons per day.

STORMWATER MANAGEMENT:

The project makes use of several vegetated drainage swales scattered around the property to retain stormwater from the roof and landings of the proposed construction. Drainage will be balanced through the use of drain pipes to ensure that the tributary area does not exceed twice the retention area. In addition the driveway, terrace and paths will be constructed of pervious material to increase the area of rainwater filtration.

PUBLIC WORKS CONDITIONS:

The current site has a septic system for treatment of solid waste. Many of the properties surrounding the subject property are connected to the city sewer system. During the due diligence phase of purchasing this property, the clients worked with Mike Muelrath of Applied Civil Engineering and confirmed the feasibility of abandoning the current septic system and connecting to the city sewer. Additionally, the clients confirmed with Steve Palmer that the city will allow connection to the city sewer upon the mandated upgrade of the Crinella lift station by the developers of the Los Alcobas (formerly Grandview) Hotel project. The superintendent of the Los Alcobas project has indicated a projected completion date of the sewer upgrade of December, 2015. The clients have secured a utility easement along the right of way easement to the property. Additionally, the clients have reached an oral agreement with the 1832 Crinella neighbor to grant a sewer easement in the event this access is more feasible. This easement will be documented by a written agreement. We are requesting approval of this project, subject to the condition that the Hinds will not be granted a certificate of occupancy until the Crinella lift station has been upgraded and the Hinds property has been connected to the city sewer.

In closing we believe that this project meets all applicable zoning requirements, is in character with the surrounding homes, and would be a beautiful addition to the city of St. Helena. We respectfully request this project be placed on the consent docket for planning commission approval.

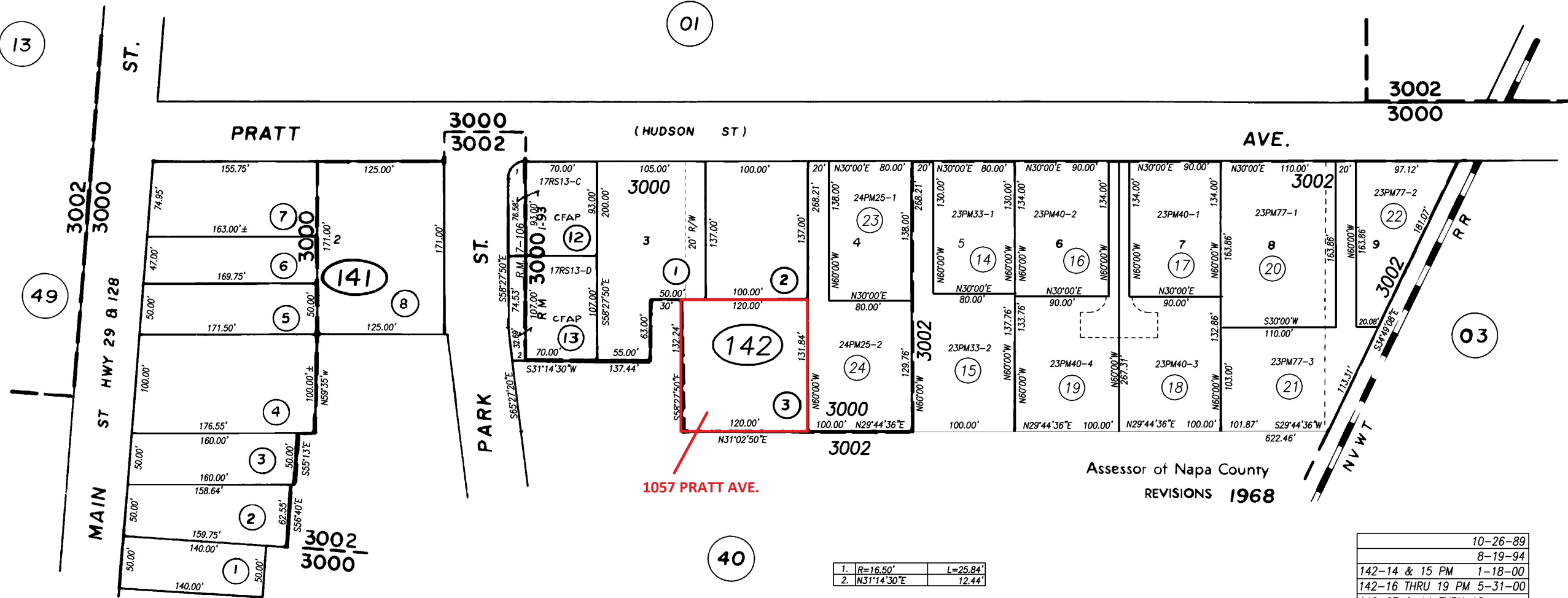
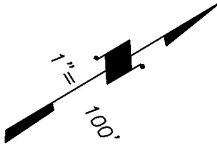
Respectfully submitted,



James A. McCalligan

COUNTY ASSESSOR'S PARCEL MAP
PTN. RANCHO CARNE HUMANA
R M BK D OF PATENTS, PG 127
PTN. CRINELLA TERRACE UNIT 2
R M BK 7, PG 106
ELIZABETH L. HACKNEY TRACT
R M BK 1, PG. 97

Tax Area Code
3000,3002



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

1. R=16.50'	L=25.84'
2. N31°14'30"E	12.44'

Assessor of Napa County
REVISIONS 1968

	10-26-89
	8-19-94
142-14 & 15 PM	1-18-00
142-16 THRU 19 PM	5-31-00
142-07 & 14 THRU 18	
TRA CHANGE	12-31-00
142-20, 21, 22 PM	8-16-02
142-23 & 24 PM	12-29-03
REVISION	DATE



Figure 1. View of easement entering property.



Figure 2. View of existing home from the property line at end of easement.



Figure 3. View of property line and home along the westerly property line.

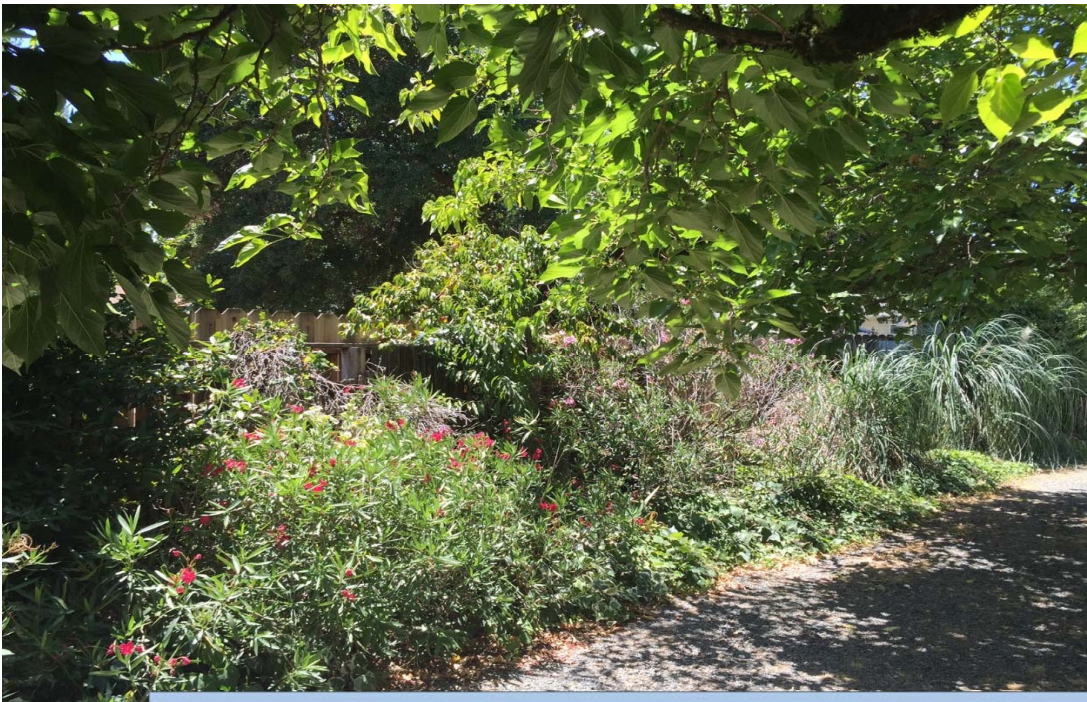


Figure 4. View of property line along the southern property line.



Figure 5. View of easterly property line.

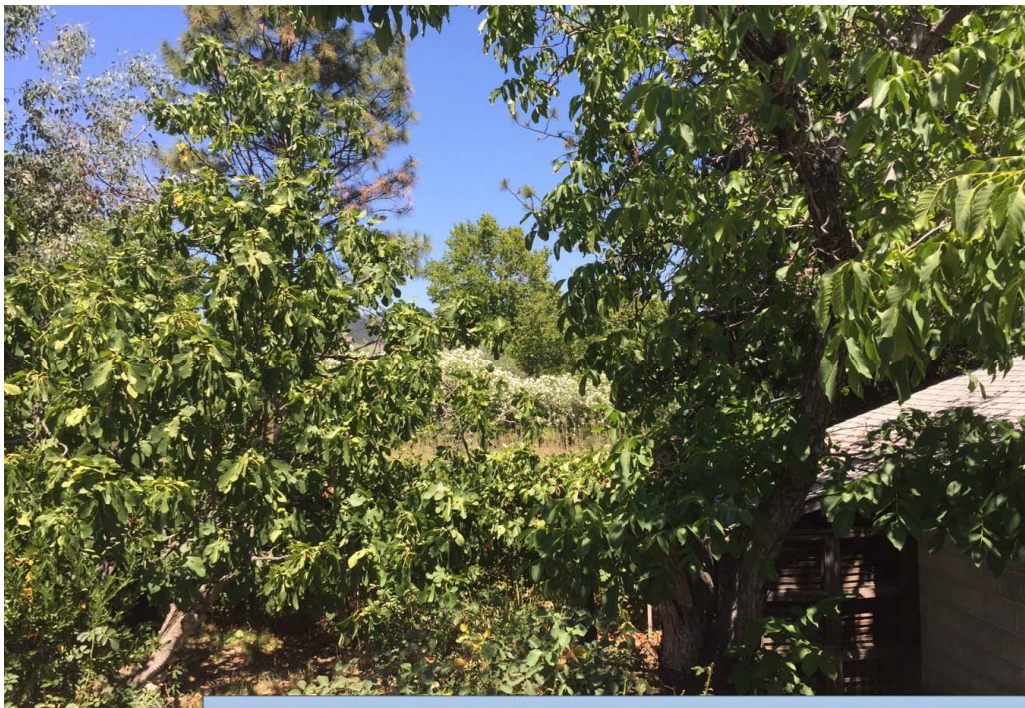
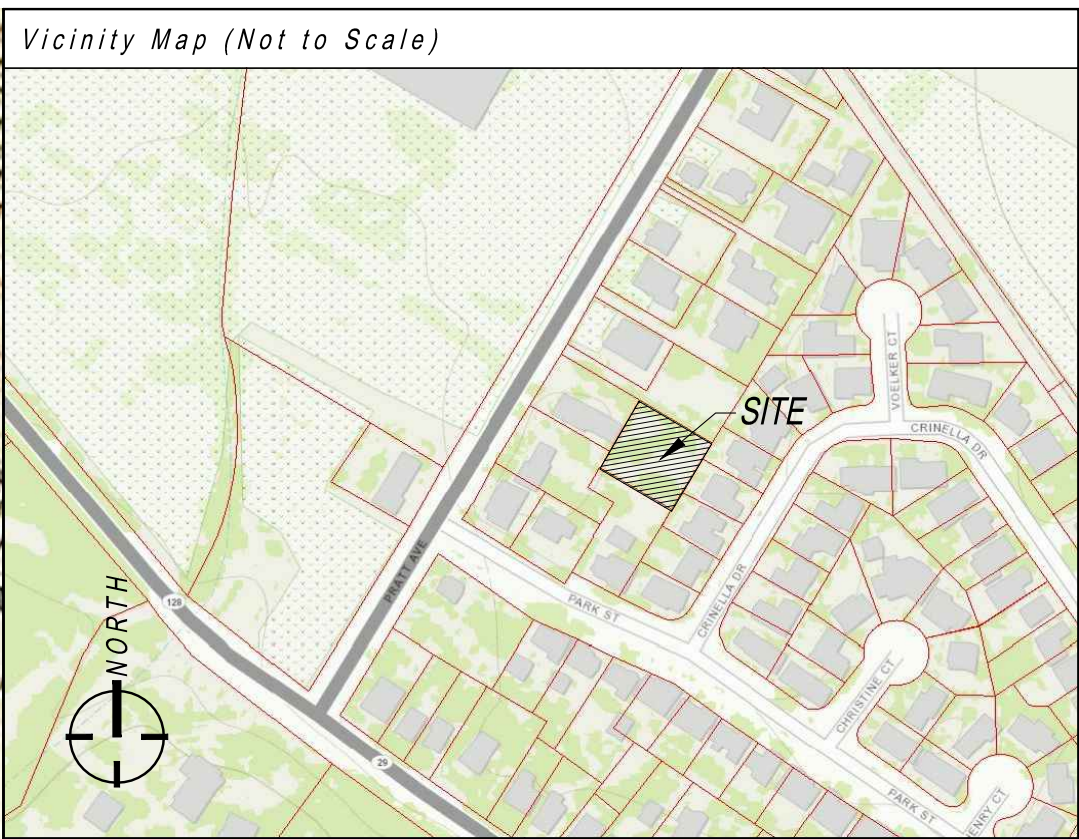
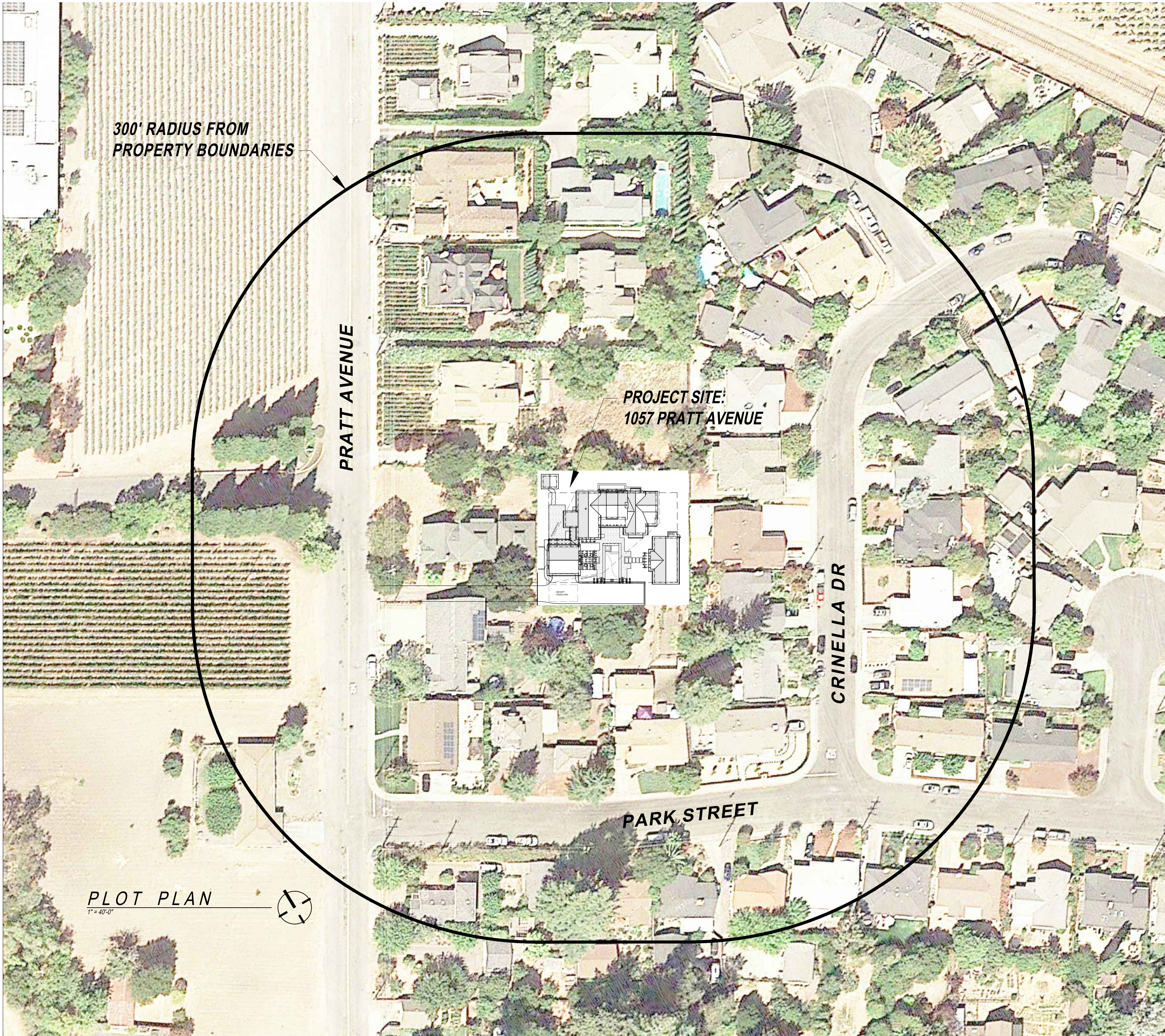


