



**City of St. Helena
Planning Commission
Regular Meeting
Tuesday, March 20, 2018 @ 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)
 - 4.1. Approval of Minutes: March 6, 2018 7 - 11
[Commission Minutes 03-06-18](#)
 - 4.2. Administrative Approval granted to Ms. Stephanie Spaulding and Napa Valley Wine Train LLC authorizing a lot line adjustment between parcels #009-083-003 and #009-083-006 13 - 21

CEQA Determination: Categorically Exempt from the requirements of CEQA pursuant to Section 15305, Class 5, Minor Alterations in Land Use Limitations, which exempts minor lot line adjustments.
Prepared By: Lilly Bianco, Contract Planner
Recommendation:
It is recommended that the Planning Commission review the provided report and determine concurrence with the findings of the report or, alternatively decide to formally review the proposed LLA at a noticed public hearing.
[Spaulding and Napa Valley Wine Train LLC. Administrative Approval - Staff Report](#)
5. PUBLIC HEARINGS

- 5.1. Request for Demolition Permit, Variance, and Design Review Approval to rehabilitate the existing historic residence located at 1830 Main Street in the Medium Density Residential Zoning District. 23 - 127

CEQA Determination: The project is exempt from the requirements of CEQA pursuant to Section 15331 which exempts projects consisting of the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Prepared By: Lilly Bianco, Contract Planner

Recommendation:

It is recommended by the Planning and Community Improvement Department that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301 and 15331
2. Accept the required findings and approve the Demolition, Design Review and Variance for the Murphy remodel project located at 1830 Main Street.

[1830 Main St. - Staff Report](#)

[Correspondence \(1\)- 1830 Main Sewer Conditional Will Serve](#)

[Correspondence \(2\)- 1830 Main to City re WWTS](#)

- 5.2. Request by Jay M. Behmke on behalf of 929 Main Street, LLC for approval of a resolution granting a use permit amendment in order to modify the hours of operation and increase the number of employees at Yao Family Wines located at 929 Main Street in the Service Commercial (SC) district. 129 - 156

CEQA Determination: Exempt pursuant to Section 15301 of the CEQA Guidelines.

Prepared By: Aaron Hecock, Senior Planner

Recommendation:

Staff recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301, Class 1, which exempts the operation, leasing, or minor alteration of existing facilities; and
2. Accept the required findings and approve resolution granting a use permit amendment for Yao Family Wines located at 929 Main Street.

[929 Main St. - Staff Report](#)

- 5.3. Request for a Demolition Permit and Design Review to demolish the existing single family residence and accessory structures and construct a new single family residence, accessory dwelling unit, and detached garage at 1827 Vineyard Avenue in the Medium Density Residential District. 157 - 209

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

Prepared By: Lilly Bianco, Contract Planner

Recommendation:

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

1. Finding the project exempt from the requirements of CEQA pursuant to CEQA Section 15301 and 15303, and

2. Accepting the required findings and approving the requested Demolition permit, and Design Review for the 1827 Vineyard Project.

[1827 Vineyard Ave. - Staff Report](#)

[Public Comment \(1\)](#)

[Public Comment \(2\)](#)

[Public Comment \(3\)](#)

[Public Comment \(4\)](#)

[Public Comment \(5\)](#)

[Public Comment \(6\)](#)

[Public Comment \(7\)](#)

6. SCHEDULED MATTERS

- 6.1. Consideration and proposed approval of a resolution determining that the FY 2018/19 Capital Improvement Program (CIP) is in conformance with the General Plan 211 - 237

CEQA Determination: Categorically Exempt Sections 15301, 15302, 15303. Each project proposes to modify or improve to existing facilities, replace or reconstruct existing facilities and/or construct or convert small facilities or structures. Individual projects will have separate CEQA action.

Prepared By: Erica Ahmann Smithies, Public Works Director and City Engineer

Recommendation:

Adopt the attached resolution determining that Fiscal Year 2018/19 Capital Improvement Program is in conformance with the General Plan.

[Consideration and proposed approval of a resolution determining that the FY 2018/19 Capital Improvement Program \(CIP\) is in conformance with the General Plan - Staff Report](#)
[Presentation - 2018.03.20 18-19 CIP](#)

- 6.2. Consideration of amendments to the City's Zoning Ordinance, St. Helena Municipal Code ("SHMC") Title 17, potentially revising Section 17.48 (Central Business District) and 17.52 (Service Commercial), to modify the list of permitted and conditional uses as deemed appropriate by the Planning Commission. 239 - 257

CEQA Determination: Exempt pursuant to Section 15061 of the CEQA Guidelines.

Prepared By: Aaron Hecock, Senior Planner

Recommendation:

It is recommended by the Planning and Community Improvement Department that the Planning Commission review the attached list of permitted and conditional uses along with the suggested changes provided by staff and provide direction to staff at a future meeting date regarding which, if any, they would like made.

[Consideration of amendments to the City's Zoning Ordinance, St. Helena Municipal Code Title 17 - Staff Report Public Comment \(1\)](#)

7. DEPARTMENT REPORTS

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

8. AGENDA FORECAST

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- March 2018 Update

259 - 261

[PC Tentative Agenda 2018 - March Update](#)

9. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for April 3, 2018, 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 March 15, 2018.



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

MINUTES
City of St. Helena
Planning Commission Meeting
Tuesday, March 6, 2018 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena

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

Present: Chair Grace Kistner, Vice-Chair Lester Hardy, Commissioner David Knudsen, Commissioner Bobbi Monnette, and Commissioner John Ponte

Absent: None

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

Due to technical difficulties, the Planning Commission meeting began at 6:11 p.m.

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

No public comment received.

Planning and Community Improvement Director Noah Housh pulled item 4.2 on the Consent Calendar.

4. CONSENT ITEMS

- 4.1 Design Review Exemption to make minor cosmetic changes to the exterior of the residence at 1309 Hillview Place in the Medium Density Residential District.

CEQA Determination: Exempt

Prepared By: Joseph Brockhoff, Planning Intern

Recommendation:

Staff recommends that the Planning Commission adopt a resolution finding that:

1. Determine that the project is exempt from the requirements of CEQA as a Class 1 Categorical Exemption under Section 15301 of CEQA.
2. Accept the required findings and approve the required Design Review Exemption for the proposed project, located at 1309 Hillview Place.

Commissioner Bobbi Monnette moved to approve staff's recommendation. The motion was seconded by Commissioner John Ponte and on roll call carried by the following vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

- 4.2 Request for a Design Review Exemption for a residential remodel of a 5 bedroom home located at 280 Pope Street in the Medium Density Residential District

CEQA Determination: Exempt

Prepared By: Joseph Brockhoff, Planning Intern

Recommendation:

Staff finds that the proposed residential remodel raises no substantial design problems and therefore recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301; and
2. Approve a resolution finding that the project is exempt from design review thereby approving the exterior modifications to the single-family home located at 280 Pope Street.

Planning Intern Joseph Brockhoff reported on the item.

Commissioner Lester Hardy moved to approve staff's recommendation as amended. The motion was seconded by Commissioner Bobbi Monnette and on roll call carried by the following vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

5. PUBLIC HEARINGS

- 5.1 Request for a use permit to operate a real estate office, Coldwell Banker Brokers of the Valley (CBBOV), out of an available tenant space located at 1200 Main Street and in the Central Business (CB) District.

CEQA Determination: The project is categorically exempt in accordance with CEQA Section 15301 “existing facilities” as the operation of an existing private structure involving a negligible expansion of use beyond that existing at the time of the lead agency’s determination.

Prepared By: Lilly Bianco, Contract Planner

Recommendation:

The Planning and Community Improvement Department 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 operation of a business within an existing private structure involving a negligible expansion of use beyond that existing at the time of the lead agency’s determination.
2. Accept the required findings enumerated in Municipal Code Section 17.168.040 and adopt a resolution approving a Use Permit for the proposed real estate office use located at 1200 Main Street.

Vice-Chair Hardy recused himself from the item as he represented the property owner and left the dais at 6:24 p.m.

Contract Planner Lilly Bianco reported on the item.

Applicant Jeff Feeney addressed the Planning Commission.

Commissioner Monnette disclosed communication with Donna Hinds.
Commissioner Knudsen disclosed communication with Tom Dixon.

Chair Kistner opened public comment.

Ward Smith, Carolyn Bell, Donna Hinds and Robyn Rose addressed the Planning Commission.

Chair Kistner closed public comment.

Commissioner David Knudsen moved to approve staff’s recommendation as amended. The motion was seconded by Commissioner Bobbi Monnette and on roll call carried by the following vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: Lester Hardy

Vice-Chair Hardy returned to the dais and Chair Kistner called for a recess at 7:03 pm.

Chair Kistner reconvened the meeting at 7:12 p.m.

