



**City of St. Helena
Planning Commission
Regular Meeting
Tuesday, December 19, 2017 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena**

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

Page

1. PLEDGE OF ALLEGIANCE
2. CALL TO ORDER AND ROLL CALL
Chairperson: Grace Kistner
Vice Chair: 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)
5. PUBLIC HEARINGS

- 5.1. Applicant Lydia Stehling request for a demolition permit to demolish a non-historic barn and guesthouse in the medium density residential district

7 - 20

CEQA Determination: Categorically Exempt in accordance with CEQA Section 15301 "existing facilities" as the demolition of an accessory structure.

Prepared By: Joseph Brockhoff, Planning Intern

Recommendation:

Staff recommends that the Planning Commission:

1) Determine that the project is categorically exempt from the requirements of CEQA pursuant to CEQA Section 15301 "existing facilities" as the demolition of an accessory structure and,

2. Accept the required findings enumerated in Municipal Code Section 17.164.050(b), and adopt a resolution approving demolition of the guest house and barn at 917 Charter Oak Ave.

[917 Charter Oak- Staff Report](#)

- 5.2. Request for Demolition Permit and Design Review to demolish the existing single family residence and accessory structure and construct a new single family residence, garage, and appurtenant improvements at 1814 Spring Street and in the MR Zoning District 21 - 102

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

Prepared By: Lilly Bianco, Contract Planner

Recommendation:

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

1. Determine that the project is exempt from the requirements of CEQA, pursuant to Section 15301, which exempts demolition of existing structures and Section 15303, which exempts the construction single-family residences.
2. Accept the required findings and grant the demolition permit and design review approval for the Deikel Residence at 1814 Spring Street.

[1814 Spring St.- Staff Report](#)

- 5.3. Request for a Demolition permit, Design Review approval, and Variance to demolish a 666 sq-ft portion of the existing residence and carport and construct a new 1,296 sq-ft addition and new two-car garage at 1761 Stockton Street in the MR: Medium Density Residential district. A variance is requested to allow for reduced side setbacks. 103 - 138

CEQA Determination: Exempt pursuant to CEQA Section 15270, which specifies that CEQA does not apply to projects which a public agency rejects or disapproves

Prepared By: Lilly Bianco, Contract Planner

Recommendation:

The Planning and Community Improvement Department recommends that the Planning Commission:

1. Accept the required findings and adopt a resolution to deny the requested Demolition permit, Design Review, and Variance; or
2. Continue the project for redesign to meet the required setbacks for the project; or
3. Approve the project as designed and direct staff to prepare a resolution approving the Demolition, Design Review and Variance applications to be brought back before the Commission at a future date for adoption.

[1761 Stockton Ave. - Staff Report](#)

[Property Owner's Presentation 12.19.17**](#)

6. SCHEDULED MATTERS

- 6.1. Consideration of Amendments to the City's Zoning Ordinance, St. Helena Municipal Code ("SHMC") Title 17, Potentially Eliminating Certain Floor Area Ratio Exemptions in the Low, Medium, and High Density Residential Districts, as deemed appropriate by the Planning Commission. 139 - 144

CEQA Determination: Exempt from CEQA pursuant to Guidelines Sections 15061(b)(1), 15061(b)(2), and 15061(b)(3).

Prepared By: Aaron Hecock, Senior Planner

Recommendation:

It is recommended by the Planning and Community Improvement Department that the Planning Commission review the existing F.A.R. exemptions described above and provide direction to staff regarding which of the existing exemptions, if any, they would like eliminated and in what residential zoning districts (High, Medium, and Low).

[Consideration of Amendments to the City's Zoning Ordinance, St. Helena Municipal Code \("SHMC"\) Title 17- 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. Tentative Agenda 145 - 148
[PC Tentative Agenda- Sept 14 2017- Update](#)

9. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for January 16, at 6:00 p.m. in the Vintage Hall Board Room located at 465 Main Street.

This agenda was posted at City Hall, 1480 Main Street, and at Vintage Hall, 465 Main Street, St. Helena, California on December 13, 2017.



Noah Housh, Planning Director

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

Commission hearing.

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

PUBLIC TESTIMONY PROCEDURES

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

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

CHALLENGING DECISIONS OF CITY ENTITIES

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

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

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the

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



PLANNING COMMISSION REPORT

Planning Commission Meeting of December 19, 2017

AGENDA SECTION: Public Hearing

FILE NUMBER: PL17-49

SUBJECT: Applicant Lydia Stehling request for a demolition permit to demolish a non-historic barn and guesthouse in the medium density residential district

PREPARED BY: Joseph Brockhoff, Planning Intern

REVIEWED BY: Noah Housh, Planning & Community Improvement Director

APPROVED BY: Noah Housh, Planning & Community Improvement Director

APPLICATION FILED:07/28/17

ACCEPTED AS COMPLETE:11/09/17

LOCATION OF PROPERTY: 917 Charter Oak

APN: 009-112-023

GENERAL PLAN/ZONING: MDR: Medium Density Residential

APPLICANT: Lydia Stehling

PHONE: 713-702-4687

BACKGROUND

The subject property located at 917 Charter Oak Ave. in the Charter Oak Historic District is a 0.34-acre residential lot developed with one (1) single family residence which fronts the parcel, one (1) detached garage, (1) Accessory Dwelling Unit and one barn located in the rear of the property. The parcel is located in southeast St. Helena just east of Main Street.

Historic Significance

The main house is on the City of St. Helena Historic Resource list based on its association to the Money-Richie family. The property and all 3 structures were first

depicted in the 1899 Sanborn map which referred to the existing guest house as a shed. Due to the level's of change in both of the rear structure's use and appearance over time they both have been deemed historically insignificant by architectural historian, Mark Hulbert. (Attachment 4)

PROJECT DESCRIPTION

Applicant Lydia Stehling, is requesting approval to demolish an existing non-historic guest house and barn located behind the main residence at 917 Charter Oak Ave and in accordance with Municipal Code Section 17.064.050(E). According to the applicant, the guesthouse structure lacks a proper foundation, and has the original knob and tube wiring making it both unusable and hazardous in its current condition. The applicant also states that the structure has been thoroughly inspected by a general inspector, a structural engineer and a pest inspector and all deemed the structure to be in "very poor condition-needing extensive remodeling and rebuilding" to bring it up to code. There is also 344 square feet of deck and porch that is attached to the guest home and is included in the scope of the demolition. A replacement ADU will be constructed where the barn currently exists. The applicant is requesting a demolition permit for both rear structures contingent upon the issuance of a building permit for the replacement ADU.

ANALYSIS

GENERAL PLAN

The property has a General Plan 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.

Applicable General Plan policies are listed below:

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

7.5.01 Preserve the City's historical and cultural resources as they contribute to the special character and quality of the city and help support it's economic base.

Staff Response-*Staff finds the project consistent with the General Plan in that the project as, conditioned, (See "Issues" Section), will result in an updated zoning code complaint ADU that would fulfill the General Plan's goal of encouraging "a mix of housing types and price ranges to allow choice for current and future generations of St. Helenans" while leaving the historical character and significance of the property unchanged.*

ZONING

The project site is located in a Medium Density Residential (MDR) Zoning District. MDR districts are established for consistency with the medium density residential general plan designation. The district provides for single-family detached homes, accessory dwelling units, limited agricultural uses and compatible uses. Residential densities shall not be less than 5.1 dwelling units per acre nor more than sixteen (16) dwelling units per acre

Demolition permit

In accordance with Municipal Code Section 17.164.050(E), Except when required for the emergency protection of public health, safety, or welfare as determined by the City Manager, 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:

That the building poses a threat to health, safety and general welfare if it is not demolished,

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,

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:-*The 1976 Historic Resource inventory identified the residence at 917 Charter Oak Avenue as significant based on its association with the Money-Ritchie family. John C Money built the house in 1885 and lived there until he passed away in 1944 with his wife Sarah who passed away seven years prior in 1937. Per the attached historic resource memorandum, the ancillary guesthouse and barn do not contribute to the significance of the property, and since they have both been substantially altered, their ability to communicate any significance has long diminished. As such, the above provisions would not preclude demolition of the existing guest house and barn.*

The main house and its association with the Money Ritchie family will not be altered in anyway thus maintaining the historic significance of the property and its direct contribution to the neighborhood character

Although design review does not apply to an ADU the issuance of the demolition permit is contingent upon the approval of a building permit for a replacement ADU.

CEQA

The project is categorically exempt in accordance with CEQA Section 15301 "existing facilities" as the demolition of an accessory structure. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not located on or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts.

WATER

The project does not involve any new construction and therefore is not subject to the St. Helena water neutrality measures given that it is not expected to place a new demand on the City's water system beyond that which currently exists. Demolition of the existing structures is not subject to water neutrality analysis.

ISSUES

According to Municipal Code section 17.164.050 when demolition involves a housing structure "design review of a proposed replacement structure" must be approved before a permit can be issued. However, ADU's are exempt from design review, and since the project involves the demolition of a housing unit the issuance of a demolition permit is contingent upon the applicant first obtaining approval and issuance of a building permit for a replacement ADU.

CORRESPONDENCE

As of the completion of this report, staff has received no written comments on the proposed demolition.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

- 1) Determine that the project is categorically exempt from the requirements of CEQA pursuant to CEQA Section 15301 "existing facilities" as the demolition of an accessory structure and,

2. Accept the required findings enumerated in Municipal Code Section 17.164.050(b), and adopt a resolution approving demolition of the guest house and barn at 917 Charter Oak Ave.

ATTACHMENTS

[Resolution Charter Oak](#)

[DEMO SUBMITTAL SET r1](#)

[Mark Hulbert memo for rear building demo](#)

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION PC

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA
GRANTING APPROVAL OF A DEMOLITION PERMIT
TO APPROVE DEMOLITION OF THE BARN and GUEST HOUSE LOCATED AT 917
CHARTER OAK AVE.**

PROPERTY OWNER: EDWARD AND ALEXANDRA LOWE **APN:** 009-112-023

Recitals

A. Whereas, LYDIA STEHLING submitted an application requesting approval to demolish the BARN and GUEST HOUSE. Located in the MDR: Medium Density Residential district.

B. Whereas, available documentation indicates that the barn and guesthouse do not contribute to the significance of the property, nor is either a significant resource in their own right;

C. Whereas, the Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on December 19th, 2017.

D. Now, therefore let it be found that, the Planning Commission approves the requested Demolition based on the following basis:

Resolution

A. The Planning Commission hereby finds that the project is Categorically Exempt pursuant to Section 15301, of the California Environmental Quality Act (CEQA).

B. The Planning Commission makes the following (Design Review) Demolition findings pursuant to Municipal Code Section 17.164.050 to support the motion to approve the Demolition:

1. That, based on the public record and testimony presented at a public hearing, the barn and guesthouse are determined not to be significant architectural or historical buildings given that either on does not meet one or more of the criterion for listing on the California Register of Historic Resources (CRHR). According to documentation provided from Preservation Architect, Mark Hulbert the 1976 Historic Resource inventory identified the residence at 917 Charter Oak Avenue as significant based on its association with the Money-Ritchie family. Per the attached historic resource

memorandum, the ancillary guesthouse and shed do not contribute to the significance of the property, and since they have been substantially altered over the years, their ability to communicate any significance they may have had has long diminished. As such, the above provisions would not preclude demolition of the existing guest house and barn located at 917 Charter Oak Ln.

- 2. That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood given that the structures are not visible to, nor functional in any useful manner to the neighborhood;*
- 3. That no design review of a replacement structure is required given that design review does not apply to accessory dwelling units (ADU).*

Although design review does not apply to an ADU, the issuance of a demolition permit is contingent upon the approval of a building permit for a replacement ADU.

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

1. The Demolition shall be vested within one (1) year from the date of approval. A building permit implementing the previously approved Design Review shall have been obtained within one (1) year from the effective date of the Demolition decision or this approval shall expire; provided however that the approved Demolition may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.030, Extension of Permits and Approvals.
2. This permit is valid for Demolition only. New permits must be applied for any change in use. These permits will expire if the use is discontinued pursuant to the existing ordinances and regulations.
3. The Demolition approval shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.

4. Any request for an extension of the Demolition must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
5. All required fees, including planning fees, development impact fees, building fees, retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of building permit.
6. Compliance with all permit conditions, enumerated in this resolution shall be clearly identified on all plans submitted for building permit approval, and shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
7. The applicant will defend and indemnify and hold the City, its agents, officers, and employees harmless of any claim, action or proceedings to attack, set aside, void or annul an approval so long as the City promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
8. Provided they are in general compliance with the approved Demolition Permit minor modifications found to be in substantial conformance with the approved design may be approved by the Planning Director.
9. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The owner/applicant is responsible for meeting with the Building Official / Fire Inspector to review compliance with Building and Fire Codes, including fire protection systems and the accessibility standards of Title 24.

Building Department Conditions of Approval

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

11. 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.
12. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
13. The applicant shall provide a construction waste management plan with the building permit application.
14. 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.
15. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
16. 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.
17. The issuance of a demolition permit to demolish the barn and guesthouse located in the rear yard at 917 Charter Oak is contingent upon the applicant receiving approval from the Planning Commission for a building permit to construct a replacement ADU. Once a building permit is issued for the replacement ADU the demolition permit can then be issued.

I HEREBY CERTIFY that the foregoing Demolition Permit was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on December 19th, 2017, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

Grace Kinster
Chair, Planning Commission

Noah Housh,
Planning and Community
Improvement Director

1. THE WORK INCLUDED UNDER THIS CONTRACT CONSISTS OF ALL LABOR MATERIALS, TRANSPORTATION, TOOLS AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION OF THE PROJECT LEAVING ALL WORK READY FOR USE.
2. ALL CONSTRUCTION SHALL CONFORM TO THE 2016 CALIFORNIA RESIDENTIAL CODE; 2016 CALIFORNIA FIRE CODE; 2016 CALIFORNIA MECHANICAL AND PLUMBING CODES; 2016 CALIFORNIA ELECTRICAL CODE; 2016 CALIFORNIA CODE; 2016 CALIFORNIA GREEN BUILDING STANDARDS, FIRE SAFETY STANDARDS, AND ANY OTHER LOCAL GOVERNING CODES AND ORDINANCES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
3. IF THE CONTRACTOR KNOWINGLY PERFORMS ANY WORK WHICH IS CONTRARY TO SUCH LAWS, ORDINANCES, CODES, RULES, AND REGULATIONS, HE/SHE SHALL PROMPTLY MAKE ALL CHANGES AS REQUIRED TO COMPLY THEREWITH AND BEAR ALL COSTS ARISING THEREFROM.
4. ALL WORK PER AIA GENERAL CONDITIONS DOCUMENT A-201, 2007.
5. DRAWINGS OF BASE BUILDING CONDITIONS ARE GENERATED FROM AS-BUILT DRAWINGS BY OTHERS AND LIMITED FIELD OBSERVATION BY THE ARCHITECT. ACTUAL CONDITIONS MAY DIFFER FROM THOSE SHOWN.
6. ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
7. CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS NECESSARY TO OBTAIN CERTIFICATE OF OCCUPANCY.
8. CONTRACTOR SHALL MAINTAIN FOR THE ENTIRE LENGTH OF HIS/HER CONTRACT, EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS TO CONFORM TO LOCAL BUILDING CODE REQUIREMENTS. AND/OR OWNER REQUESTS.
9. CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF THE CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL THE TRADES AND SHALL PROVIDE ALL THE SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
10. CONTRACTOR SHALL VERIFY THAT DRAWINGS ARE THE LATEST ISSUE PRIOR TO CONSTRUCTION.
11. CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PAGES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH EXAMINATION.
12. DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL BE ALLOW FOR THICKNESS OF FINISHES INCLUDING CERAMIC TILE, VCT, ETC.
13. ALL DIMENSIONS NOTED "VERIFY" AND "V.I.F." ARE TO BE CHECKED BY CONTRACTOR PRIOR TO CONSTRUCTION. IMMEDIATELY REPORT ANY VARIANCES TO THE ARCHITECT FOR RESOLUTION.
14. IN THE EVENT OF INCONSISTENCIES AMONG THE CONTRACT DOCUMENTS, THE ARCHITECT SHALL INTERPRET THEM WHEN ASKED TO DO SO BY THE OWNER OR CONTRACTOR. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE RESULTS OF SUCH INTERPRETATIONS MADE BY OTHERS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PERFORMANCE OF THE CONTRACT.
16. COORDINATE ALL WORK WITH EXISTING CONDITIONS. INCLUDING BUT NOT LIMITED TO: IRRIGATION PIPES, ELECTRICAL, CONDUIT, WATER LINES, GAS LINES, DRAINAGE LINES, ETC.
17. PROTECT ALL EXISTING BUILDING AND SITE CONDITIONS TO REMAIN INCLUDING WALLS, CABINETS, FINISHES, TREES AND SHRUBS, PAVING, ETC.
18. CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A REGULAR BASIS, AND SHALL EXERCISE A STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRECT DEBRIS OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE JOB SITE.
19. CONTRACTOR SHALL LEAVE PREMISES AND ALL AFFECTED AREAS CLEAN AND ORDERLY. READY FOR OCCUPANCY. THIS INCLUDES CLEANING OF ALL GLASS (INSIDE AND OUTSIDE) AND FRAMES, BOTH NEW AND EXISTING.
21. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.

LOCATION OF FIRE HYDRANT

Mokelumne Ave

Allison Ave

Charter Oak Ave

Napa Valley Olive Oil Manufacturing Company

Charter Oak Winery

917 Charter Oak Avenue

GUEST HOUSE TO BE DEMOLISHED

009 112 020

009 112 021

009 112 022

009 112 013

BARN TO BE DEMOLISHED

PROJECT SITE

	INTERIOR ELEVATION NUMBER SHEET NUMBER
	SECTION ELEVATION NUMBER SHEET NUMBER
	ELEVATION NUMBER SHEET NUMBER
	DETAIL NUMBER SHEET NUMBER
	ENLARGED DETAIL NUMBER SHEET NUMBER
	WINDOW TAG
	DOOR TAG
	FLOOR ELEVATION OR DIMENSION POINT
	REVISION
Room name 	ROOM NAME / NUMBER
	MAGNETIC NORTH PROJECT NORTH

LOCATION OF FIRE HYDRANT

Mokelumne Ave

Allison Ave

Charter Oak Ave

Napa Valley Olive Oil Manufacturing Company

Charter Oak Winery

917 Charter Oak Avenue

GUEST HOUSE TO BE DEMOLISHED

009 112 020

009 112 021

009 112 022

009 112 013

BARN TO BE DEMOLISHED

PROJECT SITE

A0.0	COVERSHEET
AD2.00	DEMO PLANS

PROJECT NAME: STEHLING RESIDENCE
PROJECT DESCRIPTION: DEMOLITION OF EXISTING OUTBUILDINGS
PROJECT ADDRESS: 917 CHARTER OAK AVE. ST. HELENA CA 94574
GUEST HOUSE (911 CHARTER OAK)
APN: 009 112 023 000

APPLICABLE CODES

2016 CA RES. CODE (C.R.C.)	
2016 CALIFORNIA BUILDING CODE	
2016 CA MECHANICAL CODE	
2016 PLUMBING CODE	
2016 ELECTRICAL CODE	
2016 ENERGY CODE	
2016 CA GREEN BLDG STANDARDS	

ZONING: MR - MEDIUM DENSITY RESIDENTIAL

FIRE HAZARD ZONE: NO FIRE HAZARD SEVERITY RATING FOUND
SPRINKLERED: EXISTING NON-SPRINKLERED
FLOOD ZONE: NO IN FEMA FLOOD ZONE
CONSTRUCTION TYPE: V-B
NUMBER OF STORIES: GUEST HOUSE (BARN)-1 STORY; MAIN HOUSE 2 STORIES
LOT AREA: 34 ACRES, 14,820 SF APPROX.

BUILDING AREAS:

(E) GUEST HOUSE - (CONDITIONED) 564 SF APPROX.	
(E) GUEST HOUSE DECK 290 SF APPROX	
(E) GUEST HOUSE PORCH 54 SF APPROX	
(E) BARN 839 SF APPROX	

TOTAL CONDITIONED TO BE DEMOLISHED: 564 SF
TOTAL DECK/PORCH TO BE DEMOLISHED: 344 SF
TOTAL UNCONDITIONED BARN TO BE DEMOLISHED: 839 SF

EXISTING MAIN RESIDENCE NOT IN SCOPE OF WORK.

AND	D.	DRYER	G.	GAS OUTLET	MACH.	MACHINE	R.	RISER	T.	TOP OR TREAD
ANGLE	DBL.	DOUBLE	GA.	GAUGE	MAINT.	MAINTAIN	R.A.	RETURN AIR	T.B.	TOWEL BAR
ARCH.	DET.	DETAIL	GALV.	GALVANIZED	MAT.	MATERIAL	RADIUM	RADIUM C.	T.C.	TOP OF CURB
CENTERLINE	D.F.	DOUGLAS FIR OR	G.D.	GARBAGE DISPOSAL	M.B.	MAXIMUM	REC.	RECESSED	TEMP.	TEMPERATURE
DIAMETER OR ROUND	D.M.	DRINKING FOUNTAIN	GEN.	GENERAL	M.X.	MACHINE BOLT	REF.	REFERENCE	TEMP.	TEMPERED
#	DIA.	DECOMPOSED GRAVEL	G.F.I.	GROUND FAULT	M.C.	MEDICINE CABINET	REFL.	REFLECTED	T&G	TONGUE AND GROOVE
AMP OR AMPS	D.M.	DIMENSION	GL.	GLASS	M.O.	MINIMUM CIRCUIT AMPS	REG.	REGISTER	THK.	THICK
AIR CONDITIONING OR	DISP.	DISPENSER	GND.	GROUND	OVERLAY		REIN.	REINFORCED	T.M.E	TO MATCH EXISTING
ASPHALT	DIA.	DOWN	GRAD.	GRADE	L.O.	MAIN LUGS ONLY	REQ.	REQUIRED	T.P.	TOP OF CONCRETE
ACOUST.	D.W.	DOOR	G.S.M.	GALVANIZED SHEET METAL	MECH.	Mechanical	RESIL.	RESILIENT	T.O.P.	TOP OF PLATE
A.D.	D.W.	DOMESTIC WASTE OR	G.W.	GLASS WASHER	MEMB.	MEMBRANE	RET.	RETAINING	T.O.P.LY.	TOP OF PLYWOOD
ADJ.	D.W.	DISHWASHER OR	G.W.B.	GYPSSUM WALL BOARD	MTL	METAL	REV.	REVISION / REVISED /	T.O.W.	TOP OF WALL
AG.	D.W.	DRAWING	GYP.	GYPSSUM	MFR.	MANUFACTURER	RM.	ROOM	T.P.H.	TOILET PAPER HOLDER
A.F.F.	DWR.	DRAWER	H.B.	HOSE BIBB	MISC.	MISCELLANEOUS	RM.	ROOM	TRANSF.	TRANSFORMER
AGGR.	DWG.	DRAWER	H.C.	HOLLOW CONE OR	MTD.	MOUNTED	REMOV.	REMOVABLE	TYP.	TYPICAL
ALTE.	E.	EACH	HD.	HANDICAP	MUL.	MULLION	R.O.	ROUGH OPENING	T.V.	TELEVISION
ALUM.	EA	EXISTING	HO.	HEAD			R.W.	REVERSE OSMOSIS	T-24	CA ENERGY
ANOD.	E	EXISTING	H.O.	HIGH DENSITY OVERLAY	(N)	NEW	R.W.L.	REDWOOD		COMPLIANCE CODE
ARCH.	E.I.F.S.	EXTERIOR INSULATION &	HR.	HEADER	N.	NORTH		RAIN WATER LEADER	U.C.	UNDER COUNTER
ASPH.	E.J.	FINISH SYSTEM	HDW.	HARDWARE	N.C.	NORMALLY CLOSED	S.	SOUTH	U.F.	UNDER FLOOR
BD.	EL.	ELEVATION	HDWD.	HANDICAP	N.I.C.	NOT IN CONTRACT	S.A.F.	SELF-ADHERING	U.F.	UNDER GROUND
BITUM.	ELEC.	EMERGENCY	H.M.	HOLLOW METAL	NO. OR #	NUMBER	S.	SOLID CORE	U.O.N. OR	UNLESS OTHERWISE NOTED
BLDG.	ENCL.	ENCLOSURE	HR.	HORIZONTAL	NOM	NOMINAL	S.C.D.	SEE CIVIL DRAWINGS	U.N.O.	
BLOCK	E.P.	ELECTRICAL PANEL	HR.	HOUR OR HOUR	N.R.C.A.	NATIONAL SEALING	S.D.	STOCK PIPING / DISH V.		
BLK.	EQ.	EQUAL	HT. OR HGT.	HANDRAIL			SCHED.	SCHEDULE	VAR.	VARIES
BO.	EQUIP.	EQUIPMENT	H.W.H.	HOT WATER HEATER	ASSOCIATION	CONTRACTORS	S.E.D.	SEE ELECTRICAL	V.F.Y.	VENER
B.O.	E.W.N.	EXCEPT WHERE NOTED						DRAWINGS	VERT.	VERTICAL
BTM.	EXIST.	EXISTING					SEP.	SEPARATION	VEST.	VESTIBULE
B.Z.	EXP.	EXPANSION	I.C.	INTEGRAL COLOR	O.	OVER	S.F.E.	SEE FIRE DRAWINGS	V.C.D.F.	VERTICAL GRAIN
BTWN.	EXT.	EXTERIOR	I.N.	INCH	(DIM)	OPENING	SH.	SHOWER HEAD OR	V.I.F.	VERIFY IN FIELD
C.	F.A.	FIRE ALARM	INSUL.	INSULATION	OP.	OPENING	SHR.	SPRINKLER HEAD OR	V.O.L.	VOLUME
C.B.	F.A.U.	FIRE ALARM UNIT	INTER.	INTERMEDIATE		INTERMEDIATE		SHEET		
C.B.C.	F.B.	FLAT BAR					SH.T.	SHEET		
C.E.M.	F.D.	FLOOR DRAIN					SH.T.G.	SHEATHING	W.	WEST
CER.	F.D.C.	FOUNDATION	JAN.	JANITOR	P.	PROPOSED	SH.	SIMILAR	W/	WITH
C.E.J.	FEN.	FIRE EXTINGUISHER	J.OIST	JOIST	PERM.	PERIMETER	S.LIN.	SLOPING	W.C.	WALL COVERING
C.K.T.	CABINET	CABINET	J.T.	JOINT	PL.	PLATE	S.K.D.	SEE KITCHEN DRAWINGS	W.C.	WATER CLOSET
C.L.G.	F.F.	FINISH FLOOR OR	KIT.	KITCHEN	P.LAM.	PLASTIC LAMINATE	S.L.D.	SEE LANDSCAPE	W.D.	WOOD
CLG.	F.H.W.S.	FLAT HEAD WOOD	K.V.A.	KILO VOLT AMPRES	P.LYWD.	PLYWOOD	S.M.D.	SEE MECHANICAL	W.H.	WATER HEATER
CLR.	F.S.	FLAT SCREW	K.W.	KILOWATTS	P.N.L.	PANEL	S.P.D.	DRAWINGS	W/O	WITHOUT
C.M.U.	FIN.	FIXTURE	LAM.	LAMINATE	P.N.T.	PAINTE	S.P.D.	SEE PLUMBING	W.P.	WATER PROOF OR
C.NTR.	FL. OR FL.R.	FLOOR	LAB.	LAVATORY	P.T.	POINT	SPEC.	DRAWINGS	W.P.M.	WATERPROOF MEMBRANE
C.O.	F.L.A.	FULL LOAD	LB.	POUND	P.T.	PRESSURE TREATED OR	SPEC.	SPECIAL OR	W.SCT.	WAINSCOT
C.O.L.	FLASHING	FLASHING	LB.	POUND	P.T.	POST FLASHIONED	SQ.	SPECIAL OR	W.S.P.	WET STANDPIPE
CONC.	F.L.O.	FLOORESTENC	LN.	LINEAR	P.T.D.	PAINTED	S.S.	STAINLESS STEEL	W.T.	WEIGHT
COND.	F.O.C.	FACE OF CONCRETE	LN.	LINE	P.T.D.	PAPER TOWEL	S.S.D.	SEE STRUCTURAL	W.R.	WATER RESISTANT
CONSTR.	F.O.F.	FACE OF FINISH	LVL.	LAMINATE VENEER	P.T.N.	PARTITION		DRAWINGS	W.W.	WELDED WIRE
CONT.	F.O.P.LY.	FACE OF PLYWOOD			P.T.R.	PAPER TOWEL	S.S.K.	SERVICE SINK		
CONTR.	F.O.S.	FACE OF STUD				RECEPTACLE	S.T.	STANDARD		
CLOSET.	F.P.	FIREPROOF					STL.	STEEL		
C.T.	F.P.R.F.	FIREPROOF						STORAGE		
CTR.										

<u>OWNERS:</u>	<u>GENERAL CONTRACTOR:</u>
JOSH AND LYDIA STEHLING 917 Charter Oak Avenue ST Helena, CA 94574 Cell: 713.542.7234 email: lydiaandjosh@gmail.com	DENNETT CONSTRUCTION, INC. Contact: Alan Dennett CL# 683653 Tel: 707.363.1817 email: dennettcon11@gmail.com
<u>ARCHITECT:</u>	<u>HISTORICAL ARCHITECT:</u>
CHARLES COVELL ARCHITECT 1407 Main St, Suite 102 St. Helena, CA 94574 Contact: Charles Covell Tel: 707.968.9280 chuck@covell-architect.com	PRESERVATION ARCHITECTURE Contact: Mark Hulbert 446 17th Street #302 Oakland CA 94612 Tel: (510) 418-0285 email: mhulbert@earthlink.net
<u>AS-BUILT DRAWINGS:</u>	
LOCUS LASER SCANNING P.O. Box 876 Sonoma, CA 94576 Contact: Ryan Henderson Tel: 707.809.5550 email: ryan@locuslaserscanning.com	

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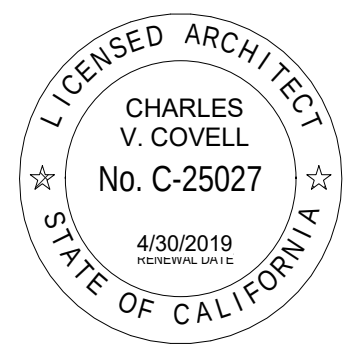
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STEHLING RESIDENCE DEMOLITION PLAN

917 CHARTER OAK
ST HELENA CA 94574



Date	11.20.2017
Drawn By	MJL
Checked by	CVC
Project No.	1704

Rev. No.	Date
PLANNING 1	7.21.2017
PLANNING RESUB.	11.20.2017

Sheet Title

COVERSHEET

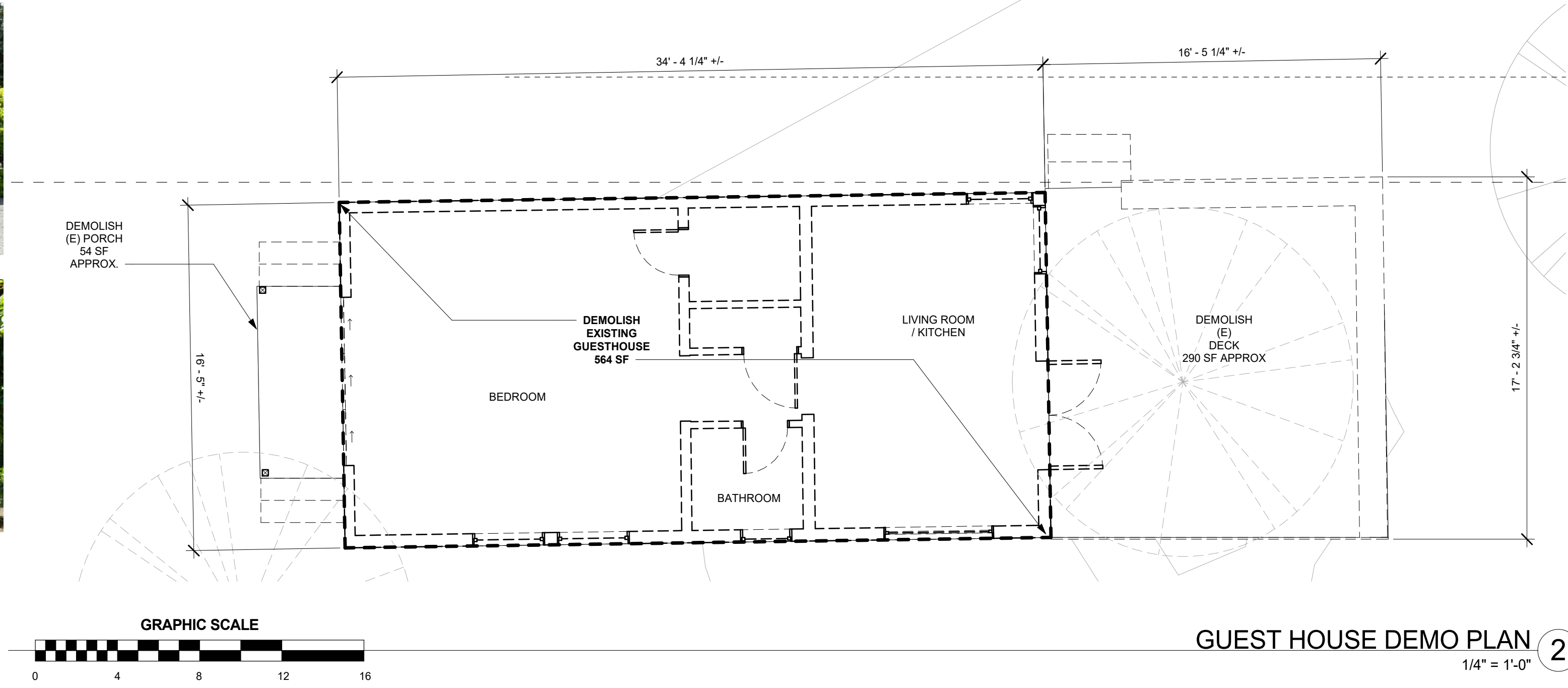
SCALE: As indicated

Sheet No.

A0.0



SEE SITE PLAN BELOW FOR LOCATIONS OF VIEWS



- GENERAL NOTES**
1. SEE PG&E LETTER OF CONSENT FOR UTILITY SERVICE DISCONNECTION INFORMATION.
 2. UTILITIES SHOWN ON SITE PLAN ARE APPROXIMATE. TO BE VERIFIED IN FIELD PRIOR TO COMMENCEMENT OF WORK.
 3. EXISTING TREES TO REMAIN TO BE PROTECTED DURING CONSTRUCTION WITH PROTECTIVE FENCING, HAVING A MINIMUM HEIGHT OF 6FT AND PROTECT A SUFFICIENT PORTION OF THE ROOT ZONE.
 4. CONTRACTOR TO NOTIFY ARCHITECT OF ANY UNFORESEEN CONDITIONS DISCOVERED IN THE PROCESS OF DEMOLITION.
 5. ALL DIMENSIONS ARE SHOWN FACE OF FINISH U.O.N.



- DEMOLITION LEGEND**
- (E) FLOOR TO BE REMOVED
 - (E) PARTITION TO BE REMOVED
 - (E) TO BE REMOVED
 - (E) PARTITION TO REMAIN
 - (E) DOOR TO BE REMOVED
 - (E) DOOR TO REMAIN
 - (E) WINDOW TO BE REMOVED
 - (E) WINDOW TO REMAIN

CHARLES COVELL architect

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**STEHLING RESIDENCE
DEMOLITION PLAN**

917 CHARTER OAK
ST HELENA CA 94574

LICENSED ARCHITECT
CHARLES V. COVELL
No. C-25027
4/30/2019
RESIDENTIAL

Date: 11/20/2017
Drawn By: M.J.
Checked by: CVC
Project No.: 1704
Rev. No.:
PLANNING: 7/21/2017
RESUB.: 11/20/2017

Sheet Title:
DEMO PLANS

SCALE: As indicated
Sheet No.:

AD2.00



June 26, 2017 rev.August 23, 2017 (via email)

Lydia Stehling
917 Charter Oak Ave.
St. Helena, CA 94574

Re: 917 Charter Oak Ave. Historic Resource Consultation

Lydia:

This correspondence intends to summarily address the potential historic resource status of the rear outbuildings – a barn and a second residence – at the rear of your property at 917 Charter Oak.

As we've discussed, your house was the Sarah and John C. Money residence, of which he was the builder in 1885. She died there in 1937. He passed away there in 1944. The land was his mother's, Elizabeth Money-Richie. The Money and Richie families were from Santa Rosa, where John C. was born to Elizabeth and Cornelius Money in 1855. A long-time resident of St. Helena, John Money had a work shop on Main St., which stood until 1979. The Richies are the namesake of the historic Richie Block, also on Main, which was built in 1892 for Elizabeth's husband, Capt. M.G. Richie. Records indicate that John Money fabricated the wooden Victorian decoration for the exterior of that building at his Main St. wood shop.

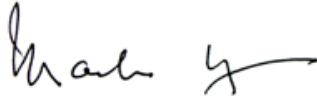
Your property and house were first depicted in the 1899 Sanborn map (attached). At that time, the rear barn, which is at present a single-story, was labeled 2 stories with a 1-story covered area at the back (south). While that original structure was likely a carriage house, what it looked like is unknown.

Additionally, based on the Sanborn maps – the first being from 1899 with updates in 1910 and 1944 – the current second residence was a shed throughout that early period. While its plan and placement may remain, at least in part, that early shed has, since sometime in the latter-1900s, given way to the existing and contemporary residential building. While we also do not know what its original and early character was, we can at least suppose that it had its present, front-gabled form and that its existing drop-pattern wood siding may also have been in part original, since that siding pattern matches the siding on the original residence. Otherwise, in its undated conversion to second-residential use, the eclectic mix of exterior windows and doors were evidently all added. Its corrugated metal roofing also appears to have been added. And its interior is thoroughly residential in character, including a built-in residential kitchen and a bathroom, along with clear-finished wood flooring in the living areas. At this juncture, that the building was once a shed, presumably used for work and storage, is not in evidence.