Figure 6. View of property to the north.



Owner: Rusty and Donna Hinds 1057 Pratt Avenue St. Helena, California 94574 (713) 463-2100		Project Description / Written Statement: Proposed new single family dwelling, detached garage, and second dwelling unit. Project will include removal of existing single family residence.	
Consultants		Site Information:	
Structural Engineer: Green Engineering 852 West Station Road Sebastopol, Ca 95472 (707) 824-0680 fax: (707) 824-0567	Title 24: Roy D. Fowler 8131 Nagle Place Sebastopol, Ca 95472 (707) 824-6928 fax: (707) 824-6948	ADDRESS: 1057 Spring Brook Court 009-142-003	
		APN: 009-142-003	
		ZONING: MR	
		LOT SIZE: 15,815 S.F. (0.36 ACRES)	
		SETBACKS: Front and Rear: 20 ft. Side: 10ft	
Soil Engineer: PJC and Associates 442 Houser Street suite A Cotati, Ca 94931 (707) 792-9221 fax: (707) 792-1747	Civil Engineer: Mike Mueller Applied Civil Engineering Inc. 2074 West Lincoln Avenue Napa, Ca 94558 P (707) 390-4968	F.A.R. Calculations:	
		Lot Area: 15,815 S.F.	
		Floor Area Ratio: 25.2% = 3,985 S.F.	
		Second Dwelling Increase: +400 S.F.	
		Garage Area Exemption: +200 S.F.	
		Net Allowable Floor Area: 4,585 S.F.	
		Proposed Area Calculations:	
Surveyor: Albion Surveys, Inc. 1113 Hart Avenue St. Helena, Ca 94574 P (707) 833-1829		Total Living Area Main Residence: 3,021 S.F.	
		Second Dwelling Living Area: 849 S.F.	
		Garage Area: 624 S.F.	
		(A) Total Proposed Floor Area: 4,494 S.F.	
		Shed Area (Exempt): 120 S.F.	
		FLOOR AREA RATIO (F.A.R.) CALCULATION: (A - 200 S.F. - 400 S.F.) ÷ LOT AREA = F.A.R.	
		PROPOSED F.A.R. 4,494 - 200 - 400 = 3,894 ÷ 15,815 x 100 = 24.6%	
		F.A.R. COVERAGE PROPOSED: 24.6% = 3,894 S.F. < 3,985 S.F.	

Water Use Analysis Report:

EXISTING RESIDENCE:
Existing (3) bedroom residence x 150 gallons per day / bedroom = 450 gal / day

PROPOSED RESIDENCE:

FIXTURE	Flow Rate GAL/MIN. OR GAL. / FLUSH	Flow Duration (min, flush, load, etc.)	Daily Uses per Occupant	Number of Occupants	Gallons per Day
TOILETS:	1.28	x 1	x 3	x 10	= 38.4
FAUCET:	1.5	x 0.25 min.	x 3	x 10	= 11.3
SHOWER:	2.0	x 8 min.	x 1	x 10	= 160.0
KITCHEN FAUCET:	1.8	x 4 min.	x 1	x 10	= 72.0
CLOTHES WASHER:	19.7	x 1	x 0.37	x 10	= 72.9
DISHWASHER:	6.3	x 1	x 0.1	x 10	= 6.3
Total Daily Water Use From Residential Fixtures = 361 gal					

Pool Area (sf)	Annual Evaporation (ft)	Annual Precipitation (ft)	Total Annual Water Loss (cf)	Total Annual Water Loss (gal)	Total Daily Water Loss (gal)
360	5.14	2.92	799	5,977	16.4

* Derived from PAN evaporation data from Western Regional Climate Center for the Warm Springs Dam location
** Derived from annual precipitation rates from the California Department of Water Resources for St. Helena
Total Daily Water Use From Pool = 16 gal

Note: Owners will import water to fill the pool. Owners also plan to install and use a pool cover to reduce evaporation rates.

Summary: 377 gal/day proposed < 450 gal/day existing
Proposed residence water use is less than existing water use.

Sheet Index:

CS Plot Plan / Development Plan, Vicinity Map, Project Information Site Plan, General Compliance Notes, Written Statement and Project Description, Special Inspection Notes, Water Analysis Report

A0 Existing Plot Plan, New Plot Plan, Neighborhood Plot Plan

A0.1 Site Plan

A0.2 Conceptual Grading and Drainage Plan

A0.3 Conceptual Landscape Plan

A1 Exterior Elevations, Exterior Finishes

A2 Exterior Elevations

A3 Second Dwelling Unit Exterior Elevations, Fence Detail

A4 Floor Plan

A5 Upper Floor Plan, Roof Plan

A6 Section A1 and B1

PH1 Site Photos

PH2 Conceptual Renderings

JMA
architects
James McCalligan Architect
License No. C17891
115 4th Street, Suite A
Santa Rosa, California 95401
(707) 578-4225 fax: 578-3742

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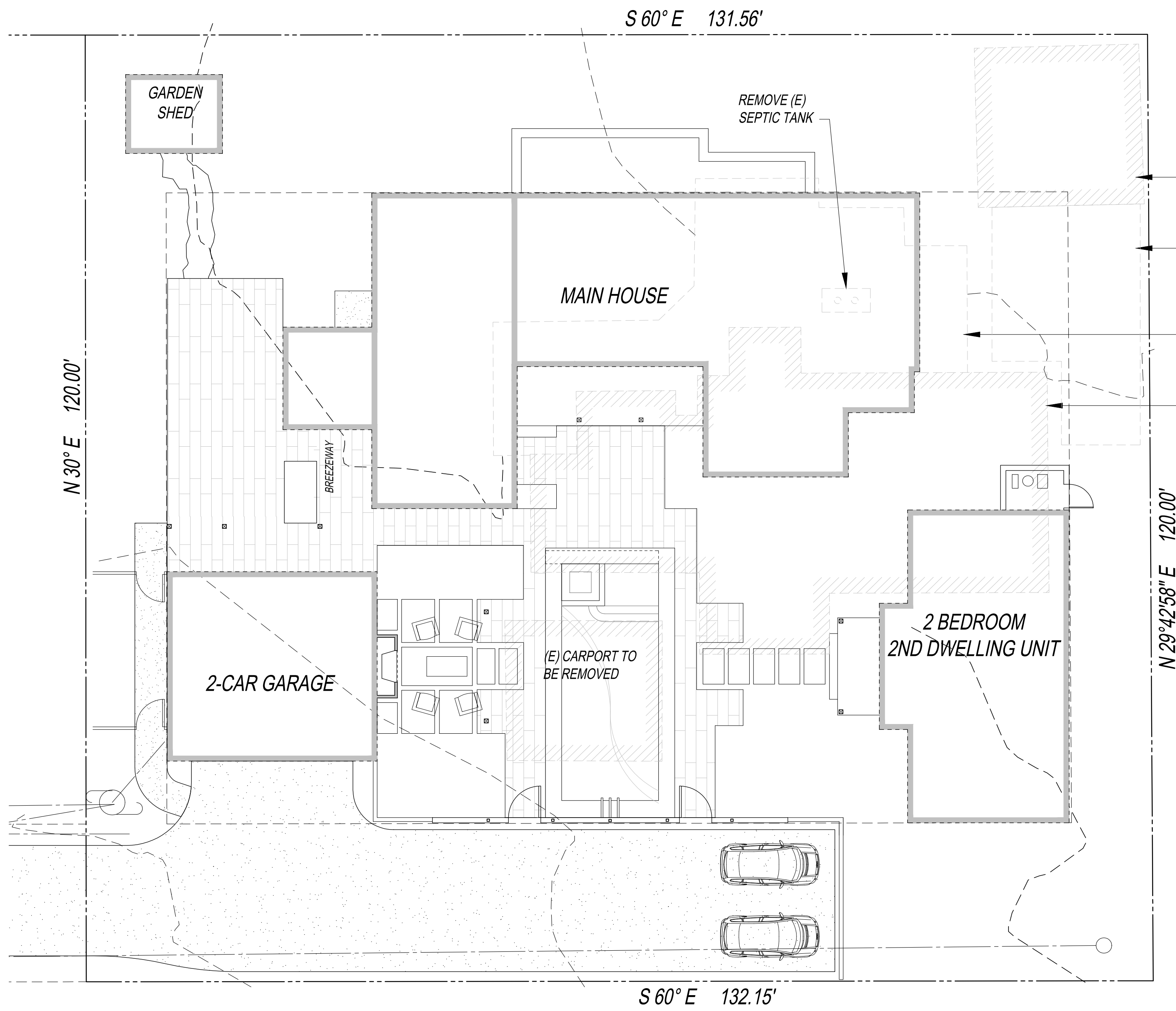
LICENSED ARCHITECT
JAMES MCCALLIGAN
No. C-17891
REN. 3-31-17
STATE OF CALIFORNIA