- 5.2 Request by Alexander Heil on behalf of the St. Helena Montessori School for adoption of a resolution approving design review in order to accommodate building design and floor plan changes to several previously approved school buildings and the construction of a new Toddler Building located on the Montessori School campus at 880 College Avenue in the Public/Quasi-Public (PQP) district.

CEQA Determination: An addendum to the adopted May 12, 2009 Mitigated Negative Declaration has been prepared.

Prepared By: Aaron Hecock, Senior Planner

Recommendation:

Staff finds that required findings can be made in support of approving the project and recommends that the Planning Commission:

1. Determine that the prior Negative Declaration adopted for the project is adequate pursuant to Section 15162 of the CEQA Guidelines which states that where a Negative Declaration has been prepared, no additional CEQA review is required unless there are substantial changes to the project; and
2. Accept the required findings and approve a resolution granting design review approval for the proposed design and site modifications including a new Toddler Building to the St. Helena Montessori School located at 880 College Avenue.

Commissioner Knudsen recused himself due to working with the applicant, Matthew Heil, and left the dais at 7:13 p.m.

Commissioner Monnette disclosed communication with Matthew Heil. Vice-Chair Hardy disclosed meeting with applicant at the project site.

Senior Planner Aaron Hecock reported on the item.

Applicants, Alexander Heil and Matthew Heil addressed the Planning Commission and provided a presentation.

Chair Kistner opened public comment.

Brian Russell, attorney addressed the Planning Commission.

Chair Kistner closed public comment.

Commissioner John Ponte moved to approve staff's recommendation as amended. The motion was seconded by Commissioner Lester Hardy and on roll call carried by the following vote:

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

Commissioner Knudsen returned to the dais at 7:55 p.m.

6. SCHEDULED MATTERS

7. DEPARTMENT REPORTS

8. AGENDA FORCAST

8.1 Tentative Agenda

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

9. ADJOURNMENT

Chair Kistner adjourned the meeting at **7:56 p.m.**

The March 6, 2018 minutes were approved at the _____ Planning Commission meeting.

APPROVED:

ATTEST:

Grace Kistner, Chair

Noah Housh, Planning and Community
Improvement Director



PLANNING COMMISSION REPORT

Planning Commission Meeting of March 20, 2018

AGENDA SECTION: Consent

FILE NUMBER: PL17-073

SUBJECT: Administrative Approval granted to Ms. Stephanie Spaulding and Napa Valley Wine Train LLC authorizing a lot line adjustment between parcels #009-083-003 and #009-083-006

PREPARED BY: Lilly Bianco, Contract Planner

REVIEWED BY: Noah Housh, Planning & Community Improvement Director

APPROVED BY: Noah Housh, Planning & Community Improvement Director

APN: APN: 009-083-003; 009-083-006

GENERAL PLAN/ZONING: Privately-owned Right of Way (ROW) / MR:Medium Density Residential

APPLICANT: Ray Carlson & Assoc. Inc.

PHONE: 707-579-2756

PROJECT DESCRIPTION

The lot line adjustment is between two contiguous legal parcels, Parcel 009-083-003 (referred to herein as Parcel no.3) which is approximately 0.91 acres and is designated Napa Valley Wine Train Right of Way (ROW) and Parcel 009-083-006 (referred to herein as Parcel no.6) and which is approximately 0.17 acres in size and is zoned Medium Density residential (MR).

The applicant is requesting a lot line adjustment to address the encroachment of a legally constructed residence located on Parcel 6 into Napa Valley Wine Train ROW on Parcel 3. This would necessitate the transference of approximately 280 sq-ft on land from the larger parcel(Parcel 6) to the smaller parcel (Parcel 3) resulting in one 0.18 acre parcel and one 0.90 acre parcel.

The requested LLA would not affect land use or zoning designations and the total number of parcels (in this case two) would not change as a result of this proposed adjustment. The configuration of the existing and proposed parcels can be seen on the attached exhibits.

ANALYSIS

CEQA

The requested lot line adjustment is Categorically Exempt from the requirements of CEQA pursuant to Section 15305, Class 5, Minor Alterations in Land Use Limitations, which exempts minor lot line adjustments. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not located on or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts.

GENERAL PLAN

Parcel 3 and Parcel 6 exhibit a land use designation of privately owned ROW and Medium Density Residential (MR), respectively. The Railroad ROW defines the privately owned right of way owned by the Napa Valley Wine Train and which extends on either side of the existing tracks. The MR land use designation provides for single-family detached and attached homes, secondary residential units, public and quasi-public uses, and similar compatible uses. The MR designation is the predominant residential designation, occurring throughout large areas of the City.

Staff Response: Staff finds no General Plan consistency issues related to the proposed lot line adjustment. General Plan land use designations are not affected by this LLA and the proposed LLA would not otherwise be in conflict with or inhibit the goals and objectives of the St. Helena General Plan.

ZONING

Consistent with the General Plan land use designations described above, the subject parcels are identified as ROW and MR.

Staff Response: Given that the only proposed change is the lot line adjustment and the acreage associated with each of the zoning districts above will not change, no development standards are relevant to this lot line adjustment application.

Lot Line Adjustment

Review procedures for lot line adjustments, are regulated by Municipal Code Section 16.08. A lot line adjustment map may be submitted and approved for a boundary adjustment between four or fewer existing adjoining parcels, which does not create a greater number of lots than originally existed if each of the proposed lots meets all the

requirements of The California Subdivision Map Act, St. Helena General Plan, the Zoning Ordinance and building regulations.

As required by Zoning Code Section 16.08.070(B), each of the parcels involved in the proposed LLA are legally established parcels owned fee simple by the respective applicant(s). In addition to identifying the application requirements, Section 16.08.070 grants the Planning Director and the Public Works Director the discretion to jointly approve a lot line adjustment. If jointly approved by the Planning Director and Public Works Director, Section 16.08.070(D) requires that the directors make a written report to the planning commission at its next regularly scheduled meeting.

The Planning Commission may choose to formally review the LLA or simply provide concurrence on the Planning Director's recommendation. If the Planning Commission decides by majority vote to formally "review" the LLA, then a Planning Commission hearing date is set, public notice is sent out, and the proposal is considered by the Commission.

If the Planning Commission decides to simply provide concurrence on the recommendation, then the Planning Director must publish the action to approve the lot line adjustment in the newspaper, and send out a notice to all property owners within 300 feet of the site notifying them of the decision. Upon receipt of such notice property owners may then choose to appeal the action of the Planning Director/Public Works Director back to the Planning Commission, and pay the required appeal fee.

ISSUES

As detailed above, the proposed LLA involves two parcels with different land use and zoning designations: Parcel 3 is denoted as railroad right of way and does not exhibit any formal zoning district or land use designation beyond ROW whereas Parcel 6 exhibits a Medium Density residential designation. The proposed LLA would result in a split zoned parcel. Nevertheless, given the very limited size and scope of the LLA and in that it clearly complies with the California Subdivision Map Act, General Plan, Zoning, and all relevant building regulations, and would not otherwise impede the implementation of any applicable plans or regulations staff does not find that it presents any issues.

CORRESPONDENCE

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

ATTACHMENTS

[1135 Church ATTCH 1. Admin Determination](#)

[1135 Church ATTCH 2. APN Map](#)

[1135 Church ATTCH 3. Aerial View](#)

[1135 Church ATTCH 4. Site Map](#)

ADMINISTRATIVE DETERMINATION



DATE: March 20, 2018

TO: Applicant, Neighboring Property Owners and Interested Citizens

FROM: Noah Housh, Planning and Community Improvement Director

RE: Administrative Determination approving a Lot Line Adjustment between parcels #009-083-003 and #009-083-006

PROJECT DESCRIPTION

The project involves a request by Ms. Stephanie Spaulding and Napa Valley Wine Train LLC, for administrative approval of a lot line adjustment (LLA) between the following parcels:

- Parcel #009-083-003, NV Wine Train ROW (*referred to herein as Parcel no.3*), and
- Parcel #009-083-006, 1135 Church Street (*referred to herein as Parcel no.6*).

The LLA would address an existing encroachment on to the Napa Valley Wine Train property (*Parcel no. 3*) by the residence located on 1135 Church Street (*Parcel no.6*). At present, the existing residence on Parcel 6 is considered non-conforming in that it encroaches onto parcel 3 for a distance of about 7 feet. To resolve the encroachment and reduce the degree of non-conformity, 280 sq-ft of area would be removed from APN 009-083-003 (a 0.91 acre parcel) and absorbed by APN 009-083-006 (a 0.17 acre parcel).

Each of the parcels involved in the proposed LLA are legally established parcels owned fee simple by the respective applicants. The parcels are located north of Pope Street and east of the train tracks and designated Railroad Right of way (ROW) and Medium Density Residential.