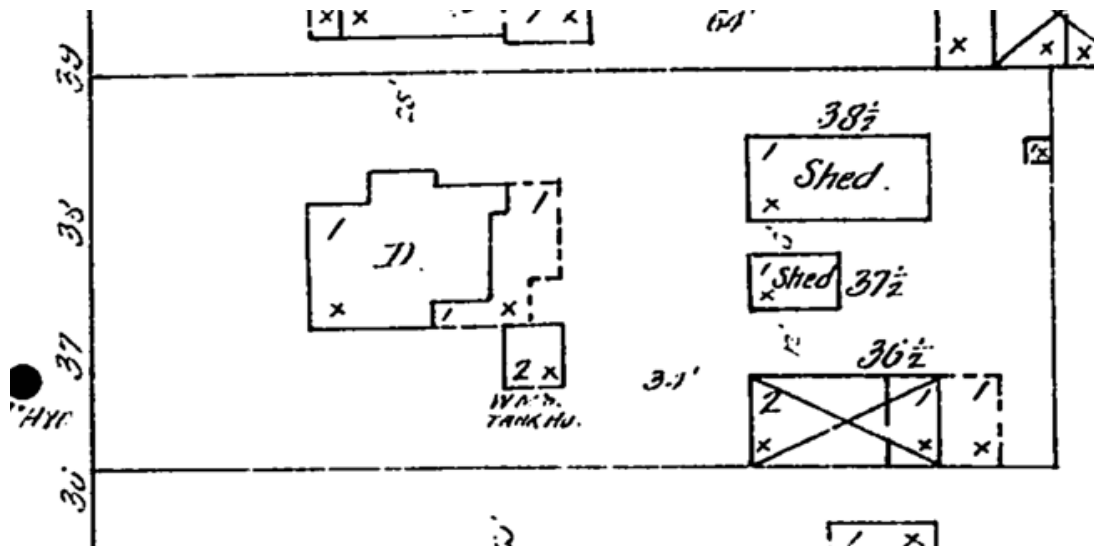
Based on our current research, though the house has changed a good deal and which changes have not reinforced its historic design, the house appears to retain a direct association to an historically important family. On the other hand, the two rear buildings are evidently much changed from their original and early versions. Moreover, the barn remains a utilitarian structure and that is also basically exhausted, whereas the former and utilitarian shed outbuilding has

been converted to residential use. I therefore see no basis under which the rear buildings would be considered of any historical or historic architectural importance.

Signed:



Mark Hulbert
Preservation Architect



917 Charter Oak Ave. from 1899 Sanborn map (street and north at left)



PLANNING COMMISSION REPORT

Planning Commission Meeting of December 19, 2017

AGENDA SECTION: Public Hearing

FILE NUMBER: PL17-059

SUBJECT: Request for Demolition Permit and Design Review to demolish the existing single family residence and accessory structure and construct a new single family residence, garage, and appurtenant improvements at 1814 Spring Street and in the MR 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: 09/06/17

ACCEPTED AS COMPLETE: 11/09/17

LOCATION OF PROPERTY: 1814 Spring Street

APN: 009-311-016

GENERAL PLAN/ZONING: MR: Medium Density Residential

APPLICANT: Joseph Farrell, Architect

PHONE: (415) 884-2860

BACKGROUND

The subject property is a corner lot of approximately 7,621 sq-ft (0.17 acres). The property front faces Allyn Ave with the side yard extending along Spring Street. The property is improved with an existing 987 sq-ft residence and a 618 sq-ft accessory structure and features mature landscaping and maple and liquid amber trees.

The existing residence on the lot is a vernacular Victorian-era residence constructed in the late 1890s. As detailed in the Historic Resource Evaluation prepared by APD Preservation LLC (**Attachment 5**), neither the existing residence nor the associated

accessory structure meet the criteria for listing on the California Register of Historic Resources and given the level of past incompatible alterations, the subject residence is unable to convey any significance that it may have had as a late nineteenth century vernacular residence. For those reasons, the subject residence would not qualify as a historic resource under the California Environmental Quality Act or for the purposes of this review.

PROJECT DESCRIPTION

Applicant, Joseph Farrell, is requesting a Demolition Permit and Design Review Approval on behalf of property owner, Ted and Pamala Deikel, to demolish the existing single family residence and accessory structure and construct a new single family residence, garage, and appurtenant improvements at 1814 Spring Street in St. Helena.

The proposed residence would be a new 2,193 sq-ft, two-story, 3 bed/3 bath home with detached single car garage. The home would be organized such that the primary mass of the house would accommodate two bedrooms and a third bedroom would be accommodated in an attached semi-autonomous wing that may function as a guest or in-law living space. As described by the architect, the design is intended to evoke the local vernacular typical of modern farm houses; the exterior would be clad in vertical channel siding with wood trim and capped with a standing seam metal roof. The residence would be punctuated with black framed windows to provide contrast and contemporary appeal.

A recessed porch would frame the entrance and varied wall planes would provide articulation. A covered breezeway would connect the third bedroom/guest cottage to the main form of the house. The residence would feature one single car garage to meet the covered parking requirements. Landscaping would consist of drought tolerant, regionally adapted plants. All landscaping would be maintained using a high efficiency drip system. **(See Attachment 4 for a more detailed description)**

ANALYSIS

GENERAL PLAN

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

Relevant General Plan Policies include:

2.6.4 *Permit infill development and higher densities within currently developed areas wherever possible to minimize and postpone the need for expansion of the urban service area*

4.3.4 *Strengthen community identity by **appropriate building design, size, and site landscaping.***

4.3.5 *Require future residential development to **conform to the pattern and density of older, neighboring areas** of town in order to complement existing town character and ensure that densities are high enough to protect against unnecessary incursion into vineyard agricultural areas.*

4.3.25 *Within the primary urban area of St. Helena, encourage variety in housing types and density consistent with those found in the older neighborhoods of town. **Encourage varying lot widths and configuration, but limit the allowable building envelope by parcel size** to avoid overbuilt conditions.*

4.3.26 *Encourage residential building siting and design that is similar to that found in older neighborhoods in town. In these areas **consistent setbacks, porches, and generously landscaped front yards add to community enjoyment by all.** Restrict location of driveways and garages to minimize their visual impact on the street.*

4.3.27 *Encourage large specimen street trees and **generous landscaping** to shade homes and the street and to link various neighborhoods.*

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

Staff Analysis:

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

ZONING

Consistent with the GP land use designation, 1814 Spring Street exhibits a zoning designation of MR: Medium Density Residential. The MR zoning designation allows for single-family detached homes, accessory dwelling units, limited agricultural use and other compatible uses insofar as they conform to the development standards prescribed by Municipal Code Section 17.40.060.

Under Zoning Code Section 17.40.070, a 7,621 sq-ft parcel is allowed a maximum floor area of 0.334, which equates to a maximum of 2,545 sf building floor area (exclusive of any F.A.R. exemptions). Accordingly, the applicant is proposing a total floor area of approximately 2,193 sq-ft or an F.A.R of 0.288 which is below the maximum permitted, as detailed below.

NET FLOOR AREA:

RESIDENCE (enclosed living area)	2,153 sq-ft
GARAGE	240 sq-ft
COVERED PARKING EXEMPTION	- 200 sq-ft
TOTAL	2,193 sq-ft

FLOOR AREA RATIO: 2,193 / 7,621 = 0.288

Staff Analysis:

As proposed, staff finds that the residence meets all development criteria including height, setback, parking and floor area criteria prescribed by Code Section 17.40.060. The residence will exhibit a minimum setback of 20' at the front and rear and street side setback and 10' at the side yard. The garage would feature a 3' setback and minimum 8' separation from the primary residence. The maximum height of the residence as measured at the ridge of the roof would be approximately 23'8" with the garage exhibiting a height of 13'1".

WATER

The City of St. Helena has established mandatory water efficiency measures for new construction, and adopted water demand offset requirements enumerated in Chapter 13.12.050 of the Municipal Code. Amongst these provisions is the requirement that any "new development" (i.e. construction that would introduce any freestanding building that contains water-using fixtures, any floor area additions to existing nonresidential structures; or any residential additions or remodeling that increases the number of independent living units) offset new demand by an amount of water equal to the new demand on the city water system using the methodology defined in Section 13.12.050. The offset must be clearly demonstrated, to the satisfaction of the Director of Public Works. Accordingly, the applicant provided a water neutrality analysis that considered the net change in water use. The projected net water use amounts to -260 gallons per day. As the project will result in a net decrease in water use, the project conforms to the water neutrality requirements and no off sets are needed.

DEMOLITION PERMIT

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

1. That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building.
The existing residence was constructed in the late nineteenth century, and while it meets the age requirements to be listed as a historic resource, an HRE prepared by consultant, ADP Preservation LLC, concluded that the residence did not meet the significance criteria required for listing on the California Register of Historic Resources and given the level of alteration would not retain integrity. Accordingly, the residence does not constitute a historic resource.
2. That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood.
The subject house had been heavily modified and did not retain integrity as a nineteenth century vernacular residence. The subject property is not within an area recognized for its unified or historic character, rather the neighborhood is characterized by a variety of residential styles, forms, and eras (See Attachment 5) and the demolition of the subject residence and associated accessory structure would not eliminate an element that is essential to the overall neighborhood character.
3. That design review of the proposed replacement structure is approved prior to approval of the demolition of a housing structure.
The proposed new construction is subject to design review approval.

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 reasonably accounts for the design criteria prescribed by Section 17.164.030 as detailed, below:

1. Consistency and compatibility with applicable elements of the general plan;
As detailed above, the project is consistent with the General Plan policies , in that, as infill development in an already urbanized area, it exhibits ready access to utilities and services, which in turn reduces pressure on areas outside of the urban service area. The residence features traditional building forms with contemporary details which strengthens the neighborhood identity and complements other residences in the area. Further, the siting and configuration of the residence and various components responds well to the corner lot and maintains interaction with the street and that of the neighborhood; also, the garage will be subordinate to the main residence in an effort to avoid the garage from being visually intrusive. Last, a variety of landscaping that includes shrubs and trees will soften the look of the new residence and provide continuity with other lots.
2. Compatibility of design with the immediate environment of the site;
The residence features traditional building forms with contemporary details which strengthens the neighborhood identity and complements other residences in the area. Further, the siting and configuration of the residence and various components responds

well to the corner lot and maintains interaction with the street and that of the neighborhood

3. Relationship of the design to the site;

In keeping with the previous design concept of separate small buildings, the design provides for a visual separation on the Spring Street façade with an open breezeway thereby increasing the outdoor space and reducing the building mass. The project carries through important characteristics of the existing layout and is responsive to the needs of a corner lot property.

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

The area is not identified as having a unified design or historical character.

5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;

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

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

The immediate vicinity exhibits a variety of residential housing forms and styles. Given that the project is deferential to the needs of the corner lot and is generally traditional in form and style, the project is expected to blend in with the existing and future construction in the immediate neighborhood.

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

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

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

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

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

10. Whether sufficient ancillary functions are provided to support the main functions of the project and whether they are compatible with the project's design concept;

The proposed residence will feature a detached garage to accommodate the covered parking needs of the primary residence.

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

The applicant is proposing new curb cuts which, per condition of approval, would be consistent with City of St. Helena and ADA standards.

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

As detailed in the applicant's project description, mature landscaping would be maintained to the extent possible.

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 residence is evocative of a contemporary farmhouse and would be compatible with surrounding 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 immediate area is not recognized as having a unified design or historical character.

15. Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;

The landscape design is appropriate for the residential character of 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;

Plant materials will be drought-tolerant and would consist of varieties adapted to the St. Helena climate.

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

New construction would comply with Title 24 standards and landscaping would generally be drought tolerant and drip irrigated which would help further sustainability goals.

CEQA

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

private structures and Section 15303, which exempts the construction single-family residences, amongst other things.

ISSUES

No Issues have been identified.

CORRESPONDENCE

As of the completion of this report staff has not received any comments.

STAFF RECOMMENDATION

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

1. Determine that the project is exempt from the requirements of CEQA, pursuant to Section 15301, which exempts demolition of existing structures and Section 15303, which exempts the construction single-family residences.
2. Accept the required findings and grant the demolition permit and design review approval for the Deikel Residence at 1814 Spring Street.

ATTACHMENTS

[1814 Spring Street - ATTCH 1. Resolution](#)

[1814 Spring Street - ATTCH 2. APN Map](#)

[1814 Spring Street - ATTCH 3. Aerial View](#)

[1814 Spring Street - ATTCH 4. Project Narratives](#)

[1814 Spring Street - ATTCH 5. Historic Resource Evaluation](#)

[1814 Spring Street - ATTCH 6. Project Plans](#)

[1814 Spring Street - ATTCH 7. Water Neutrality Analysis](#)

**DESIGN REVIEW NO. PL17-059
CITY OF ST. HELENA, STATE OF CALIFORNIA
GRANTED TO 1814 Spring Street**

PROPERTY OWNER: Joseph Farrell

APN: 009-311-016

Recitals

1. Request by Joseph Farrell for a Demolition Permit and Design Review approval to demolish the existing single family residence and accessory structure and construct a new single family residence, garage, and appurtenant improvements at 1814 Spring Street and in the MR Zoning District
2. A staff report dated December 19, 2017 and incorporated herein by reference analyzed the project's consistency with the Demolition Criteria enumerated in Code Section 17.164.050 and Design Review Criteria enumerated in Section 17.164.030, and
3. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on December 19, 2017, and
4. Now, therefore let it be found that, the Planning Commission approves the Demolition permit and Design Review and authorizes the modifications contained in said plans based on the findings below and subject to the conditions of approval enumerated herein.

Resolution

- A.** The project is exempt from the requirements of CEQA pursuant to Section 15301(L)(1) and 15303(A) which exempts demolition of an existing single family residence and the construction of a new single family residence. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not located on or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts

B. DEMOLITION

Pursuant to Municipal Code Section 17.164.050(E) and supported by the Historic Resource Evaluation prepared for the subject property, the Planning Commission hereby finds that:

1. That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building.

1814 Spring Street
Demolition Permit & Design Review
December 19, 2017

The existing residence was constructed in the late nineteenth century, and while it meets the age requirements to be listed as a historic resource, an HRE prepared by consultant, ADP Preservation LLC, concluded that the residence did not meet the significance criteria required for listing on the California Register of Historic Resources and given the level of alteration, it would not retain integrity. Accordingly, the residence does not constitute a historic resource.

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

The subject residence has been heavily modified and does not retain integrity as a nineteenth century vernacular residence. The subject property is not within an area recognized for its unified or historic character, rather the neighborhood is characterized by a variety of residential styles, forms, and eras and the demolition of the subject residence and accessory structure would not eliminate an element that is essential to the overall neighborhood character.

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

The proposed new construction is subject to design review approval.

C. 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 reasonably accounts for the design criteria prescribed by Section 17.164.030 as detailed, below:

1. Consistency and compatibility with applicable elements of the general plan;
As detailed above, the project is consistent with the General Plan policies, in that, as infill development in an already urbanized area, it exhibits ready access to utilities and services, which in turn reduces pressure on areas outside of the urban service area. The residence features traditional building forms with contemporary details which strengthens the neighborhood identity and complements other residences in the area. Further, the siting and configuration of the residence and various components responds well to the corner lot and maintains interaction with the street and that of the neighborhood; also, the garage will be subordinate to the main residence in an effort to avoid the garage from being visually intrusive. Last, a variety of landscaping that includes shrubs and trees will soften the look of the new residence and provide continuity with other lots.
2. Compatibility of design with the immediate environment of the site;
The residence features traditional building forms with contemporary details which strengthens the neighborhood identity and complements other residences in the area. Further, the siting and configuration of the residence and various

components responds well to the corner lot and maintains interaction with the street and that of the neighborhood

3. Relationship of the design to the site;
In keeping with the previous design concept of separate small buildings, the design provides for a visual separation on the Spring Street façade with an open breezeway thereby increasing the outdoor space and reducing the building mass. The project carries through important characteristics of the existing layout and is responsive to the needs of a corner lot property.
4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
The area is not identified as having a unified design or historical character.
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;
The proposed work would not alter the scale or transition between different land uses.
6. Compatibility with future construction both on and off the site;
The immediate vicinity exhibits a variety of residential housing forms and styles. Given that the project is deferential to the needs of the corner lot and is generally traditional in form and style, the project is expected to blend in with the existing and future construction in the immediate neighborhood.
7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;
The proposed design and materials are of a quality, color palette, and type that are appropriate for the residential nature of the project and would be consistent with the site and its surroundings. The design features more traditional architecture that is 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;
The spatial organization of the proposed residence and associated features will be typical of residential site development and are expected to promote an internal sense of order and provide a desirable environment for occupants and neighbors.
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
The landscaping proposed is consistent with the residential character of the project.

10. Whether sufficient ancillary functions are provided to support the main functions of the project and whether they are compatible with the project's design concept;
The proposed residence will feature a detached garage to accommodate the covered parking needs of the primary residence.
11. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
The applicant is proposing new curb cuts which, per condition of approval, would be consistent with City of St. Helena and ADA standards.
12. Whether natural features are appropriately preserved and integrated with the project;
As detailed in the applicant's project description, mature landscaping would be maintained to the extent possible.
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 residence is evocative of a contemporary farmhouse and would be compatible with surrounding 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 immediate area is not recognized as having a unified design or historical character.
15. Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;
The landscape design is appropriate for the residential character of 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;
Plant materials will be drought-tolerant and would consist of varieties adapted to the St. Helena climate.
17. Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials.
New construction would comply with Title 24 standards and landscaping would generally be drought tolerant and drip irrigated which would help further sustainability goals.

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

Planning Department Conditions of Approval

1. The demolition permit and design review shall be vested within one (1) year from the date of final action. A building permit for the activities 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.

1814 Spring Street
Demolition Permit & Design Review
December 19, 2017

8. Construction shall be in compliance with plans approved by the Planning Commission on December 19, 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.

Public Works Department Conditions of Approval

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

16. 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
17. 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.
18. Prior to Certificate of Occupancy, the applicant shall conform to the requirements of City of St. Helena Standard Drawings, Water and Sewer Standards Section 7-1.12, and applicable Health Standards which includes water laterals being a minimum of five (5) feet from sewer laterals
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. The applicant shall incorporate water conservation practices into the proposed project per the Water Usage Calculations dated September 5, 2017. Any and all non-conforming appliances and plumbing fixtures shall be removed from the premises. The water conservation requirements shall be replicated in full on the architectural plans.
21. All driveway approaches shall be per current City and ADA standards. Where none exists, or where deteriorating or non-standard driveway approaches exist, they shall be installed or replaced at the direction of the Public Works Department prior to Certificate of Occupancy. The driveway shall be replaced in order to conform to current ADA Standards.
22. Construct sidewalk along the property street frontage per current City and ADA standards prior to Certificate of Occupancy.
23. 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.
24. 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.

- 25. 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.
- 26. Provide details of any and all proposed fencing, gates, and/or walls on all plans submitted for building permit review.
- 27. An encroachment permit shall be required for any work performed in the public right-of-way.

Building Department Conditions of Approval

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

I HEREBY CERTIFY that the foregoing design review was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on December 19, 2017 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

1814 Spring Street
Demolition Permit & Design Review
December 19, 2017

APPROVED:

ATTEST:

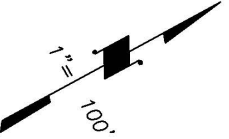
Grace Kistner
Chair, Planning Commission

Noah Housh
Planning Director

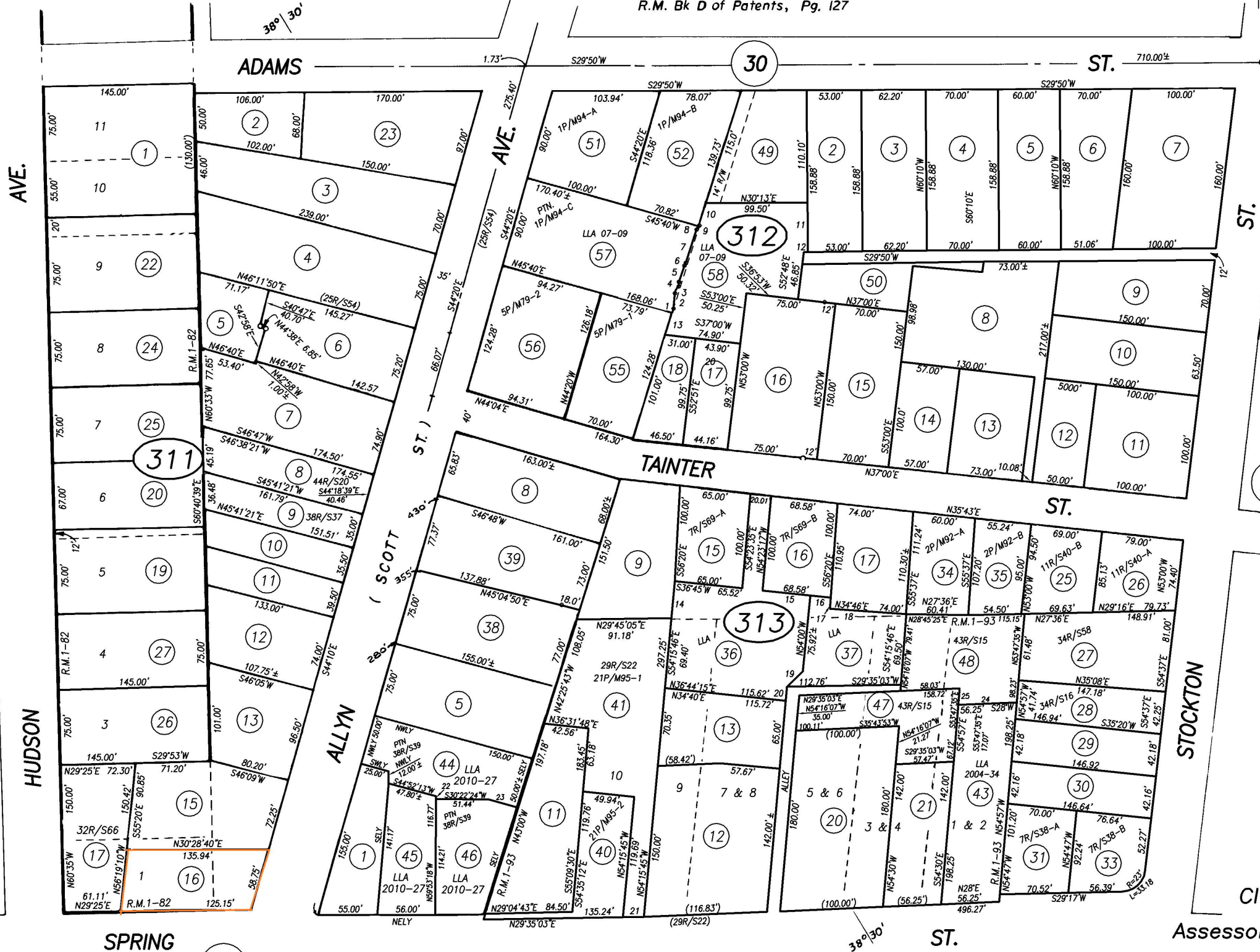
POR. RANCHO CARNE HUMANA
R.M. Bk D of Patents, Pg. 127

Tax Area Code
3002

9-31



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



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

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

CITY OF ST. HELENA

Assessor's Map Bk. 9 Pg. 31

County of Napa, Calif.

1954-60-61

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

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

60

59





9-6-17

Project Written Description:

New Residential Project

Deikel Residence

1814 Spring Street St. Helena CA

AP#: 009-311-016

Zoning: MR Medium Density Residential

Project Description:

Thank you for your consideration of our Design Review Submittal for a new residence at 1814 Spring Street. This design proposal is intended to create a finely crafted, inspired home with a design style which retains a strong contextual relationship to the architectural character of other residential neighborhoods within the City of St. Helena. Ted & Pamala Deikel and Joseph Farrell Architecture have completed many successful projects in the region that reflect, respect and compliment the architectural history of the Napa Valley.

We are applying for Design Review approval for a proposed new residential project (See Drawings by Joseph Farrell Architecture and Price Landscape Services). The proposal is for the demolition of a 987 sq. ft. single-story residential structure and a detached 618 sq. ft. single story garage with wood shop and bedroom. We are proposing to construct a new 2,193 sq. ft., 2-story, 3 bedroom - 3 bathroom home with a detached single car garage.

Site Analysis:

The site is a 7,621 sq. ft. (.17 acre) corner parcel that gently slopes down to the south eastern corner of the front yard. The property has an existing 987 sq. ft. home and a 618 sq.ft. accessory structure that are in poor condition and have been determined to be inadequate for renovation to current codes and energy standards. Further, the existing structures do not meet the current setback requirements. The existing driveway curb cut is in the approximate middle of the left hand side yard along Spring Street. The existing property has mature landscaping and several Maple and Liquid Amber trees that are infringing on the existing structures. The property currently has gas, overhead electric lines, water and sewer utilities that will be re-used or upgraded as required.

Site Design:

As this is a narrow corner lot, the setback requirements limit the design response to this site. We have therefore designed this residence to extend to the setback lines and limited the amount of 'Architectural Features' which push into these limits. As determined in a preliminary meeting with St. Helena planning, the front of the lot is along Allyn Avenue and has a 20 foot front yard where much of the existing landscaping will remain. As a corner lot our side setback of 20 feet allows for a generous side yard where we propose new planting and hardscape to complement the design of the building along Spring Street. We propose a single car garage to keep in context with the neighborhood and minimize the presence of the driveway and vehicle storage from the street for added curb appeal. In order to achieve a detached garage and maintain proper setbacks, we are proposing a new curb cut (per City standards) along Spring Street further away from the corner of Allyn Avenue. The old curb cut will be repaired to city standard walk, curb and gutter.

In order to reduce massing, we have designed the 2-story portion of the house to be furthest away from the corner thereby allowing the massing to increase gradually over the site. This 2-story portion will be screened by existing mature trees to reduce the visual impact along Spring Street. In keeping with the previous design concept of separate small buildings, we have provided a visual separation to the Spring Street façade with an open breezeway thereby increasing the outdoor space and reducing the building mass.

While the proposed design does require the removal of some existing trees, great effort was taken to provide a design that allows the existing screening trees along Spring Street and Allyn Avenue to remain. To assist with on-site water retention, we are proposing that all paths, some patios and the new driveway be of permeable paving.

House Design:

The 3-bedroom, 3 bathroom home design is styled to evoke the local vernacular of farm houses and wineries. The exterior aesthetic includes white painted vertical channel siding mixed with wood trim to match and a standing seam metal roof. Exterior doors and windows will have sashes and frames, colored black, to create a traditional contrast at all fenestration. A recessed porch at the entry and an articulated façade at both the front and rear elevations create a well-balanced and proportional home with great curb appeal. On the interior, the home features a living room with vaulted ceilings and a dormer for natural light. The kitchen is open to the living room and dining room for open floor plan livability. The master bedroom suite and a powder room are on the lower level. An open stair leads to a second bedroom with an attached bathroom on the upper level. The third bedroom is part of a 'Cottage' which is accessed through an open breezeway across from the dining room. Designed with a full guest bathroom, an associated living room and a kitchenette, this cottage functions well as a guest or in-law living space.

Parking:

The project proposes (1) covered parking stall in the single car garage and (1) space on the main house driveway.

Landscape:

Landscape design is by Price Landscape Service, Inc. All new landscaping proposed is drought-tolerant, regionally appropriate plants intended to create elegant and naturally artistic gardens. Irrigation for the yards will be achieved with high-efficiency drip systems including the existing lawn area. Landscape lighting will be shielded and include all LED, high efficiency lighting (Dark Sky Approved)

Exterior Image:



Spring Street Elevation

Project Directory:

Owner:

Ted & Pamala Deikel
Russian Hill L.L.C.
1000 Mason Street, #301
San Francisco, CA 94108
(415) 254-8167
ptdeikel@aol.com

Landscape Designer:

Tom Price
Price Landscape Services, Inc.
583 California Blvd.
Napa CA 94559
(707) 252-6319
ep.landscape@sbcglobal.net

Architect:

Joseph Farrell
Joseph Farrell Architecture
1 Commercial Blvd., #106
Novato CA 94949
(415) 884-2860
jfarrell@farrellarc.com

Builder:

Trainor Builders
1050 Adams Street, Suite B
St. Helena CA 94574
(707) 963-9020
office@trainorbuilders.com



9-6-17

Demolition Written Statement:

**New Residential Project
Deikel Residence
1814 Spring Street St. Helena CA
AP#: 009-311-016
Zoning: MR Medium Density Residential**

In order to construct the new proposed residence for 1814 Spring Street, we are applying for the demolition of the existing 987 sq. ft., 2-bedroom, single-story residence. The existing home is in extremely poor condition and not feasible for modification to current codes and energy standards. The existing residence was constructed using 2x flat wall construction and lacks any form of insulation. The exterior siding contains asbestos and needs to be removed in total. The existing foundation is a combination of unreinforced masonry and patched concrete work that would require extensive renovation to be used in a renovation. In addition, we are applying to remove the existing 618 sq. ft. garage which contains a non-conforming bathroom, a bedroom and a wood shop. This structure is likewise in extremely poor condition and would require extensive renovation to make it usable per current codes.

Please feel free to contact me regarding any potential issues pertaining to the demolition of this structure. (415) 884-2860.

Regards,

Joseph Farrell
Architect

**Historic Resource Evaluation
1814 Spring Street, St. Helena,
Napa County, California**
(APN 009-311-016-000)

RECEIVED
PLANNING DEPARTMENT

NOV 08 2017

City of St. Helena



Prepared for:
Pamala & Ted Deikel
Russian Hill LLC
1000 Mason St., #301
San Francisco, CA 94108



Prepared by:
Alice P. Duffee, Historic Preservation Planner
APD Preservation LLC
November 2017

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Project Overview & Executive Summary

The owners of 1814 Spring Street in St. Helena, California, are assessing the historic character of the house on this property. They hired Alice P. Duffee, an architectural historian and preservation planner with APD Preservation LLC, to evaluate the historic character of the property and identify what features, if any, render the property historically significant. This report is the result of that evaluation.

The lot that contains 1814 Spring Street was originally part of land that Dr. John Allyn developed in the last quarter of the nineteenth century. It remained undeveloped until 1893-1899, when Richard Fealy constructed the current house and several outbuildings on the site. The property remained in the Fealy family until 1936. In 1945 the parcel was divided into its current configuration. The property passed through multiple owners over the next century, and was purchased by the current owners in 2017.

Changes to the property include the construction of the garage; construction of a gabled addition on the north side and the related extension of the front porch; construction of a new stoop and porch; infilling the back porch; replacing the gable-end window on the west (rear) of the house; and building another addition on the southwest corner of the house.

The house at 1814 Spring Street is roughly 117 years old, but it is not included in any local, state or federal surveys of historic resources of the area, including Page & Turnbull's 2006 "Historic Resource Survey" of St. Helena and the 1978 "Napa County Historic Resource Survey." Modifications made to the house over the past century have made the original house nearly unrecognizable. It no longer retains enough integrity of design, materials, workmanship, setting, or feeling to relay its late-nineteenth century Victorian farmhouse design.

Neither the house nor the garage meet any of the four criteria of historic significance (association with a significant event, association with a significant person, architecturally distinctive, or potential to yield archeological information). Therefore, these buildings are not eligible for listing in either the California Register or the National Register of Historic Places and do not qualify as "Historic Resources" under the California Environmental Quality Act (CEQA).

Methodology

On October 20, 2017, Alice P. Duffee undertook a field survey of the property, to conduct a visual review and assessment of the house. Records searches were conducted at the following repositories, as well as a variety of online research websites:

- Napa County Recorder's office
- St. Helena Historical Society
- San Francisco Public Library (SFPL) online research databases
- Napa County Library
- Napa County Administrative Offices (Building and Planning departments)
- California Digital Newspaper Collection
- Online Archive of California

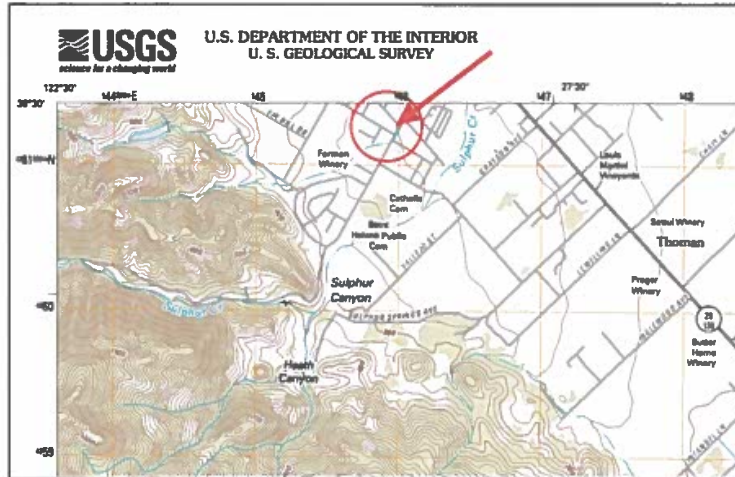
Evaluator qualifications

Alice P. Duffee of APD Preservation LLC conducted the evaluation of the historic character of the house at 1814 Spring Street in St. Helena, California. Ms. Duffee is a qualified architectural historian as defined by the Code of Federal Regulations (36 CFR Part 61) and is listed in the California Historical Resources Information System (CHRIS) as a consultant qualified to work in the fields of Architectural History and History. She holds a Master of Science degree in Historic Preservation from the University of Pennsylvania and a Bachelor of Arts in Architectural History from the University of Virginia.

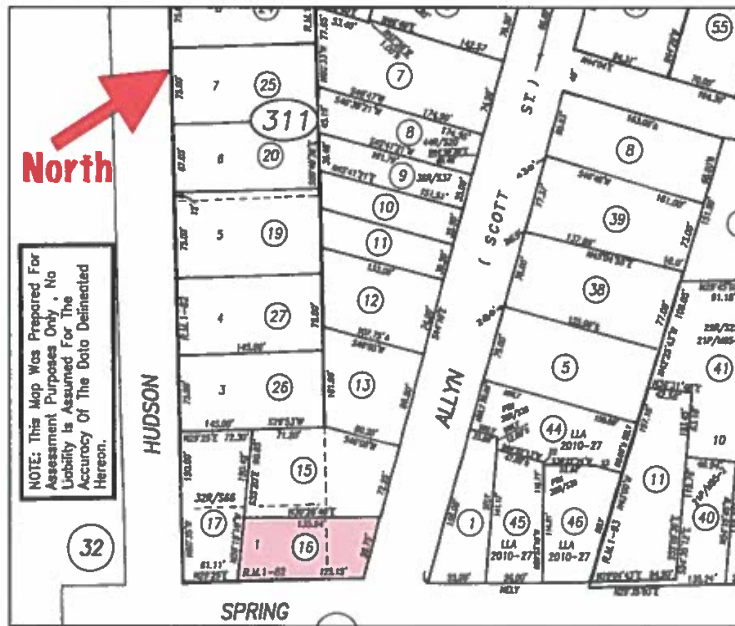
1814 Spring Street, St. Helena, CA
Historic Resource Evaluation

Site Location

The house at 1814 Spring Street sits on the west side of Spring Street, southwest of the intersection of Allyn Street, in the City of St. Helena. The streetscape is established mature landscaping around single-family residences from the nineteenth through twenty-first centuries. This section of Spring Street has two lanes of traffic (two-way) with limited street parking on both sides.



Location of 1814 Spring Street (Rutherford Quadrangle, USGS Map, 2012)



1814 Spring Street Parcel Map



Description

House

The vernacular Victorian, cross-gable, one-story house at 1814 Spring Street has a roughly square footprint. A shed-roof porch fills the space created by the junction of the two gables and extends across the addition to the north. The entire building is clad in asbestos shingle siding; the roof is modern composition shingles. The foundation is not visible. The yard contains mature landscaping plants and is separated from Spring Street by a picket fence and a sidewalk. A variety of other fencing materials enclose the remainder of the property (trellis panels, pickets, wood boards).

A concrete walkway leads from the sidewalk to a modern, concrete stoop under a protective gable roof porch supported by square posts. Square balusters and a simple handrail flank both sides of the stoop, which leads to a swinging glass-paned door onto the covered porch. A pair of two-over-two, double-hung, wood sash windows are framed as a single unit and centered on the gable end, south of the porch (see figure 6). An arched, wood, louvered vent is centered in the gable peak.

The porch has a half wall surmounted by screened openings. Decorative spandrels at the corners form arches within the rectangular openings and serve as a primary decorative motif for the modest house (see figures 1-4).

Inside the porch, there is a single window (two-over-two, double-hung, wood sash) to the north of the main entrance into the house (see figure 7). The original late-nineteenth century door has been modified by removing the upper panels and inserting a modern stained-glass panel (see figure 8). A modern pair of French doors accesses the porch from the addition to the north.

A gabled-roof addition abuts the north end of the cross gable and has a shallower pitch than the original section of the house (see figure 9). A two-over-two, double-hung, wood sash window is centered in the gable end. A square, metal, louvered vent has been cut into the elevation at the gable peak, overlapping the wide fascia board (see figure 10). On the west side of the addition, a pair of fixed-pane, louvered windows are framed as a single unit and house an air-conditioning unit (see figure 12). A shed-roof, plywood, mechanical closet has been installed below the windows, at the junction of the addition and the original block of the house (see figure 13).

The original shed-roof porch that appears on the 1899 Sanborn Map has been modified. It has been fully enclosed, and a band of wood framed, single pane, casement windows wrap around both sides (see figures 14-16). A screen door shields a half-glass door into the porch. Inside the porch, the original late-nineteenth century door remains (see figure 22). A tile-paved walkway separates the house from the wood board fence at the property line.

A cellar hatch door is positioned to the south of the porch, off-centered from the gable end of the original block of the house (see figure 21).

The window centered in the gable end on this rear elevation replaces the original window. The current window is a double-hung, eight-over-one, wood window (see figure 18). The clipped sill of the frame suggests that the trim may have been recycled from another structure (see figure 19). An arched, wood, louvered vent is centered in the gable peak and is identical to the vent on the front façade (see figure 20).

A shed roof addition abuts the southwest corner of the original block of the house (see figures 23 – 26). A vinyl, four-over-one, double-hung window is centered on the addition. A similar window has been cut into the original building adjacent to the addition to the east. Two original windows are positioned along the south wall (double-hung, wood sash, two-over-two).

Garage

This twentieth century accessory structure has a gabled-roof and an offset, tilt-up, single-car garage door made of vertical wood boards and set in a simple wood frame. Three, clipped arch windows are equally spaced in the upper half of the door. An aluminum, sliding sash windows sits south of the door (see figure 32).

Like the house, the garage is clad in asbestos shingles and covered with a modern composition shingle roof.

A shed-roof addition extends the length of the north elevation. Carriage doors made of vertical wood boards fill the east elevation, adjacent to the main garage door (see figure 33). Along the north side, there are two windows. The eastern-most window has been boarded up with plywood; the western-most window is a wood, casement sash window (see figures 34 and 35).

On the south elevation, facing the house, there are two pedestrian doors and a window. The western door is sheltered under a shingled, wood awning and has a half-glass door with no stoop or step. The window is a one-over-one, wood sash, double hung unit that appears to have been added at a later date. The eastern door is a half-glass door with two flat panels below and appears to have been recycled from another structure from the late-nineteenth century or early twentieth century (see figures 36 and 37).

Historical Context of St. Helena

The area that is now St. Helena in Napa County was originally settled by the Wappo people, a Native American tribe who had a settlement at the junction of what are now known as Sulphur Creek and Napa River. Later the Mexican government granted the land to Dr. E. T. Bale as part of his 17,962-acre "Carne Humana Rancho." More permanent settlers arrived in 1848 from Missouri and bought land from Dr. Bale to establish their farming and ranching community. In the early 1850s, J.H. Still, an Englishman, established a small general store and laid out a road to his store, establishing the site of what would become the commercial center of the embryonic town. Other enterprises quickly followed, including a hotel, blacksmith, wagon manufacturer and saddlery.¹

The Napa Valley Railroad reached St. Helena in 1868, further fueling its already burgeoning commercial and residential growth. St. Helena was incorporated as a town on March 24, 1876. It was a commercial center for the rapidly developing countryside and a shipping hub from whence local farmers and ranchers could send their goods via train to Napa City and then by train or boat to San Francisco.