Project Architect J.A.M.
Drawn By: W.S.K.
Date: 8/04/15

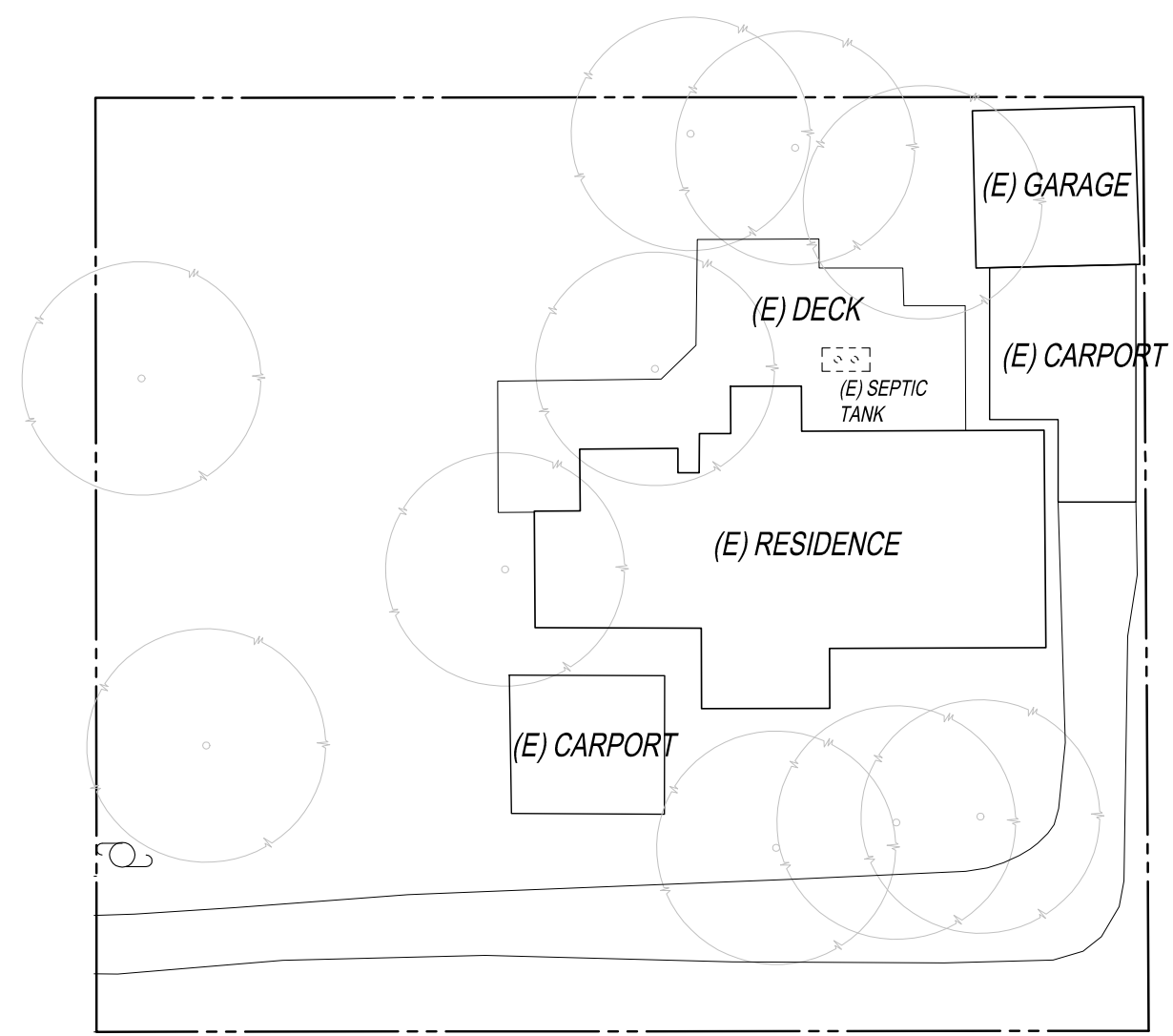
Revision	Date

NEW RESIDENCE FOR
RUSTY & DONNA HINDS
1057 PRATT AVENUE
ST. HELENA, CALIFORNIA
APN 009-142-003-000

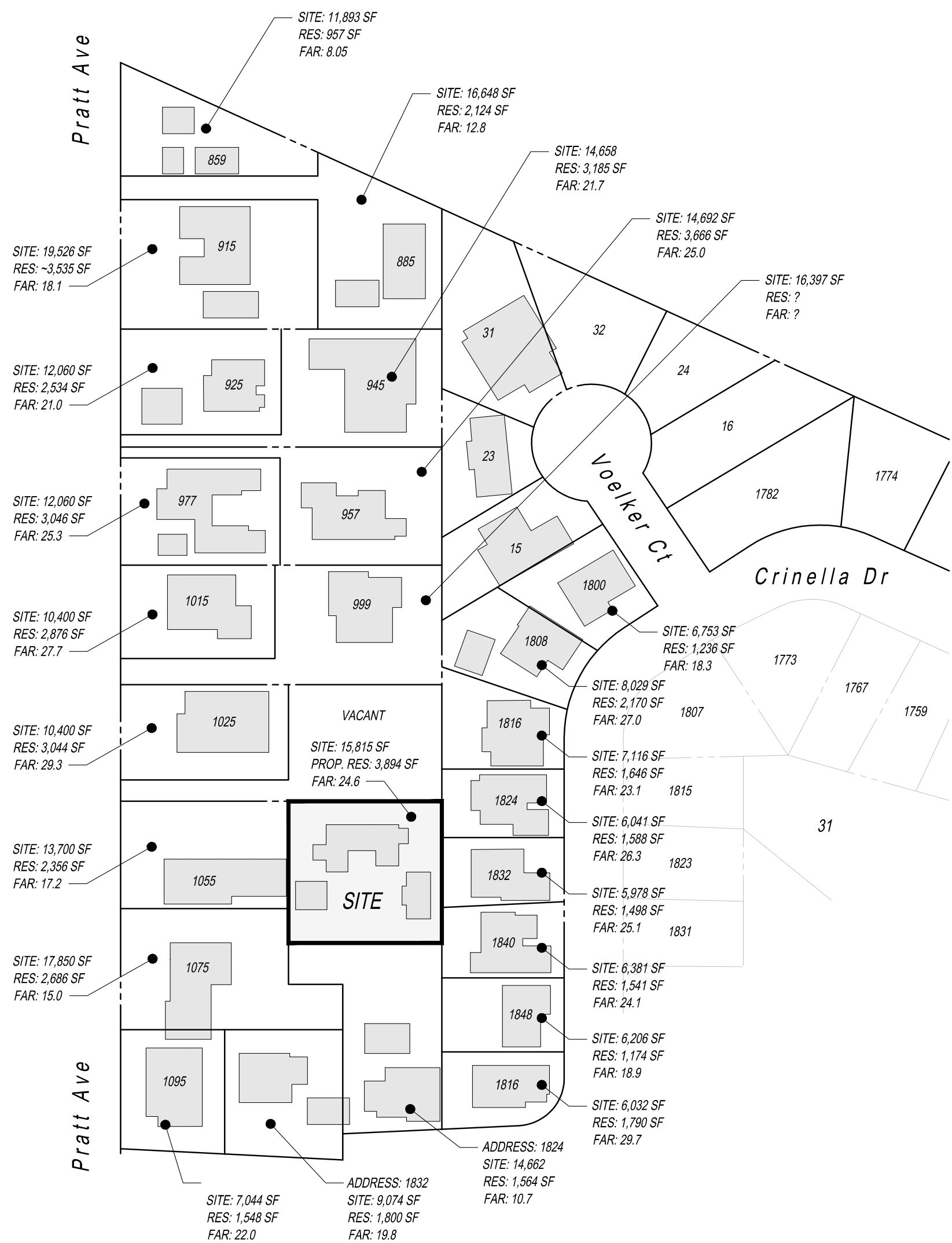
CS
OF 13 SHEETS
JOB NUMBER: 1502



(N) PLOT PLAN W/ PROPOSED DEMOLITION
SCALE: 1/8" = 1'-0"



EXISTING SITE PLAN
SCALE: 1" = 20'-0"



NEIGHBORHOOD PLOT PLAN
SCALE: 1" = 80'-0"

JMA
architects
James McCalligan Architect
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Santa Rosa, California 95401
(707) 578-4525 Fax: 578-3742

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Project Architect	J.A.M.
Drawn By:	W.S.K.
Date:	8/04/15
Revision	Date

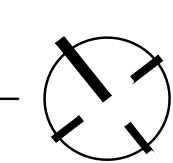
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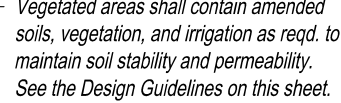
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NEW RESIDENCE FOR,
RUSTY & DONNA HINDS
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APN 009-142-003-000

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OF 13 SHEETS
JOB NUMBER: 1502



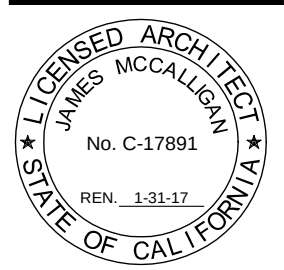




architects
James McCalligan Architect

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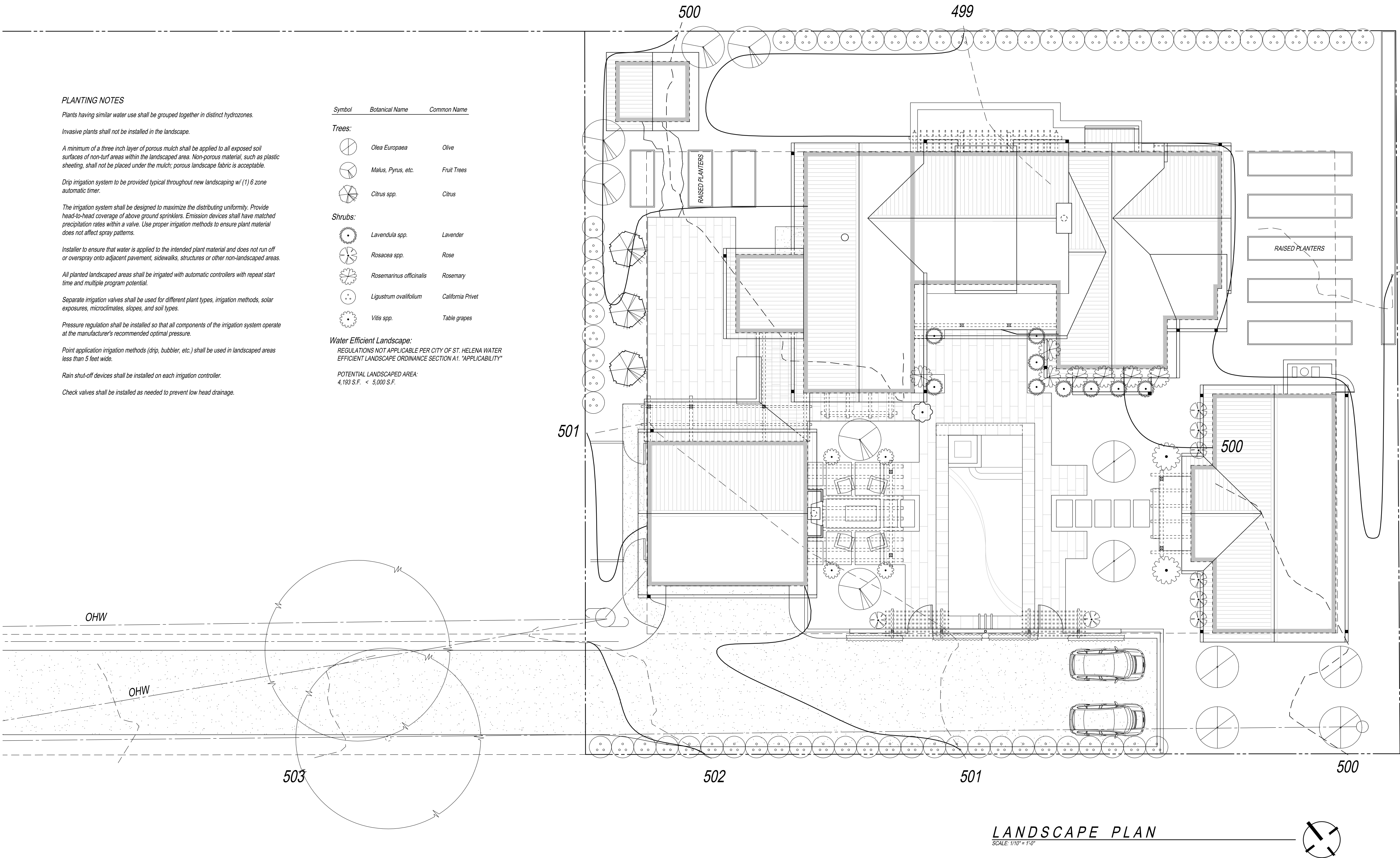


Project Architect: J.A.M.
Drawn By: W.S.K.
Date: 8/04/15

Revision	Date

NEW RESIDENCE FOR
RUSTY & DONNA HINDS
1057 PRATT AVENUE
ST. HELENA, CALIFORNIA
APN 009-142-003-000

A0.3
OF 03 SHEETS
JOB NUMBER: 1502





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



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

GARGAGE SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"

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

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

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

Project Architect	J.A.M.
Drawn By:	W.S.A.
Date:	8-04-13

[illegible]

NEW RESIDENCE FOR:
RUSTY & DONNA HINDS
1057 PRATT AVENUE
ST. HELENA, CALIFORNIA
APN 009-142-003-000

A1
OF 13 SHEET
JOB NUMBER: 15

Exterior Finishes:

Metal Roofing:

2 1/2" x 12" x 24 Gauge Galvalume concealed fastener metal roofing. Full length panels only. 40 mils SBS high temperature bitumen underlayment by TriBall or approved equal.

Horiz. Siding:

Smooth 1 x 6 cedar lap siding with 5" exposure over infiltration and moisture barrier over 1/2 APA rated sheathing. Stained finish in areas shown shaded, SS nails. Set all nails, provide horizontal blocking every 4".

Board and Batten Siding:

Resawn 1x12 STK Cedar board with 2x12 STK Cedar battens over infiltration and moisture barrier over 1/2 APA rated sheathing. Painted and finished finish as noted. Pre colored SS ningshank nails. Set all nails. Provide horizontal blocking every 4".

Windows and French Doors:

"Sierra Pacific" or approved equal metal clad wood windows w/ low e2 glazing typical u.o.n. (metal per mfr's specs) see architectural details for additional installation requirements. Painted interior pine. Roller screens at all operable windows. Provide mull covers to match frames at all ganged windows.

Exposed Wood:

Select re-sawn Kiln Dried Clear Cedar of sizes and dimensions indicated on drawings. Use unfinished Galvalume flashing caps on all exposed rafter tails, cobble, barge rafters and fascies to be finger jointed clear cedar for painted finish.

Trusses, Beams, Corbels, Struts and Knee Braces:

Painted 5" diameter 1/2-round gutters with 2" diameter round painted galvanized downspouts. Gutters, downspouts and exposed flashing to matching Galvalume material. For rainwater leaders to solid conduit and drain to an approved area. Provide leaf guard typical to prevent the accumulation of leaves and debris. Powder coated Galvanized steel metal w/ approved spark per details and elevations.

Chimney Cap:

Paint grade cedar wood sectional garage door per plan and elevations by carriage house or approved equal. Provide DC belt driven opener, remote keypad and 3 openers. Stain samples to be provided for approval.

Garage Door:

Integral color concrete with salt finish at driveway apron and landings. See Site Plan for extent.

Exposed Concrete:

Driveway, guest parking 2" Decomposed granite over 6" compacted gravel base with 4" concrete curbs

Exterior Hardscape:

Flashing: 22 ga Galvalume typical, roof to wall, door and window head, and door pans, flashing as recommended by SMOCA current standards. Paint and prime all flashing to match adjacent surfaces.

Soffits:

1 x 6 x 3/4" Tongue and Groove Rustic V Groove paint grade fr or approved equal with finish to match siding.