St Helena Municipal Code (S.H.M.C.) Section 16.08 establishes review procedures for Lot Line Adjustments. The Code specifies that a LLA map may be submitted and approved to adjust the boundary between four or fewer existing, adjoining parcels and which does not create a greater number of lots than originally existed. This is further predicated on the resulting lots meeting all the requirements of The California Subdivision Map Act, the St. Helena General Plan and Zoning Ordinance, and applicable building regulations.

The subject parcels exhibit different land use and zoning designations: *Parcel 3* is denoted as railroad right of way and does not exhibit any formal zoning district or General Plan land use designation. *Parcel 6* exhibits a Medium Density residential zoning designation which provides for single-family detached and attached homes, secondary residential units, public and quasi-public uses, and similar compatible uses. As such, the proposed LLA would result in a split-zoned parcel. Still, given the very limited size and scope of the LLA and because it clearly complies with the California Subdivision Map Act, General Plan, Zoning, and all relevant building regulations, and would not otherwise impede the implementation of any applicable plans or regulations, staff does not find that it presents any issues. Although atypical, the S.H.M.C. does not prohibit or preclude split designation of individual parcels.

Per Zoning Code Section 16.08.070, the Planning Director and the Public Works Director, may at their discretion jointly approve a lot line adjustment. This letter serves as the Administrative

*Administrative Determination
1135 Church LLA
March 20, 2018*

approval of the requested Lot Line Adjustment and per Zoning Code Section 16.08.070(D), this letter and written report were presented to the Planning Commission on March 20, 2018 to establish concurrence with the Director's findings.

APPEALS

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

Notice of this Determination was provided to the Planning Commission on March 20, 2018

Thank you for your attention to this matter.

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

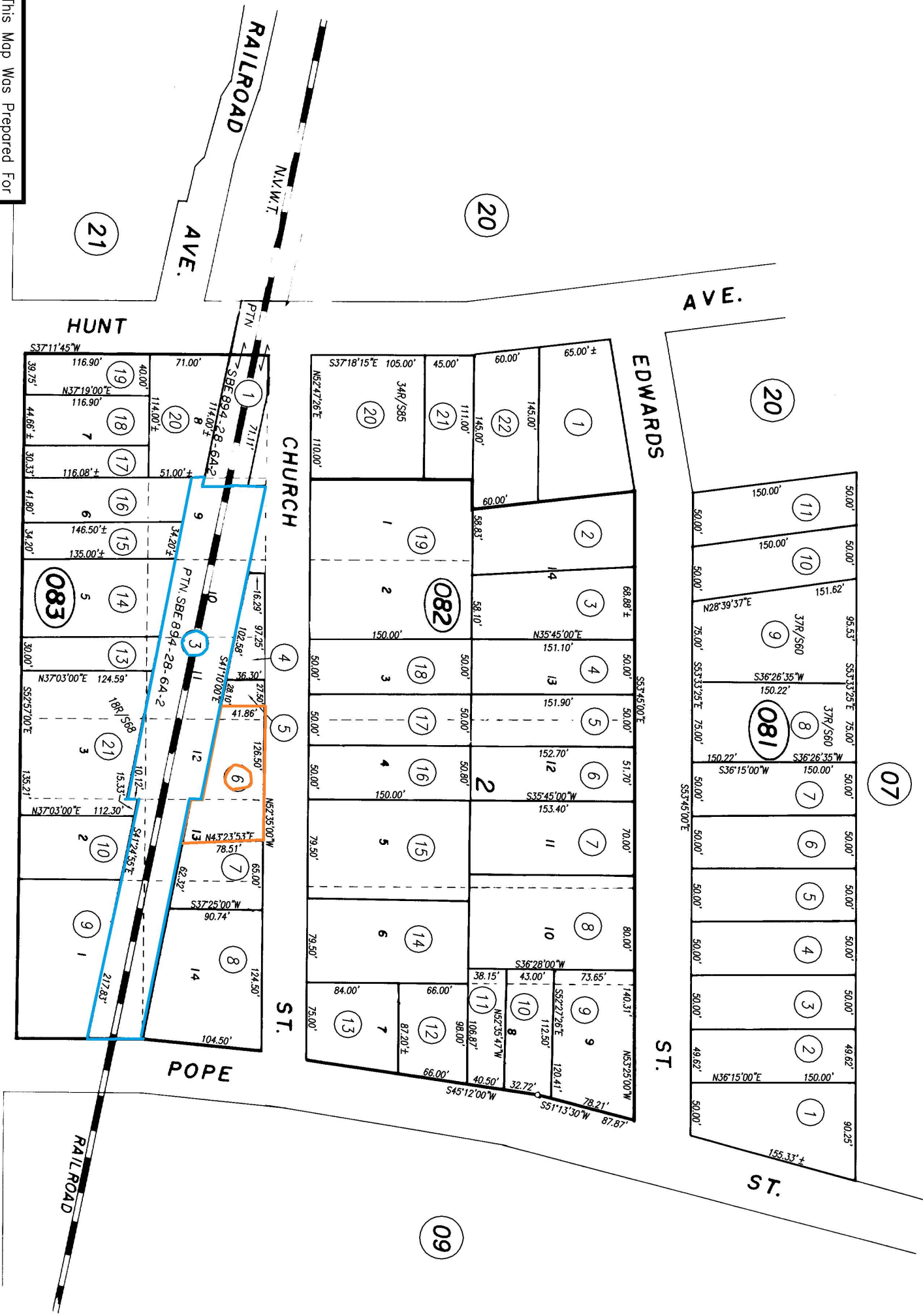
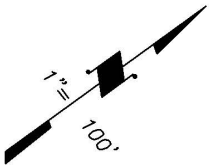
Noah Housh
Planning and Community Improvement Director
City of St Helena.

*Administrative Determination
1135 Church LLA
March 20, 2018*

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

Tax Area Code
3002

9-08



	9-28-78
	10-26-89
082-20 RS	4-17-02
081-08 & 09 RS	2-1-06
REVISION	DATE

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

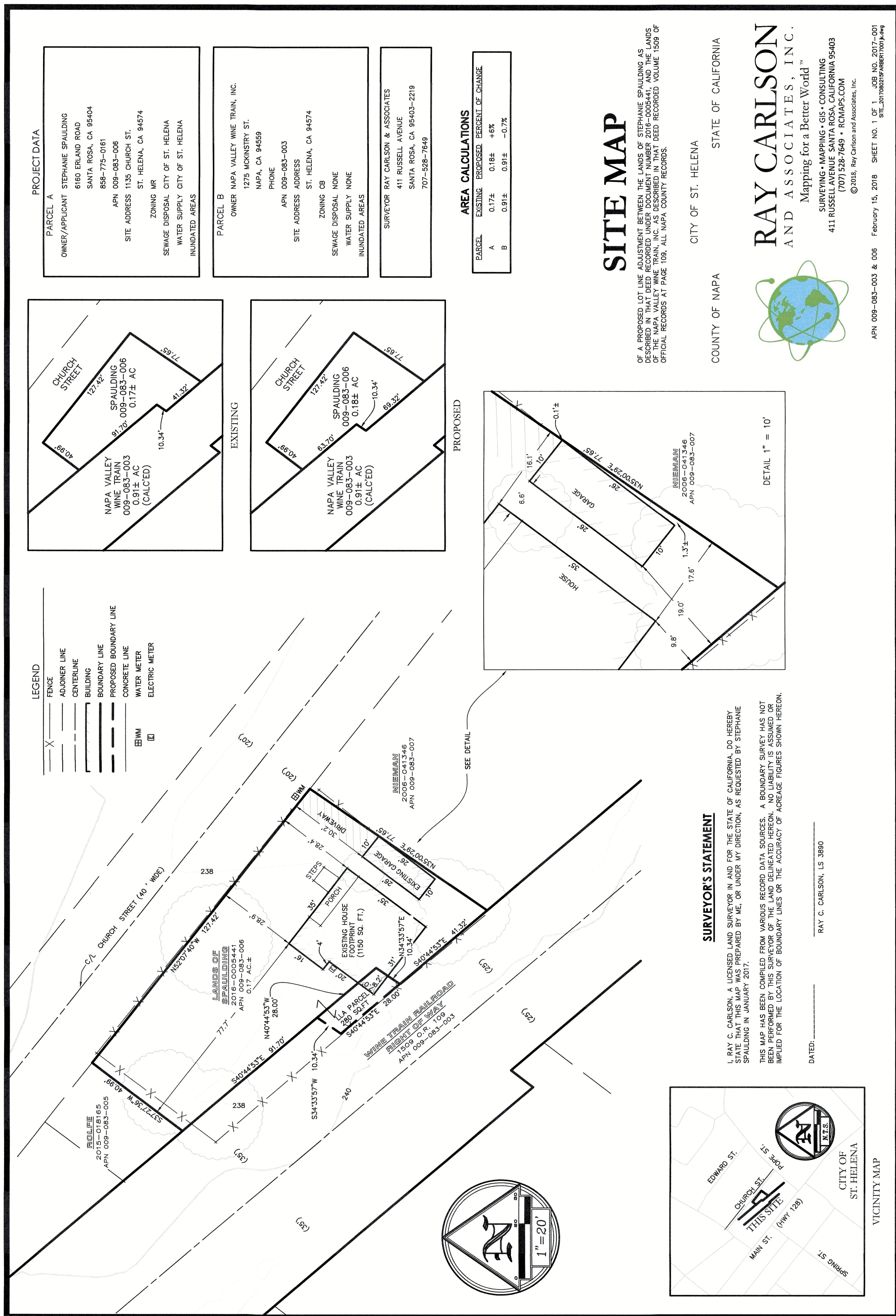
24

25

26

CITY OF ST. HELENA
Assessor's Map Bk. 9 Pg. 08
County of Napa, Calif.
1954-60-61







PLANNING COMMISSION REPORT

Planning Commission Meeting of March 20, 2018

AGENDA SECTION: Public Hearing

FILE NUMBER: PL17-024

SUBJECT: Request for Demolition Permit, Variance, and Design Review Approval to rehabilitate the existing historic residence located at 1830 Main Street in the Medium Density Residential Zoning District.