By 1886, the population of St. Helena had swelled to 1,800, with the widely undeveloped fertile land attracting immigrants from other parts of the United States as well as abroad.² By this time, the architectural character of the crossroads town had begun to take shape with a wide variety of the period's most popular revival styles including: Greek Revival, Gothic, Italianate, Second Empire.

The area southwest of the commercial center was one of the early neighborhoods developed in St. Helena, and included various sized houses built on small lots, set back from their lot lines.³ The area features a variety of the most popular vernacular styles of the period. Spring Street, originally "Sulphur Spring Street," was the eastern border of this residential area,

By the turn of the twentieth century, St. Helena was experiencing a massive period of growth, both commercially and residentially. Previously undeveloped lots quickly sprouted houses and the southwest section of town, including the project area, became a veritable neighborhood.

¹ Marguerite Gunn, *History of St. Helena, CA* (Chicago, IL: The S.J. Publishing, Co, 1926).

² Page & Turnbull, *Historic Resources Survey, City of St. Helena* (San Francisco, CA: August 2006), p. 9.

³ Page & Turnbull, p. 18.



History of 1814 Spring Street

The lot that contains 1814 Spring Street was originally part of land that Dr. John Allyn developed in the last quarter of the nineteenth century. Dr. Allyn was born in 1820 in Litchfield, Connecticut, to a farming family. When he was 16, his family moved to Ohio where he enrolled at Oberlin and later the Lane Theological Seminary. With failing health, he abandoned his goal of becoming a Presbyterian minister and he took up law instead. With his health still faltering, he relocated to California in 1851. He first ventured to Tuolumne County, where he began to manufacture rocking chairs to sell to miners. He eventually became a storekeeper, and followed the mining claims.



1881 Map of St. Helena, showing project area

In 1864 he settled in Oakland, where he dabbled in real estate and built the "Allyn Building" at 807 Broadway.

With his health faltering again, Dr. Allyn arrived in St. Helena in the summer of 1870, just as this sleepy rural crossroads was blossoming into a veritable town. In 1873, he purchased 21.86 acres of land from D. B. Carver, and built his "comfortable residence" and planted grapes.⁴ Soon thereafter, he extended "Scott Street" (now Allyn Avenue) to provide access to his house (see 1881 map above).⁵

In 1877, he sold a trapezoidal-shaped lot, bounded roughly by Scott Street, Spring Street, and Hudson Avenue (approximately 225' x 150') to the Episcopal Church.⁶ A year later, the church traded the land to P. R. and Julia Sheehan for a different property at the northwest corner of Oak and Main streets.⁷

The Sheehans arrived from Ireland around 1858 and were early settlers and farmers of St. Helena. The couple raised their seven children in the small town, until Patrick's early death in September 1880 from heart problems. Anticipating his death, Patrick re-titled the property in Julia's name exclusively in May 1880. In 1893 Julia Sheehan sold the property to Richard Fealy of St. Helena.⁸

A house appears on the lot in the 1899 Sanborn map but not the 1893 Sanborn map, indicating that it was built sometime between 1893-1899, during Richard Fealy's ownership. The original house appears to have been a modest, one-story, cross-gable house with two porches infilling the junction of the gables on the front and back (see 1899 Sanborn map). Several outbuildings occupied the rear of the lot, outside of the current property boundaries.

⁴ Napa County Deed Records, document 1002-0018078, March 10, 1873.

⁵ As a side note, John Allyn was a self-proclaimed "spiritualist" who communicated in writing with friends beyond the grave.

⁶ Napa County Deed records, document 1002-0024088, July 3, 1877.

⁷ Napa County Deed records, document 1002-0026050, October 10, 1878.

⁸ Napa County Deed records, document 1002-0052060, June 26, 1893.

1814 Spring Street, St. Helena, CA
Historic Resource Evaluation



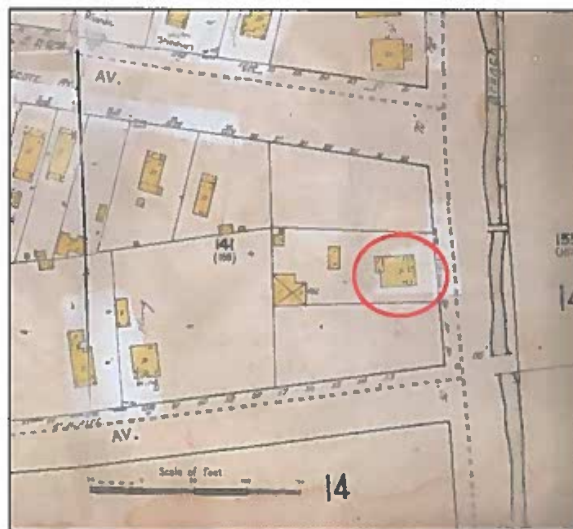
1899 Sanborn Map, showing project area

Richard Fealy gifted the property to his wife, Brigid Sullivan Fealy, in January 1900.⁹

The property remained in the Fealy Family for the next 36 years, transferring ownership from various children of Richard and Brigid Fealy. In 1936, Richard V. Fealy, and his wife Callie Lyon Fealy, sold the house to Annie May, an older widow who had been living in the house since 1935 when Richard V. Fealy took ownership.¹⁰

The lot changed hands several more times, with John and Adriana Trinchero reconfiguring the lots lines to their current configuration in 1945.¹¹ Alma Sea (1894-1980) purchased the house in 1951 when she relocated to St. Helena from San Francisco, following the death of her husband. She stayed in the house for 26 years until 1977.¹²

H.B. and Mollie Edwards purchased the property in 1979 and lived in it until they sold it to the current owners in 2017 (38 years).



1910 Sanborn Map, showing project area

⁹ Napa County Deed records, document 1002-0078335, January 9, 1900.

¹⁰ 1940 United State Census.

¹¹ Napa County Deed records, document 1944-0000724, January 13, 1944 and 1945-0002179, May 18, 1945.

¹² Napa County Deed records, document 361-444 and 1027-633.



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Modifications to the property include constructing a gabled addition on the north end and extending the front porch across this new addition. A porch was also built over new steps to the porch.



gable addition on north end and extended front porch



new front porch and steps

At the rear of the house, the original porch was filled in and a mechanical closet was added at the junction of the new addition.

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Modified back porch



Addition on SW corner

The window on the gable end of the rear of the house (west elevation) was replaced and second addition was attached to the southwest corner of the rear elevation.

The garage appears to be a mid- to late-twentieth century addition to the site and is not historically significant.



New window on rear



Determination of Eligibility

The California Environmental Quality Act (PRC §21084.1) and its associated guidelines for implementation (CCR Title 14, Chapter 3, sections 15000 et seq.) defines historic resources as any object, building, structure, site, area, place, record or manuscript that, in general, meets at least one of the following four criteria:¹³

1. listed in the California Register of Historical Resources (PRC §5024.1 Title 14 CCR, Section 4850 et seq.);
2. determined eligible for listing the California Register by the State Historic Preservation office;
3. included in a local register of historical resources (as defined in PRC §5024.1(g); OR
4. determined by the lead agency, through the presence of substantial evidence, to be historically significant because of its association with significant events, association with significant persons, architectural distinction, or potential to yield information important in history or prehistory.

At the same time, the resource must retain sufficient integrity to convey the reasons for which it is historic.

The house at 1814 Spring Street is approximately 118 years old, but is not included in any historic resource surveys. Including page & Turnbull's 2006 "Historic Resource Survey" of St. Helena.

CRITERIA

According to the California Office of Historic Preservation (OHP), a building, structure or object is eligible for listing in the California Register if it meets one or more of the four following criteria:¹⁴

Criteria	1814 Spring Street
1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.	It was not directly associated with a major local or regional development trend or event.
2. Associated with the lives of persons important to local, California or national history.	It was not directly associated with any people of local, regional, or national significance.
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.	The house is not architecturally distinctive. Modifications made to the house over the past century have made the original house nearly unrecognizable. It no longer retains enough <u>integrity</u> of design, materials, workmanship, setting, or feeling to relay its late-nineteenth century Victorian farmhouse design.
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation	The area has been significantly disturbed by ongoing and repeated development on the lot, and is not known to contain any archeological resources.

¹³ [https://govt.westlaw.com/calregs/Document/IFFC7DA00D48511DEBC02831C6D6C108E?viewType=Full&transitionType=Default&contextData=\(sc.Default\)](https://govt.westlaw.com/calregs/Document/IFFC7DA00D48511DEBC02831C6D6C108E?viewType=Full&transitionType=Default&contextData=(sc.Default))

¹⁴ Pub. Res. Code 5024.1, Title 14 CCR, Section 4852.



Conclusion

The house at 1814 Spring Street is roughly 117 years old, but it is not included in any local, state or federal surveys of historic resources of the area, including Page & Turnbull's 2006 "Historic Resource Survey" of St. Helena and the 1978 "Napa County Historic Resource Survey." Modifications made to the house over the past century have made the original house nearly unrecognizable. It no longer retains enough integrity of design, materials, workmanship, setting, or feeling to relay its late-nineteenth century Victorian farmhouse design.

Neither the house nor the garage meet any of the four criteria of historic significance (association with a significant event, association with a significant person, architecturally distinctive, or potential to yield archeological information).

Therefore, these buildings are not eligible for listing in either the California Register or the National Register of Historic Places and do not qualify as "Historic Resources" under the California Environmental Quality Act (CEQA).

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<https://citizen.countyofnapa.org/citizenaccess/>



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Figure 1: East Elevation (front), Spring Street



Figure 2: East elevation, screened porch

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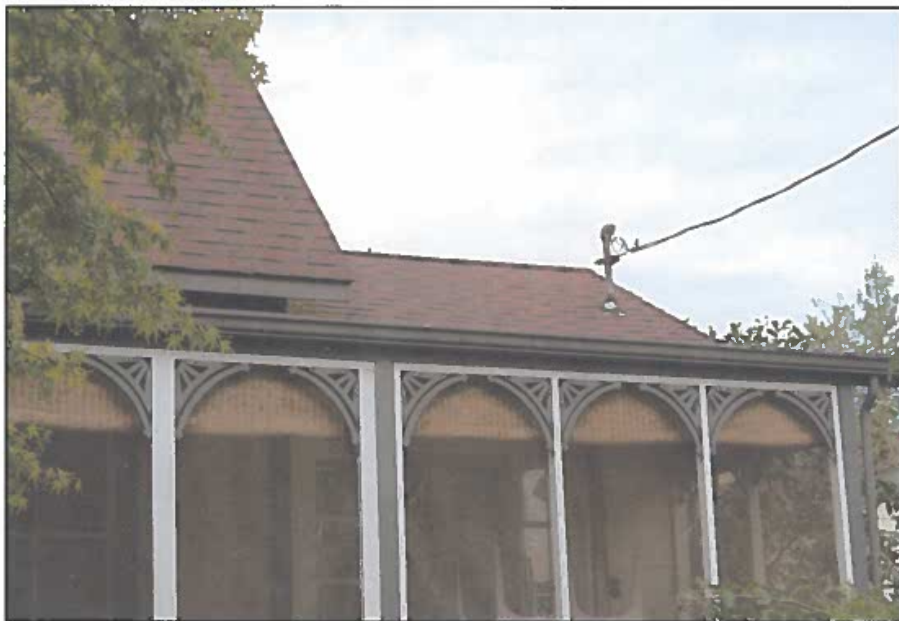


Figure 3: East elevation, roof of addition visible over screened porch



Figure 4: Southeast corner

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Figure 5: East elevation looking toward front steps



Figure 6: East elevation, pair of windows on gable end

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Figure 7: East elevation, window inside screened porch



Figure 8: East elevation, modified original door inside screened porch

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Figure 9: North elevation



Figure 10: Window on gable end of north addition

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Figure 11: North facing window on original block of house

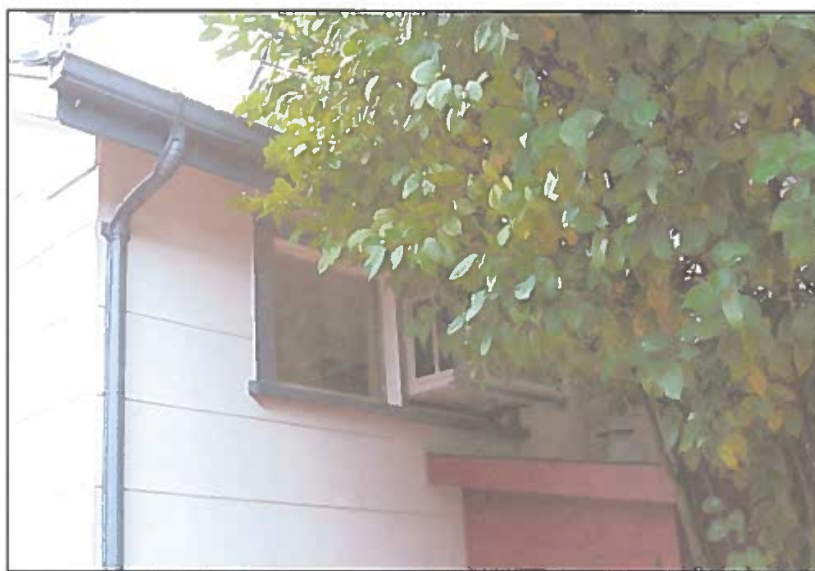


Figure 12: West facing window on addition

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Figure 13: Mechanical closet at junction of north addition and original house



Figure 14: Infilled windows on back porch

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Figure 15: Rear porch and rear gable



Figure 16: Infilled windows on back porch

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Figure 17: Back porch looking north



Figure 18: Replacement window on rear gable

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Figure 19: Modified trim on replacement window on rear gable



Figure 20: Wood, arched, louvered vent in gable of rear elevation

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Figure 21: Cellar hatch, rear of house



Figure 22: Original back door inside rear porch

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Figure 23: Addition off southwest corner of house



Figure 24: Junction of southwest addition at roof



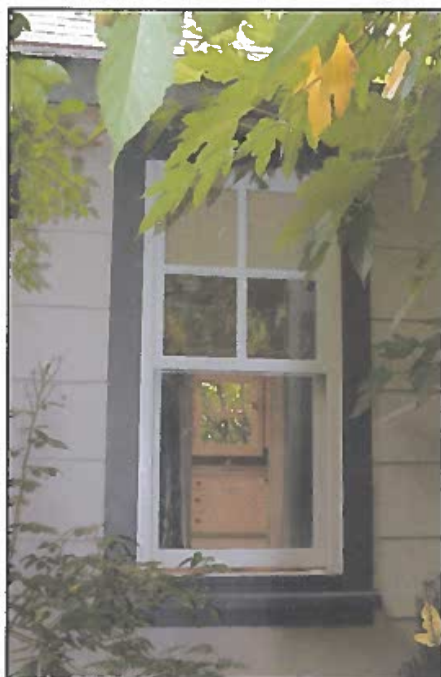


Figure 25: Window facing south, located in southwest addition



Figure 26: Southwest addition viewed from side yard (south)

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Figure 27: Modern window adjacent to original window, south elevation



Figure 28: Two original windows, south elevation

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Figure 29: Fence screening side yard, viewed from inside yard



Figure 30: Gate and arbor into side yard from front

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Historic Resource Evaluation



Figure 31: North elevation seen with garage



Figure 32: Garage, east elevation

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Figure 33: Shed addition on north side of garage



Figure 34: Garage, north elevation

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Figure 35: Garage, window on north elevation



Figure 36: Garage, south elevation

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Figure 37: Garage, pedestrian door on west corner of south elevation



Figure 38: Picket fence across driveway on Spring Street



Figure 39: North section of yard, looking towards Allyn Ave.

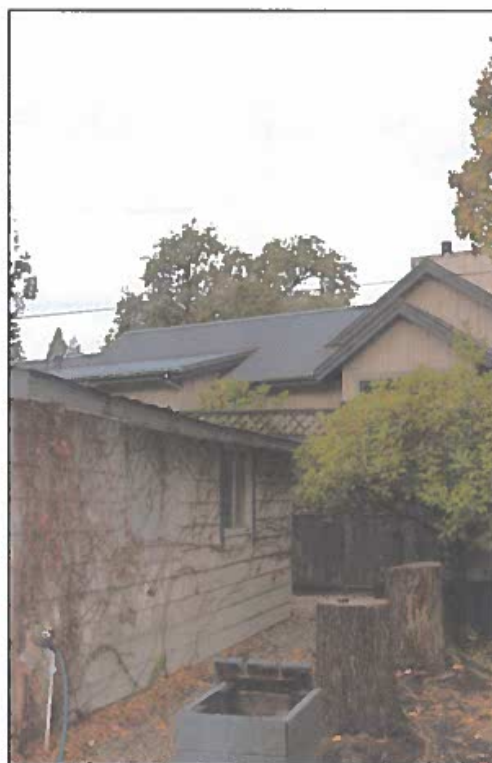


Figure 40: Neighbor behind the house, to the west

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Figure 41: Streetscape, intersection of Spring Street and Allyn Avenue, looking north



Figure 42: Streetscape, Spring Street looking north



Figure 43: Streetscape, Spring Street looking south



Figure 44: Streetscape, neighbor to the south

1814 Spring Street
Deikel Residence



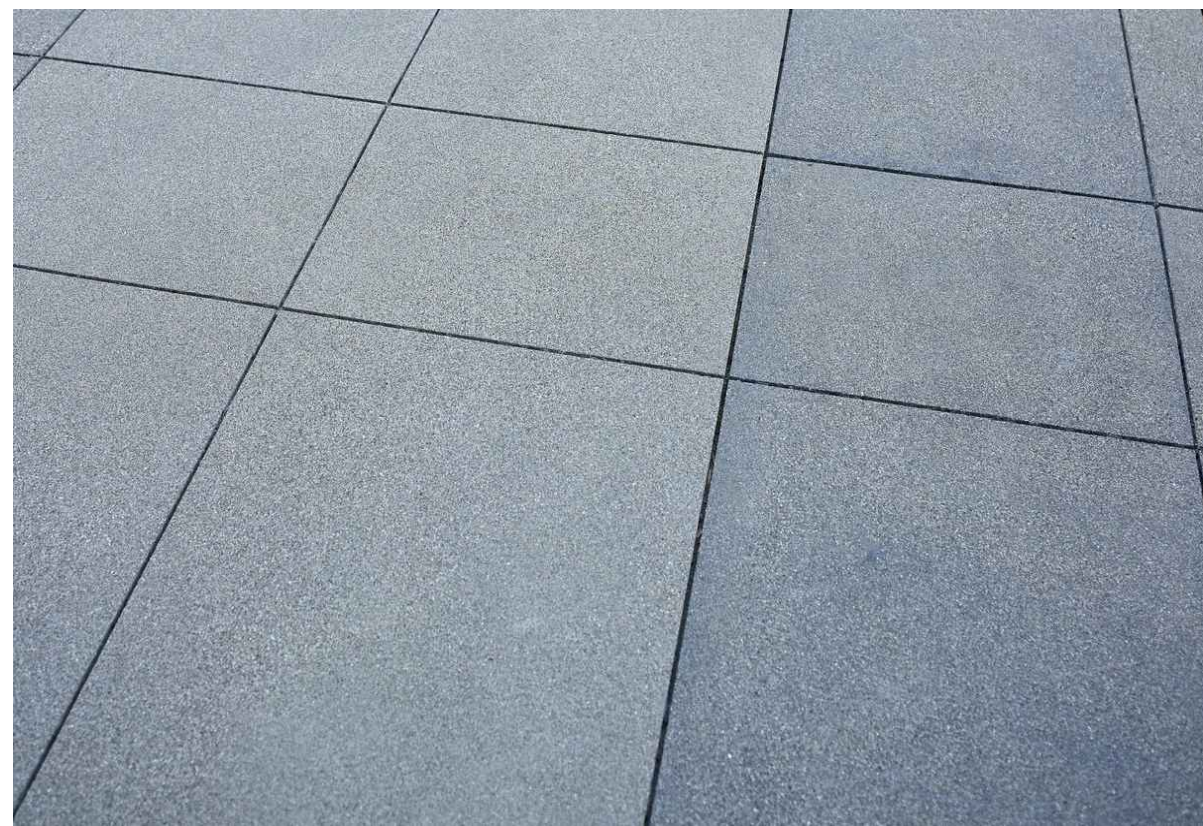
Inspiration Photo

Exterior Paint: Benjamin Moore
Brilliant White



Pathways - Driveway

Gray Decomposed Granite at paths
Gray Terrapave at Driveway



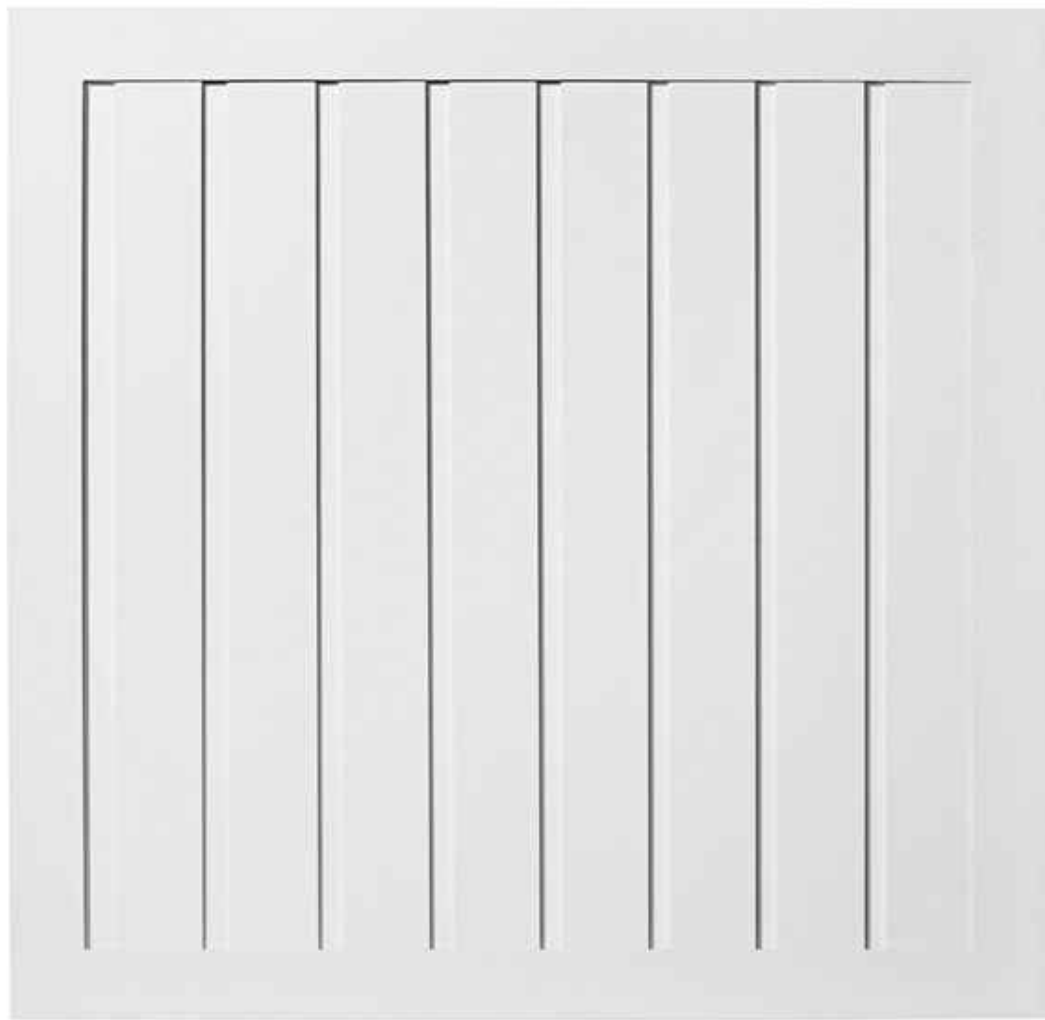
Patios

Gray Concrete with Sanded Finish



Roof

Standing Seam Metal Roof
Berridge Preweathered Galvalume



Siding - Vertical

Boral Craftsman Channel Siding



Fence

Cedar Wood - Horizontal-Gray Stain



Windows / Doors

Marvin: Metal Clad - Ebony

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REVISIONS	DATE	BY
ISSUED FOR PERMIT	9-6-17	JF
ISSUED FOR COMPLETION	1-7-17	JF

Joseph Farrell
ARCHITECT
1 Commercial Blvd., Suite 106
Novato, CA 94949
Voice (415) 884-2960
Fax (415) 884-2960

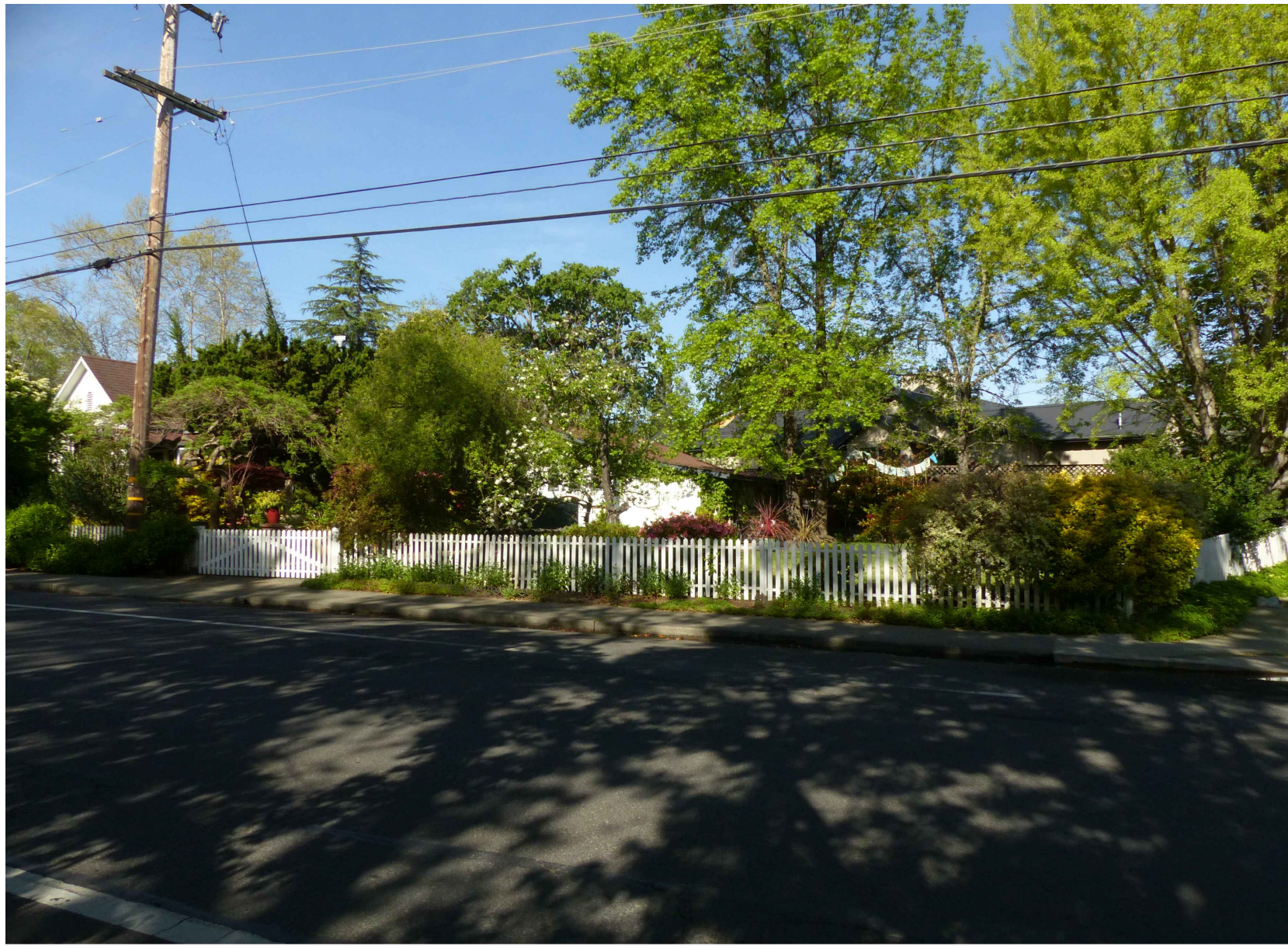
Ted and Pamela Deikel
1814 Spring Street
St. Helena, California
APN: 009-311-016

Colors
&
Materials

SEEK THE PERMISSION OF THE ARCHITECT BEFORE ANY CHANGES ARE MADE TO THE DRAWINGS. ANY CHANGES TO THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CLIENT. JOSEPH P. FARRELL, ARCHITECT.

DATE: 9-6-17
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CM-1
1814 Spring Street
St. Helena, California



1 Existing Corner View



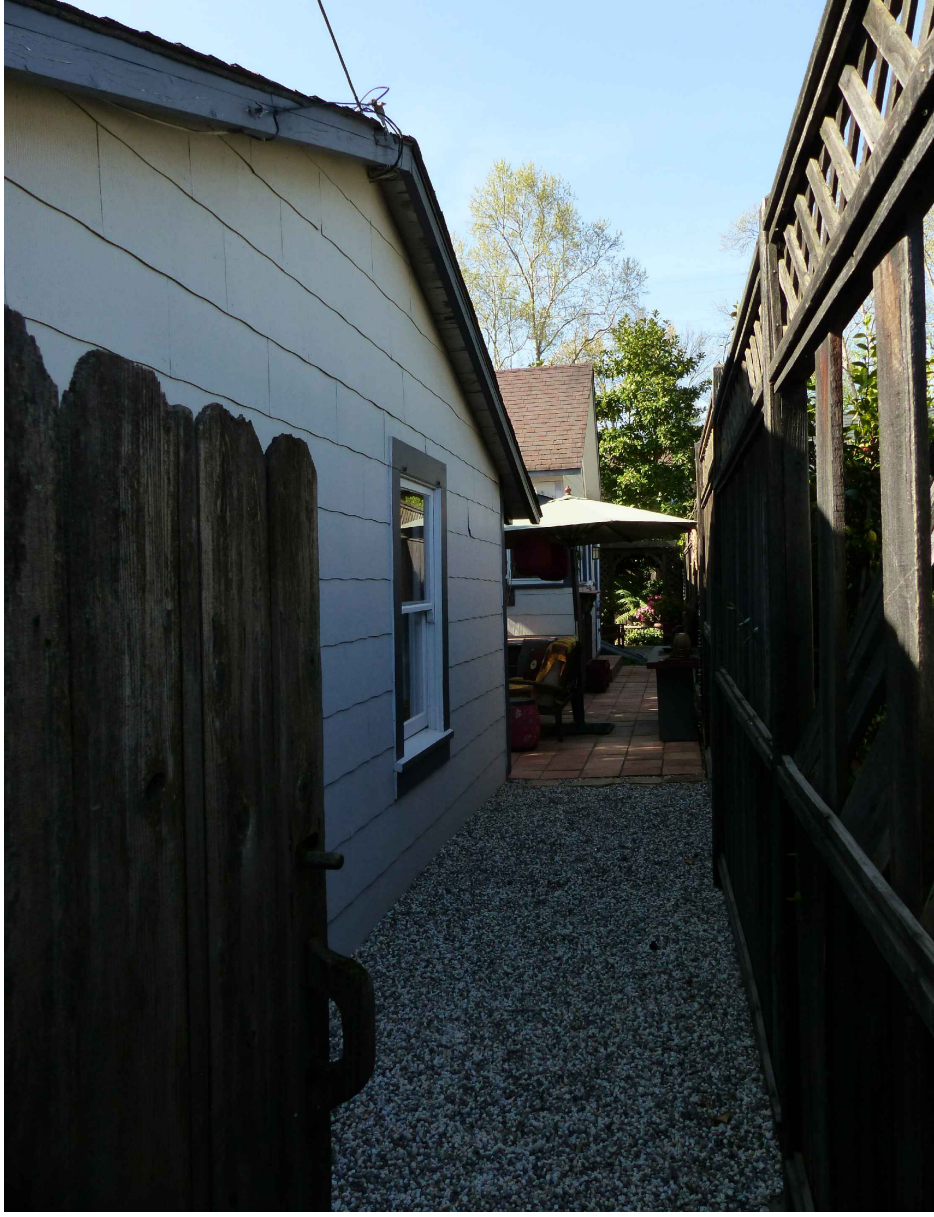
2 Existing Spring Street View at Entrance



3 Existing Allyn View at Garage



4 Existing Spring Street View



5 Existing View at Side looking West



6 Existing View at Side looking East

Note: See EC-0 for location/direction of photos.

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Joseph Farrell
ARCHITECT

1 Commercial Blvd., Suite 106
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Voice (415) 884-2960
Fax (415) 884-2960

Ted and Pamela Deikel
1814 Spring Street
St. Helena, California
APN: 009-311-016

Existing
Site Photos

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ESP-1
1814 Spring Street
St. Helena, California

Neighborhood 2 Story Context:

1301 Allyn Avenue

1317 Allyn Avenue

1329 Allyn Avenue

1329 Allyn Avenue

1279 Allyn Avenue

1256 Hudson Avenue

1248 Hudson Avenue

1234 Hudson Avenue

1212 Hudson Avenue

1944 Spring Street

1922 Spring Street



2-Story Neighbors Location Map:



1242 Allyn Avenue



1764 Spring Street



1175 North Crane Avenue



1817 Spring Street



1815 Spring Street

1748 Spring Street



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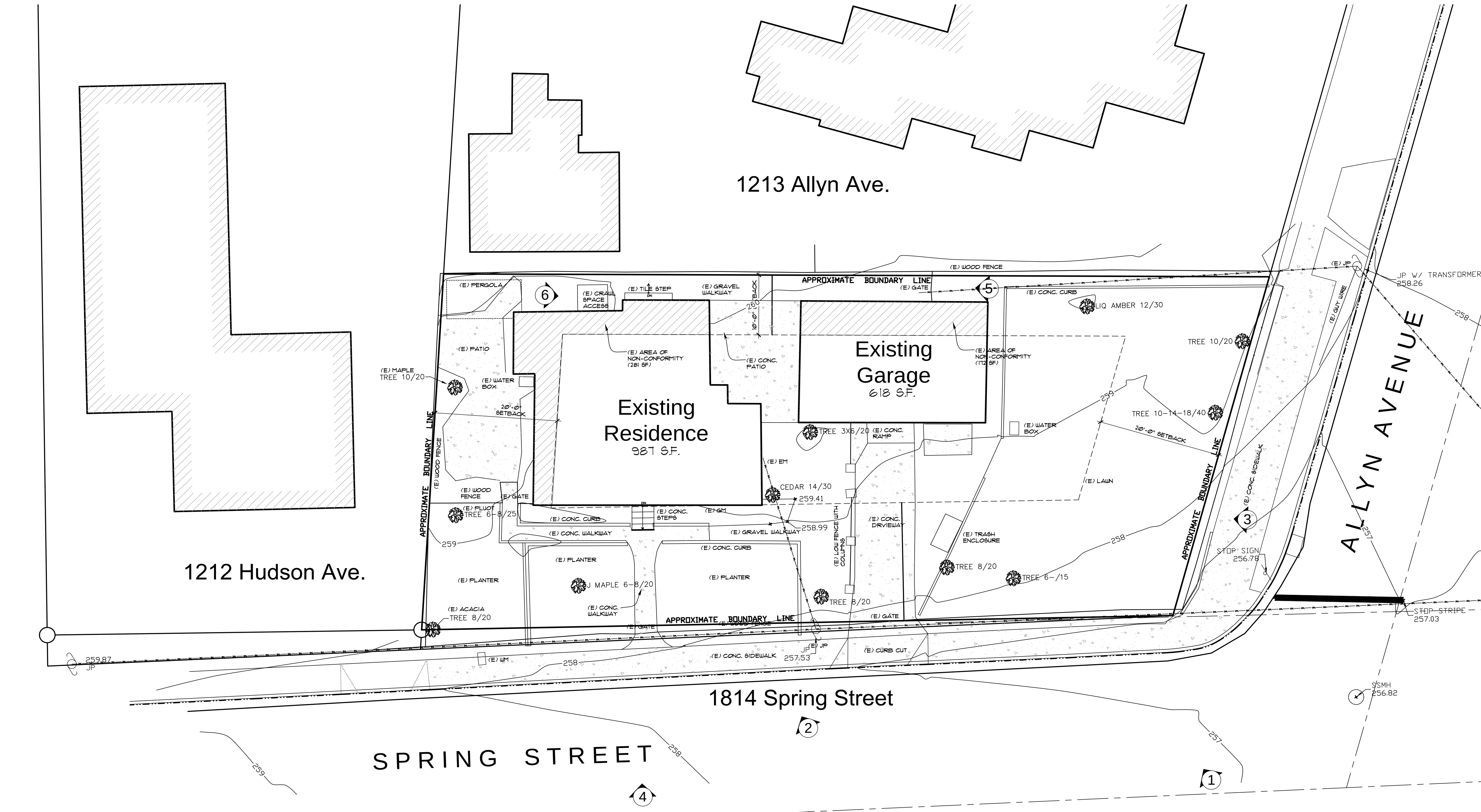
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Neighborhood
Context

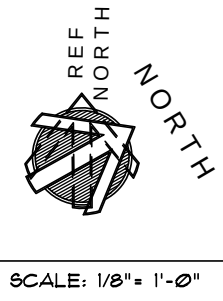
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Existing Site Plan



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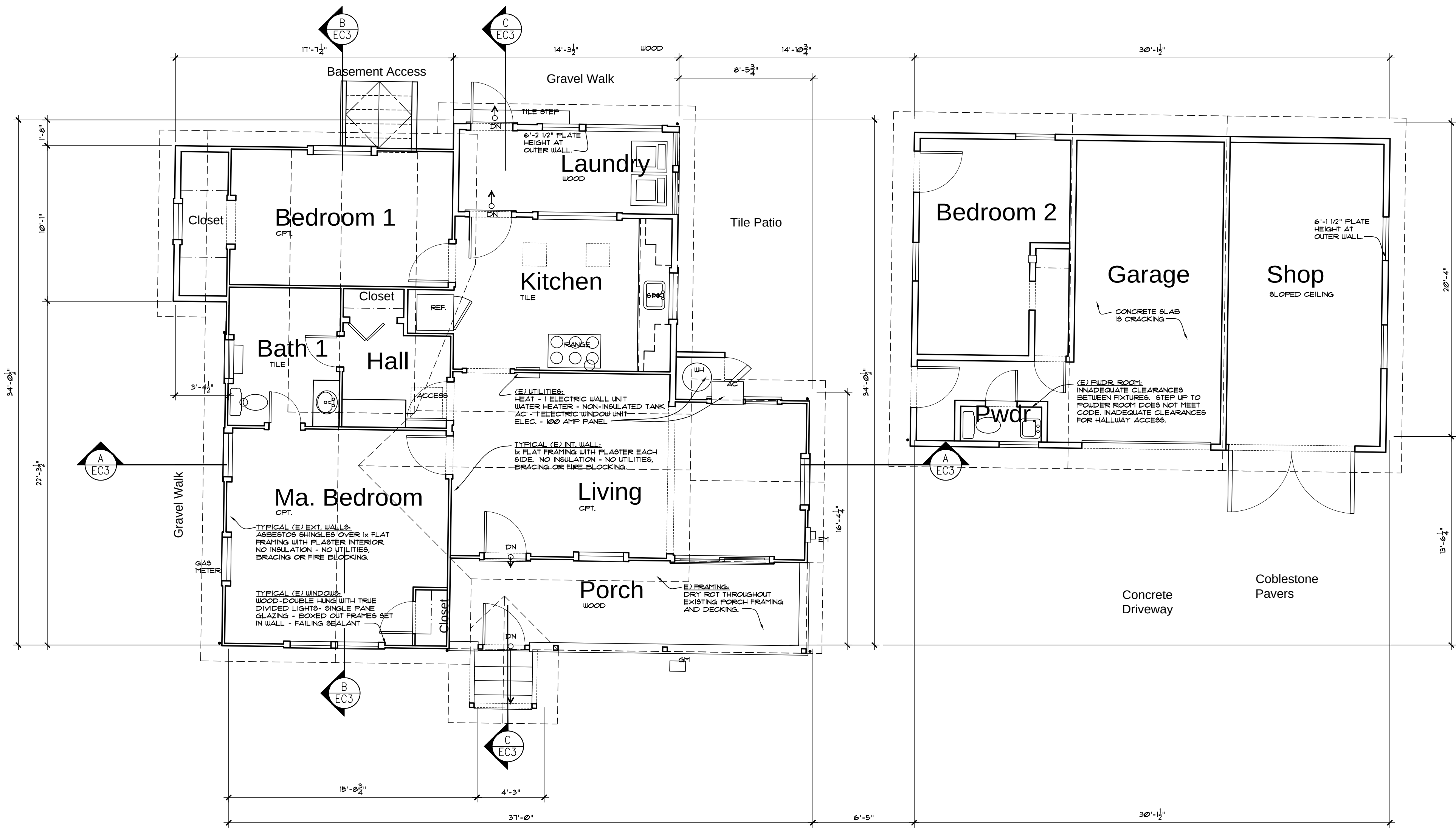
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Existing
Site Plan

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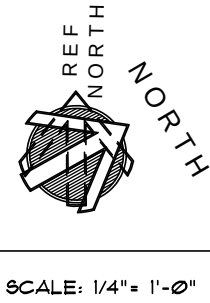
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EC-0
1814 Spring Street
St. Helena, California



Existing Floor Plans

Residence: 987 S.F.
Garage: 618 S.F.
Total: 1,605 S.F.