Exterior Lighting:

Dark Sky Compliant Fixture

Stone Pavers:

Flagstone



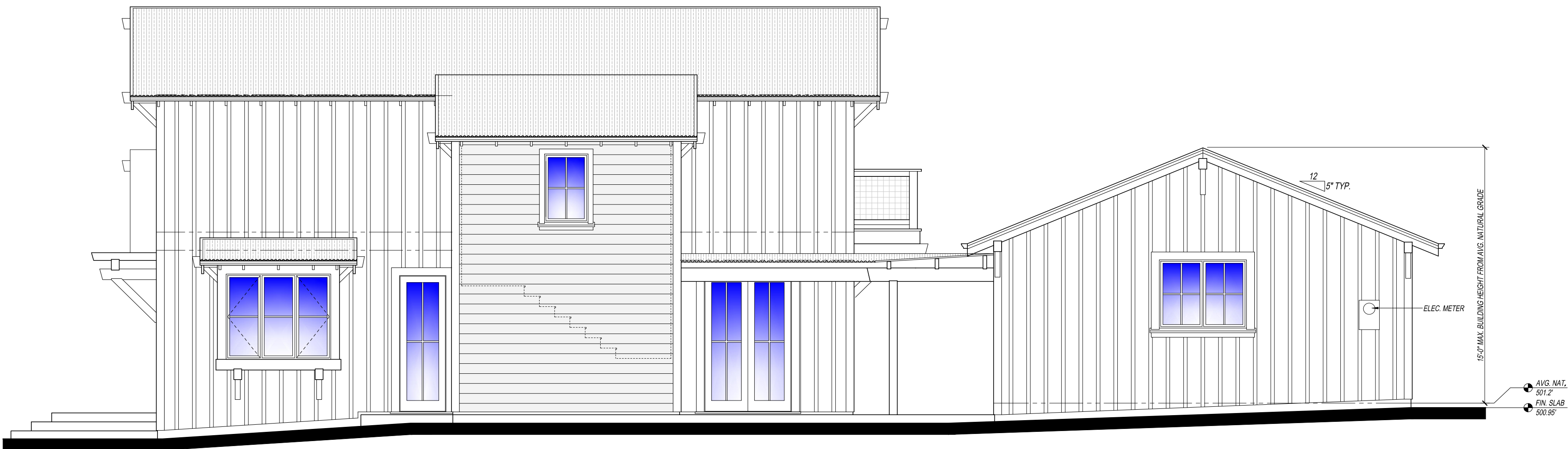
NORTHEAST ELEVATION

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



NORTHEAST ELEVATION

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



NORTHWEST ELEVATION

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

GARAGE NORTHWEST ELEVATION

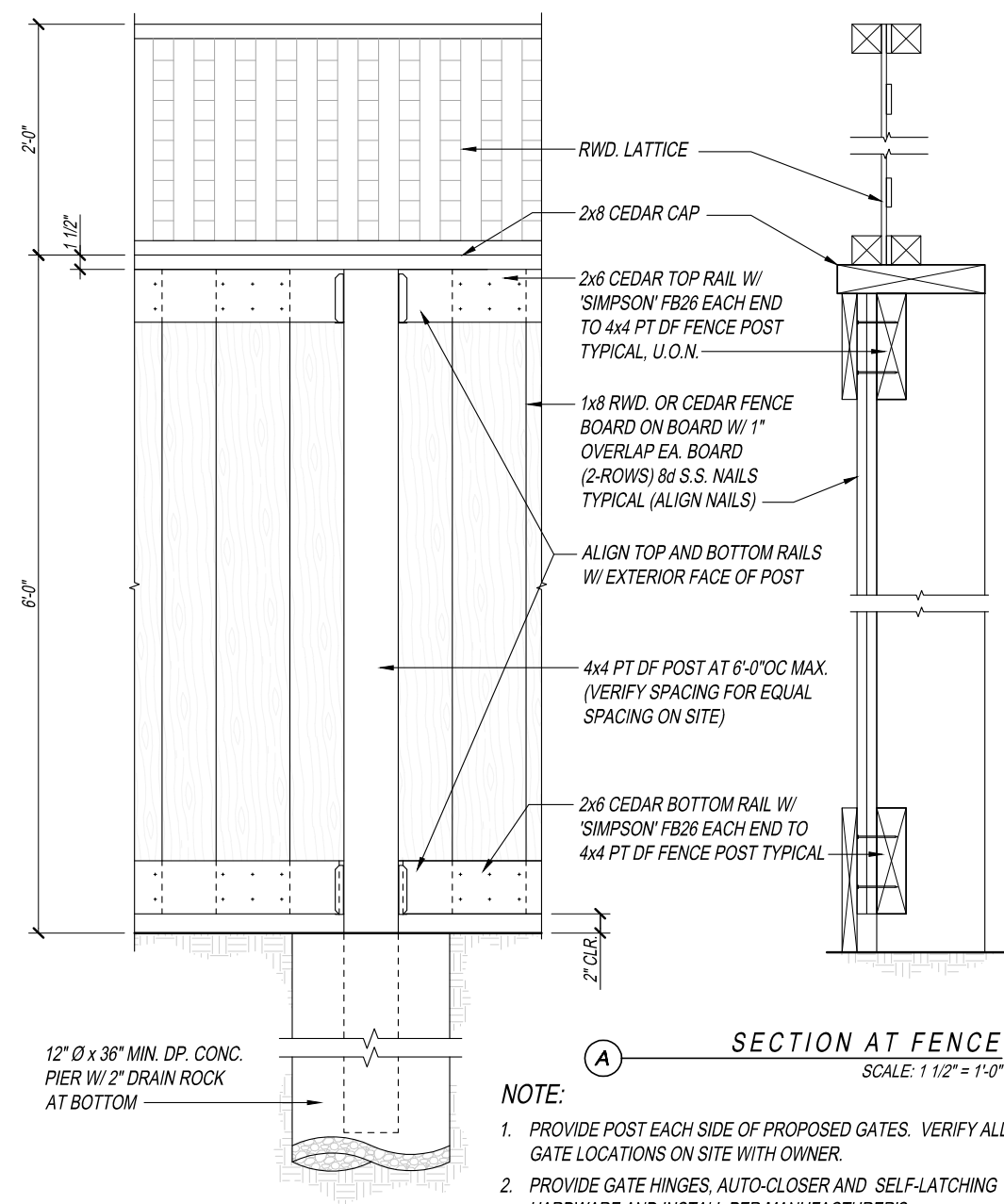
Project Architect: J.A.M.
Drawn By: W.S.K.
Date: 8-04-15

Revision	Date

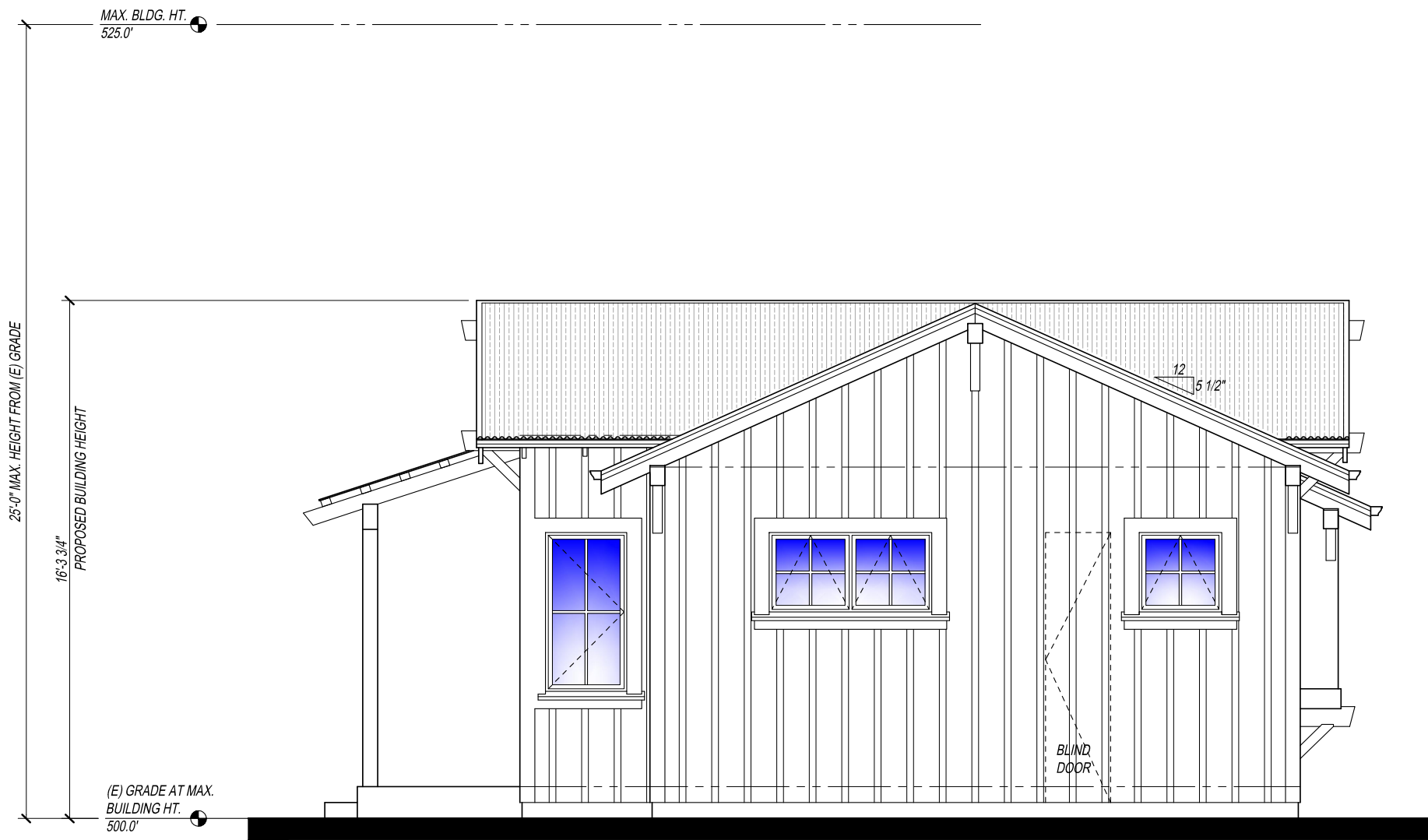
NEW RESIDENCE FOR 'RUSTY & DONNA HINDS'
1057 PRATT AVENUE
ST. HELENA, CALIFORNIA
APN 009-142-003-000

A2
OF 13 SHEETS
JOB NUMBER: 1302

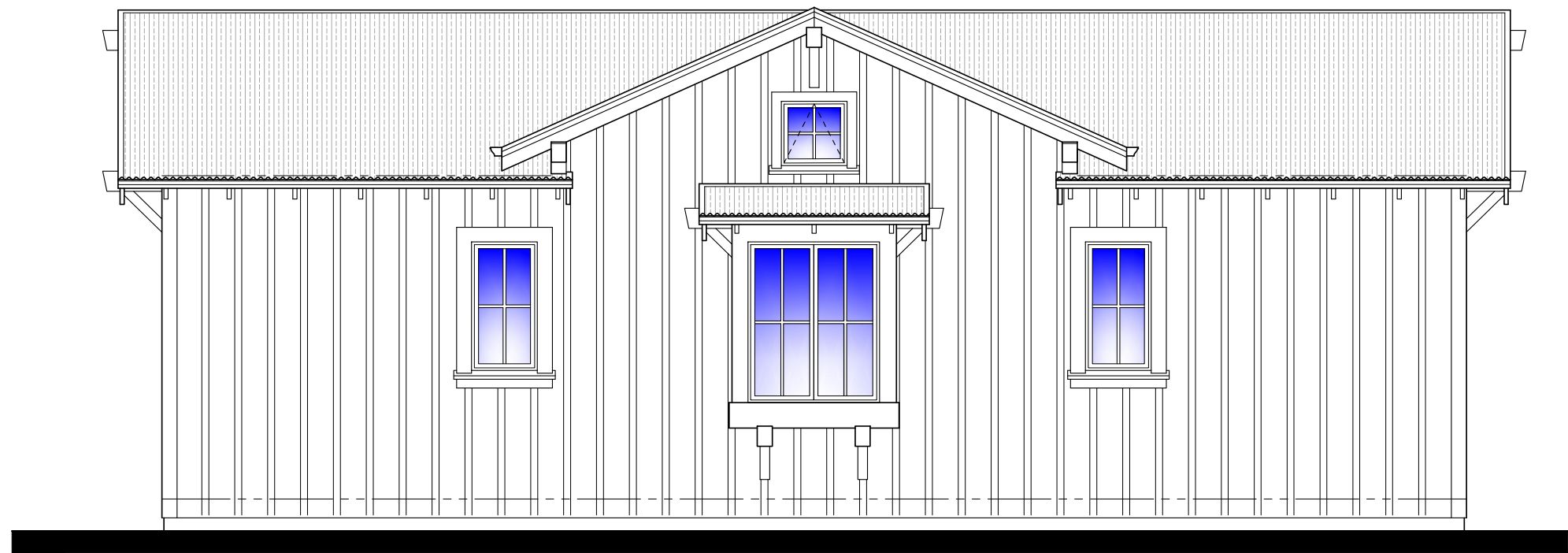
JMA
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JAMES MCCALLIGAN
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REN. 3-31-17
STATE OF CALIFORNIA



TYPICAL EXTERIOR FENCE ASSEMBLY
SCALE: 3/4" = 1'-0"



SECOND DWELLING SOUTHWEST ELEVATION



SECOND DWELLING SOUTHEAST ELEVATION

Exterior Finishes:

Metal Roofing:

2 1/2" x 12" x 24 Gauge Galvalume corrugated bester metal roofing. Full length panels only. 40 mils SBS high temperature bitumen underlayment by TriBuilt or approved equal.

Horizontal Siding:

Smooth 1 x 6 cedar lap siding with 5" exposure over infiltration and moisture barrier over 12 #9 rebar sheathing. Stained finish in areas shown shaded. SS nails. Set all nails, provide horizontal blocking every 4".

Board and Batten Siding:

Resawn 1x12 SIK Cedar boards with 2x5 SIK Cedar battens over infiltration and moisture barrier over 12 #9 rebar sheathing. Primed and painted finish as noted. Pre colored SS ingahank nails. Set all nails. Provide horizontal blocking every 4".

Windows and French Doors:

"Sierra Pacific" or approved equal metal clad wood windows w/ low e2 glazing typical u.o.n. (Initial per mfr's specs) see architectural details for additional installation requirements. Painted interior only. Roller operates at all operable windows. Provide mull covers to match frames at all ganged windows. Provide alternate for a multi-panel pocket sliding door at the great room to BBQ porch.

Exposed Wood, Frieze, Trusses, Beams, Corners, Sheds and Knee Braces:

Select re-sawn Kiln Dried Clear Cedar of sizes and dimensions indicated on drawings. Use unfinished Galvalume flashing caps on all exposed rafter tails, eaves, barge rafters and fascias to be finger jointed clear cedar for painted finish.