PREPARED BY: Lilly Bianco, Contract Planner

REVIEWED BY: Noah Housh, Planning & Community Improvement Director

APPROVED BY: Noah Housh, Planning & Community Improvement Director

APPLICATION FILED: 04/07/17

ACCEPTED AS COMPLETE: 02/20/18

LOCATION OF PROPERTY: 1830 Main Street

APN: 009-141-003

GENERAL PLAN/ZONING: Medium Density Residential: MDR

APPLICANT: John Murphy

PHONE: 650-804-1671

BACKGROUND

PROPERTY DESCRIPTION

The subject property is an 8,000 sf lot that is improved with a single family residence constructed c.1913 and appurtenant improvements. The residence is known colloquially as 'The Redwood House' and was designed by architect Luther Turton. The resource was listed errantly on the St. Helena Historic Resources Inventory in conjunction with 1846 Main Street, as a Residential c.1910 Craftsman Bungalow, but was actually constructed somewhat later.

PROJECT DESCRIPTION

The applicant has requested a Demolition Permit, Variance, and Design Review approval in order to rehabilitate the existing historic Craftsman bungalow, located at 1830 Main Street. More specifically, the proposed work includes: (1) Removal of the existing non-historic rear deck, carport and studio, (2) Removal and replacement of non-historic elements, (3) Construction of a new deck and 2-car detached garage, (4) Remodel of primarily interior wet areas: kitchen, bathrooms, etc. (4) Seismic retrofit, vapor proofing, etc., and (5) General rehabilitation work.

Demolition Permit:

The extent of demolition includes removal of a non-historic rear deck, carport, and studio and removal of non-historic architectural elements. The demolished structure(s) will be replaced with a new deck and garage as depicted on drawing sheets A2.00, A2.021, and A2.02 of project plans (**Attachment 5**).

Variance Request

The applicant requests a variance to allow for the replacement the existing (non-historic) carport and studio structures with a new enclosed garage. The new structure would maintain the setbacks of the existing building(s) of approximately 0'-7", but which deviate from the prescribed 3'-0" setback for new construction of an accessory structure under the Zoning Code. Justification for the variance is provided in more detail under the analysis discussion, below.

Design Review

Last, the applicant requests design review approval to authorize the structural/seismic reinforcement of the residence, perform general rehabilitation activities and introduce a new garage and deck. Improvements will be accomplished through prescriptive methods to strengthen, retrofit, insulate and weatherproof the home. As detailed in the project narrative and below, all rehabilitation activities would be consistent with the Secretary of the Interior's Standards for Rehabilitation.

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.

In addition, the subject property is listed as a historic resource per the St. Helena Historic Resource Inventory, 1978. The inventory serves as a master list of known

historic resources within the City that are valued for their cultural, social, and economic value. It is the intent of the General Plan, Historic Preservation Element, to protect and perpetuate St. Helena's unique historic resources, and in particular, those identified in the Historic Resources Inventory.

General Plan goals particularly relevant to the project include:

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

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

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

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 it's economic base.

7.5.5 Recognize the Historic Resources Inventory as the City's official list of historic resources.

HE 3.1 Protect the existing stock of affordable and market rate housing

HE 5.2 Encourage energy and resource conservation

Staff Analysis

The proposed project consists of a rehabilitation project that would not adversely impact the historic integrity of the resource; rather, it would rehabilitate and structurally reinforce an existing historic residence while removing non-historic features and introducing new structures that would be screened from view and be simple and compatible in their design. As such, the project would perpetuate the historic character of Main Street and protect the existing housing stock and would be consistent with applicable General Plan goals.

ZONING

Consistent with the GP land use designation, 1830 Main Street exhibits a zoning designation of MR: Medium Density Residential. The MR Zoning District allows for the remodeling of existing residential structures insofar as they conform to the development standards prescribed by Municipal Code Section 17.40.060 and Section 17.116.010.

Staff Analysis

No changes are proposed to the footprint, floor area, height or setbacks of the primary structure. The new garage would be approximately 567 sq-ft which would result in a total floor area of 2,503 sq-ft. or 0.313 FAR (assumes 200sq- ft exemption) and which is within the maximum of 2,640 sq-ft (0.330 FAR) authorized under the Code. The proposed garage would be a maximum 14' 11 ½ inches in height and therefore within the 15' allowed under the Code. In order to maintain the setbacks of the existing non-conforming garage, the applicant is requesting a variance; if approved, the project would comply with all zoning requirements.

DEMOLITION PERMIT

As provided in Municipal Code Section 17.164.050, 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.
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 Analysis

The demolition activities proposed would only remove non-historic additions and features and would not remove a significant historic resource or component thereof. Further, the demolition activities are confined to the removal of non-historic features located at the rear of the property which do not contribute to the character of the neighborhood. Last, the replacement deck and garage are subject to Design Review Approval and any demolition permit approval is contingent upon the Design Review Approval of the proposed replacement structures.

VARIANCE

Municipal Code Section 17.172.050 establishes the required findings for Planning Commission approval of a variance. The applicant's justification for the variance is summarized below, under each of the findings. A more detailed justification is included in the variance – written statement, **Attachment 4**.

(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.

(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.

(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.

(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.

(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.

Staff Analysis

The circumstances of the property do appear to create a hardship to provide off-street parking. The applicant requests a variance to build within the standard set back for accessory structures to replace the legal non-conforming parking structure. The Parcel is historic and was likely not constructed with a garage or carriage house – the original plans do not indicate one. The residence is sited on a narrow parcel – 50' wide with just enough access space to allow for a side driveway. Because of the unique circumstances including historic prominence of the home, the narrow lot width, the absence of street parking, the required setbacks, and rear yard septic system, this home appears to face a hardship to provide covered off-street parking that could meet the required setbacks. The authorization to maintain the same location as the existing carport would ensure safe public private development and preserve the property owner's rights and all new construction would be fire rated. The issuance of a variance would neither cause a nuisance nor be detrimental to the public welfare.

DESIGN REVIEW

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

- 1.Consistency and compatibility with applicable elements of the general plan;
- 2.Compatibility of design with the immediate environment of the site;
- 3.Relationship of the design to the site;
- 4.Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
- 5.Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;
- 6.Compatibility with future construction both on and off the site;

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

Staff Analysis

Staff finds that the proposed project is consistent with the required design review criteria listed above in that it would rehabilitate a historic resource consistent with the Secretary of the Interior's Standards for Rehabilitation and would perpetuate the established character of the subject property and that of the surrounding neighborhood.

WATER

The project does not involve 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) and therefore is not subject to the water neutrality requirement.

CEQA

The project is exempt from the requirements of CEQA pursuant to Section 15301 which exempts the minor alteration of existing public or private structures, involving negligible or no expansion of use. It is further exempt pursuant to Section 15331 which exempts

projects consisting of the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

ISSUES

No Issues Identified

CORRESPONDENCE

No public comment has been received at the writing of this report.

STAFF RECOMMENDATION

It is recommended by the Planning and Community Improvement Department that the Planning Commission:

- 1.Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301 and 15331
- 2.Accept the required findings and approve the Demolition, Design Review and Variance for the Murphy remodel project.