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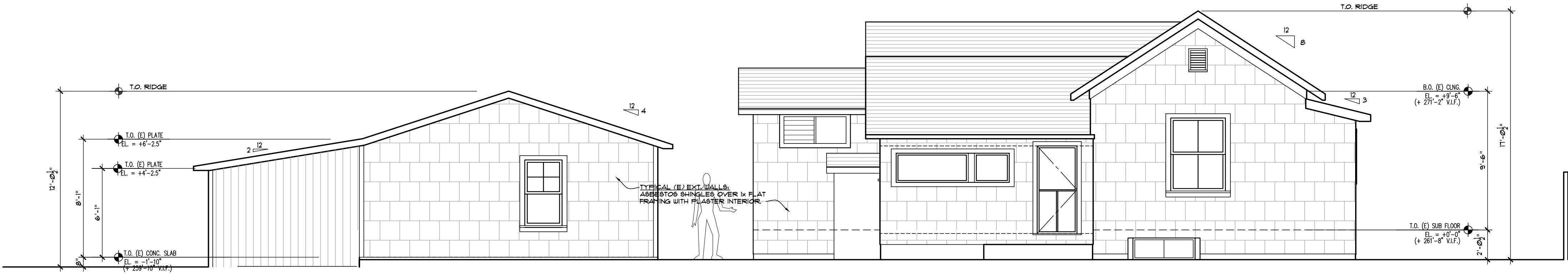
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Existing
Floor Plans

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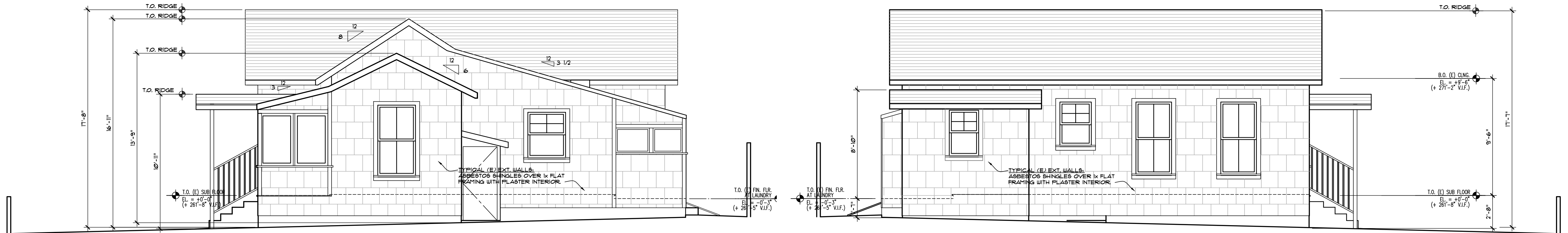
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SCALE: 1/4" = 1'-0"
DRAWN: STC
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SHEET NO:

EC-1
1814 Spring Street
St. Helena, California



North Elevation

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

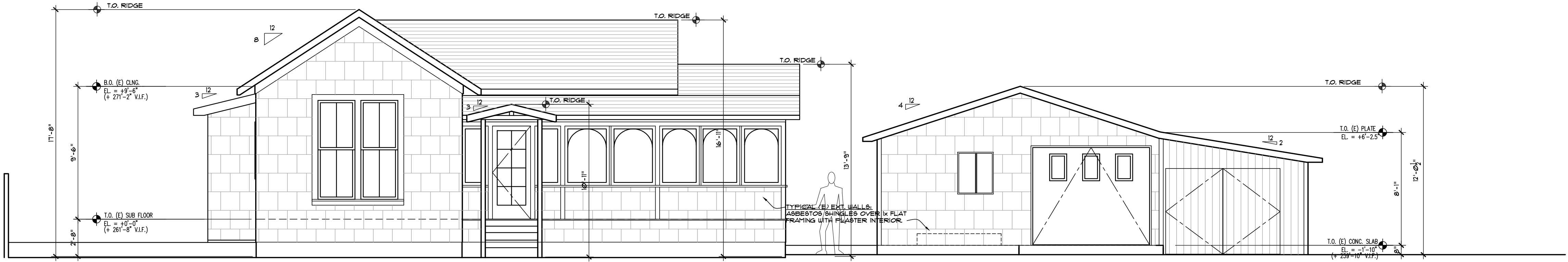


East Elevation

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

West Elevation

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



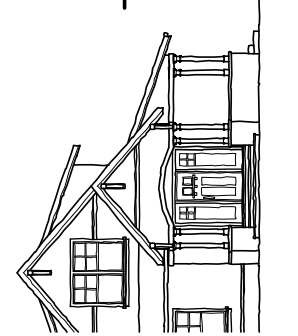
South Elevation

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

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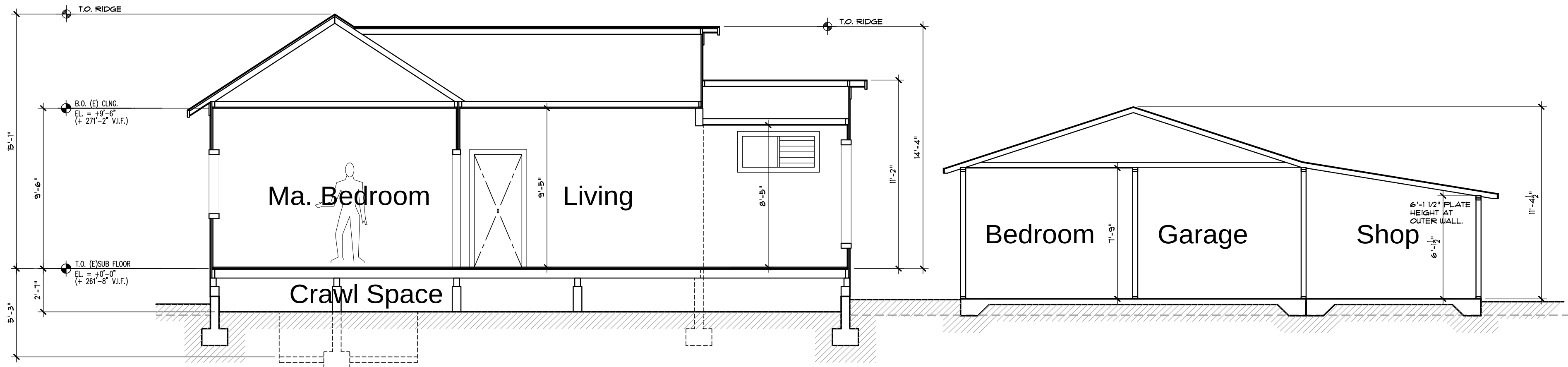
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1814 Spring Street
St. Helena, California
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Existing
Exterior
Elevations

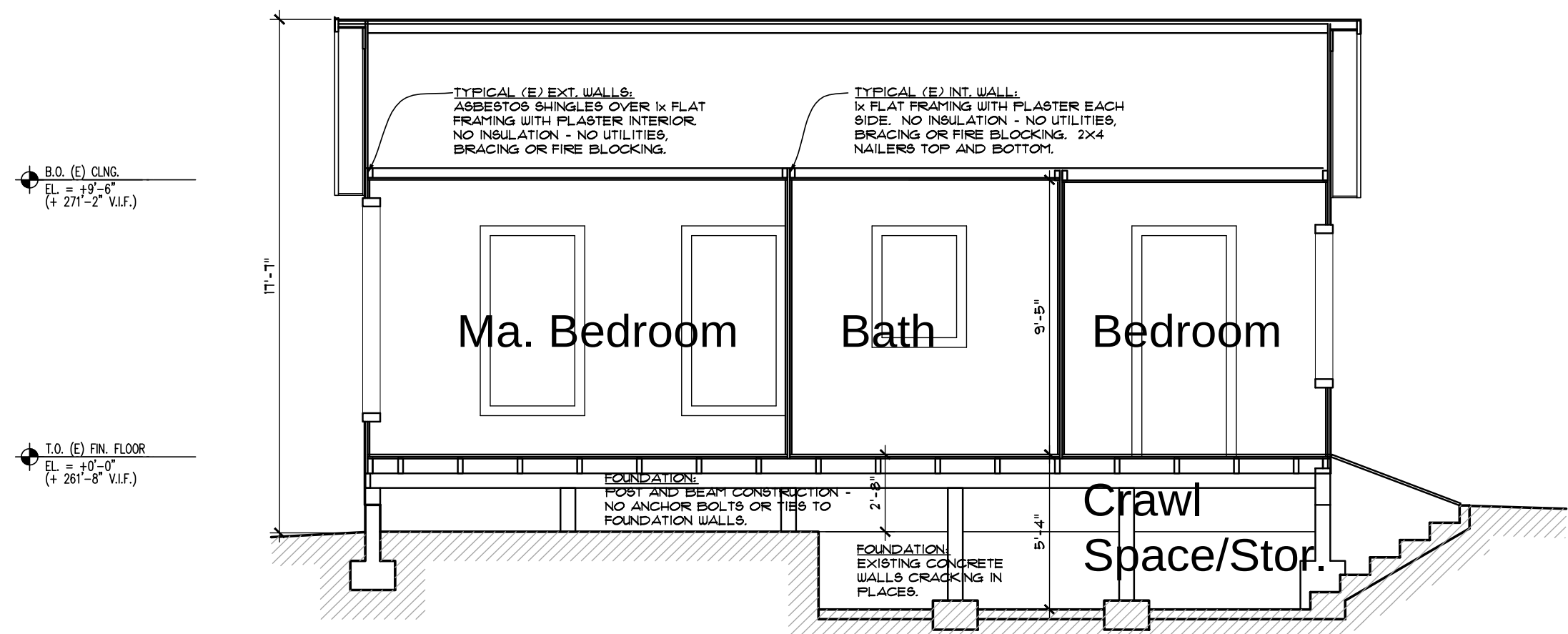
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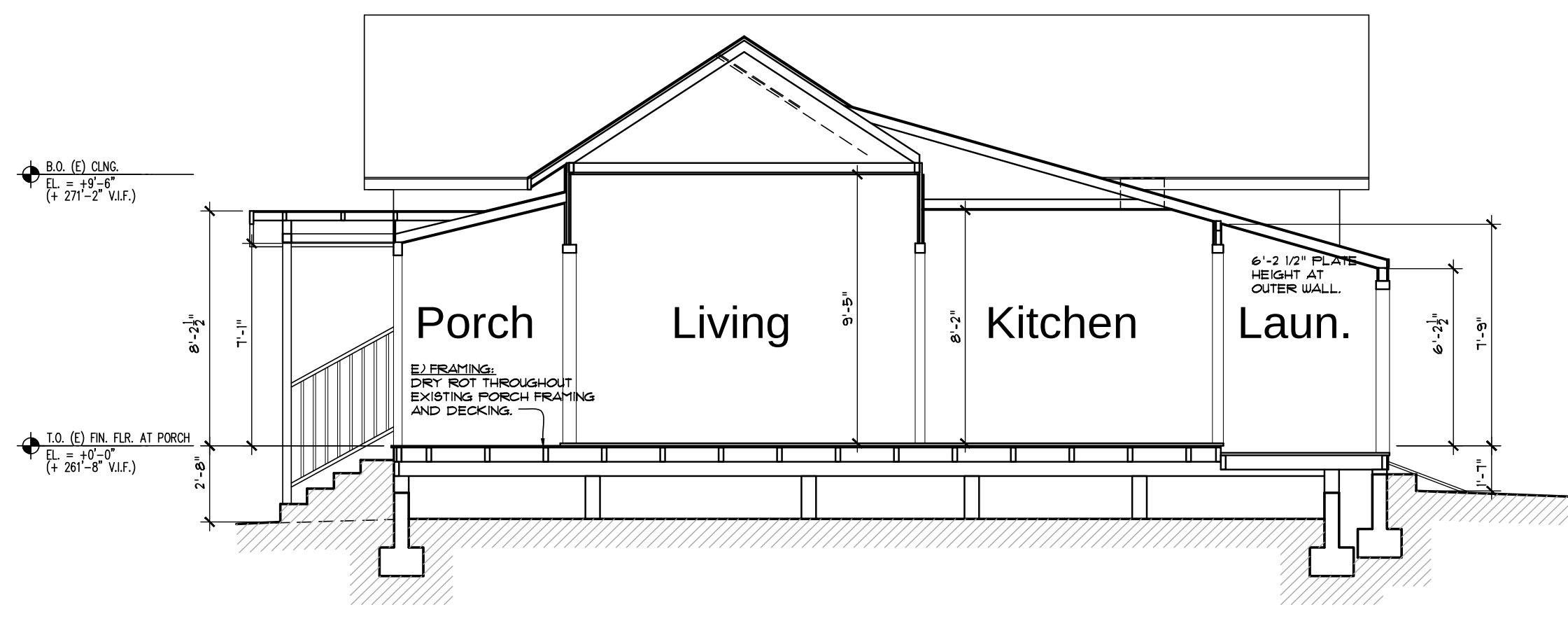
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Longitudinal Section A



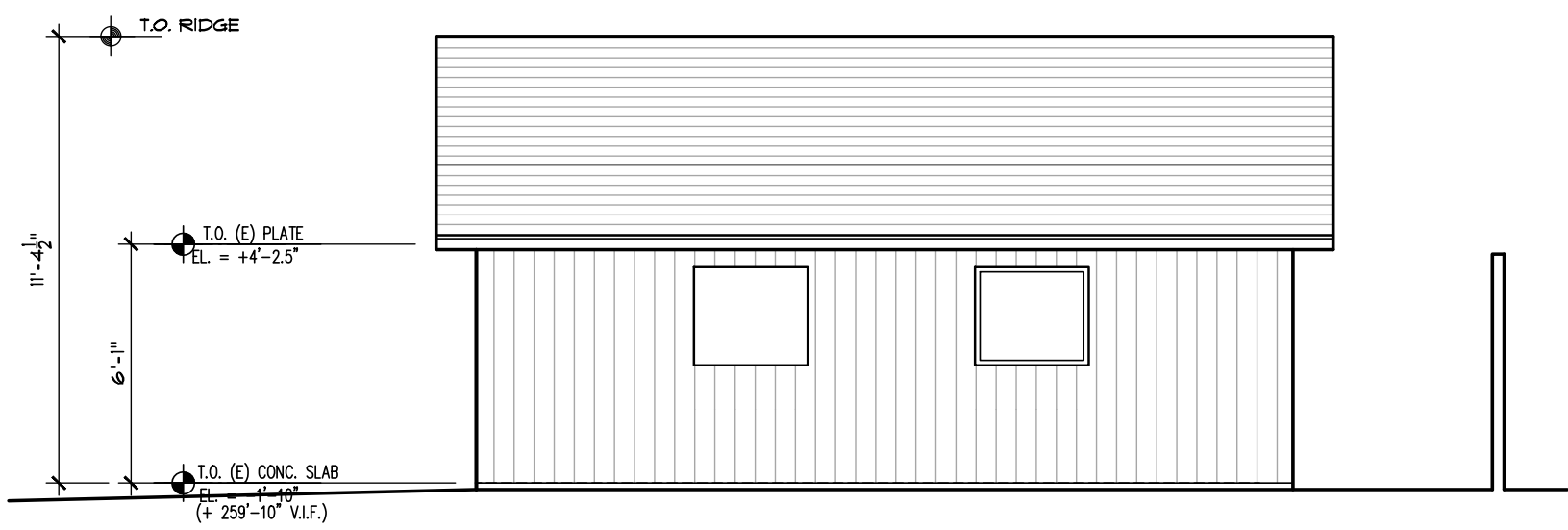
Cross Section B



Cross Section C



Garage West Elevation



Garage East Elevation

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Existing
Sections &
Ext. Garage
Elevations

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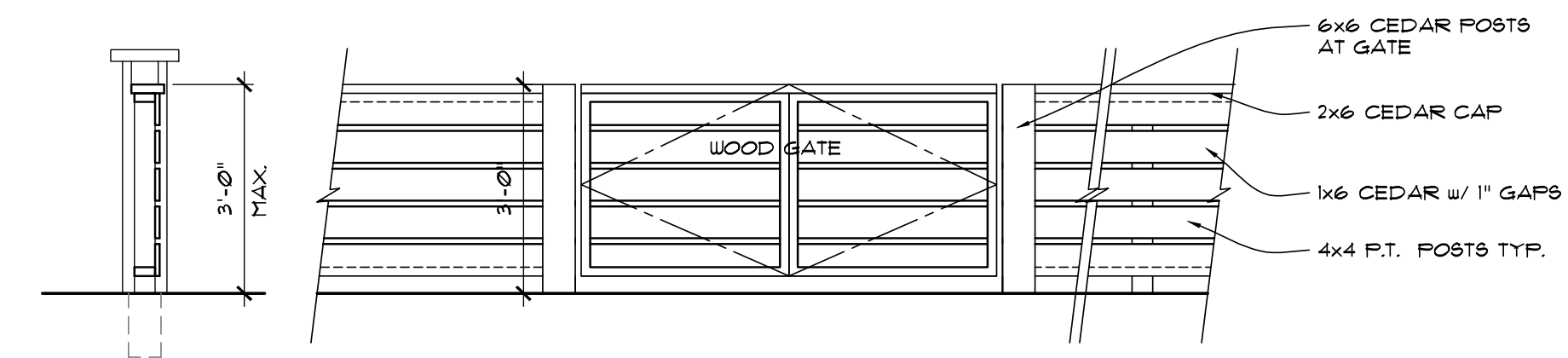
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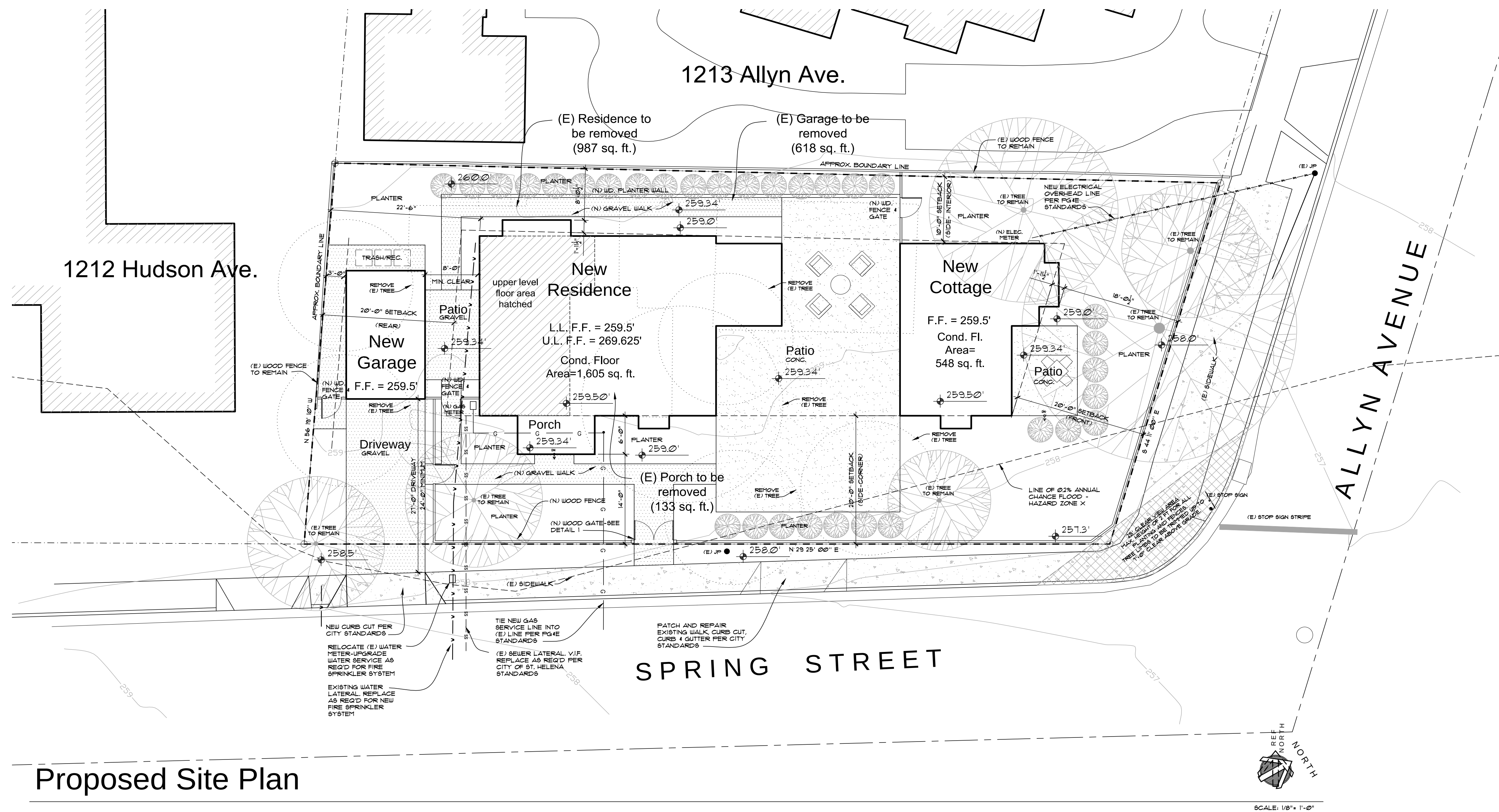
Proposed
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JOB NO.	1706
SHEET NO:	

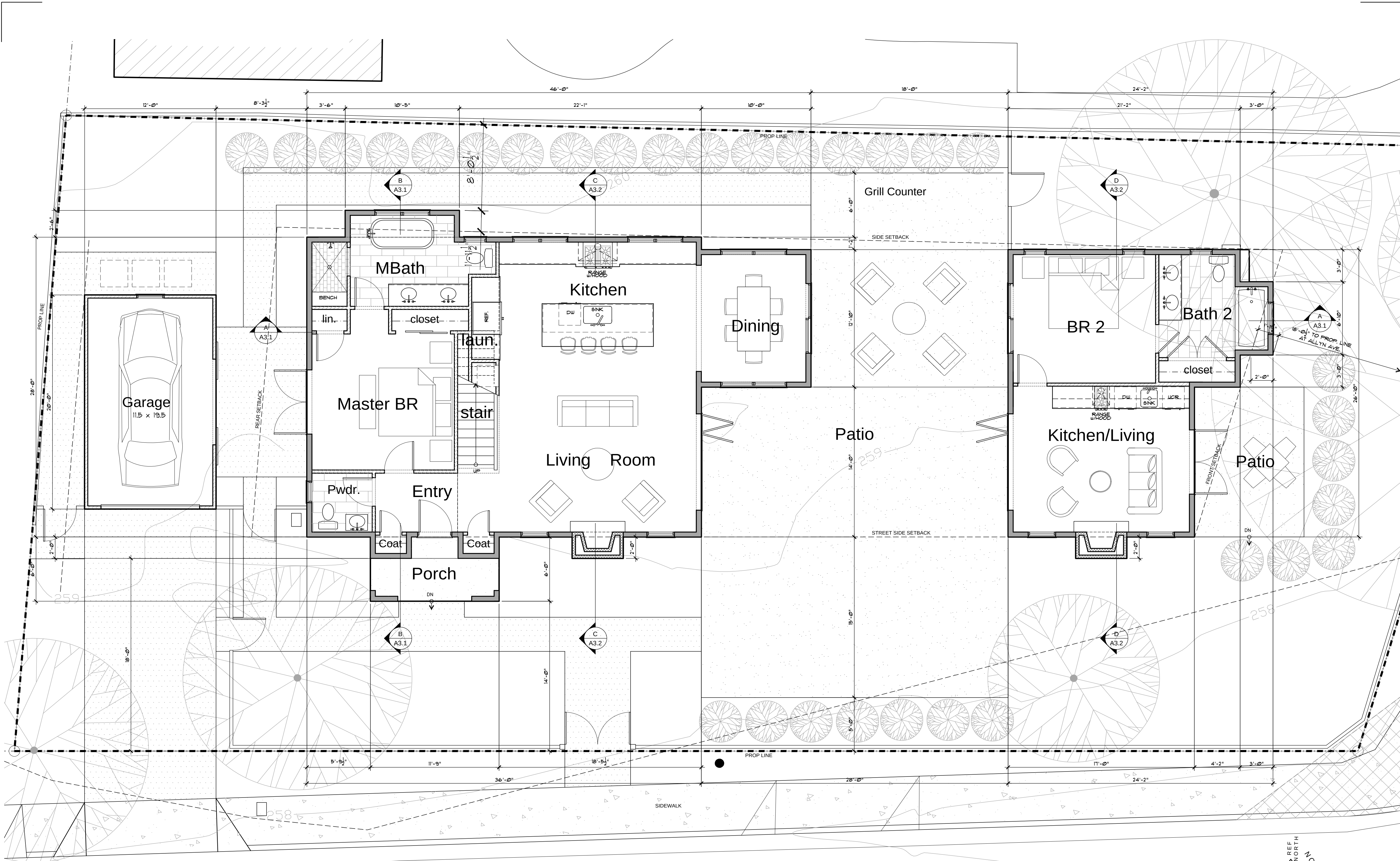
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1814 Spring Street
St. Helena, California



1 Low Wood Fence and Gate Detail



Proposed Site Plan



PLAN LEGEND	
	2x4 STUD WALL
	2x6 STUD WALL

Proposed Ground Floor Plan

Lower Level: 1,187 S.F.
Cottage: 548 S.F.
Garage (200): 40 S.F.
Total: 1,775 S.F.

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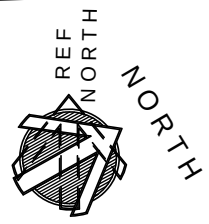
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Proposed
Floor Plan

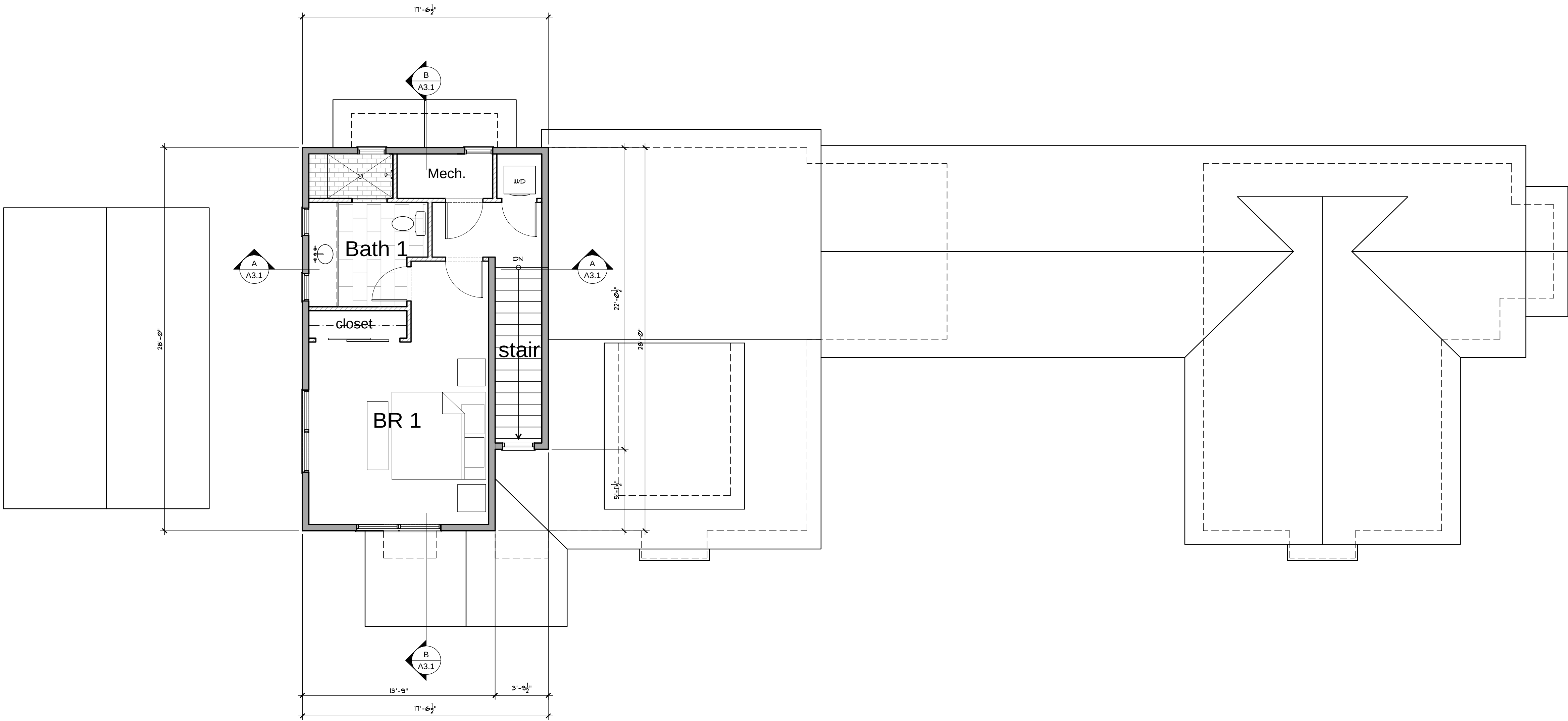
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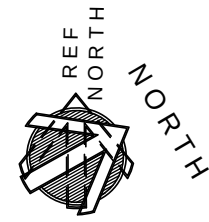
SCALE: 1/4" = 1'-0"



PLAN LEGEND	
	2x4 STUD WALL
	2x6 STUD WALL

Proposed Upper Floor Plan

Upper Level: 418 S.F.



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

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PERMITS				
ISSUED FOR			1-7-17	JF
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1814 Spring Street
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Proposed
Floor Plan

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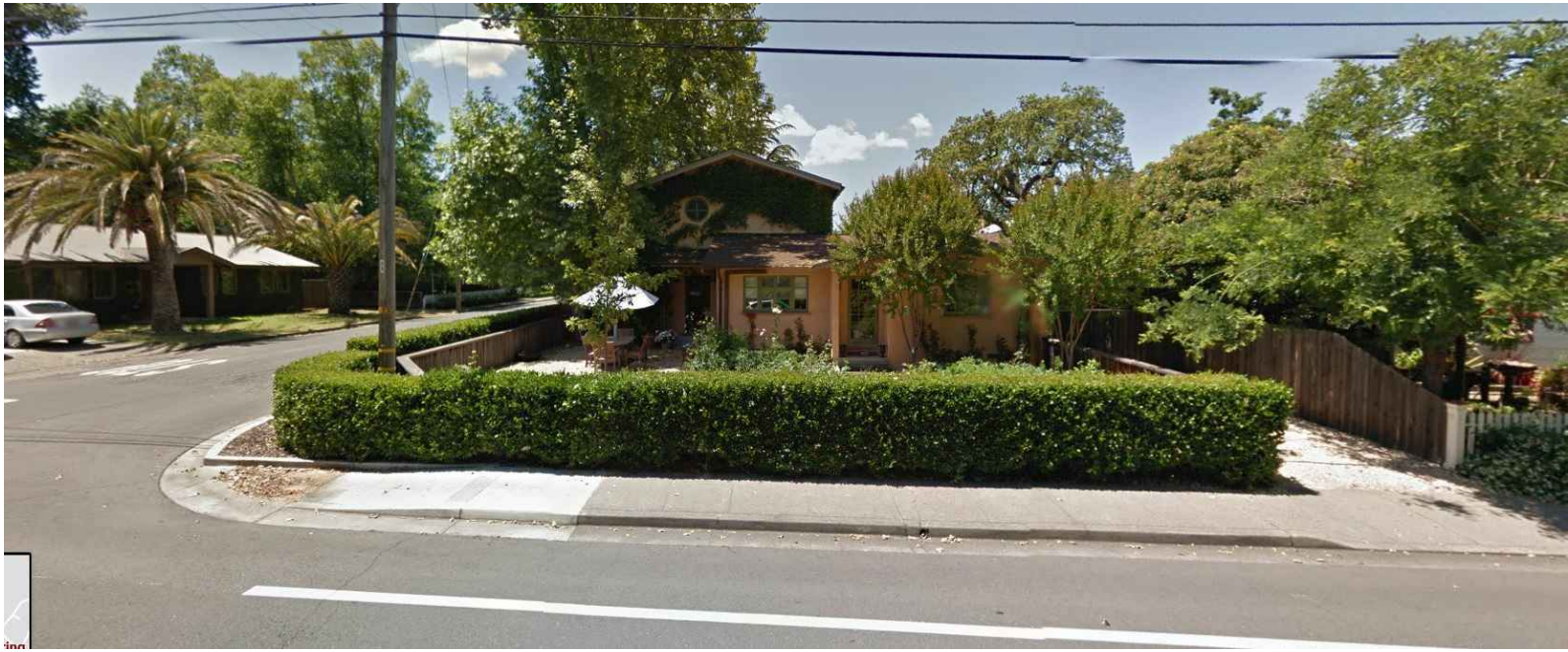
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SHEET NO:

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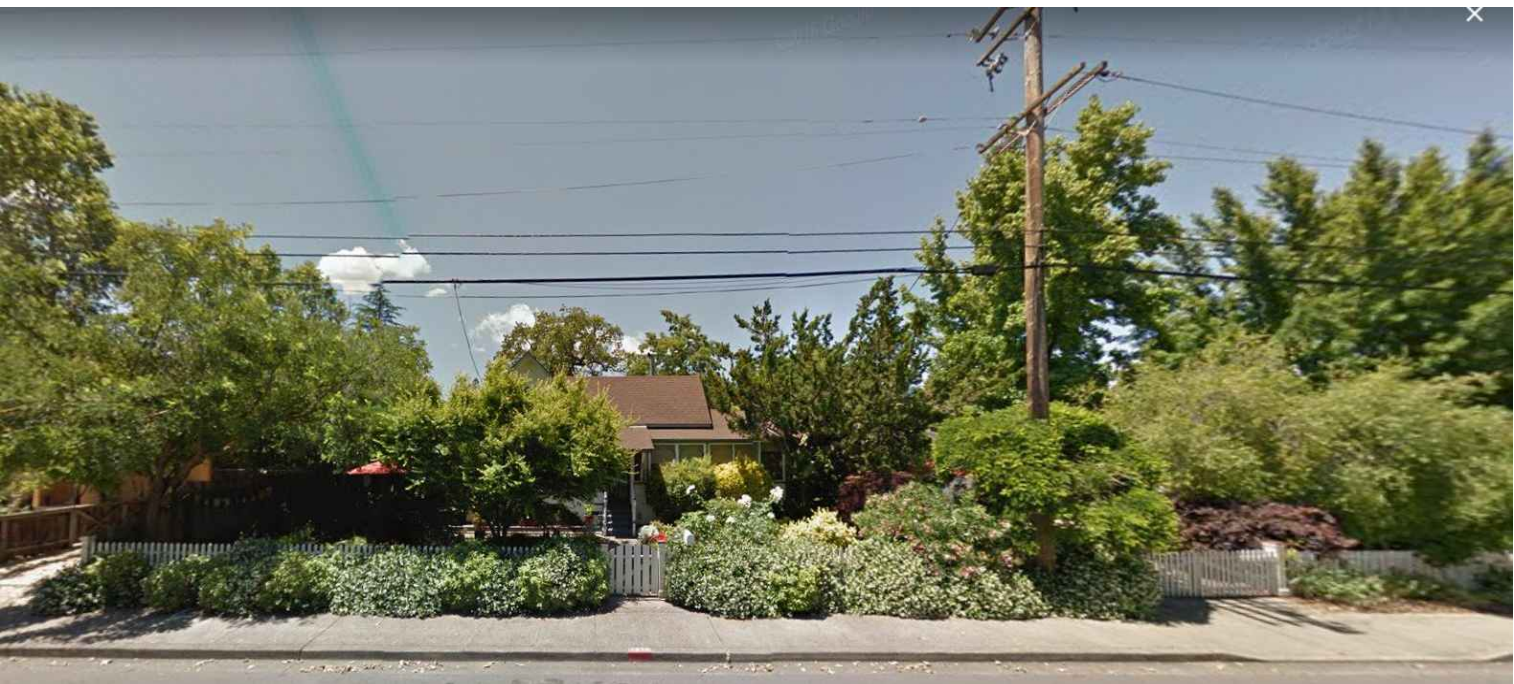


- Elevation Notes:
- 1. NEW BERRIDGE PRE-WEATHERED GALVALUME STANDING BEAM METAL ROOFING OVER APPROVED UNDERLAYMENT OVER PLYWOOD SHEATHING OVER ENGINEERED ROOF JOISTS/ROOF TRUSSES @ 24" O.C. PER ROOF FRAMING PLAN.
 - 2. NEW PAINTED VERTICAL CHANNEL COMPOSITE WOOD SIDING (BORAL CRAFTSMAN CHANNEL) OVER APPROVED BUILDING PAPER OVER STRUCTURAL PLYWOOD SHEATHING. PAINT BENJAMIN MOORE BRILLIANT WHITE.
 - 3. WINDOWS & PATIO DOORS: DOUBLE-GLAZED, METAL CLAD/WOOD UNITS. MARVIN OR EQUAL - COLOR EBONY.
 - 4. 2x P.G. WINDOW/DOOR TRIM. COLOR TO MATCH SIDING.
 - 5. 2x PAINTED BARGE BOARD/SOFFIT. COLOR TO MATCH SIDING.
 - 6. PAINTED G.S.M. 6" HALF-ROUND GUTTERS OVER 2x FASCIA BOARD/SOFFIT. GUTTER WITH LEAF GUARDS AND PAINTED G.S.M. 2 1/2" x DOWNSPOUTS.
 - 7. NEW ENTRY DOOR. MARVIN OR EQUAL. PAINTED - BENJAMIN MOORE 'COUNTRY REDWOOD'.
 - 8. DIRECT VENT FLUE TERMINATION AT SIDE WALL.
 - 9. NEW 36" TALL MAX. CEDAR FENCE AT PROPERTY LINE. OPEN AT DRIVEWAY (NO DRIVEWAY GATE) SEE DETAIL "1/401".