Gutter:

Painted 5" diameter 1/2-round gutters with 2" diameter round painted galvanized downspouts. Gutters, Downspouts and exposed flashing to match Galvalume material. Tie rainwater leaders to solid conduit and drain to an approved area. Provide lead guard typical to prevent the accumulation of leaves and debris.

Chimney Cap:

Powder coated Galvanized steel metal w/ approved spark per details and elevations.

Garage Door:

Paint grade cedar wood sectional garage door per plan and elevations by carriage house or approved equal. Provide DC belt driven opener, remote keypad and 3 openers. Stain samples to be provided for approval.

Exposed Concrete:

Integral color concrete with salt finish at driveway apron and landings. See Site Plan for detail.

Exterior Handicap:

Driveway, guest parking 2" Decomposed granite over 8" compacted gravel base with 4" concrete curbs.

Flashing:

22 ga Galvalume typical, roof to wall, door and window head, and door pans, flashing as recommended by SMACNA current standards. Paint and prime all flashing to match adjacent surfaces.

Soffits:

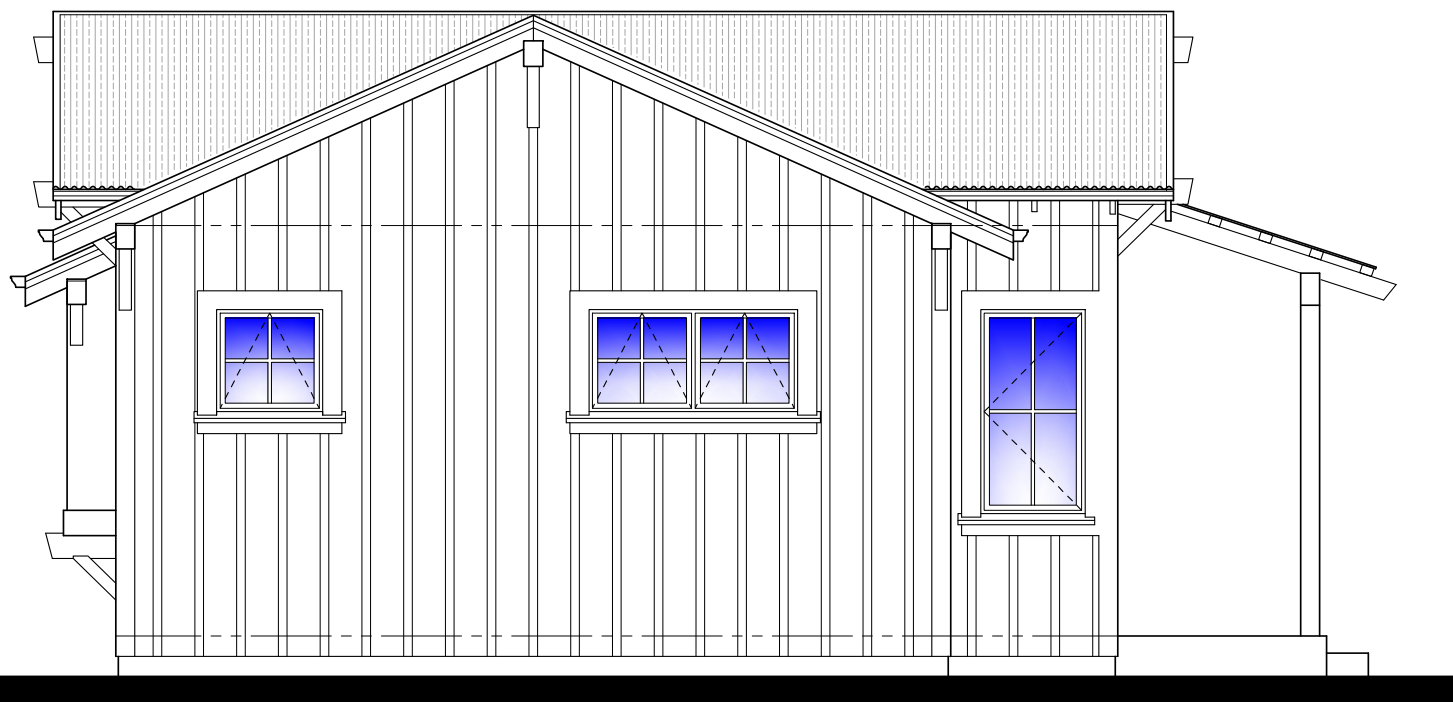
1 x 6 x 3/4" Tongue and Groove Rustic V Groove paint grade fir or approved equal with finish to match siding.

Exterior Lighting:

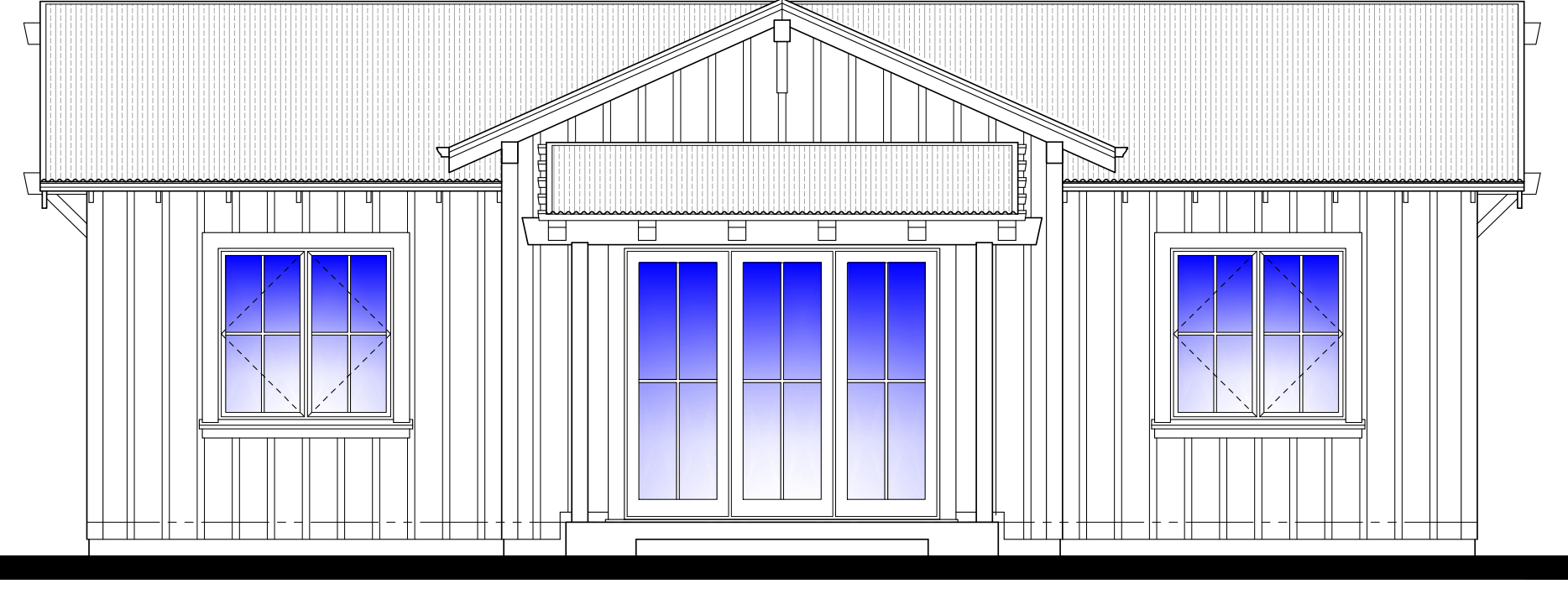
Dark Sky Compliant Fixture

Stone Pavers:

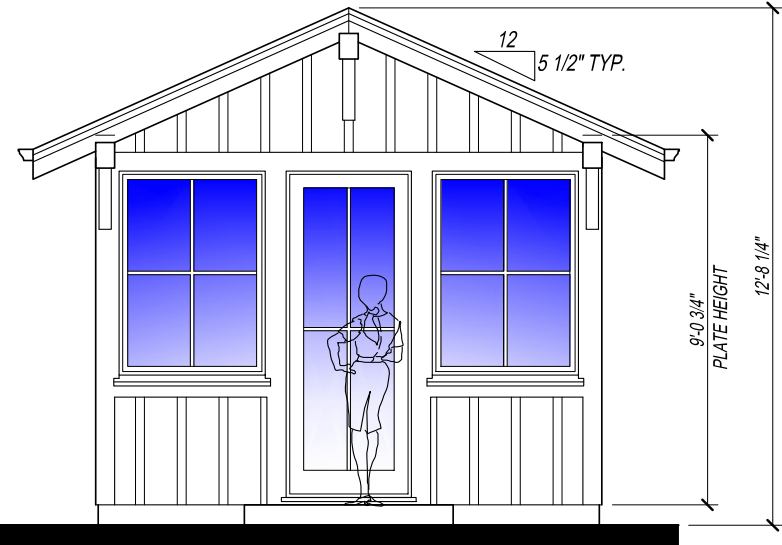
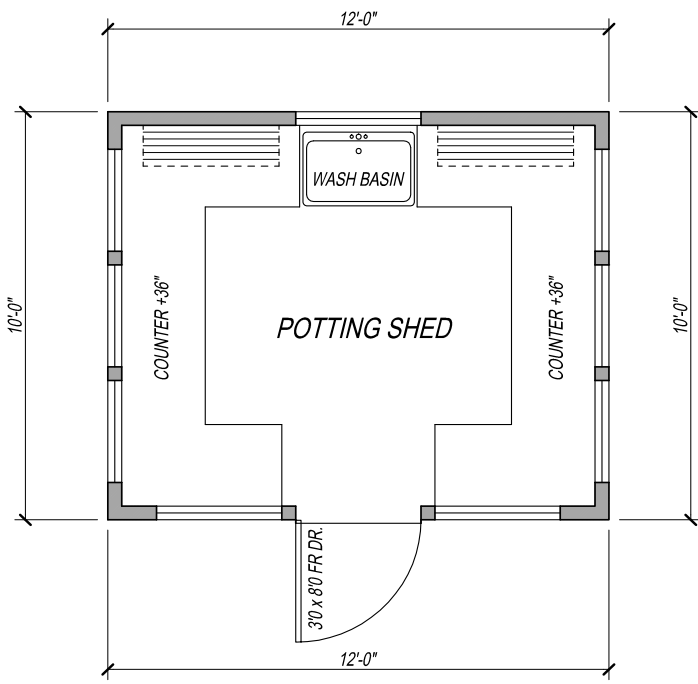
Flagstone