ATTACHMENTS

[1830 Main Street- Attch 1.Resolution](#)

[1830 Main Street- Attch 2. APN Map](#)

[1830 Main Street- Attch 3. Aerial View](#)

[1830 Main Street- Attch 4. Project Narratives](#)

[1830 Main Street Attch 5. Project Plans](#)

[1830 Main Street Attch 6. Historic Research](#)

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION PC20xx-xx

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA
GRANTING APPROVAL OF DEMOLITION,VARIANCE, AND DESIGN REVIEW FOR
THE MURPHY RESIDENCE LOCATED AT 1830 MAIN STREET (File No. PL17-024)**

PROPERTY OWNER: JOHN MURPHY APN: 009-141-003

Recitals

1. John Murphy submitted an application for Design Review to rehabilitate an existing historic Craftsman bungalow, constructed circa 1912. Specifically, the proposed work includes: (1) Removal of the existing non-historic rear deck, carport and studio, (2) Removal and replacement of non-historic elements, (3) Construction of a new deck and 2-car detached garage, (4) Remodel of primarily interior wet areas: kitchen, bathrooms, etc. (4) Seismic retrofit, vapor proofing, etc., and (5) General rehabilitation work at 1830 Main Street in the Medium Density Residential District; and
2. 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 March 20, 2018.
3. Now, therefore let it be found that, the Planning Commission approves the requested Demolition Permit, Variance, and Design Review on the following basis:

Resolution

- A.** The Planning Commission hereby finds that this project qualifies for a Class 1 and Class 31 Categorical Exemption pursuant to Section 15301 and 15331 of the California Environmental Quality Act (CEQA). 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 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 demolition activities proposed would remove non-historic additions and features including The non-historic deck, carport and studio will be removed; the demolition activities would not remove a significant historic resource or component thereof.

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

The demolition activities are confined to the removal of non-historic features located at the rear of the property which do not contribute to the 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 replacement deck and garage are subject to Design Review Approval and any demolition permit approval is contingent upon the Design Review Approval of the proposed replacement structures.

C. VARIANCE

Municipal Code Section 17.172.050 establishes the required findings for Planning Commission approval of a variance:

- (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.

The circumstances of the property create a hardship to provide off-street parking. We request a variance to build within the standard set back for accessory structures to replace the legal non-conforming parking structure. The Parcel is historic and was likely not constructed with a garage or carriage house – the original plans do not indicate one. The residence is sited on a narrow parcel – 50' wide with just enough access space to allow for a side driveway. Because of the historic prominence of the home, the narrow lot width, the absence of street parking, the required setbacks, and rear yard septic system, this home faces a hardship to provide covered off-street parking for the owners within the required 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.

Maintaining the Garage location at the existing carport is necessary and/or provides a safer public/private development while preserving the owner's

property rights. The basis for the variance is based on the presence of factors related to *the historic resource, narrow lot, applied setbacks, no street parking.* Specifically, in respect to this finding, the variance is based on the following conditions:

- *Hazards. A head-in style garage or carport could be constructed toward the midpoint of the property (set forward from the existing septic field) that would allow a vehicle to back out, but in this case forcing the vehicle to back out into the highly trafficked roadway.*
- *The current ordinances and setbacks prevent a new garage at the front of this property.*
- *The street frontage is recently striped (and indicated) as 'no parking'. This further complicates the parking situation for the owners. For the owner to fully enjoy the property and to feel safe the owners would like a garage situated at the rear of the property that would allow safe turning movement. They understand they are giving up back yard space to construct a new garage and driveway.*
- *The house is historic and therefore construction of a garage or carport toward the front of the property would create a conflict with the front façade and would likely be ruled a detriment to the historic resource.*
- *The parcel does not have the benefit of city sewer as a primary utility and has an on a site septic system, which is unique within the City limits but is typical of all east side parcels running along Main Street between Pratt and Crinella. The system requires a leach field of undisturbed land at the back of the property.*

- (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 rear of the replacement structure along the side property line will not extend longer than the current structure proposed for removal. The rear wall of the garage will be fire-rated construction for structures less than three feet from a property line and will not contain any openings. So while the reconstruction occurs in the footprint of the existing carport and studio, the construction will be fire-rated to current building codes and greatly improve an existing condition.

- (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 states that the condition of this property truly is unique based on the following factors:

- The lot is narrow
- The house is historic

- The curb frontage is striped red
 - The home is on a septic system and necessitates a leach field at property rear which cannot be disturbed.
- (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 states that the variance would reduce nuisance by allowing the owners to park their cars onsite behind the historic resource and would improve public health and safety by allowing for safe vehicle egress from the parcel. The variance preserves the welfare of the community by constructing a new garage at the back of the property that would be obstructed visually by the historic residence. The visual prominence of the home would be preserved and vehicles would not be seen. The variance improves public health and safety by reducing the legal non-conforming condition and providing increased fire protection along the property line.

D. DESIGN REVIEW

The Planning Commission has considered the Design Review design criteria identified in Municipal Code Section 17.164.030 to support the motion to approve the Design Review given that the project has been found to demonstrate:

1. Consistency and compatibility with applicable elements of the general plan.
The project is a rehabilitation project consistent with the Secretary of the Interior's Standards for Rehabilitation and it would help retain and perpetuate the established character of Main Street and existing housing stock. Nothing about the project is inconsistent with or would otherwise inhibit achievement of General Plan Goals.
2. Compatibility of design with the immediate environment of the site given that the design maintains historic design features and materials;
The project would rehabilitate the house in a manner that retains its established character and therefore would ensure it remains compatible with the immediate environment of the site.
3. Relationship of the design to the site
The proposed work would retain the existing condition and is responsive to the particularities of the site and sensitive to the historic character.
4. Determination that the design is compatible in areas considered by the Commission as having a unified design or historical character given the historic scale and design features incorporated into the proposal;
The proposed project is consistent with the Secretary of the Interior's Standards for Rehabilitation and would ensure continued compatibility with site surroundings.
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land use.
There is no transition in land use.

6. Compatibility with future construction both on and off the site given the access, context and historic nature of the surrounding neighborhood;
The proposed project is responsive to the historic character of the property and would ensure continued compatibility 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 providing appropriate design elements and exterior features;
The design is consistent with the Sect. of the Interior's Standards and appropriate for 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 which the project does through appropriate setbacks and thoughtful site planning;
The proposed layout would provide for a functional site that responds to the particularities of the site and sensitive to the historic character.
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures which they are given the provided site plan, setback and landscaping proposed;
The proposed hardscape and landscape is appropriate for the residential character of the site.
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 which the outdoor decks, pool and rear yard arbor are found to be;
Necessary ancillary functions including hardscape, decks, landscaping are proposed and would support the residential use of the property.
11. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles which they are given the continuation of the single family use and maintenance of the existing access to the property;
No changes to access are proposed.
12. Whether natural features are appropriately preserved and integrated with the project;
Natural features are preserved to the greatest 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 materials, textures colors and detailing are consistent with the existing residence and would ensure continued compatibility with adjacent and neighboring structures.

14. In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character which the design is found to be, given the features and elements referenced above;

The proposed project is consistent with the Secretary of the Interior's Standards for Rehabilitation and would ensure continued compatibility with site surroundings.

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

Proposed landscaping is appropriate for the residential nature of the project.

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

A small area (approx. 396 sq-ft) of new landscaping is proposed. Proposed landscaping will be consistent with the front yard and areas that border the house. Drought resistant landscape plantings to include: foxglove, begonia, geranium, sweet alyssum and others. All proposed plantings

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 meets sustainability goals through compliance with Title 24 energy standards and Uniformly applied St. Helena Development Standards.

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

Conditions of Approval

1. The Demolition permit, Variance, and Design Review shall be vested within one (1) year from the date of approval. A building permit for the activities allowed under this approval shall have been obtained within one (1) year from the effective date of the decision or these approvals shall expire; provided however that the approved permit(s) 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.

1. The plans submitted for building permit review shall be in substantial conformance with the plans approved by the Planning Commission on March 20, 2018 except as modified by the following conditions.
2. The Permit shall be in conformance with all City ordinances, rules, regulations and policies in effect at the time of issuance of a building permit. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.
3. The project 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, Variance and/or Design Review 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 shall be clearly identified on all plans submitted for building permit approval, 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, Variance and Design Review, minor modifications found to be in substantial conformance with the approved design and use may be approved by the Planning Director.
9. This Demolition, Variance and Design Review approval shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
10. 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.

11. No structure shall be permitted over any existing property lines. Documentation of the location of the property lines shall be submitted with plans for building permit issuance.
12. A building permit is required for any onsite demolition, construction, or change of occupancy.

Public Works Conditions of Approval

13. Approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with, the most current version at the time of improvement plan submittal, Caltrans Standards and Specifications, the City of St. Helena Municipal Code, the St. Helena Water and Sewer Standards, the St. Helena Street, Storm Drain and Sidewalk Standards, and all current federal, state and county codes governing such improvements.
14. For any improvements outside the existing building envelope, a grading and drainage plan showing topographic data, all easements, infrastructure onsite and directly adjoining, and an erosion control plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit. If the project entails more than 50 cubic yards of soil disturbance, 10,000 square feet of disturbance area, a cut or fill of 3 feet or more, or alteration of any drainage pattern, a grading permit shall be required.
15. Drainage needs to be routed to prevent inundation of neighboring properties. Grading and/or site improvement plans shall show how 2-year and 10-year storm flows shall be infiltrated on site and/or diverted at the property lines to prevent inundation of neighboring properties.
16. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.
17. Provide details of any and all proposed fencing, gates, and/or walls on all plans submitted for building permit review.
18. The applicant shall conform to Napa County Department of Environmental Management's regulations, policies and guidelines for the design/construction of the proposed septic system. A separate sewage permit from Napa County is required prior to issuance of a building permit.
19. 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.
20. 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.