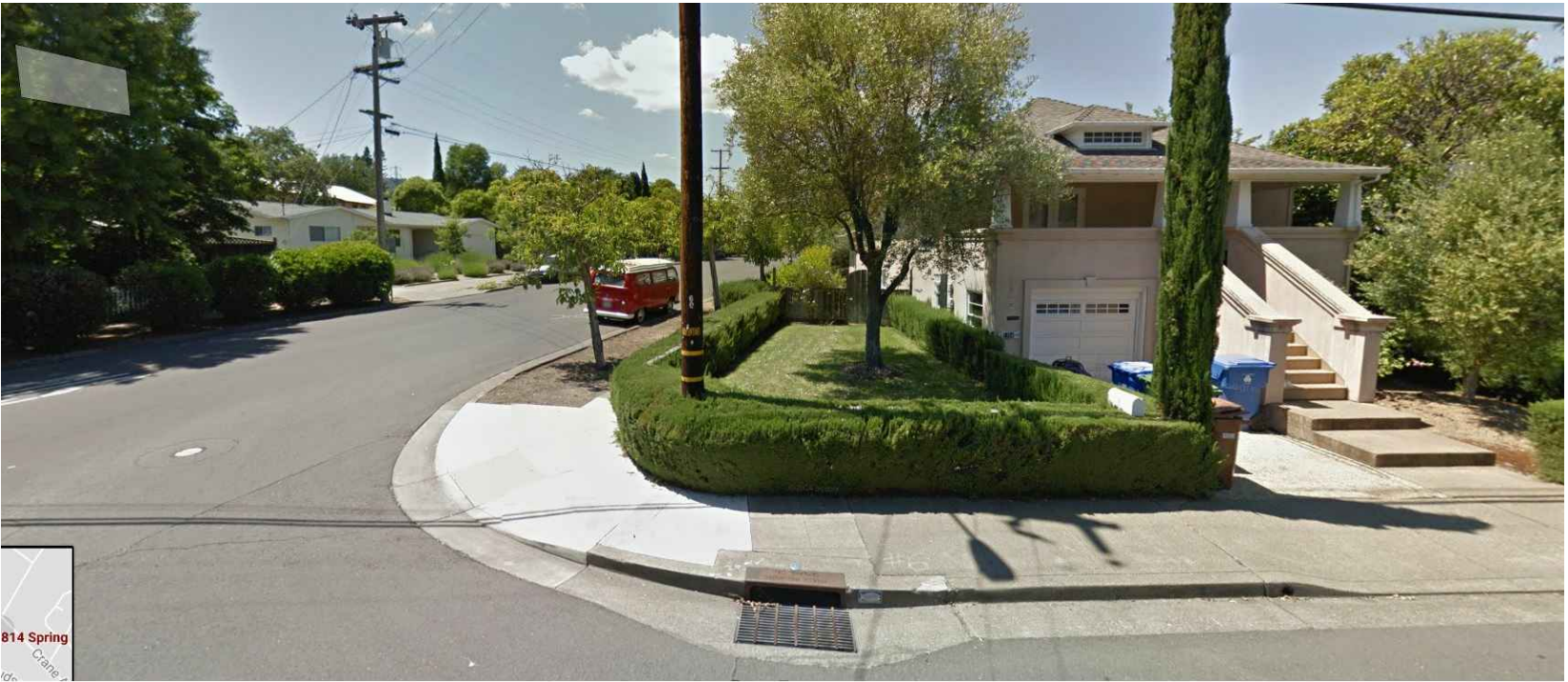
Proposed South Elevation (Spring Street-Street Side)



Streetview of property directly to West: 1212 Hudson St.



Streetview of subject property



Streetview of steet/property directly to East: Allyn Ave & 1764 Spring St.

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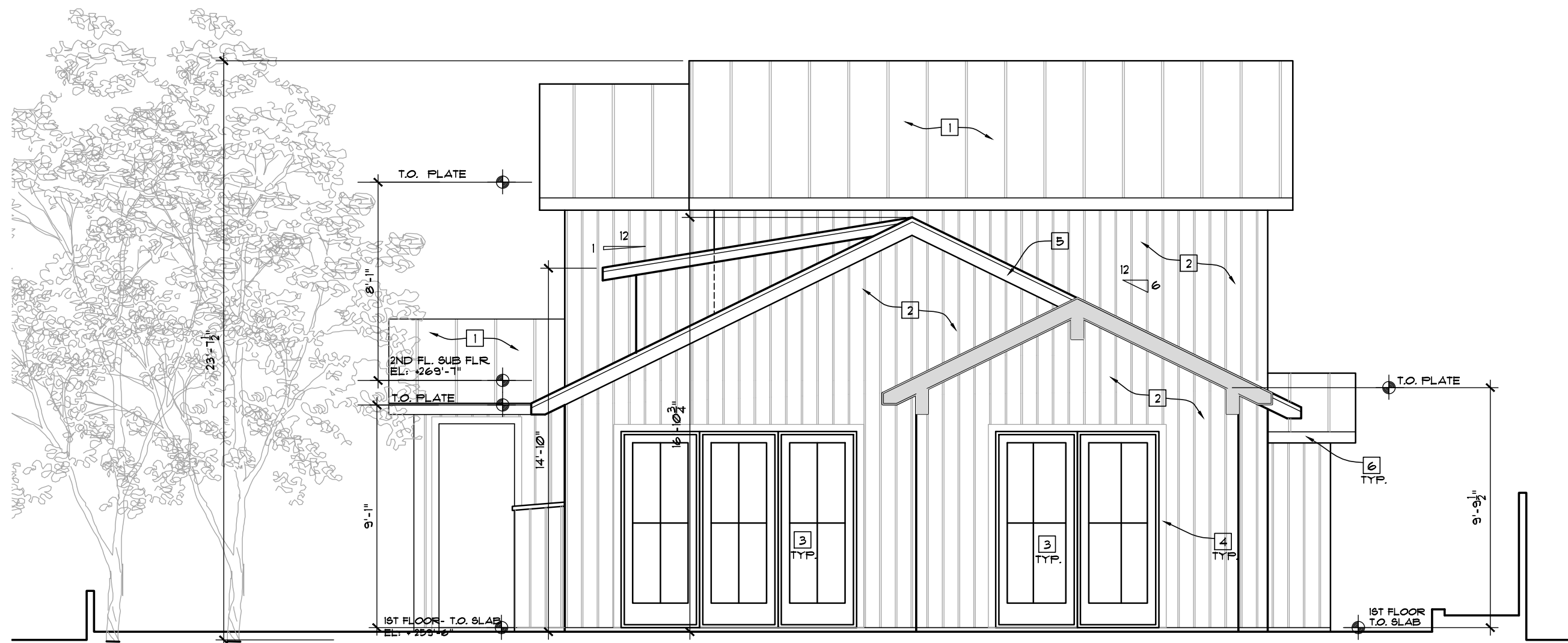
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Proposed
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Elevations

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1814 Spring Street
St. Helena, California



Proposed East Elevation- Main Residence

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



Proposed East Elevation - Allyn Avenue (Front)

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



Streetview of subject property & Spring Street

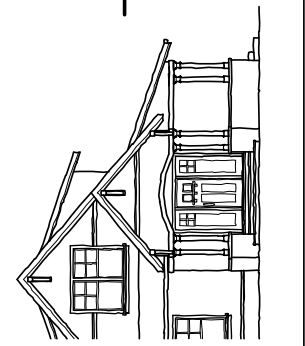


Streetview of subject property directly to North: 1217 Allyn

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Proposed
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Elevations

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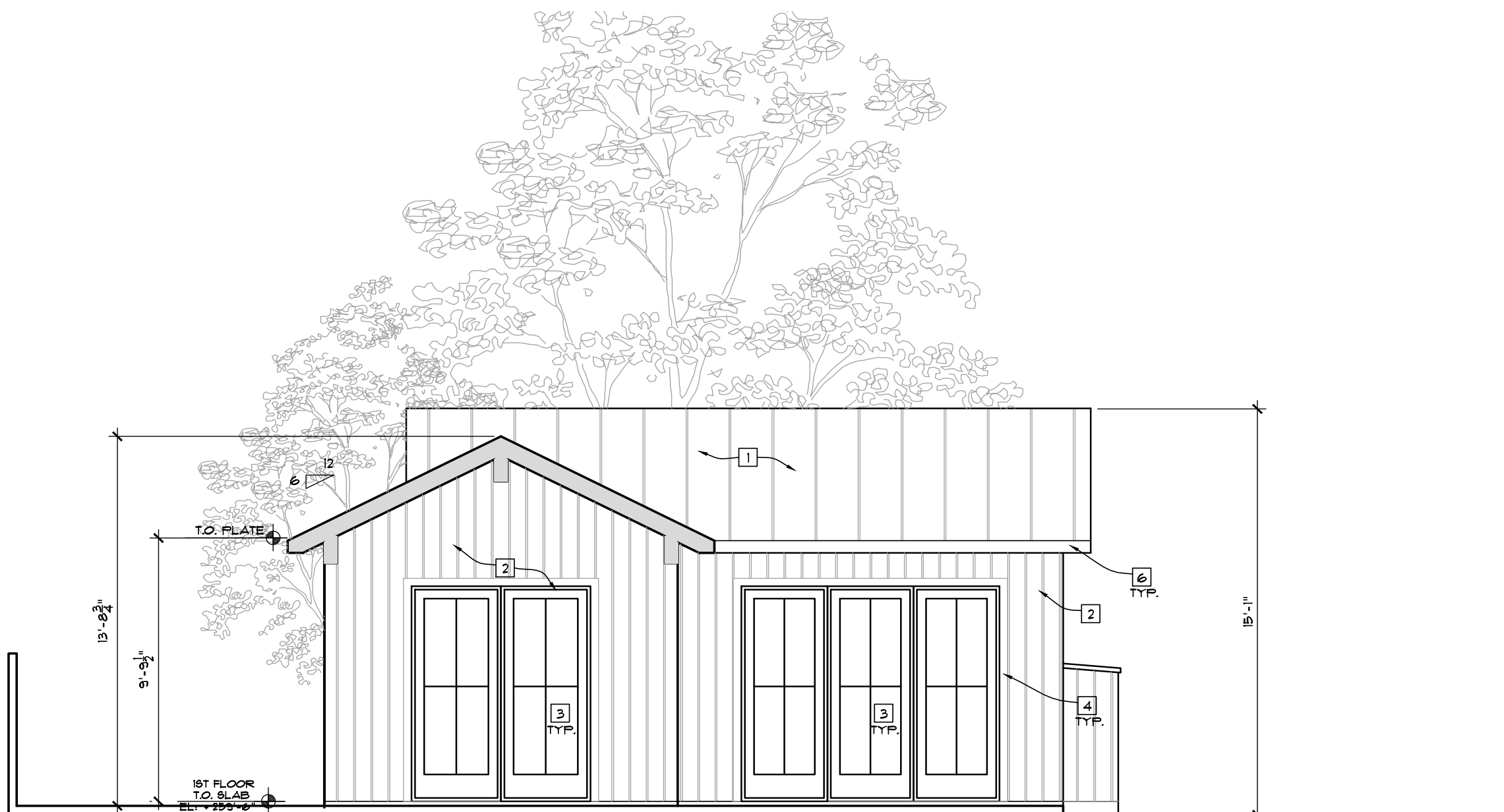
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Proposed West Elevation- Main Residence (Rear)

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

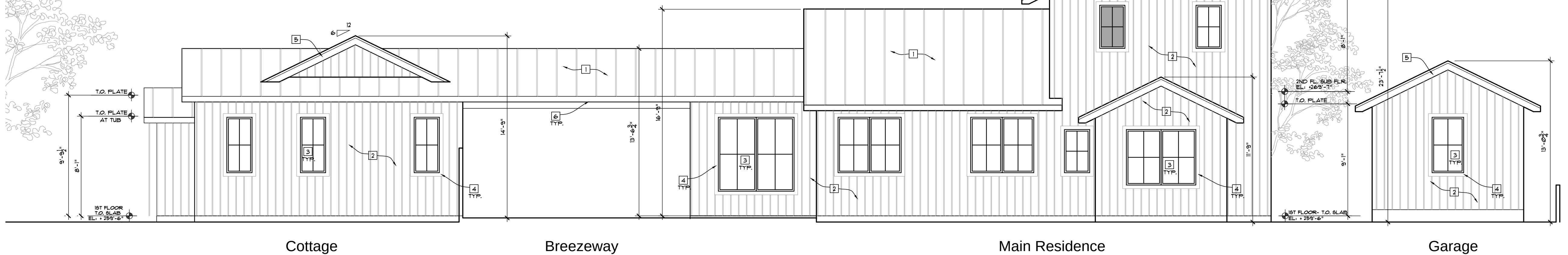


Proposed West Elevation - Cottage (Rear)

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

Elevation Notes:

1. NEW BERRIDGE PRE-WEATHERED GALVALUME STANDING SEAM METAL ROOFING OVER APPROVED UNDERLAYMENT OVER PLYWOOD SHEATHING OVER ENGINEERED ROOF JOISTS/ROOF TRUSSES @ 24" O.C. PER ROOF FRAMING PLAN.
2. NEW PAINTED VERTICAL CHANNEL COMPOSITE WOOD SIDING (BORAL CRAFTSMAN CHANNEL) OVER APPROVED BUILDING PAPER OVER STRUCTURAL PLYWOOD SHEATHING PAINT BENJAMIN MOORE BRILLIANT WHITE.
3. WINDOWS & PATIO DOORS: DOUBLE-GLAZED, METAL CLAD/WOOD UNITS, MARVIN OR EQUAL - COLOR EBONY.
4. 2x F.S. WINDOW/DOOR TRIM, COLOR TO MATCH SIDING.
5. 2x PAINTED BARGE BOARD/SOFFIT, COLOR TO MATCH SIDING.
6. PAINTED 6.5M 6" HALF-ROUND GUTTERS OVER 2x FASCIA BOARD/SOFFIT, GUTTER WITH LEAF GUARDS AND PAINTED 6.5M 2 1/2" DOWNSPOUTS.
7. NEW ENTRY DOOR, MARVIN OR EQUAL, PAINTED- BENJAMIN MOORE 'COUNTRY REDWOOD'.
8. DIRECT VENT FLUE TERMINATION AT SIDE WALL.
9. NEW 36" TALL MAX. CEDAR FENCE AT PROPERTY LINE, OPEN AT DRIVEWAY (NO DRIVEWAY GATE) SEE DETAIL '1/A21'.



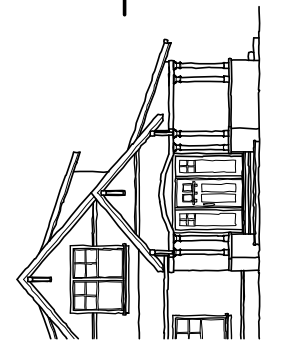
Proposed North Elevation (Side)

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

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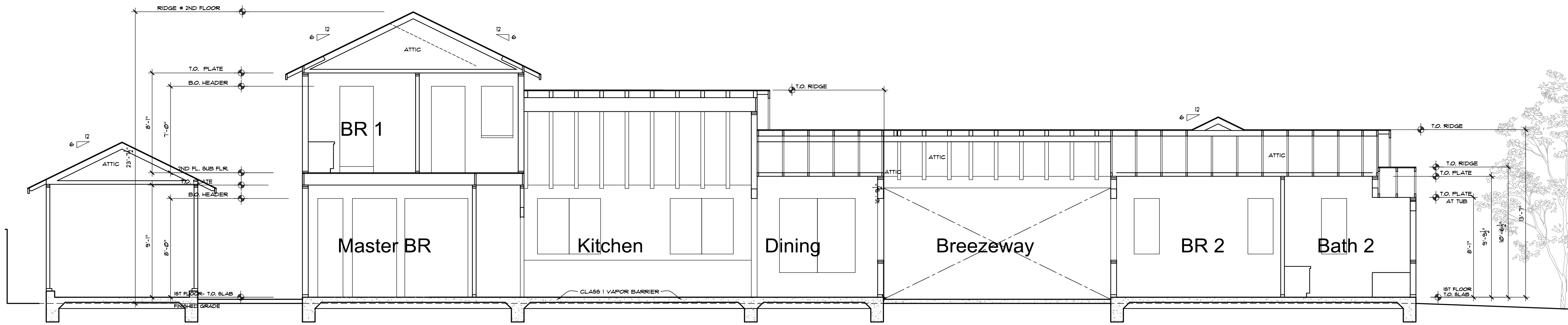
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Proposed
Exterior
Elevations

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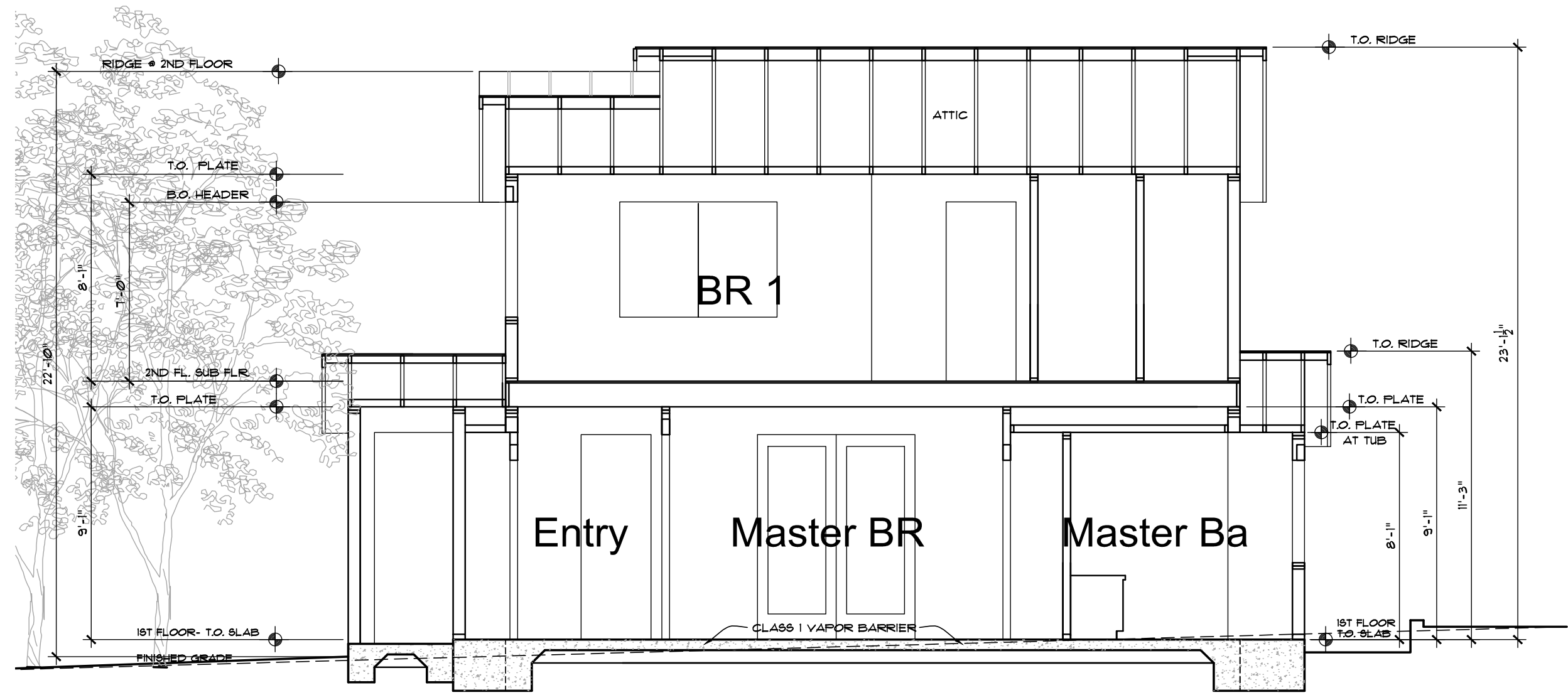
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JOB NO. 1706
SHEET NO:

A2.3
1814 Spring Street
St. Helena, California



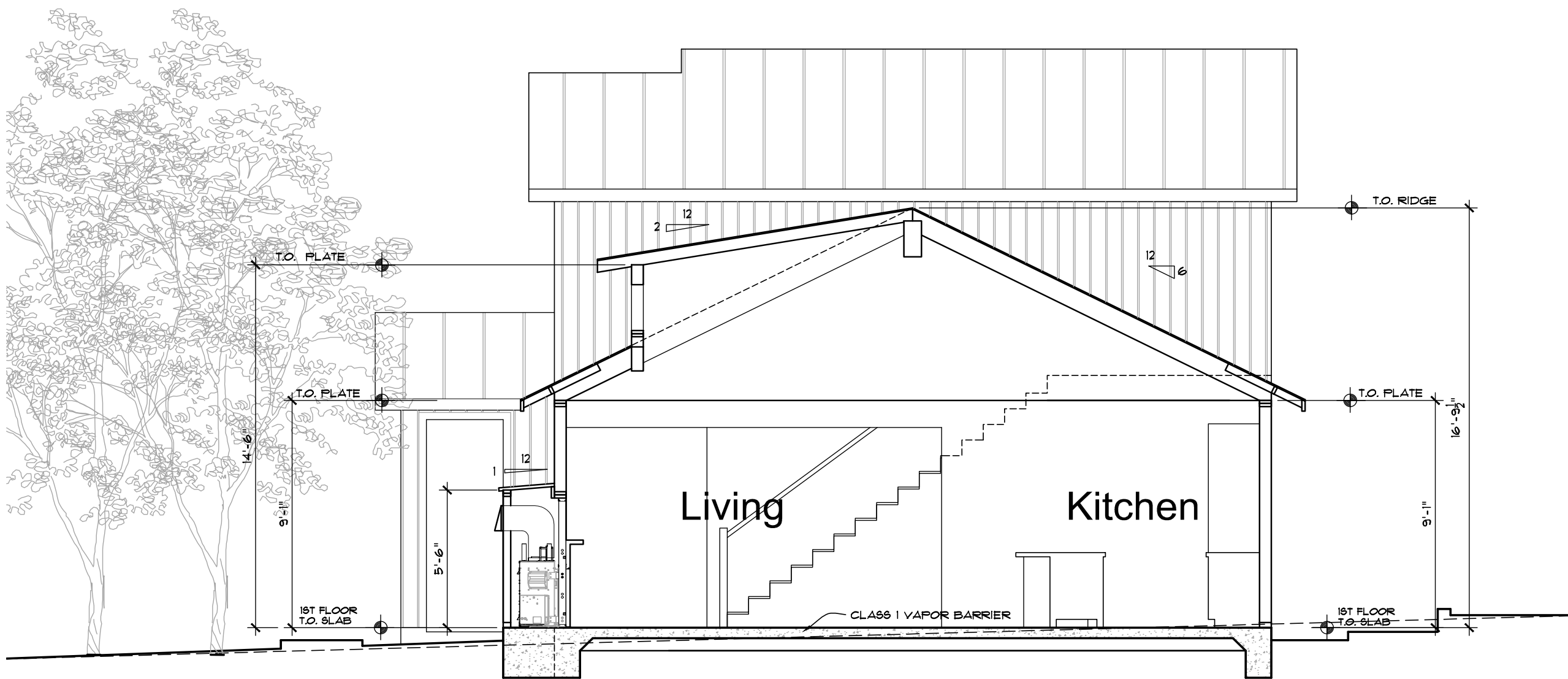
Building Section A

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



Building Section B

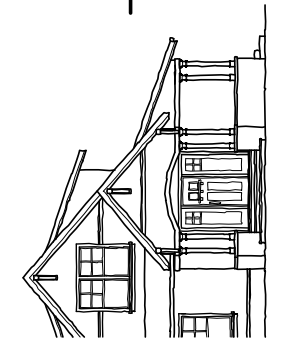
SCALE: 1/4" = 1'-0"



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REVISIONS	DATE	BY
ISSUED FOR PERMIT	9-6-17	JF
ISSUED FOR COMPLETENESS	1-1-17	JF

Joseph Farrell
ARCHITECT
1 Commercial Blvd., Suite 106
Novato, CA 94949
Voice (415) 884-2960
Fax (415) 884-2960



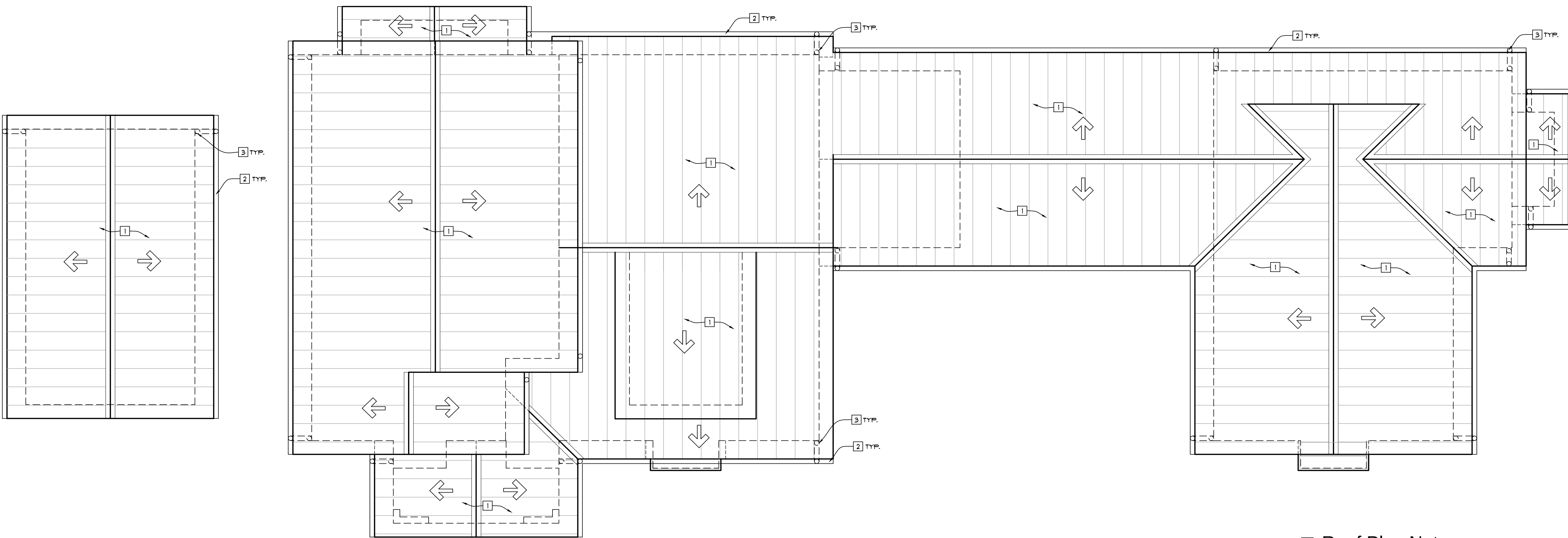
Ted and Pamela Deikel
1814 Spring Street
St. Helena, California
APN: 009-311-016

Proposed
Building
Section

OWNER: TED AND PAMELA DEIKEL
DO NOT SCALE THE DRAWING. ANY DIMENSIONS SHOWN ON THE DRAWING ARE TO BE USED IN CONJUNCTION WITH THE NOTES AND SPECIFICATIONS OF JOSEPH P. FARRELL ARCHITECT.

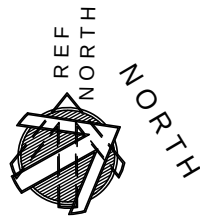
DATE: 9-6-17
SCALE: 1/4" = 1'-0"
DRAWN: STC
JOB NO: 1706
SHEET NO:

A3.1
1814 Spring Street
St. Helena, California



■ Roof Plan Notes:

1. ROOF: STANDING SEAM METAL ROOFING OVER APPROVED UNDERLAYMENT OVER PLYWOOD SHEATHING OVER ENGINEERED ROOF JOISTS/ROOF TRUSSES @ 24" O.C.
2. PAINTED G&M, 6" HALF-ROUND GUTTER OVER 2X FASCIA BOARD WITH CONTINUOUS LEAF GUARDS.
3. HEAVY DUTY (26 GA.) PAINTED GALV. SHEET METAL DOWNSPOUTS. CONNECT ROOF DRAINS TO PERIMETER DRAIN SYSTEM. SEE LANDSCAPE PLANS BY OTHERS FOR DRAINAGE PLANS INFORMATION.



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

Proposed Roof Plan

REVISIONS			DATE	BY
ISSUED FOR CIP/DEMO PERMIT			9-6-17	JF
ISSUED FOR COMPLETENESS			1-7-17	JF

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Ted and Pamela Deikel
1814 Spring Street
St. Helena, California
APN: 009-311-016

Proposed
Roof Plan

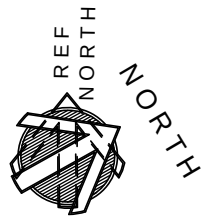
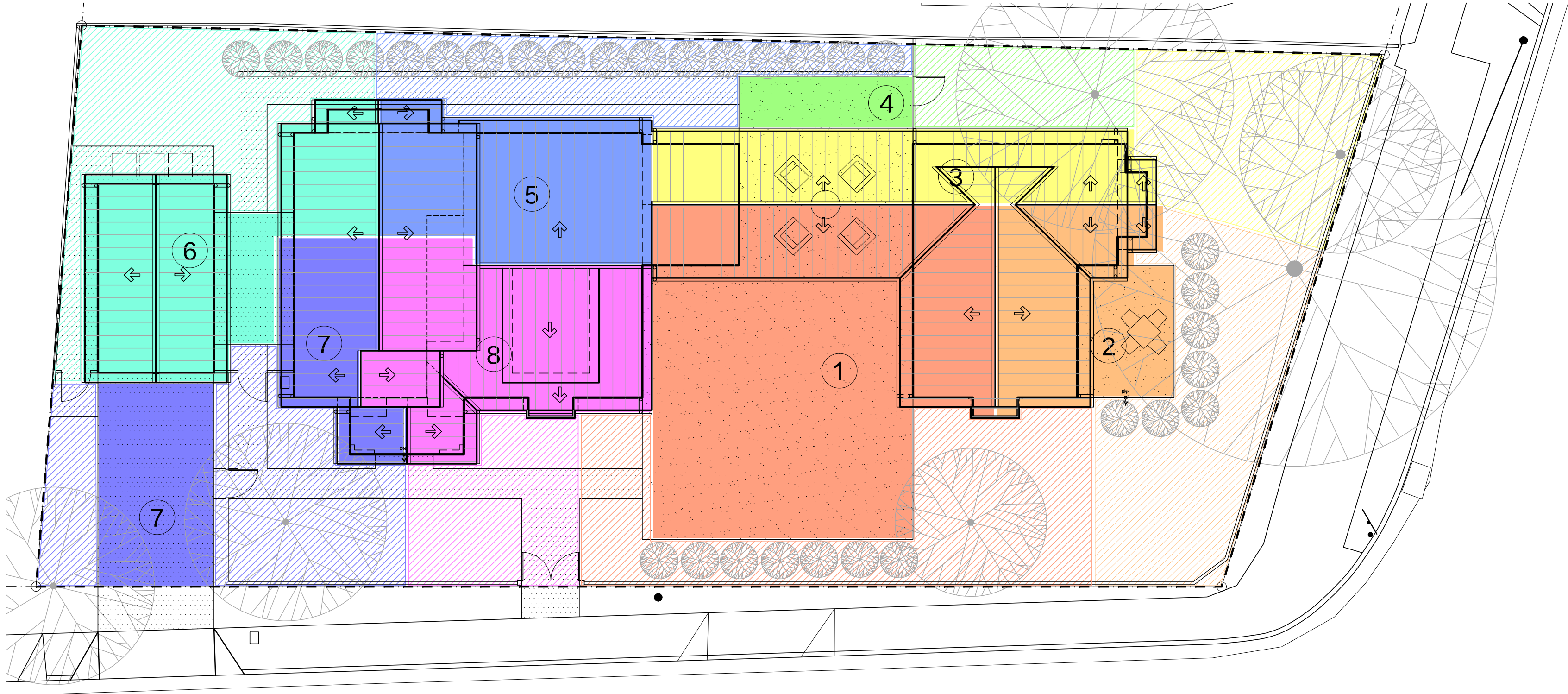
OWNER: THE DEIKELERS, CORP/LLC
DO NOT SCALE THE DRAWING. ANY DIMENSIONS
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GUIDE TO THE FIELD. SEE THE ATTENTION OF
JOSEPH P. FARRELL, ARCHITECT

DATE: 9-6-17
SCALE: 1/4" = 1'-0"
DRAWN: STC
JOB NO. 1706
SHEET NO:

A4.1
1814 Spring Street
St. Helena, California

ZONE COLOR & NUMBER	IMPERVIOUS AREA	MIN. ALLOWED PERVIOUS TRIBUTARY AREA	PERVIOUS TRIBUTARY AREA PROVIDED	PERMEABLE PAVING AREA
1	1,141	570	621	24
2	376	188	518	
3	415	208	414	
4	99	50	199	
5	425	213	385	112
6	549	273	475	77
7	481	241	473	104
8	524	262	286	114
TOTALS	4,010	2,005	3,431	431

NOTE: ALL AREAS PROVIDED IN SQUARE FEET.



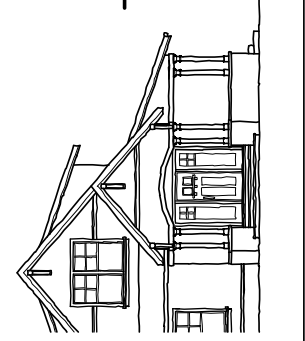
SCALE: 1/8" = 1'-0"

Proposed Storm Water Management Diagram

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JOSEPH P. FARRELL, ARCHITECT

REVISIONS	DATE	BY
ISSUED FOR CIP/ DEVELOPMENT	9-6-17	JF
ISSUED FOR COMPLETION	11-7-17	JF

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Ted and Pamela Deikel
1814 Spring Street
St. Helena, California
APN: 009-311-016

Proposed
Storm Water
Management
Diagram

DESIGNER: JOSEPH P. FARRELL, ARCHITECT
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CONJUNCTION WITH THE DESIGNATION OF
JOSEPH P. FARRELL, ARCHITECT

DATE: 9-6-17
SCALE: 1/8" = 1'-0"
DRAWN: STC
JOB NO. 1706

SHEET NO:

SW-1
1814 Spring Street
St. Helena, California



**Joseph Farrell
Architecture**
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(415) 884-2860

9-5-17

Director of Public Works
City of St. Helena
1480 Main Street
St. Helena CA 94574

Re: Deikel Water Neutrality Analysis for Design Review
1814 Spring St. Helena CA
Assessor's Parcel #: 009-311-016

Dear Director:

In order to comply with St. Helena's Water Neutrality policy, I am submitting to you this water analysis. This analysis documents the existing vs. proposed water consumption for the Deikels' new residence. The retrofit savings will be achieved through replacement fixtures on site. The existing property contains 3 total bedrooms. The proposed new residence will maintain 3 bedrooms to keep a total of 6 occupants.

Existing Water Usage:

The existing water fixtures were tested on-site and delivered the flow rates listed below. Based upon 4 occupants, the existing water usage is calculated at 498.2 gal/day. (See Appendix A)

Usage of the existing fixtures:

A.	Shower	8.0 gpm
B.	Lavatory faucets	2.0 gpm
C.	Kitchen Faucet	2.0 gpm
D.	Water closet	1.6 gal/flush

Baseline Domestic Usage:

Per allowed City of St. Helena Public Works' standards of 150 GPD/bedroom, this equates to an allowed water usage of 450 gal/day.

Proposed Theoretical Domestic Water Use:

As required to obtain a net zero increase of water consumption for the City of St. Helena, we are proposing to provide more efficient water fixtures on site. Specifications of the replacement fixtures are located on this sheet. The Theoretical water demand for the new residence is calculated at 253.5 gallons/day (see Appendix A). This calculation is based upon a 4 bedroom residence. The proposed water demand is calculated based upon usage from water fixtures and appliances that meet the minimum requirements of the 2013 California Green Building Standards Code (CalGreen) and the City of St. Helena standards. Below is a list of the water performance requirements for each plumbing fixture and appliance.

A.	Showerheads	2.0 gpm
B.	Lavatory faucets	1.5 gpm
C.	Kitchen/bar faucets	1.5 gpm

D.	Water closets	1.28 gal/flush
E.	Clothes Washer	12.18 gal/cycle
F.	Dishwasher	2.2 gal/cycle

See specifications of plumbing fixtures/appliances for the proposed residence, this sheet.

Conclusion:

The property will see a net decrease of water usage due to the replacement of water fixtures by taking the water usage from 450 gal/day baseline (498 gal/day actual) to 190 gal/day with the use of water efficient fixtures.

Please contact me if you have any questions or would like to further discuss this analysis.
(415) 884-2860.



Joseph Farrell, Architect
Lic. #:C25309

Appendix A: Water Neutrality Calculations

Appendix A: Water Nuetrality Calculation

1. Existing Water Usage:

Fixture	Flow Rate gal/min or gal/flush	Flow Duration (min., flush, load, etc.)	Daily Uses per Occupant	Number of Occupants	Gallons per Day	
Showerheads	8	x	8	x	1	x
Sink Faucets	2	x	0.25	x	3	x
Kitchen Faucet	2	x	4	x	1	x
Toilet	1.6	x	1	x	3	x
Clothes Washer	12.18	x	1	x	0.37	x
Dish Washer	2.2	x	1	x	0.1	x
					=	384.0
					=	9.0
					=	48.0
					=	28.8
					=	27.0
					=	1.3
						498.2 gal/day

assumes no change

assumes no change

2. Occupant Calculation:

Occupants		
# of Bedrooms	x per bedroom	Total = Occupants
3	2	6

3. Proposed Water Usage:

Fixture	Flow Rate gal/min or gal/flush	Flow Duration (min., flush, load, etc.)	Daily Uses per Occupant	Number of Occupants	Gallons per Day	
Showerheads	2	x	8	x	1	x
Sink Faucets	1.5	x	0.25	x	3	x
Kitchen Faucet	1.5	x	4	x	1	x
Toilet	1.28	x	1	x	3	x
Clothes Washer	12.18	x	1	x	0.37	x
Dish Washer	2.2	x	1	x	0.1	x
					=	96.0
					=	6.8
					=	36.0
					=	23.0
					=	27.0
					=	1.3
						190.1

Samsung WF42H5000AW

Bosche Benchmark Series



PLANNING COMMISSION REPORT

Planning Commission Meeting of December 19, 2017

AGENDA SECTION: Public Hearing

FILE NUMBER: PL17-044

SUBJECT: Request for a Demolition permit, Design Review approval, and Variance to demolish a 666 sq-ft portion of the existing residence and carport and construct a new 1,296 sq-ft addition and new two-car garage at 1761 Stockton Street in the MR: Medium Density Residential district. A variance is requested to allow for reduced side setbacks.