SECOND DWELLING NORTHWEST ELEVATION



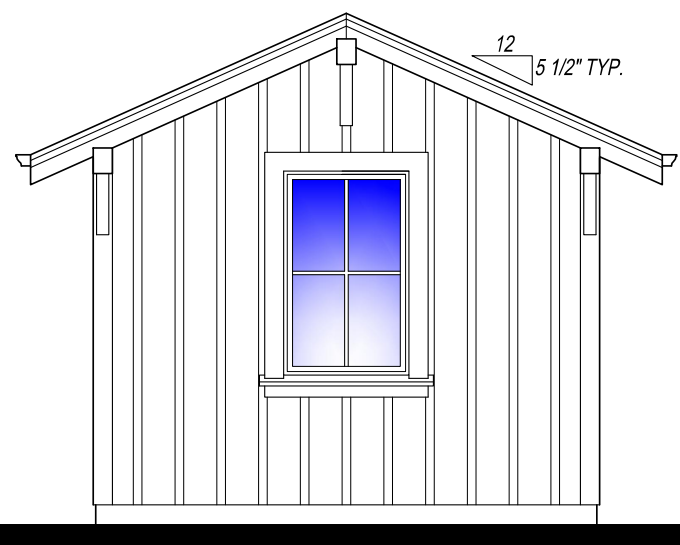
SECOND DWELLING NORTHWEST ELEVATION



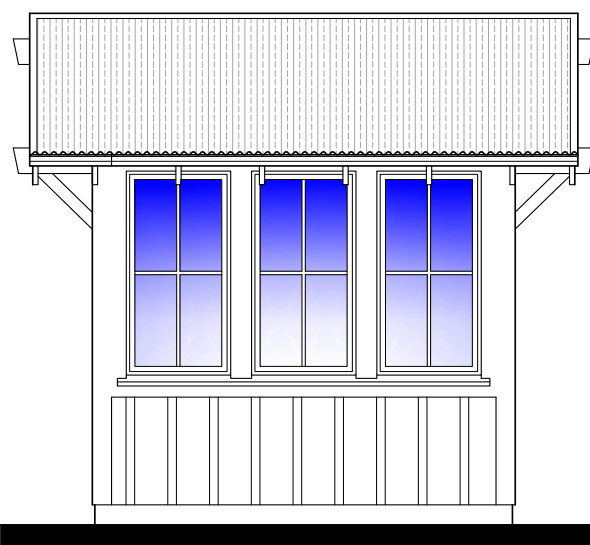
SOUTHWEST ELEVATION



NORTHWEST ELEVATION



NORTHEAST ELEVATION



SOUTHEAST ELEVATION

JMA

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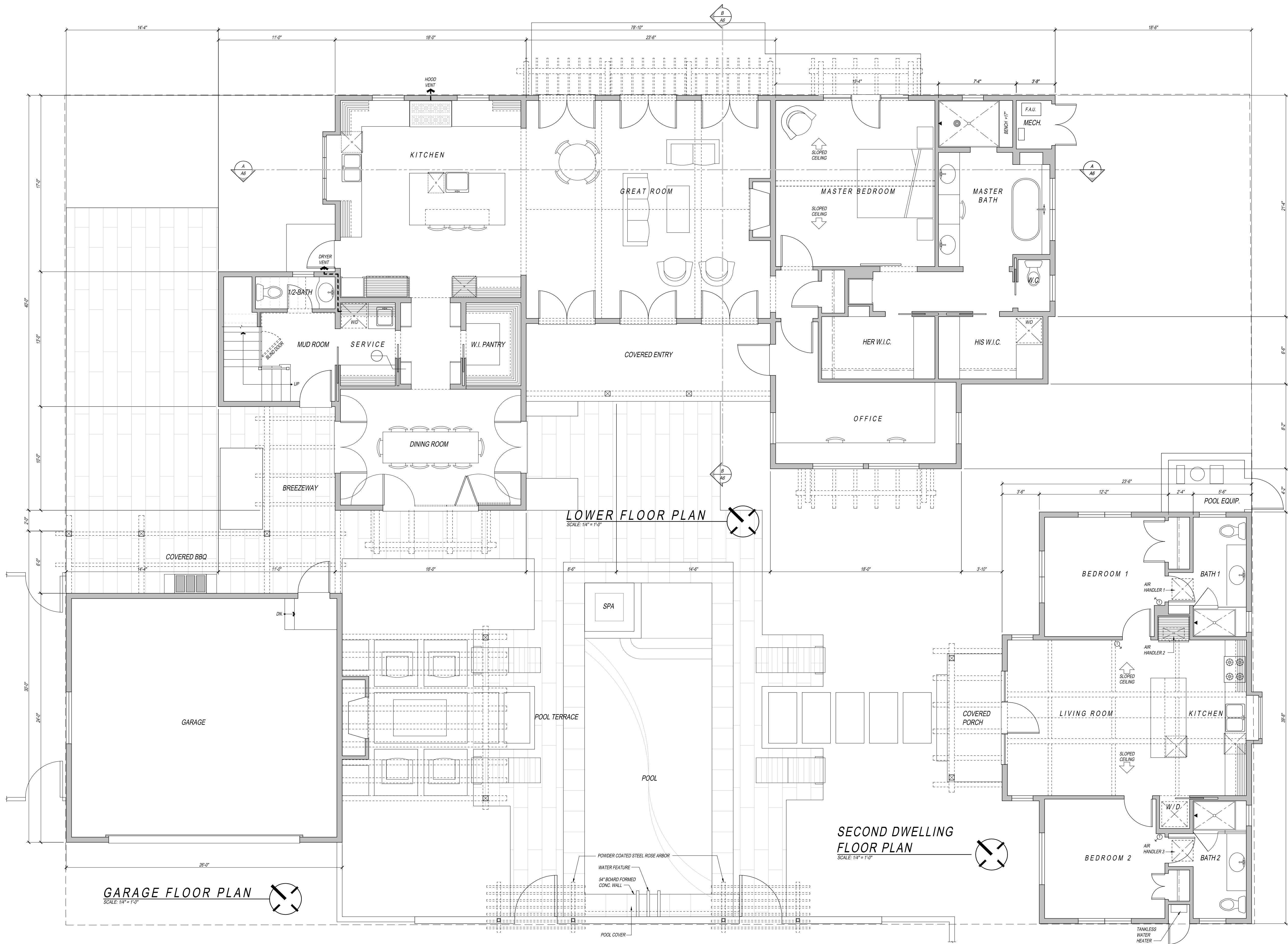


Project Architect	J.A.M.
Drawn By	W.S.K.
Date	8-04-15

Revision	Date

NEW RESIDENCE FOR 'RUSTY & DONNA HINDS'
1057 PRATT AVENUE
ST. HELENA, CALIFORNIA
APN 009-142-003-000

A3
OF 13 SHEETS
JOB NUMBER 1302



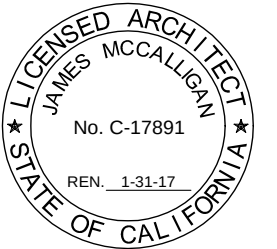
JMA

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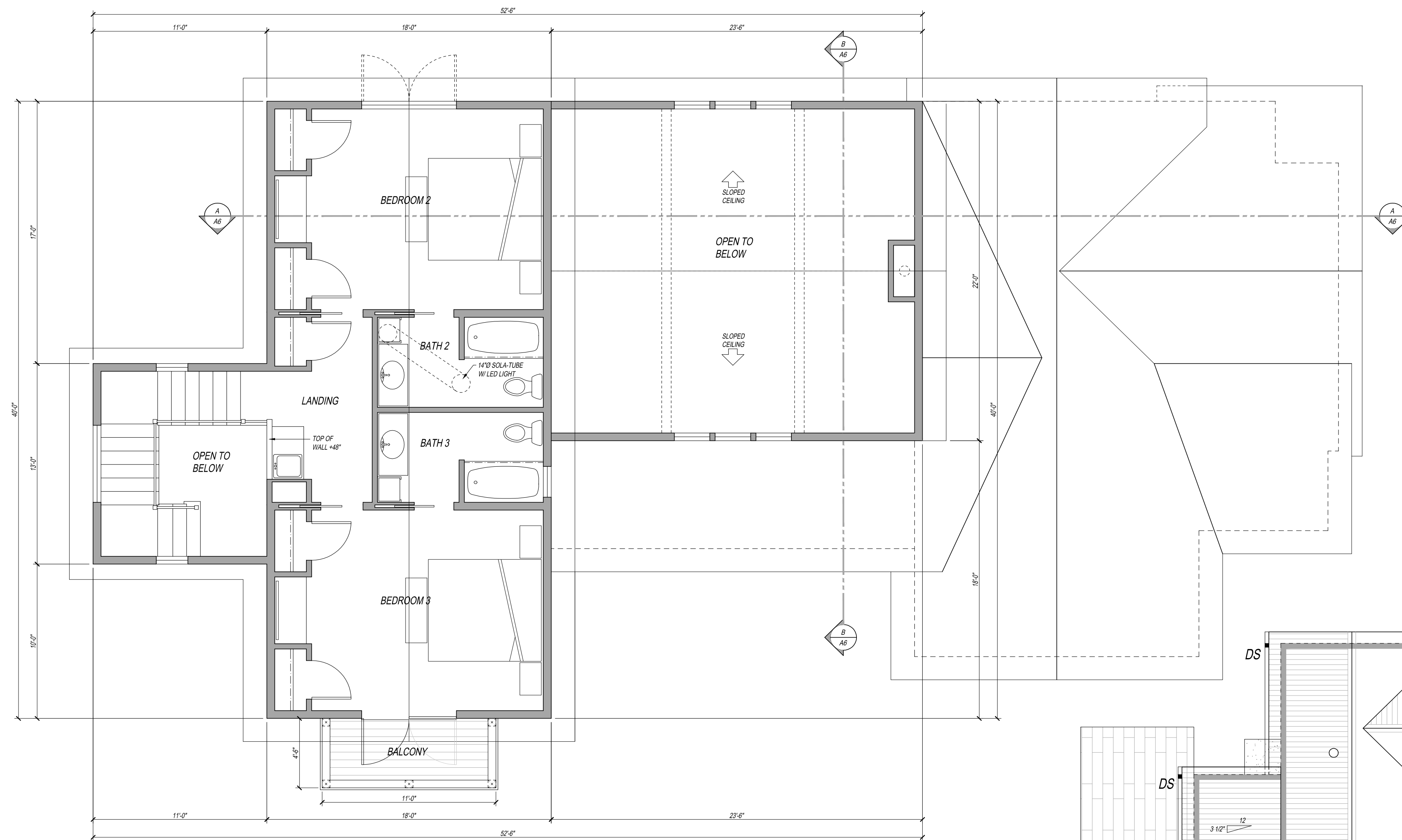


Project Architect J.A.M.
Drawn By: W.S.K.
Date: 8-04-15

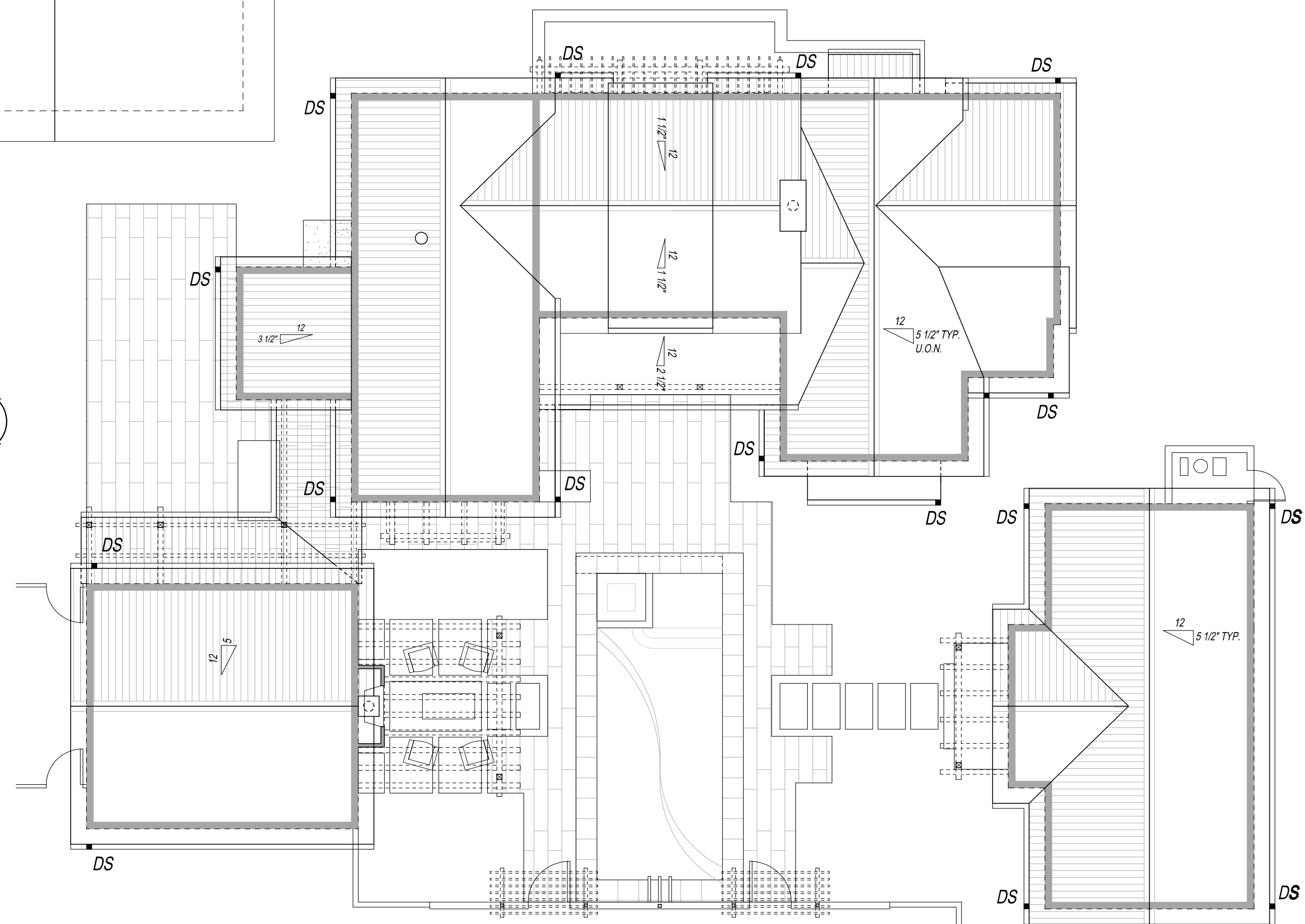
Revision	Date

NEW RESIDENCE FOR
RUSTY & DONNA HINDS
1057 PRATT AVENUE
ST. HELENA, CALIFORNIA
APN 009-142-003-000

A4
OF 13 SHEETS
JOB NUMBER: 1502

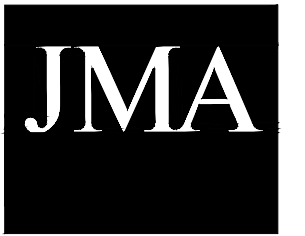


UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

AREA CALCULATIONS:	
LOWER FLOOR LIVING AREA:	2240 S.F.
UPPER FLOOR LIVING AREA:	781 S.F.
TOTAL LIVING AREA:	3021 S.F.
MECHANICAL AREA:	19 S.F.
COVERED ENTRY AREA:	161 S.F.
SECOND DWELLING LIVING AREA:	849 S.F.
SECOND DWELLING MECH. AREA:	6 S.F.
SECOND DWELLING COVERED PORCH:	60 S.F.
GARAGE AREA:	624 S.F.
COVERED BBQ / BREEZEWAY:	216 S.F.
GARDEN SHED AREA:	120 S.F.

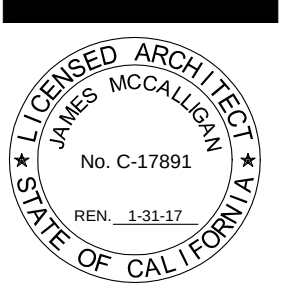


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NEW RESIDENCE FOR
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ST. HELENA, CALIFORNIA
APN 009-142-003-000

A5
OF 13 SHEETS
JOB NUMBER: 1502



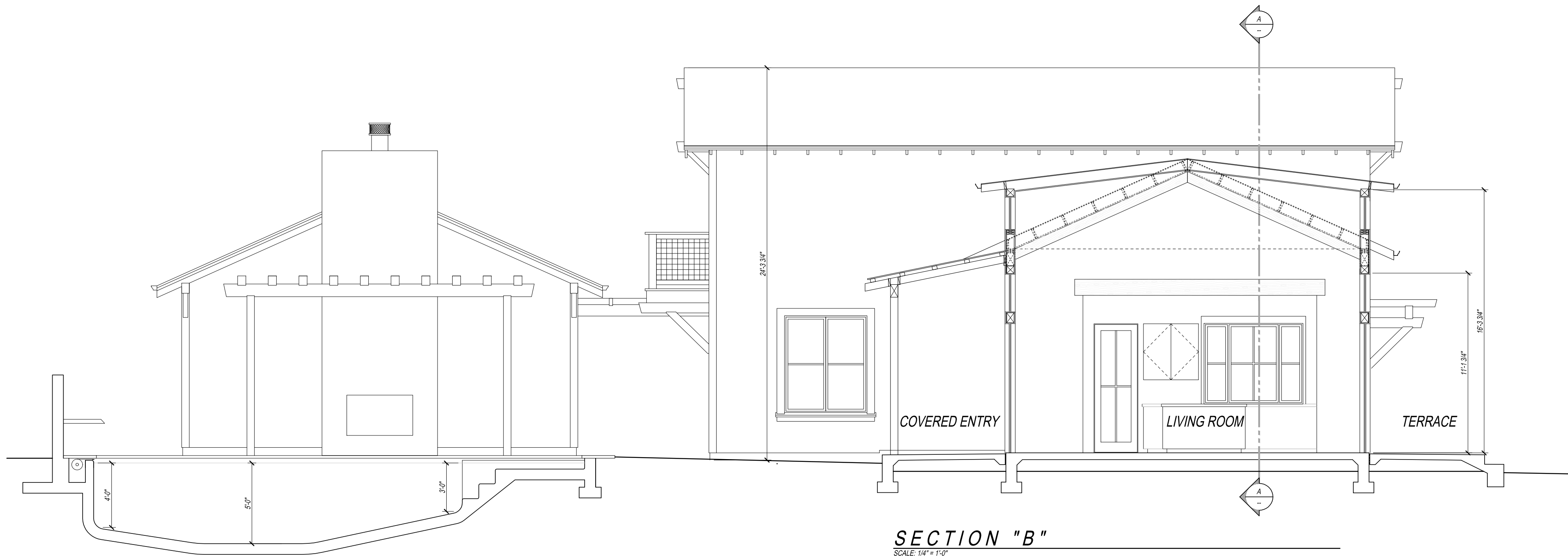
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SECTION "A"
SCALE: 1/4" = 1'-0"