21. Remodels or new construction which require fire sprinklers shall install an appropriately-sized water service with appropriate backflow and meter devices prior to Certificate of Occupancy. Fire system calculations shall be submitted with the Grading and Drainage Plan to verify fire service lateral and meter sizing. Deferred submittals are not accepted.
22. Replace the driveway approach 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. An encroachment permit shall be required for any work performed in the public right of way.

Fire Department Conditions of Approval

27. Installation of approved interior fire sprinkler system, unless waived by the Fire Chief.
28. One hour minimum fire resistant construction shall be installed on all new exterior walls constructed within 10' of property boundary. Fire resistant construction of interior walls shall be determined by type of occupancy.

Building Department Conditions of Approval

29. A building permit is required for all onsite demolition, construction and/or change of occupancy.
30. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. At this time the City of St. Helena utilizes the 2016 Title 24 codes.

31. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
32. The applicant shall provide a construction waste management plan with the building permit application.
33. The plans for construction shall include a checklist for compliance with the California Green Buildings Standards Code, mandatory measures. Provide a reference on the checklist indicating where the mandatory measures can be found on the plans.
34. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
35. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.
36. Properties which are on septic systems and proposing substantial renovations may require approval from the Napa County Environmental Health Department. Applicants are encouraged to engage with the County early in the building permit review process to reduce the potential for delay.
37. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.

I HEREBY CERTIFY that the foregoing Use Permit and 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 March 20, 2018 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

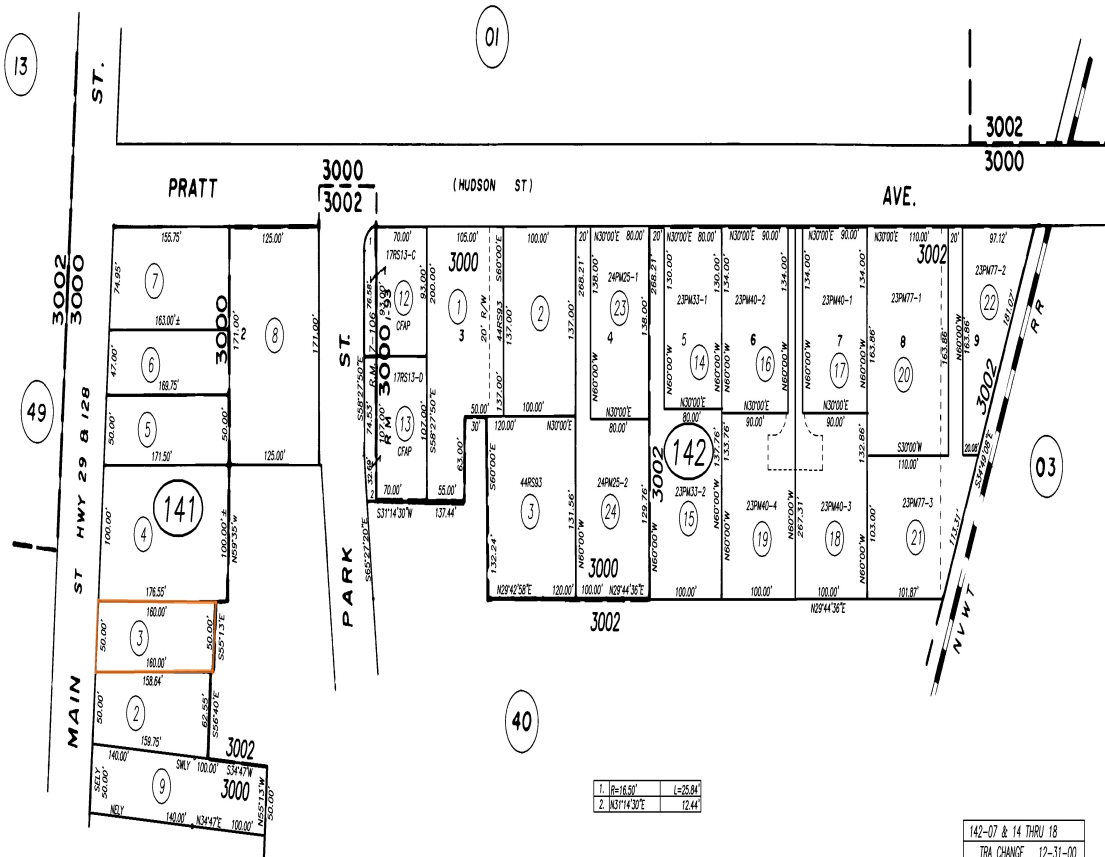
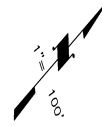
Grace Kistner
Chair, Planning Commission

Noah Housh,
Planning and Community
Improvement Director

COUNTY ASSESSOR'S PARCEL MAP
PTN. RANCHO CARNE HUMANA

Tax Area Code
3000,3002

9-14







Design Review – Project Statement

January 31, 2018

Re: 1830 Main Street
St. Helena, CA 94574
APN: 009-141-003-000

Project Description

Paul Kelley Architect, Inc. (PKA) is submitting this Design Review application to remodel and update a historic single-family residence located at 1830 Main Street. The home, designed in 1912 by architect Luther Turton for Mr. & Mrs. G.B. Anderson, is listed on the City of St. Helena's *Historic Resource Master List* per the 1978 survey¹. The subject property, known colloquially as 'The Redwood House', is likely listed errantly in conjunction with 1846 Main Street as 'a Residential c.1910 Craftsman Bungalow.'

Through research performed in collaboration with the Napa County Historical Society (N.C.H.S.) and the St. Helena Historical Society (S.H.H.S.) PKA has been able to establish the historical architectural elements of the property. Upon discovery of an old news clipping in the *St. Helena Star*² we established that Luther Turton provided a design for the original owners of the residence, a fact that had been lost through time. Subsequently, a set of architectural drawings by Turton, formerly unassociated with any known projects, was identified as the original drawings for 1830 Main Street³. Through the remarkably legible and complete architectural drawings, and through extensive site observation of a well-preserved residence, the proposed design is informed by an extensive knowledge of the original structure and makes every effort to respect, restore and rehabilitate the residence.

The proposed alterations to the existing 4-bedroom, 2-bath residence include the following:

- Removal of the existing non-historic rear deck, and major portions of the carport and studio
- Removal and replacement of non-historic architectural elements
- Construction of a new deck and detached two-car garage
- Remodel of select interior spaces, primarily wet areas: kitchen, bathrooms, etc.
- Improvement of the building envelope: seismic retrofit, vapor proofing, etc.
- General rehabilitation and preservation of the home.

¹ 1978 Survey of Historic Resources Master List; Survey Area: St. Helena; Survey District #2 – Main Street

² See *Historic Research*, Page 4

³ See *Historic Research*, Page 10-17 or submitted drawings H2.00, H2.10, H4.10, H4.20, H7.10, H7.20

1110 Wyatt Avenue
Napa, CA 94559
phone 707.257.1148 fax 707.266.1027
www.paulkelleyarchitecture.com

January 31, 2018
1830 Main Street
Design Review Application – Written Statement
Page 2 of 10

The current owners fell in love with this wonderfully preserved shingle-style Craftsman bungalow and intend to honor the building's historic integrity. This application proposes to remove non-historic elements and replace them with complementary and sympathetic architecture that takes its cues from the original design.

Proposed Scope of Work

PKA proposes to remove the existing non-historic deck (513 sq. ft.) along with major portions of the carport (285 sq. ft.), and studio (211 sq. ft.). We will replace with a new deck (262 sq. ft.) and garage (598 sq. ft.) – *see submitted drawing sheets A2.00, A2.01 and A2.02*

We will retain the existing crawl space (1,262 sq. ft.) and the existing cellar (63 sq. ft.).