PREPARED BY: Lilly Bianco, Contract Planner

REVIEWED BY: Noah Housh, Planning & Community Improvement Director

APPROVED BY: Noah Housh, Planning & Community Improvement Director

APPLICATION FILED: 05/07/17

ACCEPTED AS COMPLETE: 11/13/17

LOCATION OF PROPERTY: 1761 Stockton Street

APN: 009-172-002

GENERAL PLAN/ZONING: MR:Medium Density Residential

APPLICANT: Sasha Janev

PHONE: (707) 968-5265

BACKGROUND

The subject property is a residential lot of 8,043 sq-ft and improved with a two-story single family residence c. 1904 (alt. 1950, 1989). The property is located within the Adams Street Historic District and listed on the Historic Resource Inventory.

PROJECT DESCRIPTION

Applicant, Sasha Janev, submitted an application on behalf of property owners, Cindy and Burges Smith, for a Demolition Permit, Design Review approval, and Variance to

remove a 666 sq-ft addition constructed in the 1950s and replace it with a 1,296 sq-ft addition at the rear of the property. They are also requesting to replace the attached carport with a new attached garage. A variance is requested to allow for 7.25 to 10 foot side setbacks as opposed to the 15 foot setbacks required under the code and applicable to buildings which are greater than 25 feet in height.

ANALYSIS

GENERAL PLAN

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

Relevant General Plan policies include:

4.3.4 *Strengthen community identity by appropriate building design, size, and site landscaping*

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

4.3.26 *Encourage residential building and siting and design that is similar to that found in older neighborhoods in town. In these areas consistent setbacks, porches, and generously landscaped front yards add to community enjoyment by all. Restrict location of driveways and garages to minimize their visual impact on the street.*

4.8.2 *Preserve historic buildings and landscapes throughout the City of St. Helena as an important component of the City's heritage.*

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.*

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

Staff Analysis:

In general, the proposed project would meet the intent of the General Plan, with the exception that the proposed garage size and placement may conflict with the intent of policies 4.3.26 and or 7.5.9. A smaller garage or revised placement (e.g. detached) would make the proposed project more compliant with applicable General Plan policies.

ZONING

Consistent with the GP land use designation, 1761 Stockton Street exhibits a zoning designation of MR: Medium Density Residential. The MR Zoning District allows for residential construction insofar as it conforms to the development standards prescribed by Municipal Code Section 17.40.060 and Section 17.116.010.

As detailed below, the project would exhibit an F.A.R within the maximum allowed:

FLOOR AREA RATIO

NET FLOOR AREA:

LIVING AREA	2,505 SF
GARAGE	345 SF
COVERED PARKING EXEMPTION	- 200 SF

TOTAL	2650 SF
--------------	----------------

FLOOR AREA RATIO: $2650 / 8043 = 0.329$ (Max allowable is 0.330 or 2654 sq-ft)

Setback Standards

Generally, the project is found to be in compliance with all prescribed development standards of the MR Zoning District, with the exception of the proposed side setbacks. The subject residence is greater than 25 feet in height and is therefore subject to 15 foot side setbacks, per Code Section 17.40.060(D). As proposed, the proposed addition and garage would exhibit side setbacks of 10 feet and 7.25 feet, respectively. As such, the applicant is requesting a variance to allow for deviation from this code requirement. This request is discussed in greater detail, below, under the Variance discussion.

DEMOLITION PERMIT

Zoning Code Section 17.164.050 Applicability (of Design Review) specifies that "...no permit authorizing the demolition of any building within any zoning district shall be issued until approved by the Planning Commission in accordance with the following findings:

1.That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building.

The property is listed on the Historic Resources Master list and located in the Adams Street Historic District. However, the extents of the demolition are confined to a non-historic addition added in the 1960s and non-historic carport which would not be considered significant.

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

The removal of the 1960s addition and carport would not eliminate elements required to maintain the essential character of the neighborhood.

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

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

DESIGN REVIEW

The purpose of design review is to, among other things, promote the qualities that bring value to the community and foster attractiveness and functional utility of the community as a place to live and work. The Planning Commission must find that the project takes reasonable account of the design criteria prescribed by Section 17.164.030 (detailed below) and exhibit a quality of design that is compatible with adjacent development, features a siting, scale, massing and architectural style that is generally consistent with the predominant development patterns, and that does not otherwise detract or negatively affect the established character of the surrounding neighborhood. Consistency findings related to the Design Review Criteria are enumerated, below.

Design Review Criteria.

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

The proposed changes would largely be in keeping with the existing condition on the property and would be consistent with applicable General Plan policies with the exception that the garage siting could be made more consistent with GP policies by further reducing its visibility and in that the reduced setbacks would deviate from what is required by the Zoning Code and therefore the project would only be consistent if a variance was approved to authorize such a deviation.

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

The proposed changes are largely in keeping with the existing condition of the site with new square footage confined mostly to the rear of the residence and would continue the established character with the immediate environment of the site.

3. Relationship of the design to the site;

The proposed changes would largely retain the existing spatial organization and relationships exhibited by the site with expansion confined to the property rear and not readily visible from street frontage.

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

The changes would be largely consistent with what exists and would continue to be compatible with surroundings. It is staff's opinion that the level of previous alterations to the residence has impacted the character defining features of the residence to such an

extent that it no longer retains historic integrity and therefore proposed work would not be expected to impact the historic character.

5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;

There are no changes to scale or character between different land uses.

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

Given that the changes are generally consistent with what currently exists it is expected that they would be consistent 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 would be typical of residential architecture and appropriate for 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;

The spatial organization of the proposed addition and garage would generally retain the existing condition and would be orderly and functional.

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

No changes to landscaping are proposed.

10. Whether sufficient ancillary functions are provided to support the main functions of the project and whether they are compatible with the project's design concept;

No ancillary functions are proposed to support the proposed project (addition and new garage).

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

No changes to access are proposed as part of the project.

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

No natural features would be impacted.

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 would be consistent with the existing residence's architecture and compatible with surrounding residential design employed throughout the City of St. Helena.

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

As detailed herein, the proposed additions would be largely consistent with the existing residence. Normally an attached garage would not be appropriate for a historic resource; however, given that the subject resource does not appear to retain historic integrity, an attached garage would not be expected to adversely impact historical character.

15. Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;

No landscaping is proposed as part of this project.

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

No landscaping is proposed as part of this project.

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

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

VARIANCE

The applicant is applying for a variance to authorize reduced setbacks relative to what is required under the Code. Specifically, the applicant requests side setbacks of 7-10 feet as opposed to the 15 feet required by the code. The required variance findings are listed below and followed by the applicant's justification in *italic* typeface.

a. 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.

In support of their variance request, the applicant states that the length of the supporting beams precludes them from accommodating the proposed space by reconfiguring interior spaces within the existing house and necessitates the addition which would maintain the same southern wall setback as the existing residence.

In terms of the garage, which also proposes a reduced setback, the narrowness of the lot is cited as the basis for the inability of the attached garage to meet the requisite setbacks.

b. 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.

The applicant argues that many older homes in the neighborhood have two-story homes within 10 feet of the property line with many homes and garages within 5 feet of the property line.

c. 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 applicant specifies that while the first floor addition would extend within 10 feet of the property line, the second floor addition would meet the 15 foot setback. It is also specified that the first floor addition would not cause shadow impacts on neighboring properties. Last, the applicant argues that the new garage would be more aesthetically pleasing than the existing carport.

d. 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.

The applicant believes it is; stating that, the lot is long and narrow with the home 10 feet from the southern property line. Granting of a variance would allow for the extension of the first floor an additional 9'3" while maintain the southern elevation and no negative impacts to neighbors. The carport is 6.25' from the property line and it would be impossible to build either a carport or garage 15' from the property line as it would be too narrow.

e. 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.

The Applicant argues, no, stating that neighbors are supportive of the changes they have previously made to the home and that they plan to make under the proposed project (Attachment 6).

Staff Analysis

While staff recognizes the constraints of the existing residence and the lot, the site conditions are not such that they preclude the applicants from being able to meet the setbacks. For example, the proposed addition could be stepped in slightly to meet the required setback along the southern wall. Separately, by constructing the garage as a detached structure and moving it to the rear of the property the project would be able to meet the much reduced setbacks required for an accessory structure. Given that the features triggering the need for an increased setback are newly proposed and feasible

alternatives exist to constructing the project in keeping with the required setbacks, staff cannot find an actual hardship which prevents the applicant's from being able to meet the setbacks and is unable to support the requested variance.

WATER

Chapter 13.12.050 of the Municipal Code sets forth minimum water efficiency requirements for new development. Amongst these provisions is the requirement that any "new development" (i.e. construction that would introduce any freestanding building that contains water-using fixtures, any floor area additions to existing nonresidential structures; or any residential additions or remodeling that increases the number of independent living units) offset new demand by an amount of water equal to the new demand on the city water system using the methodology defined in Section 13.12.050. Given that the proposed project would not increase the number of independent living units and therefore is not subject to water neutrality requirements.

CEQA

The project is statutorily exempt from the requirements of CEQA pursuant to Section 15270 which specifies that CEQA does not apply to projects which a public agency rejects or disapproves.

ISSUES

Setbacks

As detailed herein, the applicant is requesting a variance to deviate from the setbacks prescribed for residential buildings greater than 25 feet in height. While it is found that the project may meet the findings for demolition and design review, it does not meet the required setbacks which makes the project inconsistent with zoning standards. A variance application is intended to allow for deviations from a strict interpretation of the code and where unusual circumstances exist, which are beyond the control of an individual, that inhibit one from meeting applicable standards. However, staff's review of the project does not indicate that there is an unusual circumstance or situation, which is not created by the proposed design, that precludes compliance with the subject standards.

CORRESPONDENCE

The applicant has provided a letter of support signed by neighbors (**see Attachment.6**) No other comments have been received at the writing of this report.

STAFF RECOMMENDATION

The Planning and Community Improvement Department recommends that the Planning Commission:

1. Accept the required findings and adopt a resolution to deny the requested Demolition permit, Design Review, and Variance; or
2. Continue the project for redesign to meet the required setbacks for the project; or

3. Approve the project as designed and direct staff to prepare a resolution approving the Demolition, Design Review and Variance applications to be brought back before the Commission at a future date for adoption.

ATTACHMENTS

[1761 Stockton - ATTCH 1. Resolution](#)

[1761 Stockton - ATTCH 2. APN Map](#)

[1761 Stockton - ATTCH 3. Aerial View](#)

[1761 Stockton - ATTCH 4. Project Narratives](#)

[1761 Stockton - ATTCH 5. Project Plans](#)

[1761 Stockton - ATTCH 6. Letters of Support and Signatures](#)

[1761 Stockton - ATTCH 7. Historical Analysis](#)

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION NO.

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA
DENYING A DEMOLITION PERMIT, DESIGN REVIEW, AND VARIANCE
FOR THE SMITH RESIDENCE LOCATED AT 1761 STOCKTON STREET**

PROPERTY OWNER: Sasha Janev

APN: 009-172-002

Recitals

1. The applicant submitted a request for a demolition permit and Design Review approval renewal to demolish a 666 sq-ft non-historic portion of the existing residence and carport and construct a new 1,296 sq-ft addition and new two-car garage at 1761 Stockton Street in the MR: Medium Density Residential district. Also requested is a variance to allow for 7.25 to 10 foot side setbacks as opposed to the 15 foot setbacks required under the code and applicable to buildings greater than 25 feet in height.
2. A staff report dated December 19, 2017 and incorporated herein by reference analyzed the projects consistency with the Demolition Criteria enumerated in Section Code Section 17.164.050, Design Criteria enumerated in Section 17.164.030, and Variance criteria enumerated in Section 17.172.050 of the Zoning Code, and
3. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on December 19, 2017, and
4. Now, therefore let it be found that, the Planning Commission denies the application for a Demolition permit, Design Review, and Variance based on the findings below.

Resolution

- A. The Planning Commission hereby finds that the project is statutorily exempt from CEQA pursuant to Section 15270, which specifies that CEQA does not apply to projects which a public agency rejects or disapproves.
- B. The Planning Commission further finds that the project is contingent upon approval of a variance, without which, the proposed project would be infeasible. The project minimally meets the findings needed to approve a Demolition Permit and Design Review but is unable to meet all of the findings required to issue a variance, and therefore must be denied in its entirety.

In accordance with the Variance criteria identified in Municipal Code Section 17.172.050, the Planning Commission hereby finds that the project does not meet three of five requisite findings needed to approve a variance:

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.

No evidence has been presented that indicates that there is a hardship peculiar to the property that precludes the applicant from undertaking an addition and introducing a new garage that would be able to meet the setbacks required under the zoning code.

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. *Adjacent properties equal to or greater than 7000 sq-ft and with homes exceeding 25 feet in height are subject to the same setback requirements as the subject property and as such, if granted, this variance would constitute a special privilege of the recipient which is not enjoyed by neighbors.*

3. 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. *The situation is not particularly unique in that a large number of St. Helena's residential lots are non-conforming and do not currently meet setbacks required under the most up to date zoning code.*

- C. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's denial of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.

I HEREBY CERTIFY that the foregoing Demolition Permit, Design Review, and Variance application was duly and regularly denied by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on December 19, 2017 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Grace Kistner
Chair, Planning Commission

Noah Housh
Planning Director





Cindy and Burges Smith
1761 Stockton Street
St. Helena, CA 94574

September 27, 2017

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

Re: Design Review and Variance Written Statement
1761 Stockton Street, St. Helena

To Whom it May Concern:

We submit this written statement in support of our Design Review and Variance Applications for the remodel of our home located at 1761 Stockton Street in St. Helena. This is the fourth remodel of our home since it was built in approximately 1904. When our home was built it had no interior access from the first floor to the second and no inside plumbing. The first floor had a hand poured concrete slab with no crawl space.

The first remodel occurred in the mid-1950's. During this remodel, the prior owners added 666 square feet to the back of the house. While they added an interior staircase, the owners did not match the siding on the addition to the original house, nor did the roofline match. (The addition has a low pitch shed roof rather than high hipped roof.)

We purchased our home in 1989 and remodeled it soon thereafter. During this remodel, we raised the house¹ and rebuilt the downstairs, adding a crawl space and bolting the house to the crib wall. We also added a carport on the north side of the house. The City of St. Helena approved the carport's outside edge to sit 6.25' feet from the property line, as this was consistent with other carports and garages in our neighborhood. We did not remodel the 1950's addition at this time.

In 2015, we rebuilt the roof (much to the chagrin of the squirrels living in the 100 year old attic) and remodeled the front entrance. We worked with historian Kara Brunzell to design the entrance and it is now in keeping with the historic nature of the home. Although we completely replaced the roof, we did not change the roof slope or roof line in order to preserve original character of the home.

¹ When we raised our home in 1989, the highest point of the roof measured just over 26'. At the time, this roof height was in compliance with the existing Zoning regulations. Since that time, St. Helena amended its Municipal Code to require residential buildings that are over 25' high to be at least 15' from the property line, unless a variance is obtained.

We now wish to complete our 30 year remodel of our old farm house. To do this we plan to remove and rebuild the 1950's addition, at the same time adding 1,292 square feet to the back. This "new" addition will allow us to locate our dining room in the rear of the home and move our master bedroom from the front of the house to the rear. At the same time, the addition will match the siding from the original house and the 1950's shed roof will be replaced with a hipped roof to match the original roof. We also want to enclose and expand the carport to create a garage. The garage will be in approximately the same place as the existing carport but set back from the front elevation. This will reduce the width of our front elevation which currently exceeds 60% due to the narrow lot condition.

To remodel the home, we seek a variance so that the downstairs portion of the new addition may be 10 feet rather than 15 feet from the property line. (Due to the steep roof slope original to the house, the height of the building exceeds 25 feet at the ridge line.) The new portion of the second story will be 15 feet from the property line in accordance with current zoning regulations. We seek the variance for the downstairs portion of the addition to increase the size of our existing living room. This will allow us to have a dining area as part of our living space.

We also seek a variance to build our garage 7.25 feet rather than 15 feet from the property line.

We address the questions posed by the Planning Department as follows:

1. Does a hardship peculiar to the property exist? As mentioned earlier, our home was built in approximately 1904. The beams that support the second floor are 25 feet long and rest on a bearing wall that runs the length of our home (from front to back). This construction limits our ability to reconfigure the rooms in the original part of our home. Through the remodel, we are opening up the access to the back of the house, but must keep the bearing wall intact from front to back. By extending the first floor only 9 feet within 10 feet of the property line (notably the same distance of the original southern wall and 1950's extension), we will maintain the same southern wall, consistent with the historic design of the home. (See Kara Brunzell's letter.)

As to the garage – our lot is narrow and deep. Therefore, it would be impossible to build an enclosed garage 15' from the property line. Without a variance, we will have no alternative but to keep the open carport in its existing location. The carport as constructed is an eyesore.

2. Is a Variance necessary for the preservation and enjoyment of substantial property rights which other properties in the same zoning district and in the same vicinity have? Yes, many of the older homes in our neighborhood have two-story homes within 10 feet of the property line. Many homes and garages are 5 feet from the property line.

3. Will the Variance create any ill effects? No. The Variance permits the first floor addition to be 10 feet from the property line. The second floor addition will be 15

feet from the property line. The first floor addition does not impact the light flowing to our neighbors' yards, in particular the neighbor to the south. (This neighbor's home is a two story home that extends as far back as our home will with the addition.) An enclosed garage will improve the neighborhood aesthetic as the existing carport is open and shabby looking. An enclosed garage will be appreciated by our neighbors.

4. Is the condition or situation of your property really unique? We believe it is. Our lot is long and narrow and our home is 10 feet from the southern property line. To permit us to extend the first floor an additional 9'-3", will maintain the southern elevation of our home without negative impact to our neighbors. The carport is 6.25' from the property line and it would be impossible to build either a carport or garage 15' from the property line (as it would be too narrow to park a car).

5. Could the Variance, and any building or structures permitted by the Variance, constitute a nuisance or be detrimental to the public health, safety and welfare of the community? No. In fact, our neighbors are supportive of the changes we have made to our home and the plans to remodel. See attached letters of support.

In support of our project we are submitting the following documentation:

- Application form
- Written statement including description of proposed work (see addendum)
- Current Preliminary Title Report
- Architectural drawings, including site plan, floor plans, exterior elevations, existing building photos
- Letters of support from our neighbors

As part of this submittal we are not providing the following:

- Water use analysis report – report is not required since there is no added usage. No increase in number of bedrooms or bathrooms.
- BASMAA and MWELo reports since new/replaced impervious area is less than 2,500s.f. Entire scope of project will remain within existing building outline. No landscape work is planned.

We are excited to finally complete the remodel of our old farm house and see the 1950's addition replaced with a new addition that is consistent with the original 1904 home. Thank you for your consideration. Please do not hesitate to contact us or our architect Sasha Janev if you require any additional information.

Sincerely,


Cindy and Burges Smith

Addendum – Description of proposed work:

First floor remodel and addition:

Conditioned Square footage added - 313 sq. ft.
Unconditioned Square footage added – 50 sq. ft.

- Demolish Existing carport (253 sq. ft) and Existing Storage (42 sq. ft.).
- Frame New garage (345 sq. ft.).
- Demolish Mechanical, Storage, Laundry, Bath, Pantry Rooms.
- Demolish existing staircase and rebuild off of new corridor.
- Demolish and re-build existing living room (333 sq. ft.)
- Frame proposed addition – New Living Room expansion (313 sq. ft.) facing back yard.
- Frame New Powder Room and New Laundry Room.

Second Floor remodel and addition:

Conditioned Square footage added - 267 sq. ft.
Unconditioned Square footage added – 90 sq. ft.

- Demolish Closets, two Bedrooms and Bathroom in the back and re-build as part on New Master Suite, (333 sq. ft.).
- Frame New Master Suite expansion (267 sq. ft.).
- Re-frame New Bathroom, Closet and Stair Case.
- Frame new Covered Deck facing backyard (90 sq. ft.).

Project Summary:

Existing Square Footages:

- | | |
|--|---------------|
| • Existing Conditioned First Floor | 1,031 sq. ft. |
| • Existing Conditioned Second Floor | 961 sq. ft. |
| • Existing Storage | 46 sq. ft. |
| • Existing Car Port | 253 sq. ft. |
| • Existing Front Porch (to remain) | 120 sq. ft. |
| • Existing Rear Deck | 452 sq. ft. |
| • Existing 2 nd Floor Covered Porch (to remain) | 154 sq. ft. |

New Square Footages:

- | | |
|--------------------------------|---------------|
| • New Conditioned First Floor | 1,344 sq. ft. |
| • New Conditioned Second Floor | 1,161 sq. ft. |

- New Garage 345 sq. ft.
- New First Floor Rear Deck 283 sq. ft.
- New Second Floor Covered Porch 90 sq. ft.
 - For Existing Porches to remain, see above

Proposed Gross Floor Area Subtotal:	2,850 sq. ft.
Covered Parking Credit	200 sq. ft.
Gross Floor Area Total:	2,650 sq. ft.

Zoning:	(MR) District
Lot Area:	8,043 sq. ft.
F.A.R. #	0.33
F.A.R.	2,654 sq. ft.
Year Constructed:	c: 1904, 1950s, 1989

SMJ
architecture

November 13, 2017

Re: Design Review Second Review: Smith Residence remodel and addition
Address: 1761, Saint Helena, CA 94574

Jurisdiction Application: PL17-044
APN: 009-172-002

Dear Ms. Lilly Bianco,

Please find enclosed our response letter per your second plan review comments.

PLANNING DIVISION (Lilly Bianco, 707-968-2748)

Comment #1

Response: Demolition permit application including drawings submitted on 11/03/17.

Comment #2

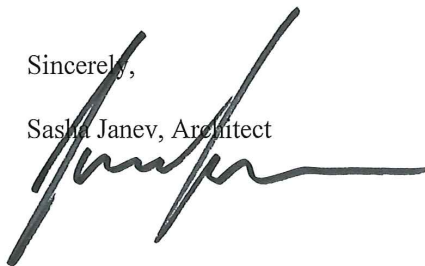
Response: In addition to already presented reasoning in support of the variance we would like to add that following comments:

1. Nature and shape of the lot which is narrow and long is causing additional constraints on the house and garage design and conformance to current setbacks. Front lot line is 55 feet long and rear one is 63 feet long leaving approximately 30 feet in width for structure under current setback requirements.
2. On the west side of the property where we seek variance for lesser garage set back there are no neighboring structures within 20 feet of property line because of access easement and driveway for accessing flag lot in the back. Please see enclosed image.

At this point we would like to proceed with request for variance. Please let us know when our project will be on Planning Commission's agenda. We hope your department can reconsider its current position and recommend approval of the project based on support documentation presented.

Sincerely,

Sasha Janev, Architect



1432 Main Street, suite #102, Saint Helena, CALIFORNIA 94574
Telephone: 707. 968. 5265

Google Maps 1798 Stockton St

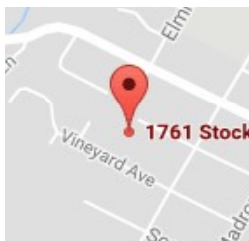


Image capture: Nov 2007 © 2017 Google

St Helena, California

Google, Inc.

Street View - Nov 2007



3. The work included under this contract leaving all labor materials, transportation, tools and equipment necessary for the construction of the project leaving all work ready for use.
2. All construction shall conform to the 2016 California Building Code, 2016 California Mechanical, Electrical, and Plumbing Codes; 2016 California Residential Code, 2016 California Energy Code, 2016 California Green Building Standards Code; Title 24: Fire Safe Standards and any other local governing codes and ordinances. In the event of conflict, the most stringent requirements shall apply.
3. The plans indicate the general extent of new construction necessary for the work, but are not intended to be all-inclusive. All demolition and all new work necessary to allow for a finished job in accordance with the intention of the drawing is included regardless of whether shown on the drawings or mentioned in the notes. All work is new UNO.N.
4. Any errors, omissions or conflicts found in the various parts of the construction documents shall be brought to the attention of the Architect and the Owner for clarification before proceeding with the work.
5. The General Contractor shall maintain a current and complete set of the construction documents on the job site during all phases of construction. Use of all the trades and shall provide all the subcontractors with current construction documents as required.
6. The General Contractor shall verify and assume responsibility for all dimensions and site conditions. The General Contractor shall inspect the existing premises and take note of existing conditions prior to submitting permits. No claim shall be allowed for difficulties encountered which could have reasonably been inferred from such examination.
7. Written dimensions take precedence. Do not scale drawings.
8. All dimensions to and from new construction when shown in plan are to face of stud, face of masonry, centerline, unless otherwise noted.
9. All dimensions on reflected ceiling or electrical plans are from face of finish or center line of column to center line of fixture or group of fixtures.
10. All vertical dimensions are to face of finish, finish floor, unless otherwise noted.
11. All dimensions noted "Verify" and "V.I.F." are to be checked by contractor prior to construction. Immediately report any variances to the architect for resolution.
12. Interior walls are 2x4 or 2x6 wood studs @ 16" o.c. unless otherwise noted and all exterior wall are 2x6 wood studs @ 16" o.c. unless otherwise noted.
13. Contractor shall provide all seismic bracing and hold-down clips as required by Code for all suspended ceiling and soffit framing conditions.
14. Coordinate all work with existing conditions, including but not limited to: Irrigation pipes, electrical conduit, water lines, gas lines, drainage lines, etc.
15. Provide adequate temporary support as necessary to assure the structural value or integrity of the building.
16. Protect all existing building and site conditions to remain including walls, cabinets, finishes, trees and shrubs, paving, etc.
17. Details shown are typical. Similar details apply in similar conditions.
18. Verify all architectural details with structural, and design/build drawings before ordering or installation of any work.
19. Where locations of windows and doors are not dimensioned, they shall be centered in the wall or placed two studs widths from adjacent wall as indicated on the drawings.
20. All required exits shall be operable from inside, without the use of key or special knowledge.
21. All changes in floor materials occur at centerline of door or framed opening unless otherwise indicated on the drawings.
22. Install all fixtures, equipment and materials per manufacturer's recommendations.
23. Verify clearances for flues, vents, chases, soffits, fixtures, etc. before any construction, ordering of, or installation of any items of work.
24. Sealant, caulking and flashing etc., locations shown on drawings are not intended to be inclusive. Follow manufacturer's installation recommendations and standard industry and building practices.
25. All roof deck penetrations and exterior wall openings shall be guaranteed by the contractor to be water tight for a minimum period of one year after substantial completion of all work under this contract.
26. The General Contractor shall remove all rubbish and waste materials of all subcontractors and trades on a regular basis, and shall exercise a strict control over job cleaning to prevent any direct debris or dust from affecting in any way, finished areas in or outside job site.
27. Contractor shall leave premises and all affected areas clean and orderly, ready for occupancy. This includes cleaning of all glass (inside and outside) and frames, both new and existing.

	<u>INTERIOR ELEVATION NUMBER</u> SHEET NUMBER
	WINDOW SYMBOL
	DOOR SYMBOL
	<u>SECTION/ ELEVATION NUMBER</u> SHEET NUMBER
— GRID LINE	
	ROOM NAME _____ ROOM NUMBER
	<u>DETAIL NUMBER</u> SHEET NUMBER
	<u>ENLARGED DETAIL NUMBER</u> SHEET NUMBER
	REVISION
	FLOOR ELEVATION OR DIMENSION POINT

1761 Stockton Street
Saint Helena, CA 94574

Project Information:

Smith Residence
Main Residence
1761 Stockton Street
Saint Helena, California 94574
APN #: 009-172-002



<u>PROJECT NAME:</u>	<u>APN:</u>	<u>BUILDING CALCULATIONS:</u>
SMITH RESIDENCE	004-112-002	(E) CONDITIONED FIRST FLOOR: 1034 S.F.
		(E) CONDITIONED SECOND FLOOR: 461 S.F.
<u>PROJECT ADDRESS:</u>	<u>LOT AREA:</u>	TOTAL (E) CONDITIONED: 1494 S.F.
1761 STOCKTON STREET	0.185 ACRES (8,043 S.F.)	(E) STORAGE: 26 S.F.
SAINT HELENA, CA 94514		(E) CAR PORT: 45 S.F.
<u>ZONING:</u>	<u>CONSTRUCTION TYPE:</u>	TOTAL (E) UNCONDITIONED: 249 S.F.
MEDIUM DENSITY RESIDENTIAL	VB	(E) FRONT PORCH: 120 S.F.
<u>OCCUPANCY:</u>	<u>SPRINKLERS:</u>	(E) REAR DECK: 452 S.F.
R-3, RESIDENTIAL	NO	(E) 2ND FLOOR COVERED PORCH: 154 S.F.
<u>BUILDING HEIGHT:</u>	<u>NO. OF STORIES:</u>	TOTAL (E) DECK & PORCH: 726 S.F.
MAX ALLOWABLE: 30'	2 STORIES	(N) CONDITIONED FIRST FLOOR: 1344 S.F.
<u>PROJECT DESCRIPTION:</u>		(N) CONDITIONED SECOND FLOOR: 1161 S.F.
REMODEL & ADDITION OF EXISTING SINGLE FAMILY DUELING.		TOTAL (N) CONDITIONED: 2,505 S.F.
<u>APPLICABLE CODES:</u>		(N) GARAGE: 345 S.F.
2016 California Building Code (CBC)		TOTAL (N) UNCONDITIONED: 345 S.F.
2016 California Electrical Code (CEC)		(E) FRONT PORCH (TO REMAIN): 120 S.F.
2016 California Mechanical Code (CMC)		(N) REAR DECK: 283 S.F.
2016 California Plumbing Code (CPC)		(E) 2ND FLOOR COVERED PORCH: 145 S.F.
2016 California Fire Code		(N) 2ND FLOOR COVERED PORCH: 90 S.F.
2016 California Residential Code		TOTAL (N) DECK & PORCH: 638 S.F.
2016 California Energy Code		TOTAL CHANGE IN CONDITIONED AREA: 513 S.F. = 25.8% INCREASE
2016 California Green Building Standards Code		*SQUARE FOOTAGES FROM EXTERIOR BUILDING PERIMETER
Napa County General Plan, Zoning, Site Development and		
Subdivision Ordinances		
<u>Note:</u>		<u>NEW AREA SUMMARY:</u>
These drawings are to conform to the requirements of the code		(N) LIVING: 2505 S.F.
editions cited above. Any work performed in association with		(N) GARAGE: 345 S.F.
these drawings must also comply with these code editions.		COVERED VEHICLE CREDIT: -200 S.F.
		TOTAL F.A.R. AREA: 2650 S.F.
		<u>FAR CALCULATIONS:</u>

#	Acronym	And Angle At Round or Number	C.T.	Ceramic Tile	F.P.R.F.	Fireproof	L.N.	Linear	R.	Riser	T.	Tread
			CTR.	Center	FR.	Frame	L.N.	Line	R.A.	Return Air	T.B.	Touil Bar
#	Acronym	At Round or Number	C.W.	Cold Water	FT.	Foot or Feet	L.T.	Light	RAD.	Radius	T.B.D.	To Be Determined
			DI.	Diameter	FTG.	Footing	REC.	Recessed	REF.	Reference	T.C.	Top of Cure
#	Acronym	Round or Number	DBL.	Double	FURR.	Furring	MACH.	Machine	REFR.	Reference	T.E.R.	Telephone
			DET.	Detail	FUT.	Future	MAINT.	Maintain	REFL.	Reflected	TEMP.	Tempered
AC.	Air Conditioning or	D.F.	D.F.	Drinking Fountain	DIA.	Diameter	MAT.	Material	REFR.	Refrigerator	T.G.	Tongue & Groove
			APL.	Apron	MAX.	Maximum	REG.	Register	TER.	Terazzo		
ACOUS.	Acoustical	DIM.	DIM.	Dimension	GA.	Gauge	M.B.	Machine Bolt	REINP.	Reinforced	THK.	Thick
			ADP.	Area Drain	GAL.V.	Galvanized	M.C.	Medicine Cabinet	REQ.	Required	T.M.E.	To Match Existing
ADJ.	Adjustable	DN.	DN.	Down	G.D.	Garbage Disposal	M.D.O.	Medium Density Overlay	REBL.	Rebuilding	T.O.P.	Top of
			ADJNC.	Adjusted	DOOR.	Door	MECT.	Mechanical	REIN.	Reinforcing	T.O.P.	Top of Concrete
AGGR.	Aggregate	DS.	DS.	DOWN SPOUT	GFL.	Ground Fault Interrupt	MEMB.	Membrane	REV.	Revision/ Revised	T.O.P.	Top of Plate
			ALUM.	Aluminum	GL.	Glass	MTL.	Metal	REVER.	Reversed	T.O.PLY.	Top of Plywood
ALT.	Alternate	DUG.	DUG.	Drawing	GND.	Ground	MFR.	Manufacturer	REM.	Remove	T.O.W.	Top of Wall
			DUR.	Drauer	GR.	Grade	MN.	Minum	RMV.	Removable	TYP.	Typical
APPROX.	Approximate	EA.	EA.	Each	G.S.M.	Galvanized Sheet Metal	MISC.	Miscellaneous	R.O.	Rough Opening	U.B.C.	Uniform Building Code
			ARCH.	Architectural	GYP.	Gypsum	MDC.	Mounted	RUD.	Reduced	UNEX.	Unexcavated
ASB.R.	Architectural site review board	(E)	Existing	EIFS.	H.B.	Hose Bibb	NL.	Null	S.	South	UNF.	Unfinished
			EIFS.	Exterior Insulation & Finish System	H.C.	Hollow Core or Handicapped	N.	North	S.C.	South Core	S.C.D.	See Civil Drawings
BD.	Board	EJ.	EJ.	Expansion Joint	HD.	Head	N.C.	Not in Contract	SD.	Storm Drain, Soap Dispenser/Dish	VAR.	Varies
			BLDG.	Building	ELBC.	Electrical	NO or *	Not to Scale	S.C.D.	See Civil Drawings	VC.T.	Vertical Grain Douglas Fir
BLK.	Block	EMER.	EMER.	Emergency	HDR.	Header	NOM.	Nominal	SCHED.	Schedule	VEN.	Veneer
			BLKG.	Blocking	ENCL.	Enclosure	HDR.	Hardware	N.T.S.	Not to Scale	SECT.	Section
BM.	Beam	E.P.B.	E.P.B.	Electrical Panel Board	HDUD.	Hardwood	SEED.	Seed	SED.	See Electrical Drawings	VEST.	Vestibule
			EQ.	Equal	HGR.	Height	SER.	Seperator	VSDF.	Vertical Grain Douglas Fir		
BOT.	Bottoms	EQUIP.	EQUIP.	Equipment	HGT.	Height	O.C.	On Center	SH.	Sprinkler Head	V.F.T.	Verify in Field
			B.P.	Building Paper	EXP.	Expanding	HM.	Hollow Metal	O.D.	Outside Diameter (Dm.)	SHR.	Shower
BTUN.	Butesen	EXIST.	EXIST.	Existing	HORIZ.	Horizontal	OFNG.	Opening	SH.	Sheet	W.	West
			EXT.	Exterior	HR.	Hour	OFF.	Opposite	SHR.	Shrugging	SH.	Shedding
CB.	Catch Basin	EXP.	EXP.	Expansion	HW.H.	Hot Water Heater	FERM.	Ferimeter	SIM.	Similar	W.	With
			CEM.	Cement	FW.	Fire Alarm	FL.	Flange	FL.	Flange	SIM.	Similar
CEM.	Ceramic	F.A.	F.A.	Fire Alarm	ID.	Inside Diameter	FL.	Flange	S.K.D.	See Kitchen Drawings	W.	Wood
			CEM.	Cement	F.A.M.	Fire Alarm Unit	IN.	Inch	FL.	Flange	S.L.D.	See Landscape Drawings
CLG.	Ceiling	F.B.	F.B.	Flat Bar	IN.	Inch	FL.	Flange	S.M.D.	See Mechanical Drawings	WO.	Without
			CLKG.	Caulking	F.D.	Floor Drain	INSUL.	Insulation	FL.YUD.	Plywood	S.P.D.	See Plumbing Drawings
CLR.	Clear	F.E.C.	F.E.C.	Fire Extinguisher Cabinet	INT.	Interior	FL.	Panel	SPEC.	Specification or Special	W.P.	Waterproofing
			CON.	Concrete	INT.	Intermediate	INT.	Interior	SQ.	Square	S.P.	See Structural Drawings
C.M.R.	Concrete Masonry Unit	F.H.W.B.	F.H.W.B.	Flat Head Wood Screw	INTS.	Intermediate	P.S.I.	Pier Square Inch	S.S.	Stainless Steel	W.S.P.	Wet Standpipe
			CNT.	Counter	FIN.	Finish	JAN.	Janitor	S.D.	Pressure Traced or Post Tensioned	S.D.S.	See Structural Drawing
COL.	Column	FIXT.	FIXT.	Fixture	JST.	Joint	FLD.	Flashed	S.K.	Service Sink	WR.	Water Resistant
			CONC.	Concrete	FLR.	Floor	JT.	Joint	FLD.	Flashed	S.D.	See Structural Drawing
CONC.	Condition	FLASH.	FLASH.	Flashing	FLD.	Flashed	FLD.	Flashed	S.D.	See Structural Drawing	W.	Without
			CONC.	Concrete	FLD.	Flashed	FLD.	Flashed	FLD.	Flashed	S.D.	See Structural Drawing
CON.	Connection	F.L.O.C.	F.L.O.C.	Fluorescent	KIT.	Kitchen	FLD.	Flashed	FLD.	Flashed	S.D.	See Structural Drawing
			CON.	Construction	F.L.O.C.	Fluorescent	KIT.	Kitchen	FLD.	Flashed	FLD.	Flashed

General
☒ A00 COVER SHEET

Architectural Drawings

- | | | |
|---|-------|----------------------------|
| ☒ | A10.0 | PLOT PLAN |
| ☒ | A11 | SITE PLANS |
|  | A12 | SITE PLANS |
| ☒ | A2.1 | AS-BUILT / DEMOLITION PLAN |
| ☒ | A2.3 | FIRST FLOOR PLAN |
| ☒ | A2.4 | SECOND FLOOR PLAN |
| ☒ | A2.5 | ROOF PLAN |
| ☒ | A3.1 | EXTERIOR ELEVATIONS |
| ☒ | A3.2 | EXTERIOR ELEVATIONS |
|  | A3.3 | EXTERIOR ELEVATIONS |
|  | A3.4 | EXTERIOR ELEVATIONS |

PROJECT DIRECTORY

OWNER:
BURGES & CYNTHIA SMITH
1761 STOCKTON STREET
SAINT HELENA, CA 94514

ARCHITECT:
SMJ ARCHITECTURE
contact: SASHA JANEV
1432 MAIN STREET
ST. HELENA, CA 94514
TEL: (707) 968-5265
E-MAIL: SASHA@SMJARCHITECTURE.COM