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

Project Architect	J.A.M.
Drawn By:	W.S.K.
Date:	8-04-15
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NEW RESIDENCE FOR
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APN 009-142-003-000

A6
OF 13 SHEETS
JOB NUMBER: 1502



1 VIEW OF GARAGE FROM SOUTH CORNER



2 VIEW DOWN SOUTHWEST PROPERTY LINE TOWARD PRATT AVE.



3 FRONT OF EXISTING RESIDENCE



4 EXISTING CARPORT



5 VIEW FACING NORTHEAST



6 VIEW OF PROPERTY FROM PRATT AVENUE



7 VIEW OF CARPORT FACING SOUTHEAST



8 VIEW FACING SOUTHEAST



9 VIEW OF EXISTING RESIDENCE FACING NORTHEAST



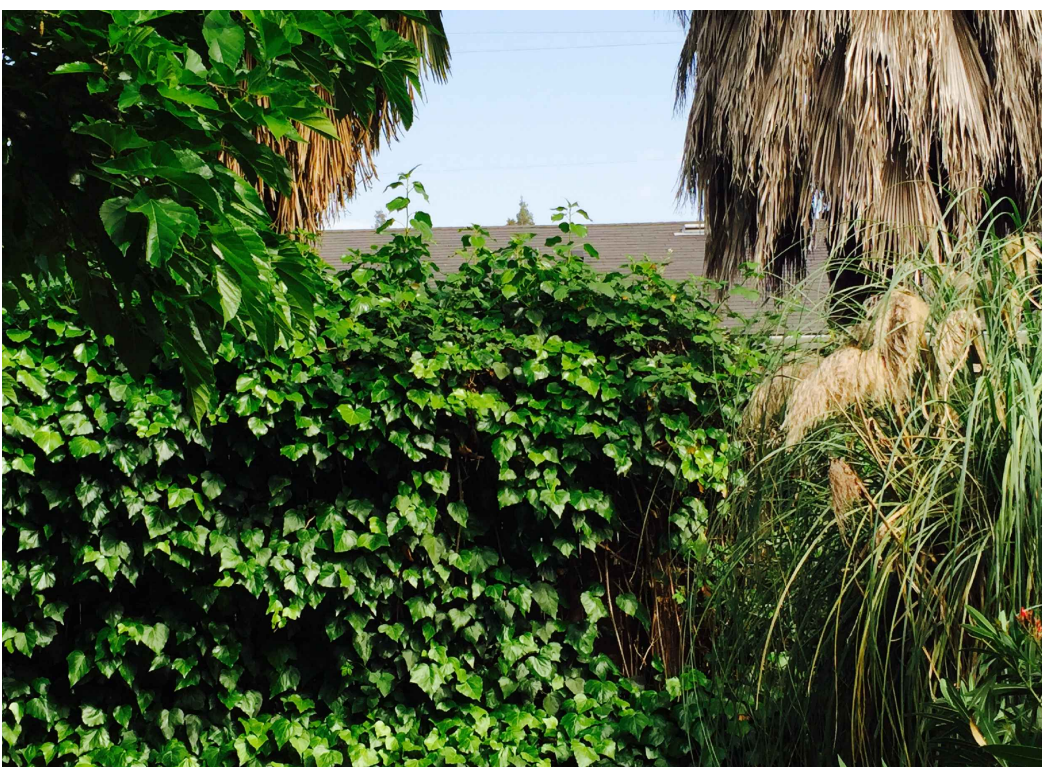
10 VIEW FACING NORTHEAST



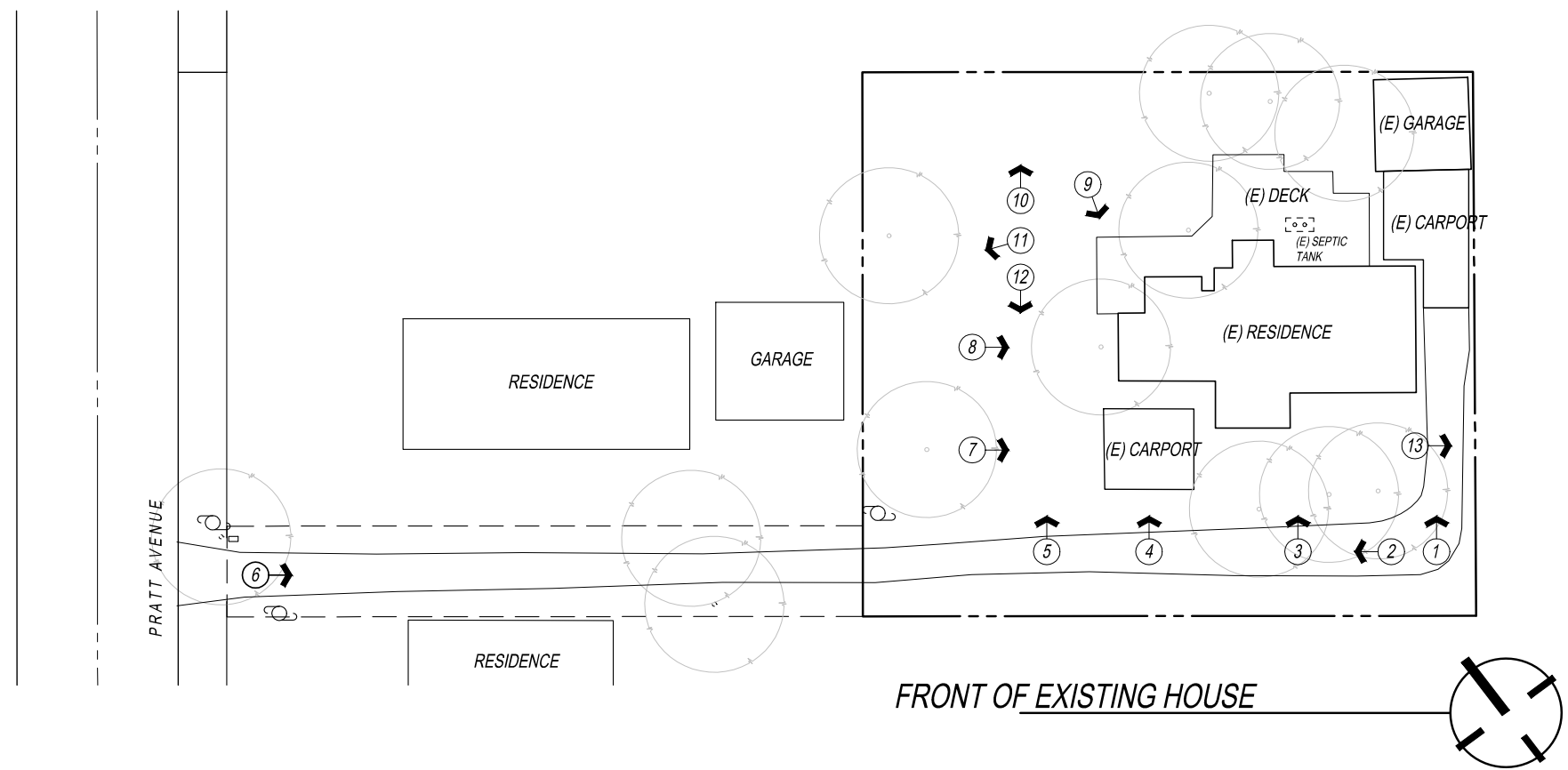
11 VIEW FACING NORTHWEST



12 VIEW FACING SOUTHWEST



13 VIEW OF 1832 CRINELLA FACING SOUTHEAST



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REN 3-31-17
STATE OF CALIFORNIA

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NEW RESIDENCE FOR
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1057 PRATT AVENUE
ST. HELENA, CALIFORNIA
APN 009-142-003-000

PH1
OF 13 SHEETS
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CONCEPTUAL RENDERING VIEWING NORTHEAST



CONCEPTUAL RENDERING VIEWING EAST

JMA

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1057 PRATT AVENUE
ST. HELENA, CALIFORNIA
APN 009-142-003-000

PH2

OF 13 SHEETS

JOB NUMBER: 1302



**architecture
planning/design**

James McCalligan Architect
115 Fourth Street, Suite A
Santa Rosa, CA 95401
Phone: 707-578-4525

Color Board for New Residence and Second Unit for:

Rusty and Donna Hinds

1057 Pratt Avenue

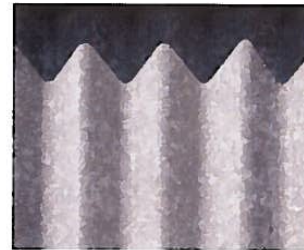
St. Helena, CA

APN: 009-142-003

ROOFING:

2 1/2" x 1/2" Corrugated metal panels

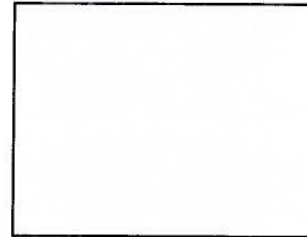
COLOR: Vintage



SIDING:

Cedar Board and Batten Siding Color: BM White Cloud

Cedar Horizontal Lap Siding Color: BM White Cloud



TRIM:

2x6 STK Cedar Trim Color: BM White Cloud

POSTS, BEAMS AND CORBELS:

STK Cedar Color: BM White Cloud

GUTTERS:

5" Diameter half round gutters with 2" diameter downspouts

Color: Galvanized



WINDOWS:

Metal clad wood windows. Color: To match siding

OUTDOOR FIREPLACE:

Board formed concrete fireplace.

Color: Natural





PLANNING COMMISSION REPORT

Planning Commission Meeting of September 5, 2017

AGENDA SECTION: New Business

FILE NUMBER: N/A

SUBJECT: Prioritization of Planning Commission and City Council Assigned Projects

APPLICATION FILED:

LOCATION OF PROPERTY: Citywide

APN: Citywide

GENERAL PLAN/ZONING: N/A

APPLICANT: City of St Helena

BACKGROUND

Over the past several years, the City Council and Planning Commission have identified a number of Citywide projects, regarding a variety of topics and issues. These projects have been compiled into an ongoing list, and this list has been incorporated into the Tentative Agenda. However City staff have not had the capacity to begin to work on any of these projects in recent times, as all staff time and consultant budgets for City initiated work has been focused on updating the General Plan and associated Environmental Impact Report (EIR).

In the Spring of 2017, City staff worked with the Planning Commission to prioritize this list and updated the Tentative Agenda to reflect the priorities set by the Planning Commission at that time.

On July 11, 2017 a new Planning Commission was seated, whom had not participated in the prioritization of the Council and Commission assigned list of projects.

On August 22, 2017, at a joint meeting with the Planning Commission and City Council, the City Council authorized City staff to issue an Request for Proposals to have a new

General Plan EIR drafted by an outside consultant, due to the age and inadequacy of the current General Plan draft EIR. At the meeting, additional projects were added to the list by both the City Council and Planning Commission.

PROJECT DESCRIPTION

Staff is requesting the current Commission work with staff and vote to prioritize the current project list.

ANALYSIS

Below is a brief summary of each of the projects, and some supporting information to assist with the prioritization of the individual projects.

General Plan and General Plan EIR-The Council support to utilize an outside consultant to draft a new General Plan EIR is expected to open up some staff capacity to begin to work on the list of Planning Commission and City Council assigned projects. While management of the EIR process will take some staff time, support staff will have (limited) capacity to begin to work on certain projects on the Commission and Council's list of priorities.

Staff is recommending the following list, in order of priority, to satisfy previous commitments and get the most efficient use of this capacity.

Initiate Creation of Citywide Design Guidelines-(parallel with Zoning Code Update)- Upon certification of the St Helena Housing Element, the City committed to making multi-family housing a by-right land use in the High Density Residential Zoning District and the Housing Opportunity Sites Zoned Medium Density Residential. In addition the City committed to the creation of Design Guidelines to direct the design of this by-right development. To date, the City has implemented the by-right portion of this commitment, but has not begun the process to implement Design Guidelines. Staff sees this as a top priority, both based on these previous commitments and the need to provide additional design direction for development within the City.

Initiate Comprehensive Zoning Code Update-(parallel with creation of Design Guidelines)- Staff, the Commission, City Council and project applicants regularly run find challenges with the existing Zoning Code, including incomplete code requirements, antiquated policies and a general lack of consistent regulations. Staff sees the clean-up and update of the code as a top priority to both address these on-going issues, as well as provide an efficient method to tackle a number of the other priorities identified by the Planning Commission and City Council including:

- 4a. F.A.R. Review
- 4b. Demolition Permit Review/ Limit on Demolition Permits
- 4c. Temporary Use Permit-Create Process
- 4d. Update Daycare Zoning Regulations to be consistent with State Law
- 4e. Food Truck Ordinance-Create Regulations

4f. Review Permitted/Conditional Uses in SC and CB Zoning Districts (CC Assigned 8/22/17)

4g. Review process for existing winery changes (assigned 8/22/17)

In addition, staff may be able to address the Pre-Application/Concept Design Review prior to Formal Application (CC Assigned 3/28/17-see below) through this process. However, it is worth noting there may be some limitations on the scope of policy revisions that can be implemented, depending on the scale of the proposed changes, and the California Environmental Policy Act (CEQA) requirements triggered by the revisions.