We will retain the existing footprint of the main level (1,158 sq. ft.) and remodel select interior spaces while preserving historic millwork. We will create a kitchen and breakfast room in the existing kitchen space, relocate the laundry, and remodel Bath #1 – *see submitted drawing sheets A2.10, A2.11 and A2.12.*

We will retain the existing footprint of the upper floor (1,090 sq. ft.) with slight reconfigurations to the spaces. PKA proposes to remodel the sitting room into an en suite to create a master bedroom suite for the home. We've relocated the laundry behind paneled doors in the stairwell and made minor adjustments to closet spaces. Spaces with insufficient vertical clearance (175 sq.ft.) are converted into attic space – *see submitted drawing sheets A2.20, A2.21 and A2.22.*

PKA proposes prescriptive methods to strengthen, retrofit, insulate and weatherproof the home. This work includes removal of knob-and-tube wiring, lead/galvanized plumbing, etc. To accomplish the work we propose to remove the contemporary composition shingle roofing and the existing cedar siding to allow the structure to be strengthened, retrofitted and weatherproofed. See response to Secretary of the Interior Standard 2 herein. Also – *see submitted drawings A4.10, A4.20, A4.30 and A4.40.*

PKA researched the property through the City and extensively through the St. Helena Historical Society and the Napa County Historical Society. We were excited to uncover the history of the property and to learn that the home was designed by Luther Turton – *see submitted Historic Research Report.*

We were also amazed to find copies of the original drawings for the home and how remarkably close and intact the current home is to the original drawings. Our intention for the project is to remain as historically sensitive and accurate as possible while rehabilitating and updating this local resource – *see submitted drawings H2.00, H2.10, H4.10, H4.20, H7.10, H7.20.*

January 31, 2018
1830 Main Street
Design Review Application – Written Statement
Page 3 of 10

Project Summary

Proposed Gross Floor Area⁴

Existing Cellar (No Change)	63 sq. ft.
Proposed Garage (New)	598 sq. ft.
Existing Main Level Residence (No Change)	1,158 sq. ft.
Existing Upper Level Residence	1,090 sq. ft.
Upper Level Converted to Attic	-175 sq. ft.
Gross Floor Area Subtotal	2,734 sq. ft.
Covered Parking Credit	-200 sq. ft.
Gross Floor Area Total	2,534 sq. ft.
Floor Area Ratio	31.7

Building Heights from Grade

Existing Residence ⁵ (No Change)	22'-9 ½"
New Garage ⁶	14'-11 ½"

Parking Summary

Existing Covered Parking - Carport	1
Proposed Covered Parking - Garage	2

Lot area: 8,000 sq. ft.

Zoning: (MR) District

Year Constructed: c: 1913

Historic Resource

The City of St. Helena recognizes and promotes the retention, preservation, rehabilitation and reuse of its historic resources. The City has a dedicated General Plan Element from which this project aligns its architectural intentions. The following excerpts reflect the values of the proposal:

St. Helena General Plan Update 2030, Chapter 6 - Historic Resources Element (excerpt):

"St. Helena boasts a number of well-preserved buildings along Main Street that help communicate the City's character to those entering or passing through town, particularly from the north."

⁴ "Gross Floor Area" is based on the definition provided in Chapter 17.10 for MR Districts. See submitted drawings A0.20 and A0.21 for a detailed account of all floor areas.

⁵ See submitted drawing A4.10

⁶ Elevation is taken from grade at Garage, see submitted drawing A4.30

January 31, 2018
1830 Main Street
Design Review Application – Written Statement
Page 4 of 10

Chapter 6.4 Goals (abridged):

Preserve and Protect St. Helena's Historic Resources

St. Helena is committed to preserving and protecting its historic resources and ensuring that they remain for future generations...

Chapter 6 Policies (abridged):

HR1.1 Preserve the City's historic and cultural resources, so that they may contribute to the special character and quality of the City and support its economic base.

HR1.3 Encourage the adaptive reuse, rehabilitation and retrofit of historic buildings in which the original use is no longer feasible.

HR1.4 Promote the application of sustainable building practices to the preservation of historic resources.

Chapter 6 Topic area Protected Historic Resources (abridged):

HR1.F Develop sustainable development and green building guidelines for rehabilitation, retrofitting and adaptive reuse of historic resources.

HR1.K Require that rehabilitation or restoration of historical resources be done according to the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Preservation, Rehabilitation, Restoration, Restoration, and Reconstruction of Historic Buildings.

Secretary of the Interior Standards

The City of St. Helena references compliance with The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in the design review conditions and/or negative declaration for projects containing historic resources. St. Helena also references compliance with the Standards in the General Plan. Work proposed on this project shall address the 10 standards below:

Standard 1

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

Architect Luther Turton prepared plans for the G.B. Anderson House in 1912. The drawings depict a three-bedroom home with a lower Rear Porch, an upper Sleeping Porch and upper Sleeping Balcony. These screen areas although enclosed remain today as part of the current residence.

www.paulkelleyarchitecture.com

January 31, 2018
 1830 Main Street
 Design Review Application – Written Statement
 Page 5 of 10

The historic home with proposed rehabilitation and remodeling will remain as a private residence. The intent of the project is to retain the original character defining aspects including massing and scale. The feel, workmanship and defining characteristics will remain.

Standard 2

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

The described alterations propose to remove non-historic additions and features. The non-historic deck, along with most of carport and studio will be removed. Additionally, non-historic windows will be removed and replaced with period sensitive windows that emulate but do not duplicate the original openings. The remaining historic windows will be preserved.

Key defining historic characteristics of the home will be retained: roofs, rooflines, eaves, dormers, soffits, brick chimney, porch, trims, porch railing, door and windows, door and window casings, etc. The current owners propose a significant undertaking to rehabilitate and preserve the home for the next 100 years. The contemporary composition shingle asphalt roofing and existing cedar shingle siding will be removed in order to accomplish the following:

- Remove dangerous knob and tube wiring in the outer walls and ceilings
- Remove original plumbing lines, which may leach contaminants into the water supply
- Insulate and provide a vapor barrier to protect the interior and the occupants from moisture intrusion and mold
- Supplement existing roof rafters that are currently over-spanned with new framing members to strengthen the existing roof.
- Add structural strong tie connectors to positively connect the existing framing members in the vertical and lateral load paths. Reinforce the building framing system connection at the roof to wall connection, floor-to-floor connection and floor to foundation connection.
- Sheath the building exterior in plywood and calculate new shear wall locations as part of a seismic evaluation of the structure to help preserve the building in the event of a major earthquake.
- Install new composition roofing and cedar shingles to match existing current conditions. The shingle patterning will be carefully documented for existing size, thickness, width, lap, etc. so that rehabilitated exterior will match preconstruction conditions.

The age of roof appears to be very contemporary – within the last 10 years. The cedar shingles are also assumed to have been replaced within the last thirty years. Sometime after the building's original construction the northeast corner of the residence was expanded; likely in the 1980-90's based on methods of construction. Since the shingles across the home match, we are left to assume that the entire structure was re-shingled at this time. Additionally, per an

January 31, 2018
1830 Main Street
Design Review Application – Written Statement
Page 6 of 10

inspection dated April 15th, 2016 performed by HomeGuard Incorporated, the shingle siding has been damaged by fungus in many locations⁷ and water stains have been documented at the roof eaves.⁸ It is imperative to the longevity of the structure that these non-historic finishes be removed and replaced, allowing for the structure beneath to be simultaneously supplemented.

Standard 2 recommends avoiding removal or alteration of historic and characterizing features; the project proposes to retain the characterizing features and provides an overriding benefit to the longevity of the historic resource through the rehabilitation efforts that strengthen and improve the life-safety of the structure.

Standard 3

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

No features that would create a false sense of historical development will be added. New work is meant to be complementary of the original architecture. The new deck and garage will have similar features with modern materials such as composite decking, sectional garage doors, etc. Detailing such as new roof eaves will be simplified and matching roof pitch will not attempt to match exact detail. New windows will be provided by a current manufacturer with a similar single-hung sash pattern but will be of the manufacturer's design for profile, sash design, contain dual pane glazing, etc. No inappropriate finishes or materials are proposed.

Standard 4

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

The existing structure is surprisingly close to original condition, which is one of the reasons the owners purchased the property. The rear deck, carport and studio are modern-day construction in addition to some of the added rear windows. The intent is to remove the contemporary changes. None of the modern additions to be removed have historical significance in their own right, and if so they have been considered part of the fabric of the home for retention.

Standard 5

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

The G. B. Anderson House, also known as The Redwood House, is an amazing example of an intact early 20th century shingle-style bungalow. The interior flooring, plaster walls, stained redwood trim is quite impressive. The main areas of proposed interior remodel are the wet rooms: kitchen, bathrooms and laundry which all have undergone updates perhaps as recent as

⁷ See 'Finding 1A' of the HomeGuard Inspection dated 04/15/2016.

⁸ See 'Finding 2C' of the HomeGuard Inspection dated 04/15/2016.

January 31, 2018
1830 Main Street
Design Review Application – Written Statement
Page 7 of 10

the 1980's or 90's. There is a historic buffet in the dining room and French doors that lead into the kitchen and breakfast nook area that are to be preserved while the kitchen takes its cues from the historic home as part of the update. The rear upper Sleeping Balcony will become a master bedroom en suite. In general, and in addition to the preservation of the exterior historically defining features, the interior plaster walls, redwood trims, casings, floors, doors, windows, etc. will all be preserved. Where we propose to remove an interior, PKA will make attempt to reinstall elsewhere in the home.