ARCHITECT:
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SMITH RESIDENCE

1761 STOCKTON STREET
SAINT HELENA, CA 94574
APN: 009-172-002

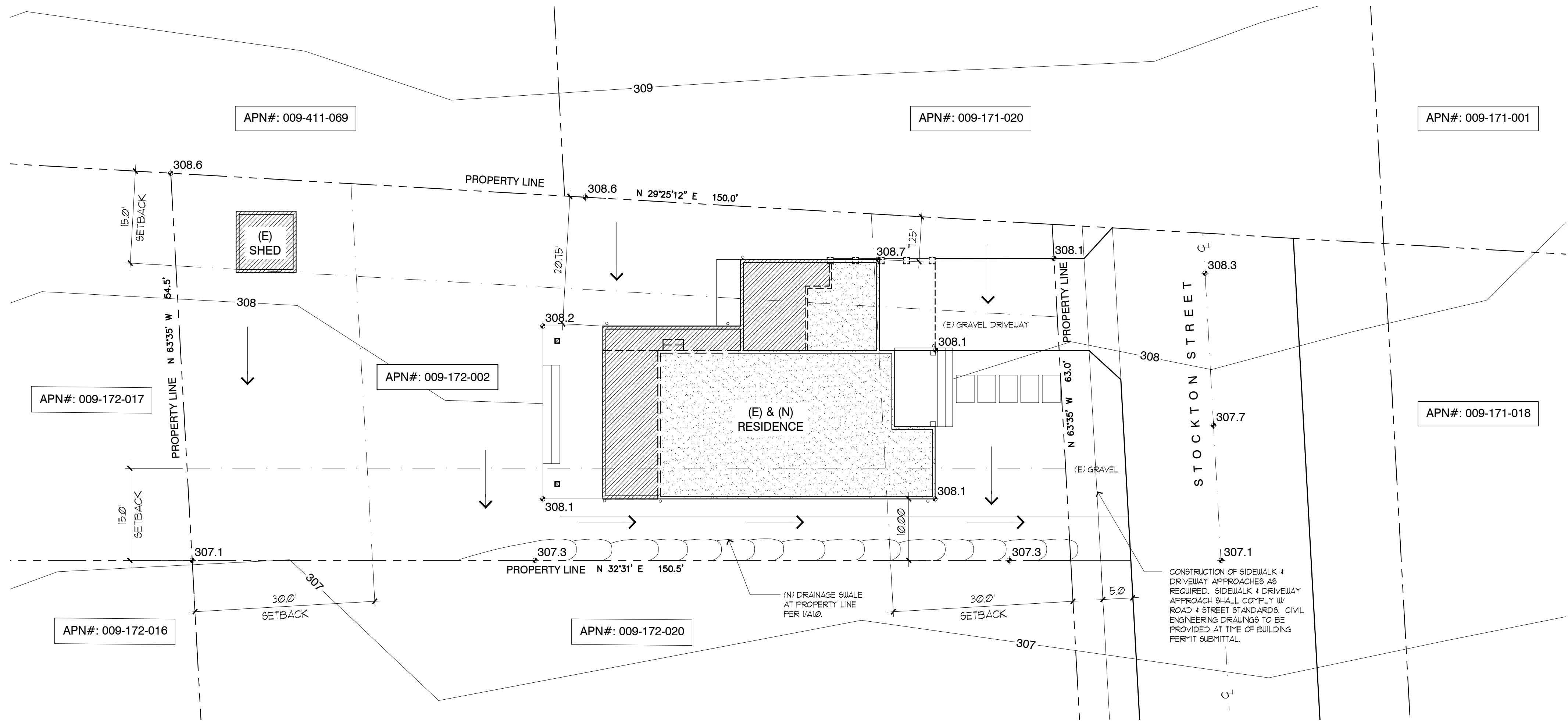
APN: 009-172-002

DATE:

07/01/17	DESIGN REVIEW
09/25/17	DR PCREV 1

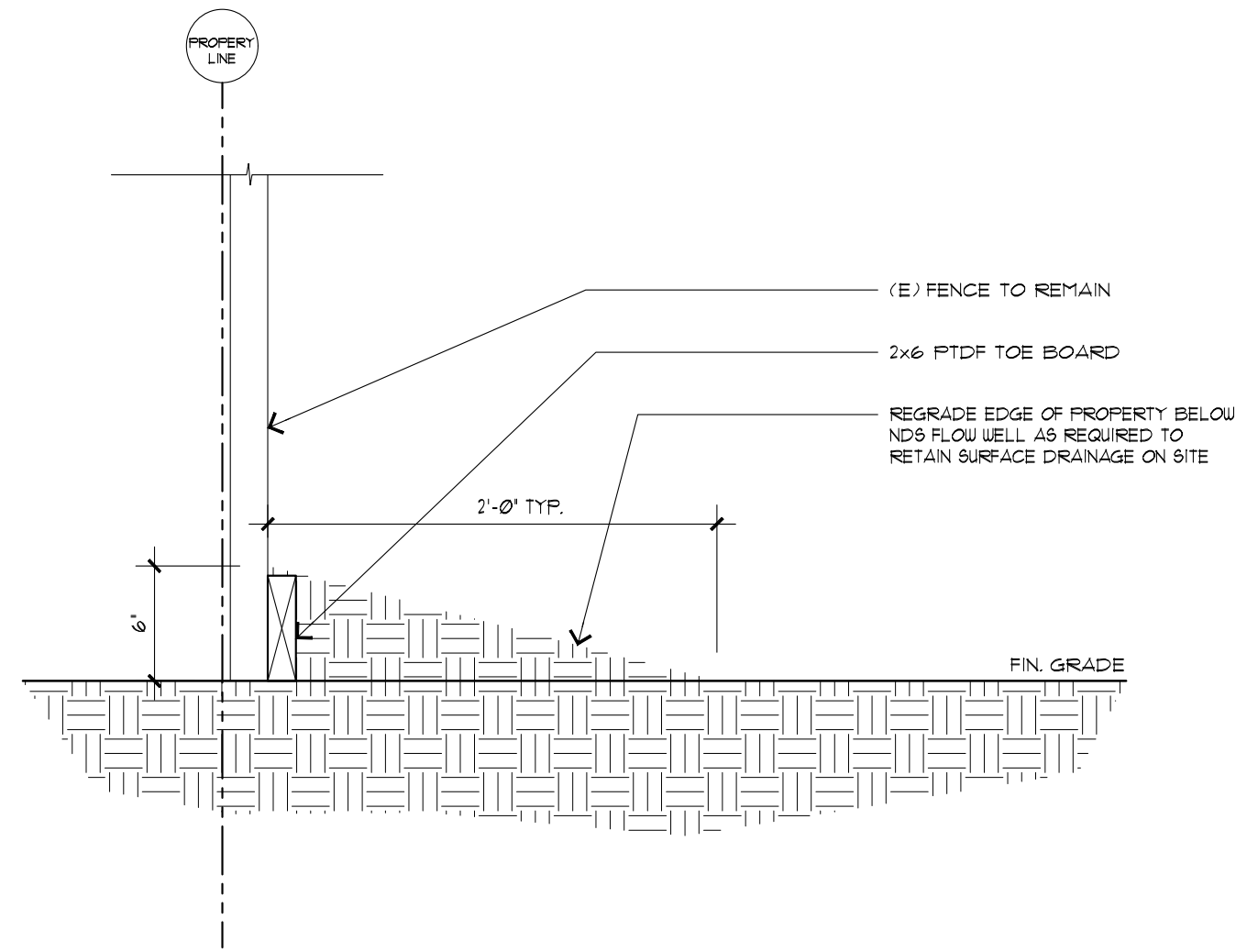
COVER SHEET

A0.0



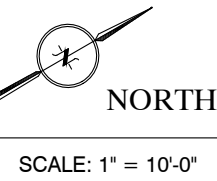
GRADING & RAINWATER NOTE:

GRADE PERIMETER OF PROPERTY 6" VERTICALLY ADJACENT TO OR BELOW FLOW WELL OVERFLOW TO DRAIN BACK INTO SUBJECT PROPERTY TO REDUCE OFF SITE SURFACE DRAINAGE FROM SHEET FLOWING ONTO NEIGHBORING PROPERTIES. SEE DETAIL '1/1-' FOR ADDITIONAL INFO.



1 SITE PROPERTY LINE DRAINAGE SWALE
SCALE: 1 1/2" = 1'-0"

PLOT PLAN / PRELIMINARY DRAINAGE PLAN



LEGEND:

- EXISTING / PROPOSED STORMWATER FLOW DIRECTION
- [Pattern] INDICATES EXISTING RESIDENCE
- [Pattern] INDICATES PROPOSED RESIDENCE

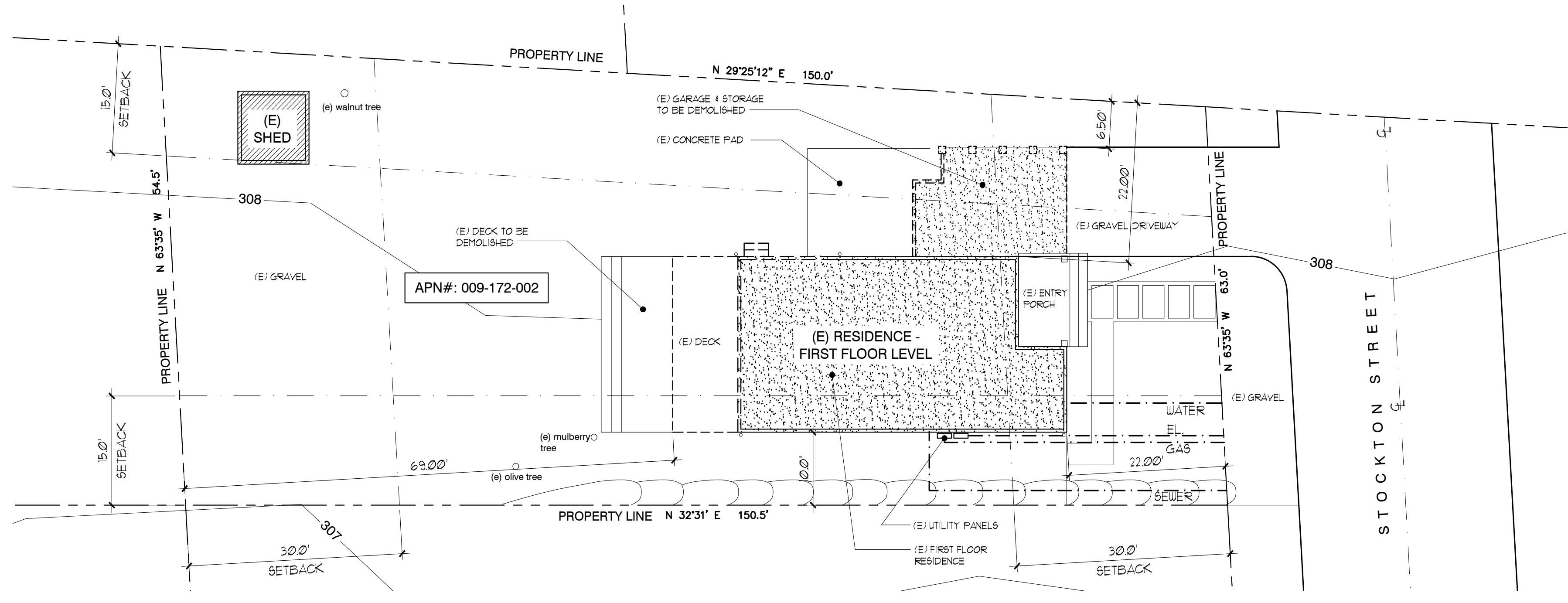


DATE:	
07/01/17	DESIGN REVIEW
09/25/17	DR PCREV
SHEET DESCRIPTION:	
PLOT PLAN	
SCALE: 1" = 10'-0"	

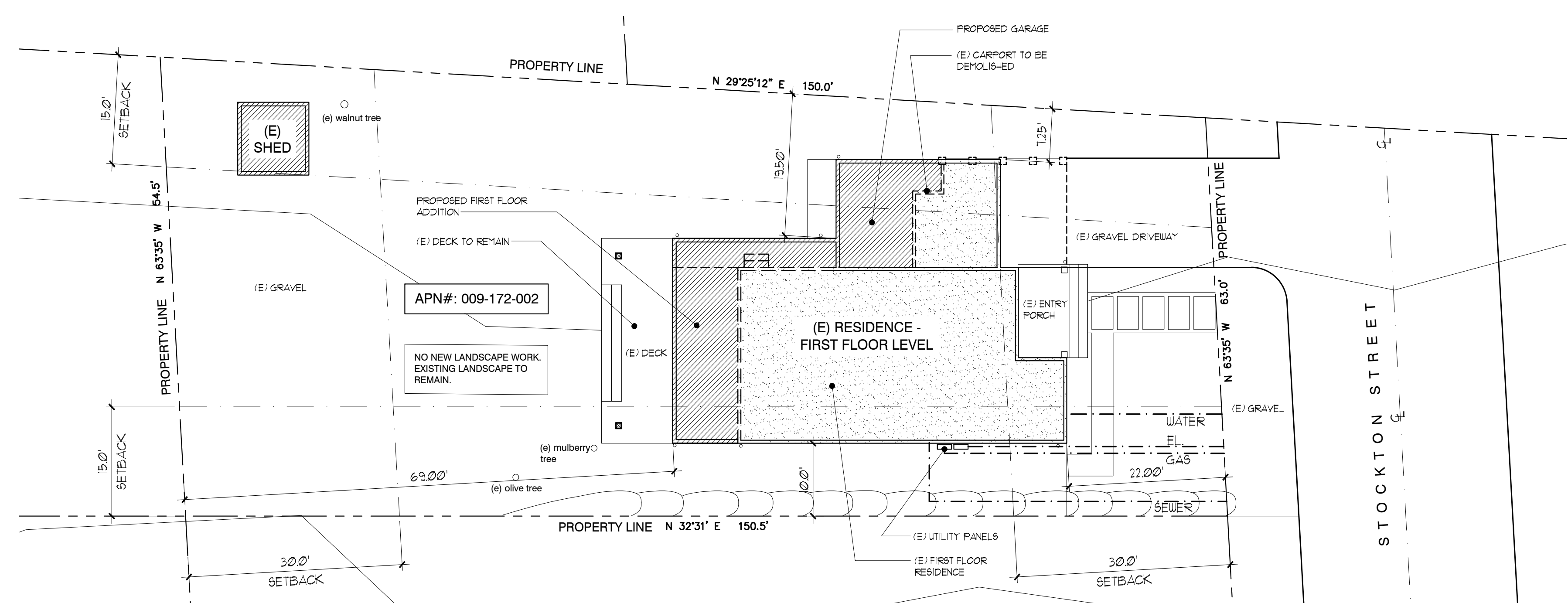
SMITH RESIDENCE
1761 STOCKTON STREET
SAINT HELENA, CA 94574
APN: 009-172-002

ARCHITECT: **SMJ architecture**
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SITE PLAN - EXISTING FIRST FLOOR LEVEL



SITE PLAN - PROPOSED FIRST FLOOR LEVEL

LEGEND:
INDICATES EXISTING RESIDENCE
INDICATES PROPOSED RESIDENCE

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1761 STOCKTON STREET
SAINT HELENA, CA 94574
APN: 009-172-002

DATE:
07/01/17 DESIGN REVIEW
09/25/17 DR PCREV

SHEET DESCRIPTION:
SITE PLANS

SCALE: 1" = 10'-0"

A1.1



LEGEND:

	INDICATES EXISTING RESIDENCE
	INDICATES PROPOSED RESIDENCE

ARCHITECT:

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TELEPHONE: 707. 968. 5200

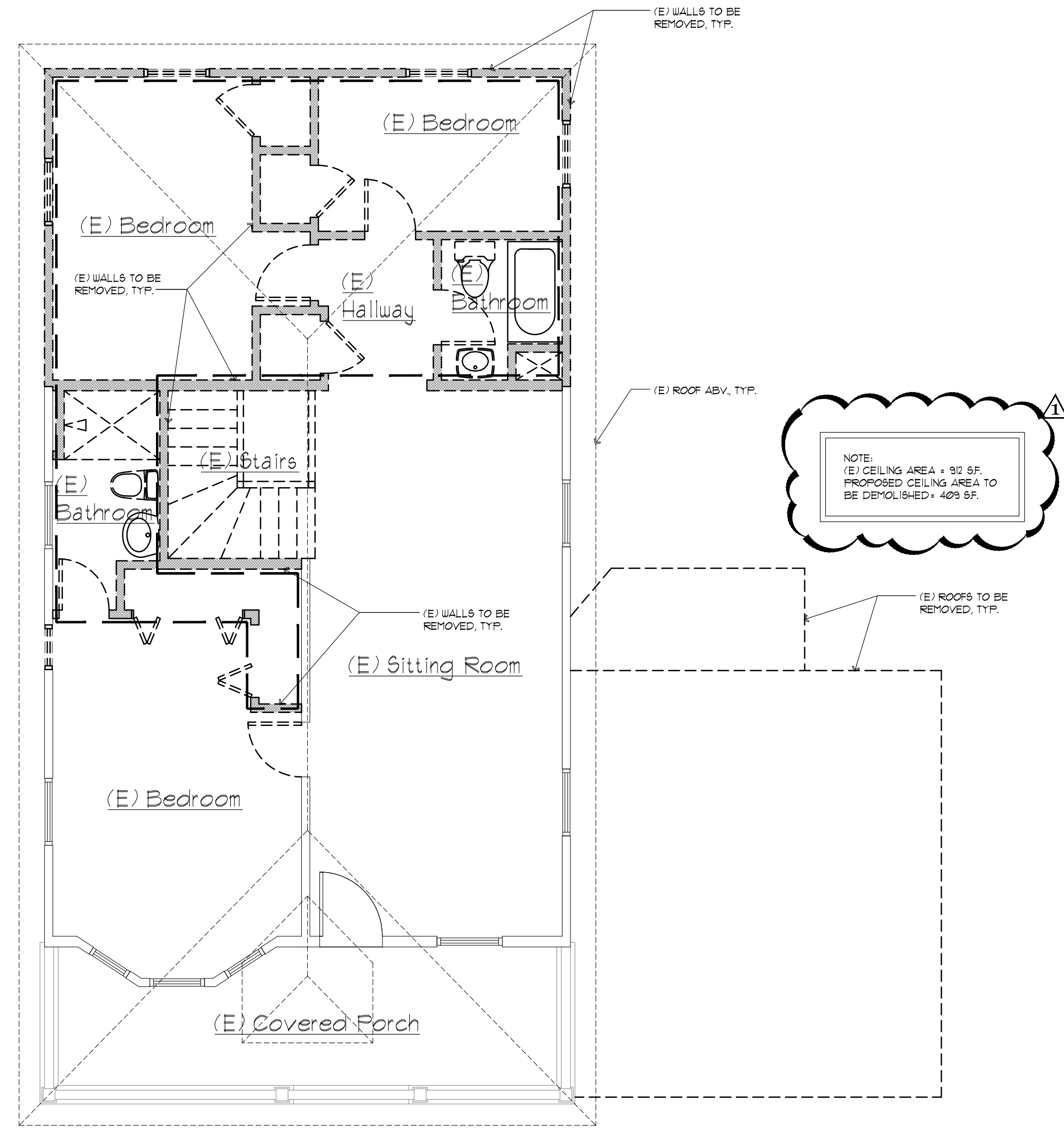
SMITH RESIDENCE
1761 STOCKTON STREET
SAINT HELENA, CA 94574
APN: 009-172-002

DATE:	
07/01/17	DESIGN REVIEW
09/25/17	DR PCREV 

SHEET DESCRIPTION:
SITE PLANS

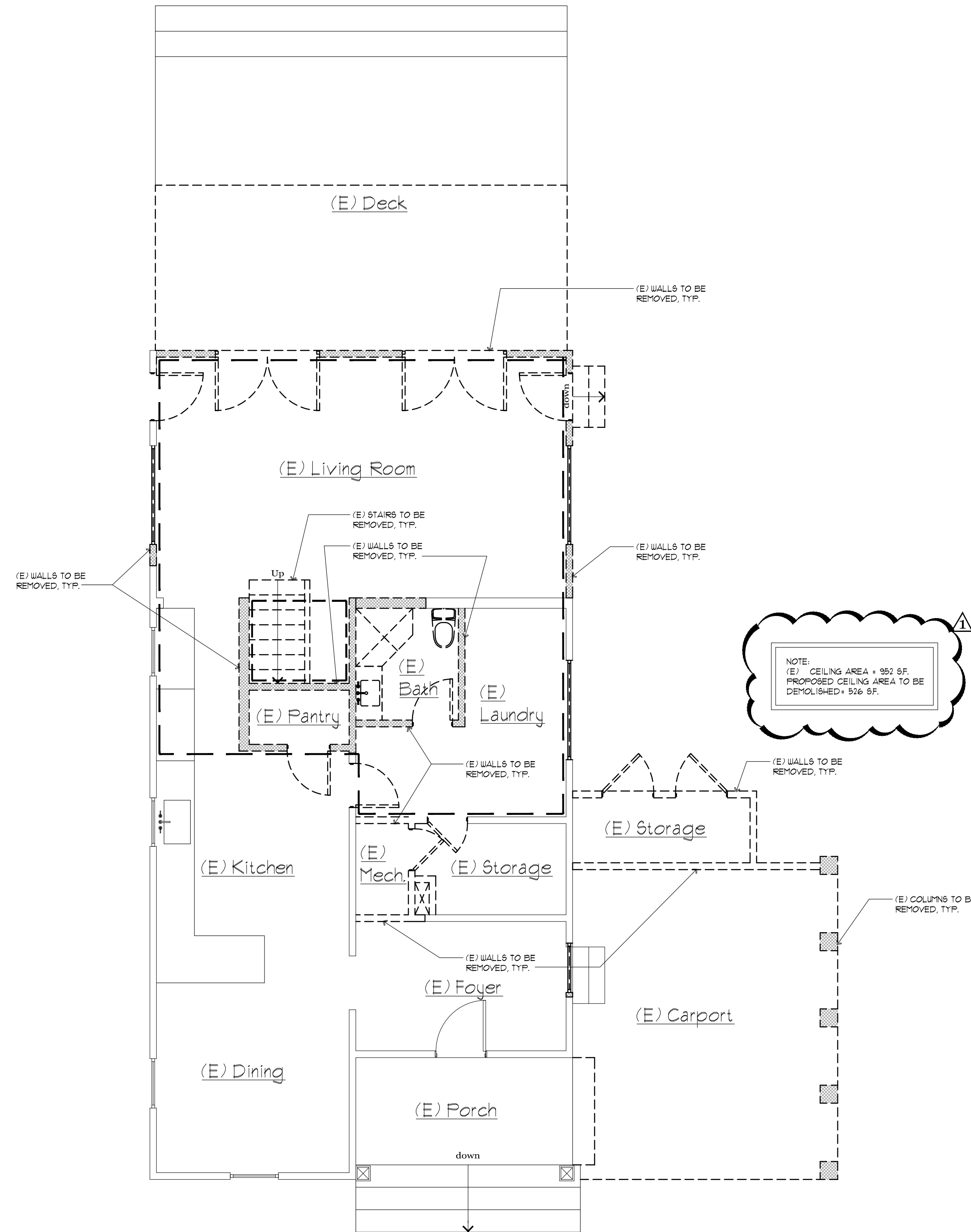
SCALE: 1" = 10'-0"

A1.2



AS-BUILT/ DEMOLITION SECOND FLOOR PLAN

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



AS-BUILT/ DEMOLITION FIRST FLOOR PLAN

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

LEGEND:

- INDICATES CEILING AREA TO BE DEMOLISHED
- INDICATES WALLS TO BE DEMOLISHED
- INDICATES EXISTING FRAMING TO REMAIN

NORTH

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

A2.1

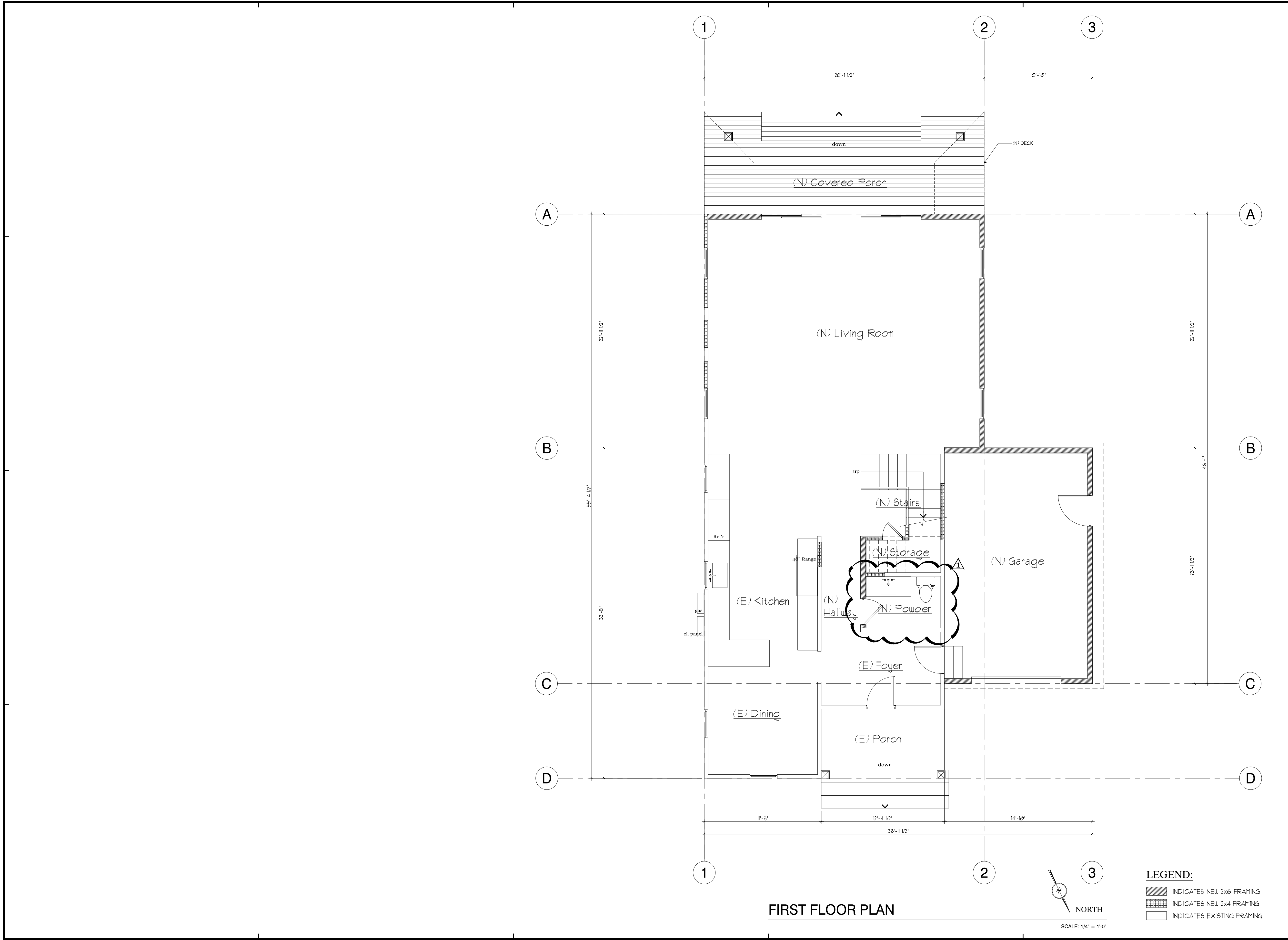
DATE:
07/01/17 DESIGN REVIEW
09/25/17 DR PCREV

SHEET DESCRIPTION
AS-BUILT/ DEMOLITION PLANS

SMITH RESIDENCE
1761 STOCKTON STREET
SAINT HELENA, CA 94574
APN: 009-172-002

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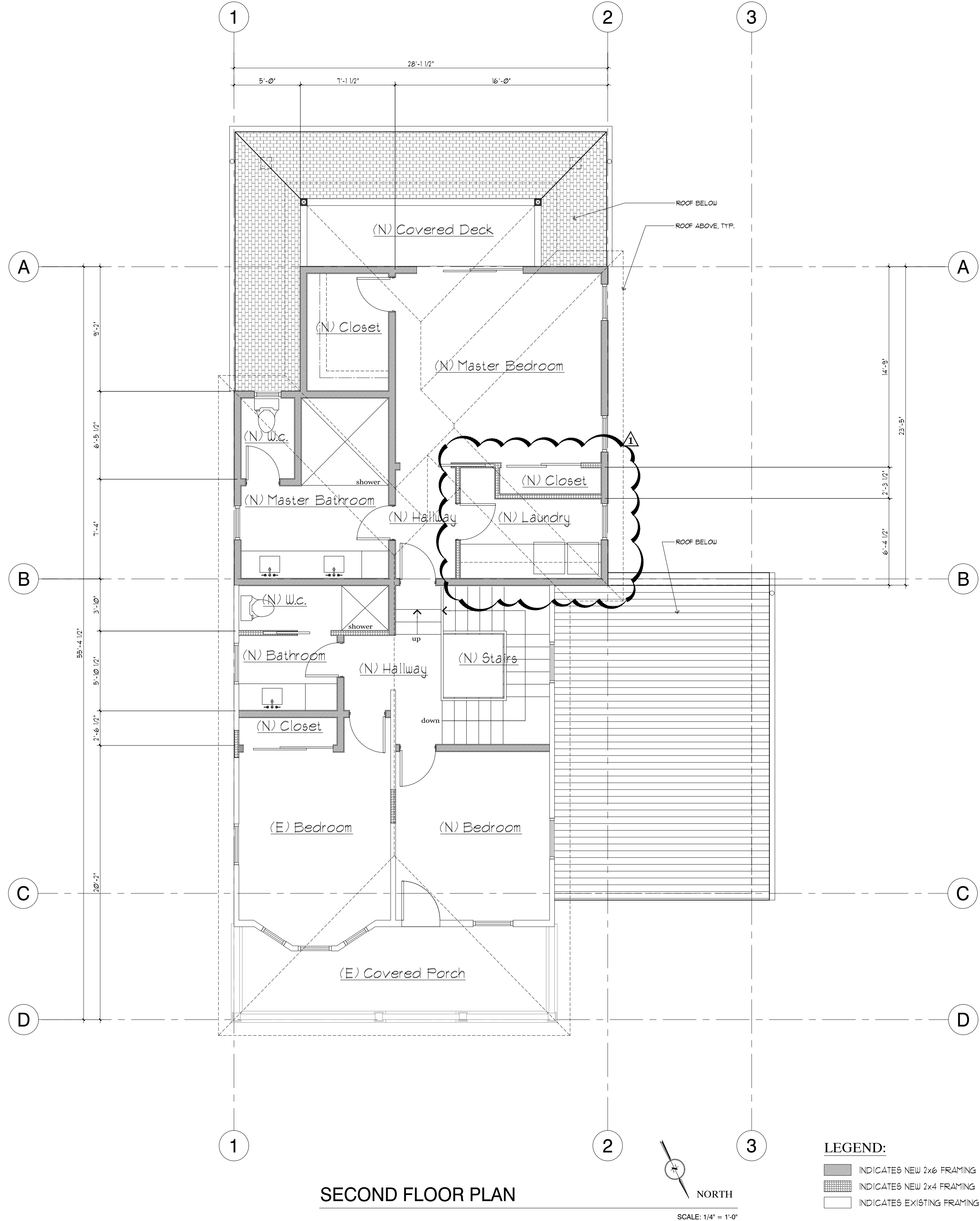
SMITH RESIDENCE
1761 STOCKTON STREET
SAINT HELENA, CA 94574
APN: 009-172-002

DATE:
07/01/17 DESIGN REVIEW
09/25/17 DR PCREV

SHEET DESCRIPTION
FIRST FLOOR PLAN

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

A2.3



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TELEPHONE: 707.968.5265

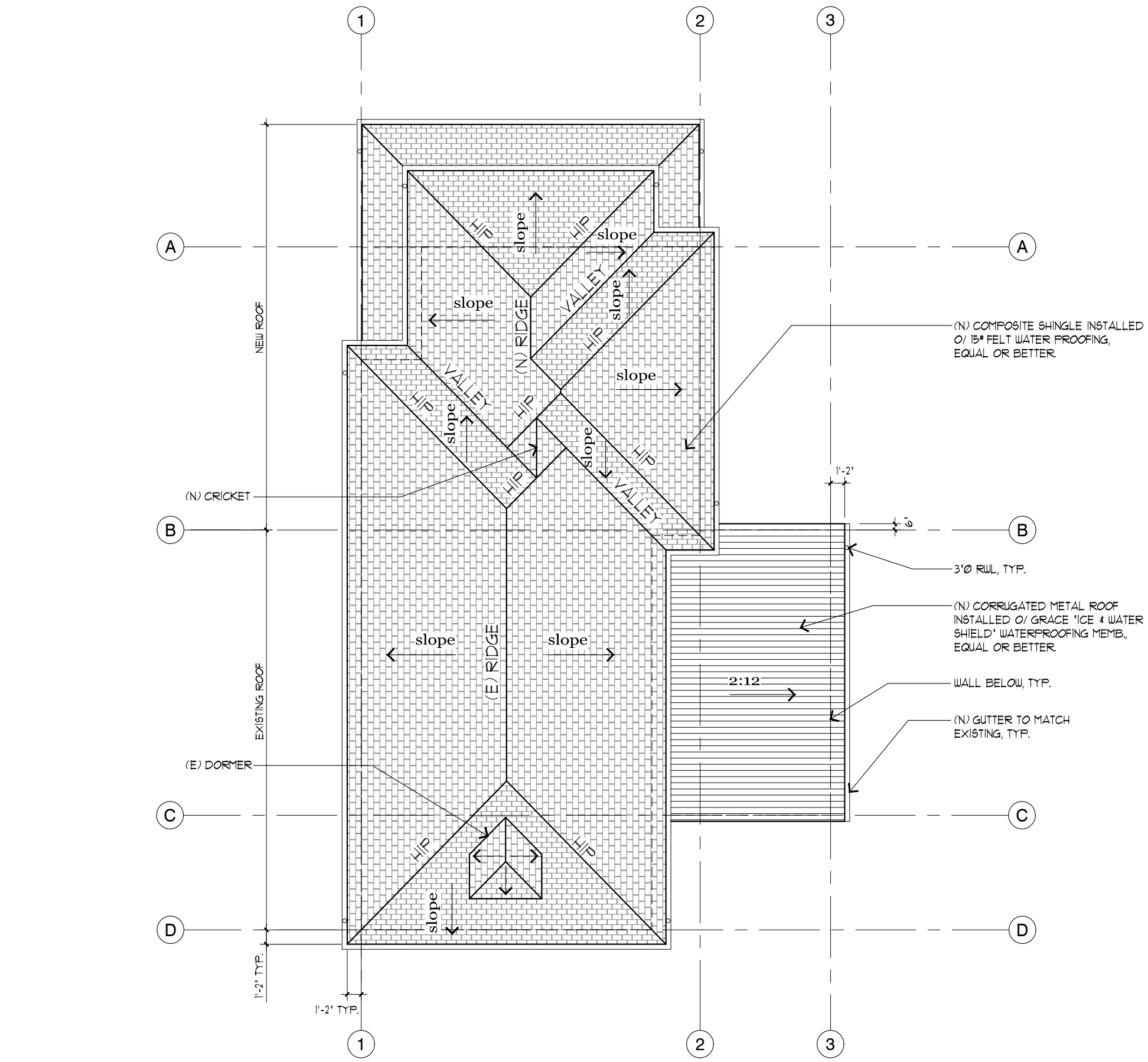
SMITH RESIDENCE
1761 STOCKTON STREET
SAINT HELENA, CA 94574
APN: 009-172-002

DATE:
07/01/17 DESIGN REVIEW
09/25/17 DR PCREV **A**

SHEET DESCRIPTION
SECOND FLOOR PLAN

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

A2.4



ROOF PLAN

SMITH RESIDENCE

1761 STOCKTON STREET
SAINT HELENA, CA 94574
APN: 009-172-002

ARCHITECT: **SMJ**
architecture
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07/01/17	DESIGN REVIEW
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SHEET DESCRIPTION

ROOF PLAN

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

A2.5

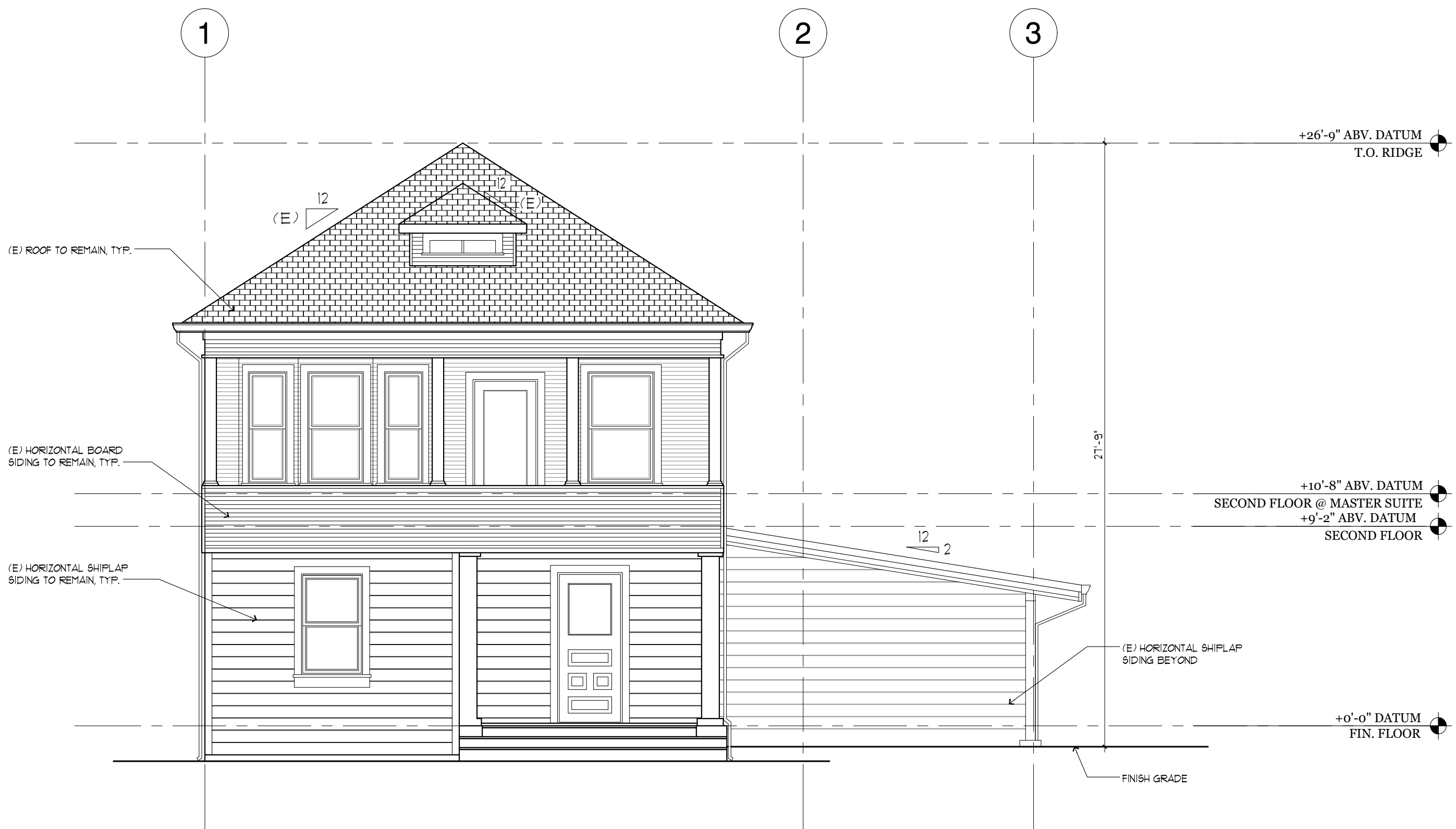
P:\2016\201610 Smith Residence\1-Drawings\01-Current\3-Ext-Elev-201610.dwg 9/25/17 Copyright © 2015 by SMJ ARCHITECTURE



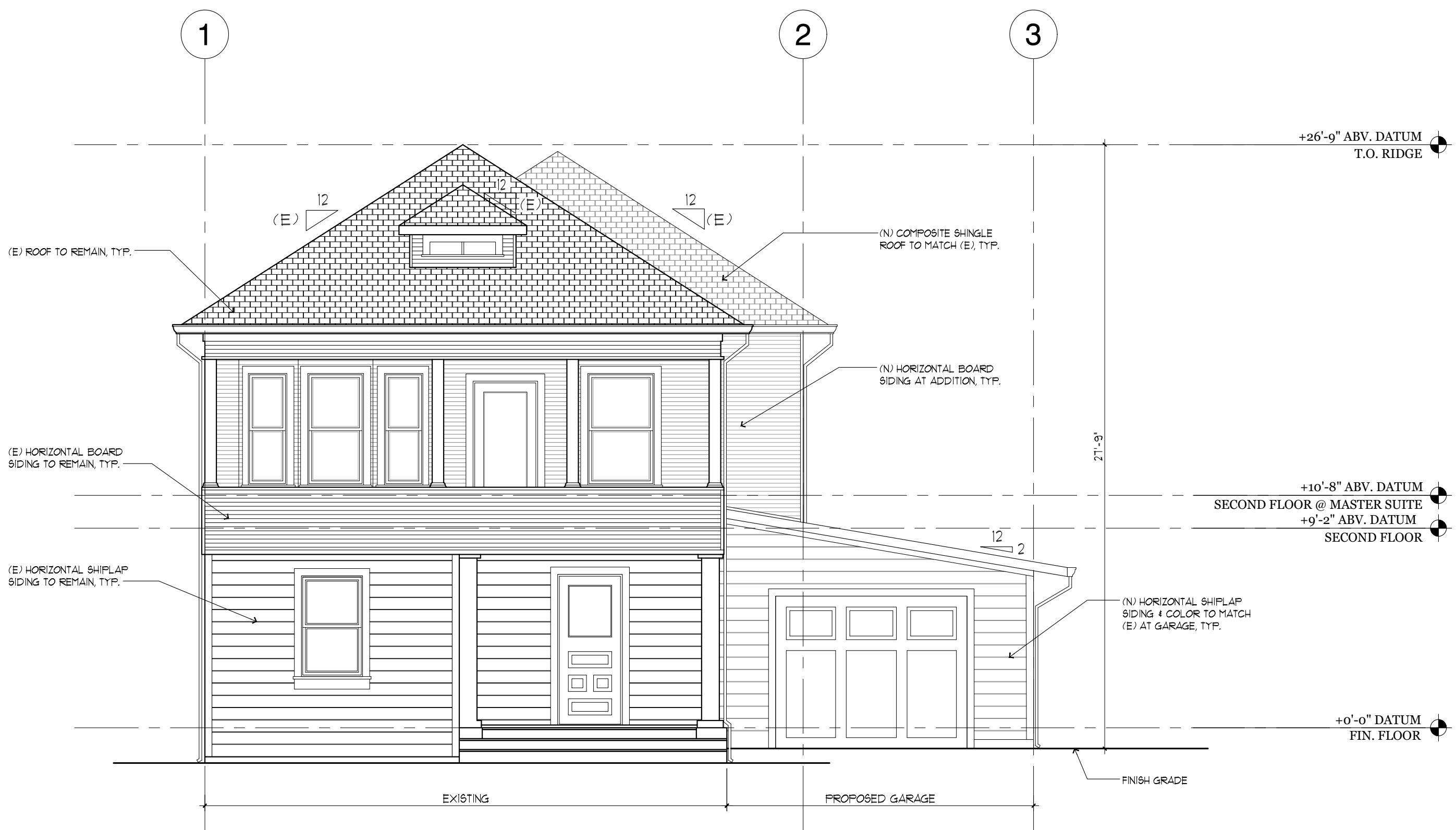
EXISTING NORTH ELEVATION
VIEW FROM STOCKTON STREET

PROPOSED EXTERIOR MATERIALS

- LOWER FLOOR - MATCH EXISTING WIDE BOARD HORIZONTAL SHIPLAP SIDING.
- UPPER FLOOR - MATCH EXISTING NARROW BOARD HORIZONTAL SIDING.
- MATCH ALL EXISTING COLORS
- MATCH EXISTING COMPOSITE SHINGLE ROOFING.