Pre-Application/Concept Design Review prior to Formal Application-The Commission and Council have requested a method to allow applicants to receive conceptual feed-back on their applications, prior to filing their formal applications. This has been done at the City Council level through the Study Session mechanism, and is seen as a constructive option for potential applicants to receive conceptual feedback before filing a formal application. While there are some legal limitations on the ability to require this type of pre-application review, and additional limits on how detailed the feedback can be, staff sees the creation of this process as a general benefit to the development review process.

Plan Improvements, Additional Requirements and Update to the Application Checklist-From time to time the Commission has requested additional information be provided with certain applications to assist the review process for individual project applications. Staff sees the update to the application requirements as a logical next step after the creation of Design Guidelines and an update zoning code is completed.

Noise Ordinance Update-From time to time, members of the Planning Commission and City Council have expressed an interest in updating the Noise Ordinance. Staff requests more specific direction from the Commission regarding the expectations and intent behind this requested project, in order to better inform the potential Noise Ordinance update process. Any update to the Ordinance will likely require input from multiple Departments (including the City Attorney's Office), and an Acoustical consultant to assist the City with establishing the legal thresholds and standards regarding how to best regulate noise. Changing the Noise Ordinance could also require a separate CEQA analysis to support any proposed revisions (depending on scope).

Code Enforcement Policy and Procedures Update-This item was identified as a high priority for the Planning Commission in the previous prioritization of the Citywide projects and staff concurs with the importance with updating the Code Enforcement process and Ordinance. However, the discussion supporting the intended direction of this project was not significant enough for staff to clearly understand the overall needs and process in order to implement this direction. Similar to the Noise Ordinance staff requests more specific direction from the Commission regarding the expectations and intent behind this requested project, in order to better inform the potential update

process. Any update to the Code Enforcement Ordinance and procedures will likely require input from multiple Departments, including the City Attorney's Office.

Housing Strategic Plan (likely concurrent with Workforce Housing Study)-The City council recently identified this Project as a high priority for the City to undertake and staff completely concurs with the need to move forward with a Strategic Plan for how to address the housing challenges facing the Community. However, any comprehensive Plan to address Housing will be significantly influenced by State law, which is has the high potential to be significantly revised by any number of pending legislative actions under way at the State level (Senate Bill 75 is an excellent example). Further, the breadth and scope of this project will require significant resources to create and implement an effective strategy to first identify the challenges and priorities facing housing within St Helena, and second to move forward with effective solutions to address them. Further, the scope of such a plan will likely trigger the need for a consultant assistance, significant changes to land use policy and some type of CEQA analysis and determination. Based on this, it may benefit the project to wait until some of the pending State legislation is finalized and work plan can be developed to create a path for this plan to follow. One option would be to identify the frame work for the initiation of this project through a series of study sessions with the Council and Commission with the goal of a formal kick-off after a framework can be created. This is a comprehensive Project, requiring significant public engagement and dedicated resources. Given the recent assignment of the Project, staff will need additional input on the intent, breadth and scope of the Project and will seek this through direct engagement with decision makers in the coming months.

Workforce Housing Study (likely concurrent with Housing Strategic Plan)-Similar to the Housing Strategic Plan and the recent assignment of the Project, staff needs additional input from the Council, Commission and the public to fully capture the intent, breadth and scope of the Project. However, some elements of this may be able to be captured through the Zoning Code Update process, should the Commission support that Project as a high priority.

Drought Policy Changes for Swimming Pools-This project was on the list for several years however current staff has not been involved with the direction to put this item on the list. With the adopted changes to the State and local regulations regarding water use during drought, and the prohibition on the use of City water to fill a newly created swimming pool, staff is seeking an updated priority and direction on this issue/project.

ISSUES

It is important that the adopted Department budget be part of the prioritization process for these projects. As identified, staff has some capacity to begin to work on these assigned projects (as they are prioritized), however the adopted budget does not reflect the use of any additional consultants or financial to facilitate moving forward with these projects. This budgetary limitation, along with the professional expertise of existing City staff was a significant factor in the staff prioritization of these projects.

CORRESPONDENCE

No correspondence on this Priority List has been received as of the writing of this report.

STAFF RECOMMENDATION

It is recommended by the Planning and Community Improvement Department that the Planning Commission review the current list of prioritized projects assigned by the City Council and Planning Commission, and provide direction to staff regarding their priority to allow staff to move forward with addressing them, based on the available Department staff capacity and adopted budget.

ATTACHMENTS

[Citywide PC Priorities-Aug 31, 2017](#)

Citywide PC/CC Assignments Prioritized by Staff and Planning Commission:
1. General Plan Update and General Plan EIR-On Going
2. Code Enforcement Policy and Procedures Update
3. Initiate Creation and Implementation of Design Guidelines
4. Comprehensive Zoning Code Update-Following General Plan Adoption
<i>4a. F.A.R. Review-To be conducted with Zoning Code Update</i>
<i>4b. Demolition Permit Review/ Limit on Demolition Permits</i>
<i>4c. Temporary Use Permit-Create Process-Ordinance and ZC Amendments</i>
<i>4d. Update Daycare Zoning Regs-Consistent with State Law</i>
<i>4e. Food Truck Ordinance</i>
<i>4f. Review Permitted/Conditional Uses in SC and CB Zoning Districts (CC Assigned 8/22/17)</i>
<i>4g. Review process for existing winery changes (PC assigned 8/22/17)</i>
5. Pre-Application/Concept Design Review Meeting prior to Submittal (CC Assigned 3/28/17)
6. Noise Ordinance Review (CC Assigned 3/28/17)
7. Plan Improvements, Additional Requirements, Application Checklist
8. Pools-Drought Policy Changes. Phase 1?
9. Housing Strategic Plan-"Housing First" (CC Assigned 8/22/17)
10. Workforce Housing-Study and Determine What Uses Generate Housing Needs (CC Assigned 8/22/17)

August 31, 2017

Tentative Planning Commission Agenda Updated: August 31, 2017

CURRENT AND PENDING MATTERS

August/September Planning Commission (PC) and City Council (CC) Likely Items:	
1.	PL16-055 1045 Pratt Avenue-DR for new SFD on existing undeveloped flag lot. Lilly Bianco-Continued for Re-Design to 9-5-17 Meeting
2.	PL17-051 1057 Pratt Ave Second Extension for approved DR and Demo
3.	PL17-037 1508 Spring St- DR for new SFD-Result of Code Enforcement- Aaron Hecock
4.	Re-Prioritization of PC and CC Assigned Project List-Noah Housh
5.	Housing Allocation Ordinance Update-September CC Meeting
6.	
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.	PL16-018 & PL16-094 890 Dowdell Ln and 420 Lafata St. Mitigated Negative Declaration, UP and DR for a new custom crush winemaking facility-Noah Housh
6.	PL16-081 thru -083 1003 Charter Oak Subdivision and 2 SFDs; Under Review -Aaron Hecock
7.	PL16-097 563 Main St Admin Determination; Frozen by Applicant-Noah Housh
8.	PL16-025 661 Main St LLA-Frozen by Applicant-Noah Housh
9.	PL16-048 576 Pope St-DR for new SFD-Frozen by Applicant
10.	PL17-006 1000 Mills Ln Use Permit, LLA and Design Review for a new Farmstead Hotel-Application under review and CEQA in process-Aaron Hecock
11.	PL17-007 1178 Hudson Design Review Aaron Hecock
12.	PL17-015 1136 Main TPM Extension
13.	PL17-017 995 Vintage Ave, Suite 100 Use Permit
14.	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-Lilly Bianco
15.	PL17-020 1727 Scott St DR & Demolition for New SFD and Second Unit-Lilly Bianco
16.	PL17-021 1764 Spring St New Short Term Rental-Aaron Hecock
17.	PL17-022 1351 Main St Use Permit Amendment-
18.	PL17-023 1237 Main St New Short Term Rental Renewal
19.	PL17-024 1830 Main St Remodel and Addition to a Historic Home-Lilly Bianco
20.	PL17-026 STR Permit Renewal-Aaron Hecock
21.	PL17-027 2800 Main St DR for Pizza Oven Structure-Aaron Hecock
22.	PL17-030 APN 009-362-015 LLA-Aaron Hecock

23. PL17-031 1711 Pine St DR for New SFD-Lilly Bianco
24. PL17-035 940 Brown St STR Renewal-In Process-Aaron Hecock
25. PL17-036 738 Main St Farmstead UP Amendment In Process-Aaron Hecock
26. PL17-038 880 College DR for New Montessori School Building-In Process-Aaron Hecock
27. PL17-040 1030 Fulton Ln DR for 2 new Office Buildings (9290 sq ft and x 4000 sq ft) with related site improvements-Review In Process-Noah Housh
28. PL17-043 CIA Use Permit and Design Review 2555 Main St-Request to increase the total number of students enrolled at the Greystone Facility to 300-Review in process-Lilly Bianco
29. PL17-044 1761 Stockton St DR for Residential Remodel and Addition-Under Review-Aaron Hecock
30. PL17-046-627 Harvest Ln, Demolition of an Existing Barn –Aaron Hecock
31. PL17-047-1916 Vineyard Ave-Demo and DR requesting to demolish existing SFD and construct a new SFD-Under Review -Aaron Hecock
32. PL17-048 1843 Spring Mt Ct-DR for Exterior Building and Site Modifications-Lilly Bianco
33. PL17-049 917 Charter Oak Ave-Demolition of Existing Accessory Structure-Intern Joseph Brockhoff
34. PL17-050 1309 Main St-UP for Winery Business Office and Tasting Room-Lilly Bianco
35. PL17-052 1335 Sulphur Springs-Final Map for Approved Subdivision-Noah Housh
36. PL17-053 1301 Allyn Ave-DR for Remodel of Existing Accessory Structure for Residential Use-Noah Housh
37. PL17-054 1407 Kearney St-STR Renewal –Aaron Hecock
38. PL17-055 1380 Main St-Sign Permit-Aaron Hecock
39. PL17-056 1915 Main St-Appeal of DR Approval for Las Alcobas Pedestrian Bridge-Lilly Bianco
40. PL17-057 1152 Church St-DR for Exterior Modifications to Existing Structure
41. General Plan Update EIR-In Process-Noah Housh
42. 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. Code Enforcement Policy and Procedures Update
3. Initiate Creation and Implementation of Design Guidelines
4. 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
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7. Plan Improvements, Additional Requirements, Application Checklist
8. Pools-Drought Policy Changes. Phase 1?
9. Housing Strategic Plan-“Housing First” (CC Assigned 8/22/17)
10. Workforce Housing-Study and Determine What Uses Generate Housing Needs (CC Assigned 8/22/17)
Pending PC/CC Assignments for Planning Department
1. Facilities Assessment RFP (CC Assigned 7-11-17) RFP Issued 8-31-17
2. Water Update/Report from PW
Other Items of Interest to Planning Commission
1. Lot Line Adjustment Code Update-Potential
Required & On Going Items and Issues of Interest to Staff
1. Calderon Settlement Agreement Implementation and Monitoring-On Going
3. Short-Term Rental Ordinance Enforcement-On Going
4. Code Enforcement-On Going
5. PG&E Parking Lot Negotiation-On Going-Noah Housh
6. Cell Towers Ordinance-Update Current Code -State and Fed Laws
7. Growth Management Code Language Update and Annual Review (Sept)-Noah Housh
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-On Going Noah Housh
Recent Actions
1. PL17-003 1335 Main Street- “Richie Building” Design Review-Lilly Bianco-Approved 5-2-17
2. 1764 Spring St STR Permit-Aaron Hecock May 16, 2017 PC Review-Approved 05-02-17
3. Discretionary Review Process Discussion with PC-Noah Housh, May 16, 2017
4. Review of Tentative Agenda to Prioritize PC/CC Assignments to Staff-PC Reviewed and gave direction May 2, 2017
5. PL17-018 1050 Charter Oak Sign Permit-PC Approved
6. PL16-074 Money Way Bathrooms-Aaron Hecock/Tobias Barr PC Review May 16, 2017-PC Approved
7. 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
8. 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
9. PL17-009 1380 Main St Sign Permit-Approved Aaron Hecock

10.PL17-010 609 McCorkle DR for Pool House-PC Approved-Aaron Hecock
11.PL17-011 2140 Dean York DR for Bathroom Addition-PC Approved-Aaron Hecock
12.PL17-012 1230 Allyn Avenue DR for Addition to Existing Home-PC Approved-Aaron Hecock
13.Turley Flats Final Loan Document Review by CC-June 13, 2017-Noah Housh-Approved
14.1351 Main St Use Permit-Eating and Drinking Establishment Aaron Hecock, May 16, 2017 PC-Approved, Pending CC Review June 13, 2017-Noah Housh-Approved
15.PL17-014 1000 Pratt Ave, DR for Beringer Winery Production Modifications April 18, 2017 Lilly Bianco-Approved- DR Appealed to the City Council 5-3-17 (PL17-032 1000 Pratt Ave) CC Review June 13, 2017-Appeal Denied by CC-Lilly Bianco
16.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
17.PL17-021 STR Permit 1764 Spring Street-Aaron Hecock-PC Approved
18.OTSH Concept for Affordable Housing on Railroad Property (CC Assigned 3/28/17) Presented to the CC
19.RFP Selection Committee Recommendation on Adams Street RFP responses. Presented to the CC June 27, 2017.
20.PL17-045-1380 Main St-Sign Permit for New West Knife Works-Staff Approved-Aaron Hecock
21.PL17-039 1427 Kearney St DR for SFD Remodel + Addition –PC Approved-Lilly Bianco
22.PL17-019 1734 Scott St DR for Home and Second Unit Remodel-PC approved June 20, 2017 Lilly Bianco
23.PL17-028 1660 Kearney St DR for Residential Remodel + 455 Sq ft Addition-PC approved June 20, 2017Lilly Bianco
24.Joint PC/CC Meeting-August 22-Land Use 101CC and PC Reviewed 8-22-17
25.City Facilities Assessment RFP-CC to Review and Direct staff-Noah Housh CC Reviewed 8-22-17
26.HOME Grant Acceptance and Administration Contract-CC to Review and Act-Noah Housh-CC Approved 8-22-17
27.OTSH Fee Waiver Request-CC To Review and Provide Direction to Staff-Noah Housh-CC Approved 8-8-17
28.PL17-013 1915 Main St DR for Pedestrian Bridge over York Creek extending from Las Alcobas Hotel to Historic Beringer winery (2000 Main St)-Lilly Bianco-Approved 8-15-17

*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.