2 EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



1 PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"

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SMITH RESIDENCE
1761 STOCKTON STREET
SAINT HELENA, CA 94574
APN: 009-172-002

DATE:
07/01/17 DESIGN REVIEW
09/25/17 DR PCREV

EXTERIOR ELEVATIONS

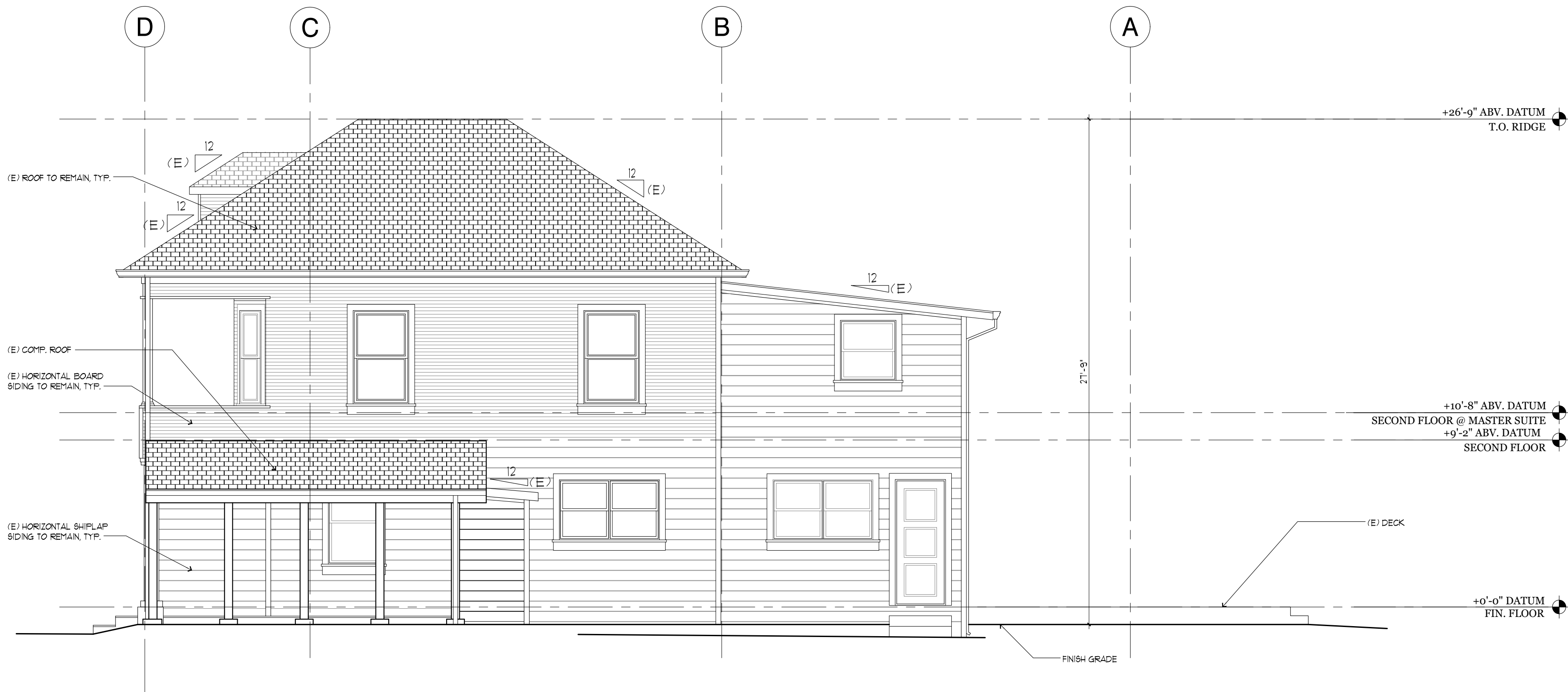
SCALE: 1/4" = 1'-0"

A3.1

P:\2016\201610 Smith Residence\1-Drawings\01-Current\3-Ext-Elev\201610.dwg
9/25/17
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EXISTING WEST ELEVATION
VIEW FROM SIDE YARD



2 EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



1 PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"

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SAINT HELENA, CA 94574
APN: 009-172-002

DATE:
07/01/17 DESIGN REVIEW
09/25/17 DR PCREV

EXTERIOR ELEVATIONS

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

A3.2

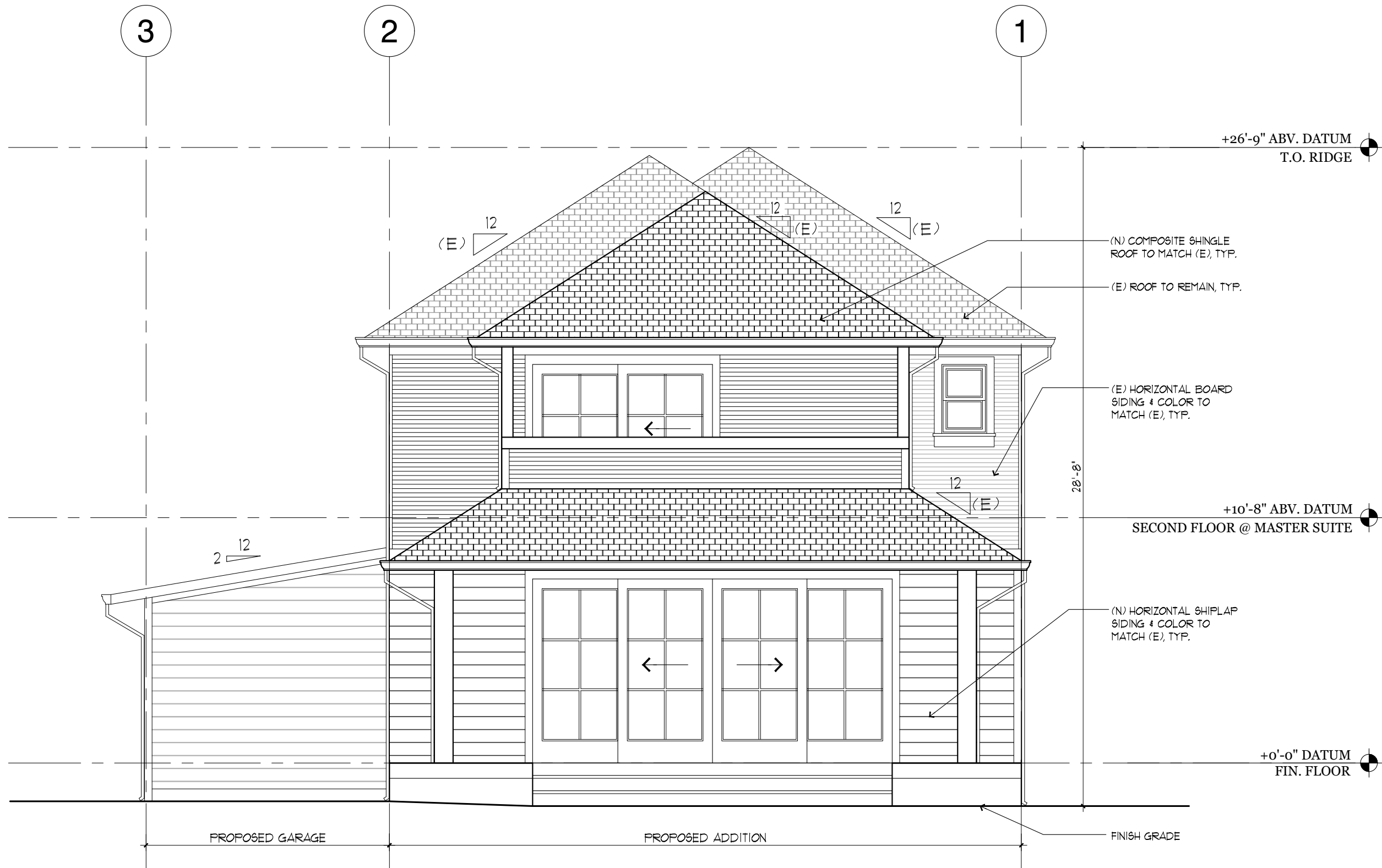
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9/25/17 P:\2016\201610 Smith Residence\1-Drawings\01-Current\3-Sect-Elev\201610.dwg



EXISTING SOUTH ELEVATION
VIEW FROM BACKYARD



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



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

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1761 STOCKTON STREET
SAINT HELENA, CA 94574
APN: 009-172-002

DATE:
07/01/17 DESIGN REVIEW
09/25/17 DR PCREV

EXTERIOR ELEVATIONS

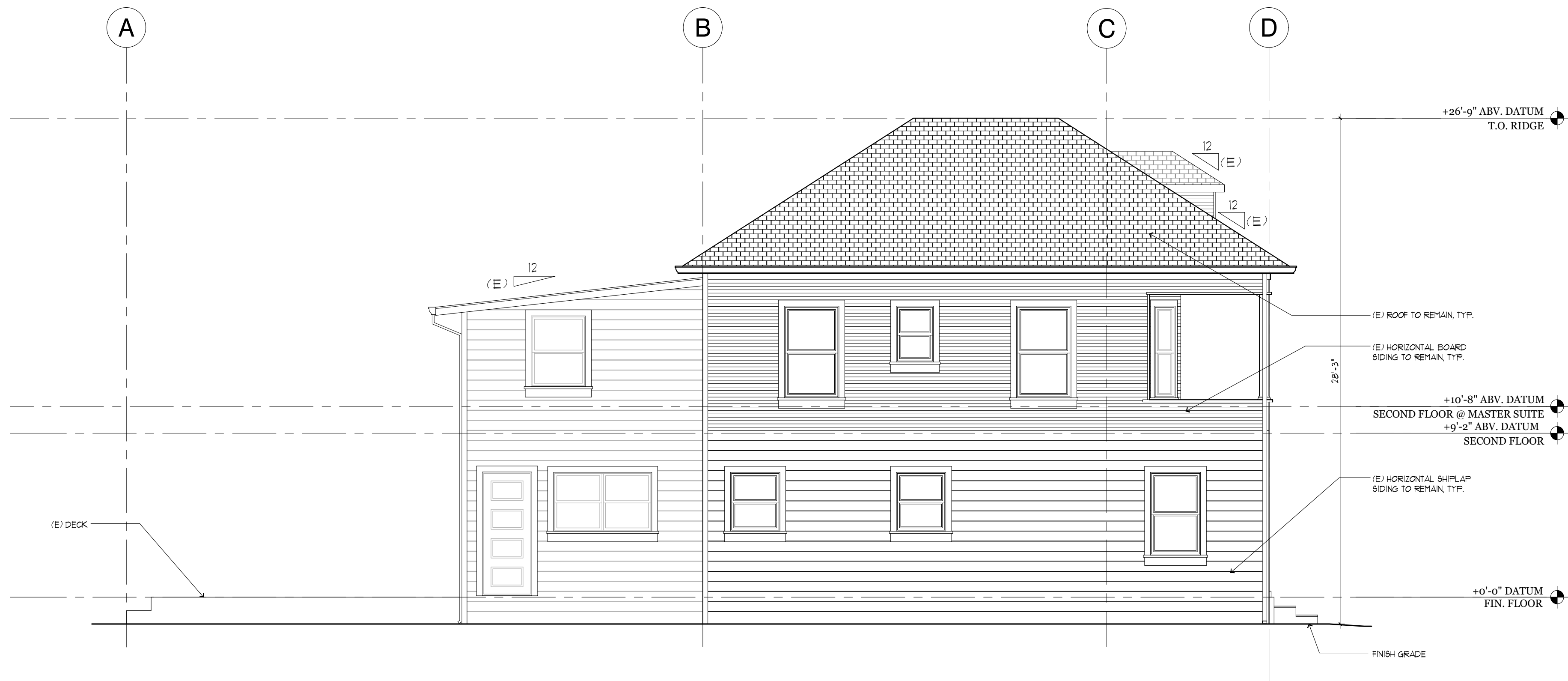
SCALE: 1/4" = 1'-0"

A3.3

P:\2016\201610 Smith Residence\1-Drawings\01-Current\3-Ext-Elev-201610.dwg
9/25/17
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EXISTING EAST ELEVATION
VIEW FROM STOCKTON STREET



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



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

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ST. HELENA, CA 94574
TELEPHONE: 707.968.5265

SMITH RESIDENCE

1761 STOCKTON STREET
SAINT HELENA, CA 94574
APN: 009-172-002

DATE:

07/01/17 DESIGN REVIEW
09/28/17 DR PCREV

EXTERIOR ELEVATIONS

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

A3.4

Christy Abreu
1755 Stockton Street
St. Helena, CA 94574

June 29, 2017

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

Re: Design Review, Variance and Building Permit Applications
Smith Residence: 1761 Stockton Street, St. Helena

To Whom it May Concern:

I write in support of Cindy and Burges Smith's Design Review, Variance and Building Permit Applications for an anticipated remodel of their home at 1761 Stockton Street.

Cindy and Burges are my neighbors and we share a property line (their southern property line and my northern property line.) Cindy and Burges have explained to me that they want to add approximately 10 feet to the back of their house. They are also going to renovate an addition so that it will match the original 110 year old home. I have reviewed the plans for their remodel.

I understand that the Smiths have to obtain a variance to extend their home in back within 10 feet of their (and my) property line. I wholeheartedly support Cindy and Burges' request for a variance, especially because it only applies to the ground floor. My two story house extends as far as their home will after the new addition and furthermore, their addition will only have a "view" of my chimney (I don't have windows back there). The extension of their home by 10 feet will not negatively impact the light in my backyard nor decrease my privacy.

I appreciate the fact that Cindy and Burges will match the siding on their house through this remodel (right now, part of the siding does not match). They will also match the roof in the back of the house to the existing 110 year old roof. I am happy that Cindy and Burges are committed to restoring their farm house so that it is in keeping with its history. Their home is a part of St. Helena's history and they are working hard to preserve it for years to come.

Please do not hesitate to contact me if you have any questions regarding my support of the Smith's project.

Sincerely,



Christy Abreu (227-4695)

June 29, 2017

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

Re: Design Review, Variance and Building Permit Applications
Smith Residence: 1761 Stockton Street, St. Helena

To Whom it May Concern:

We are neighbors of Cindy and Burges Smith and we sign below to show our support of their Design Review, Variance and Building Permit Applications for an anticipated remodel of their home at 1761 Stockton Street.

Cindy and Burges have explained to us that they want to complete the remodel of their 100 year old farm house (they replaced their roof and changed the entrance last year.) They have shared their plans with us and we understand that they intend to remodel the back 1950's addition to their home and add an additional 10 feet to the back of their house. The renovation and addition will allow Cindy and Burges to move their master bedroom to the rear of their home and add a dining room to their existing living room.

Through the remodel, Cindy and Burges will match all of the siding at their house (right now, the back addition does not match.) They are also going to raise the roof in the back so that it is the same height and pitch as the existing roof. We think this is great as the whole house will be consistent with the original 100 year old farm house.

We also support Cindy and Burges' request for a variance so that they can extend the back of their house along the southern property line. While this does not directly impact our homes, we have seen the plans and it makes sense to continue the house at the same distance from the fence it is now. We understand that our neighbor Christy Abreu, who shares that fence, supports the variance too.

We are happy that Cindy and Burges keeping the historic value of their home at the forefront of their remodel. This is the oldest home in our neighbor and it's great to see it preserved.

Cheryl Davis 1743 Stockton St
707-333-2894

Jane Todd & Janet W. Todd
1767 Stockton St. 967-9422

Diana Regusci
1745 Stockton St.

St. Helena, CA 94574

FRIN
MARTIN
1792 VINEYARD
ST. HELENA
707-963-4141

Renee Green 1750 Stockton St.
707-337-9167



BRUNZELL
HISTORICAL

June 27, 2015

Burges and Cynthia Smith
1761 Stockton Street
St. Helena, CA 94574

Subject: Project Review for the proposed project on the historic building at 1761 Stockton Street, St. Helena, Napa County, California.

Dear Cynthia and Burges,

This letter comprises the project review for the proposed project on the historic building at 1761 Stockton Street, St. Helena, Napa County, California.

Previous Surveys and Historic Status

The house at 1761 Stockton Street was placed on St. Helena's Historic Resource Inventory in 1978 (although it was not individually evaluated as part of the 1978 survey). The consultant who updated St. Helena's Historic Resource Inventory and prepared a historic context statement in 2006 did not individually evaluate 1761 Stockton Street, and neither study produced a DPR 523 form for the parcel. In 2015, Brunzell Historical completed the first formal evaluation of the property. That evaluation found that the property was architecturally significant, historically significant for its association with the Ghiringhelli family, and therefore qualified as a local historic district contributor. The property retained integrity since its initial listing, and qualified as a historic property. In 2017, the property continues to retain historic integrity and qualifies as a local district contributor.

Character-defining Features

The building is an example of National Folk style architecture, and is typical of buildings constructed without an architect's design in rural communities during the first decade of the twentieth century. Although it was somewhat altered when it was raised in 1991 to create a second floor of livable space, it retains most of the character-defining elements of that original design. Sensitive alterations in 2015 also preserved these elements. These features include:

- Hipped roof with decorative hipped dormer
- Full-width integral verandah with square supports and decorative bases and capitals
- Shallow projecting bay window on the main façade
- Original paneled wood door on the main façade
- Double-hung wood sash windows on second floor

Any future rehabilitation or renovation of the house should preserve these character-defining features.

Proposed Project

The Secretary of the Interior's Standards for the Treatment of Historic Properties provide guidelines for the preservation and rehabilitation of historic resources. Adherence to these standards is accepted as a method of avoiding significant adverse effects to historic buildings while allowing their continued use. The main purpose of the current project is to create additional dwelling space to allow for the creation of a master bedroom

suite. The carport (which was added to the south elevation as part of the 1991 remodel) will also be enclosed in order to create a single-car garage.

The Secretary of Interior's Standards for Rehabilitation state, in part:

"Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved."

"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, size, scale, and architectural features to protect the historic integrity of the property and its environment."

Both elements of the current project have been sensitively designed to conform to these standards. The distinctive features and finishes discussed above under Character-defining Features will all be preserved. The new addition will be subordinate to and compatible with the massing, size, scale, and architectural features of the original house. Sited at the rear, most of the addition will not be visible from the street. It has been carefully designed to replicate the pitch of the original roof and the style of the original siding. The new construction will be differentiated from the old by the larger size of the window and door openings at the rear of the house, which will be fitted with divided light windows and glazed doors in order to maintain historic compatibility.

The garage will not expand the footprint of the existing carport. Although it will be visible from the street, its massing, size, scale, and architectural features will be compatible.

Overall, the project will benefit the property's historic status by adapting it to contemporary modes of living by providing a master bedroom and garage. These elements will allow the property to continue its original residential use for many years in the future.

Evaluator Qualifications

I meet the Secretary of Interior's Professional Qualifications for both History and Architectural History. I hold a Master's degree in Public History and have worked in multiple facets of historic preservation and cultural resource evaluation since 2007. My experience includes municipal preservation planning and working as the lead staff member of a non-profit preservation organization. Since 2012, I have worked full-time as a historical consultant, completing dozens of evaluations for CEQA and Section 106 compliance. Additionally, I have completed local and national register nominations, historic context statements, and HAER recordation. The North Bay is the center of my practice, but I frequently work in the greater Sacramento area and other parts of the Bay Area, and have also completed projects in Southern California, Oregon, and New York. In addition to my work with historic-period domestic, agricultural, and commercial properties for private clients, I have evaluated post offices, military bases, university campuses, hospitals, church properties, and a NASA site. I am listed as a Historian and Architectural Historian on the California Office of Historic Preservation's roster of qualified consultants for every county in California.

Please contact me by phone at 707/290-2918 or e-mail at kara.brunzell@yahoo.com with any questions or comments.

Sincerely,



Kara Brunzell, M.A.
Brunzell Historical



PLANNING COMMISSION REPORT

Planning Commission Meeting of December 19, 2017

AGENDA SECTION: Scheduled Matters

SUBJECT: Consideration of Amendments to the City's Zoning Ordinance, St. Helena Municipal Code ("SHMC") Title 17, Potentially Eliminating Certain Floor Area Ratio Exemptions in the Low, Medium, and High Density Residential Districts, as deemed appropriate by the Planning Commission.

PREPARED BY: Aaron Hecock, Senior Planner

REVIEWED BY: Noah Housh, Planning & Community Improvement Director

APPROVED BY: Noah Housh, Planning & Community Improvement Director

APPLICATION FILED: 08/22/17

LOCATION OF PROPERTY: Citywide

APN: Citywide

GENERAL PLAN/ZONING: All Residential Designations and Districts

APPLICANT: City of St Helena

PHONE: 707-968-2740

BACKGROUND

City staff, the Planning Commission, City Council and project applicants regularly find challenges with the existing Zoning Code, including incomplete requirements, antiquated policies and a general lack of consistent regulations. In the spring of 2017, City staff worked with the Planning Commission to prioritize an on-going list of potential citywide projects of interest to the Commission. One of the leading priorities identified at this time was initiation of a comprehensive Zoning Code update in order to address a number of problematic issues and inconsistencies with the Code.

On August 22, 2017, the City Council and the Planning Commission prioritized an update of the zoning code as a top priority to both address these on-going issues, as

well as provide an efficient method to tackle a number of other priorities identified by the Planning Commission and City Council. In addition to addressing the inconsistencies and improving the usability of the code, the list of code improvements includes:

1. Review of the Floor Area Ratio (F.A.R.) allowances and exemptions;
2. Review of the sign standards;
3. Review of the Use Permit requirements in the Service Commercial and Central Business Zoning Districts;
4. Review of the small lot zoning standards;
5. Review, clarify and improve the applicability of the non-conforming zoning standards, with particular focus on large industrial users;
6. Review the Demolition permit process and potential increases in limitations on Demolition permit approval
7. Food Truck Ordinance
8. Temporary Use Permit process
9. Update the Daycare regulations to be consistent with State law
10. Update Telecommunication regulations to be consistent with State and Federal law

Separate from these Zoning Code "clean-up" efforts, adoption of the draft 2035 General Plan (likely to occur in late 2018) will trigger a comprehensive Zoning Code update to implement the direction of this policy document. It is important to make the distinction between the comprehensive changes the General Plan update will trigger, and the code "clean-up" envisioned through this process. This effort is intended to consist of minor revisions and modifications to existing policy, not whole-sale policy changes the scope of which were not anticipated or covered in existing adopted policy documents and therefore past California Environmental Quality Act (CEQA) analysis and determinations.

PROJECT DESCRIPTION

Review of the Floor Area Ratio (F.A.R.)

The topic of F.A.R. has been of interest to the Planning Commission for quite some time as many residential projects are proposing F.A.R.s at or near the maximum allowed by the Zoning Code. The Planning Commission's concern is that projects which maximize the allowable F.A.R. may not be in keeping with the character and scale of the surrounding development and therefore have the potential to negatively impact the appearance and character of St Helena's residential neighborhoods. This is of particular concern in the Medium Density residential district as a majority of the City's housing stock lies within this district, and therefore a majority of the residential development activity is as well.

ANALYSIS

DISCUSSION

To address this concern, staff has scheduled a discussion with the Planning Commission to gain input and direction on potentially amending the City's Zoning Code

to eliminate certain Floor Area Ratio Exemptions to ensure the Floor Area Ratios of approved residential development is of a scale and character in keeping with the existing development patterns and neighborhoods.

Staff is requesting the Planning Commission provide input to staff on the Commission interest and/or support to:

1. Eliminate one or more of the allowable exemptions to the calculated maximum gross floor areas in the Medium Density Residential District and possible the Low and High Density Residential Districts as well.

Currently, the items listed below are exempt from F.A.R. maximums in the Low, Medium and High residential districts:

- The maximum gross floor area of a residential structure may be increased by 400 square feet per parcel for construction of an accessory dwelling unit;
- One covered parking space of 200 square feet in size;
- Non-habitable accessory buildings less than 120 square feet in size;
- A non-habitable basement or attic; and
- A balcony, porch, deck or other structure where at least one of the longest dimensions is unenclosed.

Staff Response:

400 square foot F.A.R. exemption for the construction of an accessory dwelling unit. While removal of this exemption would certainly impact scale and massing for any proposed construction containing an ADU, it could have the unintended result of fewer accessory dwelling units being constructed. Furthermore, this exemption is repeatedly cited in the City's 2015-2023 Housing Element Update Housing Needs Assessment as being a significant incentive in encouraging the development of 37 market rate second units in the 2007-2013 planning period. Specifically, the exemption is used in support of Implementing Actions HE2.I, HE2.J and HE2.K; these Actions are as follows:

- HE2.I: Review and revise development standards pertaining to second units. Ensure that the development of second units is physically and financially feasible in targeted areas. Give particular attention to parking standards, setbacks, and impact fees.
- HE2.J Provide financial incentives for second unit development. Incentives might include low interest loans or fee waivers.
- HE2.K Target specific areas for second unit incentives. Create incentives to construct second units in the medium density areas near downtown. Incentives to adopt as appropriate include, but are not restricted to, fast tracking development applications, deferred development fees, and reduced parking and/or other city standards.

As a result, elimination of this exemption could prove problematic when the City is attempting to maintain compliance with the current adopted Housing Element policies

and in getting the next Housing Element certified by the California Department of Housing and Community Development (HCD).

200 square foot F.A.R. exemption for covered parking. From the staff perspective, eliminating the 200-sf exemption for covered parking would result in minimal impacts to future development and architectural design other than the intended goal of reducing the overall floor area of newly constructed homes. Eliminating this exemption would essentially reduce the maximum floor area that can be built on any residential parcel by 200-sf, as one covered off-street parking space is required to be provided per unit.

120 square foot F.A.R. exemption for non-habitable accessory buildings. Per the California Building Code, accessory structures under 120 square feet in size do not require a building permit to construct, and therefore similarly do not require Design Review approval. Given no review is required for the construction of a shed, (from the staff perspective) this exemption essentially serves no purpose and can be eliminated without consequence. Furthermore, maintaining or eliminating this exemption will have no effect on the scale and massing of the primary dwelling unit on-site.

Exemption for non-habitable basement or attic space. The City of St. Helena Municipal Code definitions for “attic” and “basement” are as follows:

- “Attic” means a room or space immediately below the roof of a building that is not habitable and is utilized only for storage. The area must be unconditioned, unfinished area less than seven feet at its highest point with an average height not exceeding four feet.
- “Basement” means any floor level below the first story in a building in which the finished floor level directly above is less than four feet above finished grade on all sides. If the finished floor level directly above a basement is more than six feet above grade for more than fifty percent (50%) of the total perimeter or is more than twelve (12) feet above grade, as defined herein, at any point such basement shall be considered a story.

As defined, non-habitable attic or basement space would not be counted toward F.A.R. maximums. The issue to consider here is the potential conversion of non-habitable space to habitable space at a later date and time. By definition, attics are limited in ceiling height and must be unconditioned. Therefore, attics cannot be living space and should not count against F.A.R. maximums. Basements however can result in a home being 4 feet taller above grade in height and have no prohibition about being converted into living space. It seems that in many cases it would be quite easy for a homeowner to convert unconditioned basement space into fully habitable living space. That said, not all basements will require the first floor to start above grade and a basement is a good way for a homeowner to add usable floor area in a minimally impactful way.

Elimination of this exemption would have no impact relating to the size and scale of a home with respect to attic space because per the definition, attic space cannot be converted into living space. However, it could have the intended effect of reducing the

massing of a home with respect to basement space if all basement space was considered when calculating F.A.R. maximums, due to the additional height a "basement" can add to the height of a home. Conversely, a true basement, with no additional foundation height added could allow a property owner to capture additional living space, without contributing to the appearance or massing and height identified as a concern by the Commission.

Exemption for balconies, porches, decks or other structures where at least one of the longest dimensions is unenclosed. Elimination of this exemption has the potential for broad impacts to the architecture and design of single family homes in this District. Balconies, porches and covered decks provide additional useable outdoor space as well as providing architectural interest and building articulation. Additionally, these features are key elements of the historic architecture that characterizes many St. Helena neighborhoods in the Medium Density Residential Zoning District.

From a design standpoint, balconies and porches provide important character defining elements and physical articulation in building massing, thereby helping to make individual structures more unique. Further, the incorporation of a porch or covered entry feature is often in keeping with the historic character and design aesthetic common of so many of St Helena's neighborhoods. Eliminating the exemption for covered balconies, porches and deck space from F.A.R. maximums could result in developers dedicating more square footage for living space (a key defining element of the homes value), creating less aesthetically appealing and historically appropriate designs. Eliminating this exemption could result in bland architecture and less consistency with historic architectural context, given that historic homes typically incorporate porches, balconies and decks which architectural interest and character. This potential is important for the Commission to consider in reviewing the proposed revisions to the allowable F.A.R. exemptions. It should be noted, in January 2016, the City Council rejected the idea of eliminating this exemption.

CEQA

An action to adopt an Ordinance to amend Chapter 17 of the St. Helena Municipal Code is exempt from the provisions of the California Environmental Quality Act (Public Resources Code Section 21000, et seq.). Specifically, pursuant to Guidelines Sections 15061(b)(1), 15061(b)(2), and specifically, the "General Rule" Section 15061(b)(3), where it can be seen with certainty that the proposed action will have no significant effect on the environment, projects are exempt from the requirements of CEQA. Furthermore, these changes are in accordance with the adopted 1993 General Plan Environmental Impact Report (EIR) and 2015 Housing Element Mitigated Negative Declaration (MND).

ISSUES

This report is the first of several where staff is requesting Planning Commission input on individual issues they have expressed an interest in addressing. Staff will be bringing approximately one code clean-up topic before the Commission each month on the subjects identified above (i.e., the sign ordinance, small lot standards, temporary use

permits, etc.). Staff may also bring draft code amendment language before the Commission for review on an occasional basis.

CORRESPONDENCE

As this is a discussion item, staff has received no correspondence regarding this item at this time. However, comments received at prior Planning Commission meetings regarding the elimination of certain F.A.R. exemptions expressed concern over the impacts to the design of residential architecture if the porch, balcony and/or deck exemption was removed.

STAFF RECOMMENDATION

It is recommended by the Planning and Community Improvement Department that the Planning Commission review the existing F.A.R. exemptions described above and provide direction to staff regarding which of the existing exemptions, if any, they would like eliminated and in what residential zoning districts (High, Medium, and Low).

Tentative Planning Commission Agenda Updated: September 14, 2017

CURRENT AND PENDING MATTERS

September/October Planning Commission (PC) and City Council (CC) Likely Items:
1. PL17-037 1508 Spring St- DR for new SFD-Result of Code Enforcement- Aaron Hecock-Continued from 9-5-17 Meeting
2. PL17-027 2800 Main St DR for Exterior Accessory Structure-Aaron Hecock
3. PL17-050 1309 Main St-UP for Winery Business Office and Tasting Room-Lilly Bianco
4. PL17-031 1711 Pine St Demo and DR for New SFD-Lilly Bianco
5. Planning Commission Protocol and By-Law Discussion
6. Annual Housing Allocation Ordinance Update-October 10 CC Meeting
7. PL17-049 917 Charter Oak Ave-Demolition of Existing Accessory Structure-Intern Joseph Brockhoff October 3, 2017 Meeting
8. Design Guidelines draft Work Plan October 17 PC Meeting
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. PL17-030 APN 009-362-015 LLA-Aaron Hecock
22. PL17-035 940 Brown St STR Renewal-In Process-Aaron Hecock
23. PL17-036 738 Main St Farmstead UP Amendment In Process-Aaron Hecock
24. PL17-038 880 College DR for New Montessori School Building-In Process-Aaron Hecock
25. 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
26. 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
27. PL17-044 1761 Stockton St DR for Residential Remodel and Addition-Under Review-Aaron Hecock
28. PL17-046-627 Harvest Ln, Demolition of an Existing Barn –Aaron Hecock Oct. 3 PC Meeting
29. PL17-047-1916 Vineyard Ave-Demo and DR requesting to demolish existing SFD and construct a new SFD-Under Review -Aaron Hecock
30. PL17-048 1843 Spring Mt Ct-DR for Exterior Building and Site Modifications-Lilly Bianco
31. PL17-052 1335 Sulphur Springs-Final Map for Approved Subdivision-Noah Housh
32. PL17-053 1301 Allyn Ave-DR for Remodel of Existing Accessory Structure for Residential Use-Noah Housh
33. PL17-054 1407 Kearney St-STR Renewal –Aaron Hecock
34. PL17-055 1380 Main St-Sign Permit-Aaron Hecock
35. PL17-056 1915 Main St-Appeal of DR Approval for Las Alcobas Pedestrian Bridge-Lilly Bianco
36. PL17-057 1152 Church St-DR for Exterior Modifications to Existing Structure
Citywide PC/CC Assignments Prioritized by Staff and Planning Commission 9-5-17:
Tier 1 Priorities-2017-2018
1. General Plan Update and General Plan EIR-On Going
2. Initiate Creation of Design Guidelines
3. Comprehensive Zoning Code Update
3a. F.A.R. Review-To be conducted with Zoning Code Update
3b. Demolition Permit Review/ Limit on Demolition Permits
3c. Temporary Use Permit-Create Process-Ordinance and ZC Amendments
3d. Update Daycare Zoning Regs-Consistent with State Law
3e. Food Truck Ordinance
3f. Review Permitted/Conditional Uses in SC and CB Zoning Districts (CC Assigned 8/22/17)
3g. Review process for existing winery changes (PC assigned 8/22/17)
4. Pre-Application/Concept Design Review Meeting prior to Submittal (CC Assigned 3/28/17)
Tier 2 Priorities 2018 +
1. Housing Strategic Plan-“Housing First” and Workforce Housing Study and Determine What Uses Generate Housing Needs (CC Assigned 8/22/17)

2. Review and Update Noise Ordinance
3. Code Enforcement Policy and Procedures Update
4. Pools-Drought Policy Changes. Phase 1?
Other 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
29.PL16-055 1045 Pratt Avenue-DR for new SFD on existing undeveloped flag lot. Lilly Bianco-Continued for Re-Approved 9-5-17
30.PL17-051 1057 Pratt Ave Second Extension for approved DR and Demo-Approved 9-5-17

*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.