Standard 6

Deteriorated historic features shall be repaired rather than replaced.

Per the detailed discussion under Standard 2, the proposal would remove the exterior shingle siding for rehabilitation purposes of the entire structure and are assumed to be modern.

There may be the occasional window sash that will need to be removed and repaired or reglazed. When reglazing, attempts will be made to find historic float glass to replace in damaged or broken sash units.

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

Standard 7

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

No sand blasting or chemical treatments are proposed.

Standard 8

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

We anticipate that any standard conditions of approval for the design review request will include archeological mitigation measures. Because of the building additions and the existing septic system, we point out that the site has been subsequently disturbed over time.

Standard 9

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

January 31, 2018
1830 Main Street
Design Review Application – Written Statement
Page 8 of 10

New construction for the purposes of rehabilitating and preserving the existing structure will not destroy historic materials that characterize the property.

The proposed work is primary three-fold:

- To rehabilitate and preserve the existing historic resource for the next century;
- To modernize primarily the wet areas of the home: kitchen, bathrooms, laundry; and
- To provide a new rear-facing exterior deck and garage to complement the home.

The main house with features, finishes, room configurations, etc. will remain intact.

The non-historic additions at the rear of the home will be removed.

The new construction as described herein will differentiate from the original so as to not create a false sense of history.

The massing and scale of the new deck and garage addition are subordinate to the existing structure and are obscured by it at the street frontage.

From the street, to the casual observer, the project intends to leave an impression that no changes have been made to the historic residence. To the trained observer, the new construction will be apparent.

Standard 10

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

PKA proposes to remove the existing non-historic deck, with most of the carport and studio. We propose to construct a new detached garage and a new exterior deck. If removed in the future, the existing residence would remain as originally designed and constructed. The project is proposed such that the house and garage remain as independent structures.

Other features designed into the project such as the driveway, etc. are meant to allow for a modernized use of the historic home by parking vehicles off street in the rear garage.

January 31, 2018
1830 Main Street
Design Review Application – Written Statement
Page 9 of 10

PKA Past Work

Past St. Helena area projects of note include:

Hall Winery

Historic documentation and design / adaptive reuse of the historic Peterson/Bergfeld winery encased in the existing winery co-op structures. Design was used for entitlement and planning of future hospitality area with Frank Gehry Partners.

National Register Taylor Duckworth 'Hatchery Building' / Terra Restaurant

Seismic retrofit, interior restoration and restaurant remodel at the National Register Taylor Duckworth Building.

Award of Merit for Historic Preservation

Keller's Market

Seismic retrofit of an under-reinforced concrete building, frontage, historic signage and new restaurant at the existing historic Keller's Meats and Market.

National Register Ramos-Sherry House and Depot Saloon

Successful nomination to the National Register of Historic Places as the Ramos Sherry House and Depot Saloon. Seismic retrofit and reconstruction of The Sherry House and connecting Depot Saloon. Clients received 20% federal tax credits and participated in California Mills Act Award of Merit for Historic Preservation, 2009 NARI award Historic Preservation – Commercial

Pritchard Building

Seismic retrofit and interior reconstruction of an existing stone building.

Award of Merit for Historic Preservation

Morlet Winery

Design and construction of a new 20,000 gallon 'Ghost Winery' which was shuttered during prohibition. The existing stone residence is undergoing construction to be converted into a fermentation, barrel aging and tasting facility with plans for future caves.

Redmon Ranch Winery

Conversion of existing industrial property with historic structures into a small family winery. Restoration and conversion of a large barn into a barrel storage building. Preservation and adaptation of other structures. New site additions to be compatible with the existing historic context.

Grandview

Schematic design of the original hotel proposal including proposed restoration of the historic St. Gothard's Inn building.

www.paulkelleyarchitecture.com

January 31, 2018
1830 Main Street
Design Review Application – Written Statement
Page 10 of 10

Professional Affiliations

City of Napa Planning Commission Member
2013 – Present
Planning Commission Chair - 2017

Napa County Landmarks – Board of Directors
2003-2006

Napa County Landmarks – Preservation Action Society
2001-2006

Cultural Heritage Commission – City of Napa
2001-2008 (Chair)

Member: Napa County Landmarks

Member: Napa County Historical Society

Member: California Preservation Foundation

Conclusion

As architectural conservationists we have worked on many St. Helena historic projects over the years and feel uniquely qualified to steward the G.B. Anderson House remodel. Great care has been taken to research the history of the existing property through the St. Helena and Napa Historic Societies and we are pleased to share our findings.

PKA takes pride in being able to work on and preserve the legacy of this Luther Turton designed home. We've utilized the original design, history and current integrity as our guide in addressing the updates and rehabilitation of the project. We understand the fine balance between preservation and rehabilitation. In a seismically active part of California, we also have an opportunity and obligation to strengthen and retrofit this historic resource for the benefit of the owners, the city and future generations.

Prepared by,



Paul Kelley, MGBP
Principal Architect

Cc: John and Stacy Murphy

www.paulkelleyarchitecture.com



Variance Request – Written Statement

January 31, 2018

Re: Variance Request (accompanying Design Review Application)
1830 Main Street
St. Helena, CA 94574
APN: 009-141-003-000

Project Description

Paul Kelley Architect, Inc. (PKA) is submitting this Variance Request Written Statement to be considered in conjunction with the Design Review application to remodel and update a historic single-family residence located at 1830 Main Street. The home, designed in 1912 by architect Luther Turton for Mr. & Mrs. G.B. Anderson, is listed on the City of St. Helena's *Historic Resource Master List* per the 1978 survey¹.

This application requests a variance to allow for the replacement the existing carport and studio structures with a new enclosed garage. The new structure would maintain the setbacks of the existing building(s) of approximately 0'-7", but which deviate from the prescribed 3'-0" setback for new construction of an accessory structure under the Zoning Code². The following letter will justify the necessity of this allowance based on the unique constraints of the site and an effort to enhance and maintain a historic resource. The letter also provides means of addressing the proximity of property line by reducing the overall legal non-conforming condition and by improving fire protection. These conditions and measures work to safeguard a historic resource, provide safe off-street parking to the property owner, and improve fire safety in an existing legal non-conforming condition.

We respectfully request the City of St. Helena grant the property owners the Variance for this unique set of circumstances.

Proposed Scope of Work (abridged for this request)

PKA proposes to remove the existing non-historic deck (513 sq. ft.) along with major portions of the carport (285 sq. ft.), and studio (211 sq. ft.). *We propose to replace with a new deck (262 sq. ft.) and garage (598 sq. ft.) – see submitted drawing sheets A2.00, A2.01 and A2.02*

¹ 1978 Survey of Historic Resources Master List; Survey Area: St. Helena; Survey District #2 – Main Street

² Per Chapter 17.116.010 "Accessory Buildings and Structure"

1110 Wyatt Avenue
Napa, CA 94559
phone 707.257.1148 fax 707.266.1027
www.paulkelleyarchitecture.com

January 31, 2018
1830 Main Street
Variance – Written Statement
Page 2 of 5

Project Summary (abridged)

Proposed Gross Floor Area

Existing Cellar (No Change)	63 sq. ft.
Proposed Garage (New)	598 sq. ft.
Existing Main Level Residence (No Change)	1,158 sq. ft.
Existing Upper Level Residence	1,090 sq. ft.
Upper Level Converted to Attic	-175 sq. ft.
Gross Floor Area Subtotal	2,734 sq. ft.
Covered Parking Credit	-200 sq. ft.
Gross Floor Area Total	2,534 sq. ft.
Floor Area Ratio	31.7

Building Heights from Grade

New Garage ³	14'-11 ½"
-------------------------	-----------

Parking Summary

Existing Covered Parking - Carport	1
Proposed Covered Parking - Garage	2

Lot area: 8,000 sq. ft.

Zoning: (MR) District

Variance Request

1. *Does a hardship peculiar to the property exist? Personal, family or financial difficulties, loss of prospective profits and neighboring violations, are not hardships justifying a Variance.*

We request a variance as a means of providing an owner relief from unique hardship or circumstance so that the occupants can have similar benefits that other neighbors generally and typically enjoy. In this case, the circumstances of the property create a hardship to provide off-street parking. We request a variance to build within the standard set back for accessory structures to replace the legal non-conforming parking structure. The Parcel is historic and was likely not constructed with a garage or carriage house – the original plans do not indicate one. The residence is sited on a narrow parcel – 50' wide with just enough access space to allow for a side driveway. Because of the historic prominence of the home, the narrow lot width, the absence of street parking, the required setbacks, and rear yard septic system, this home faces a hardship to provide off-street parking for the owners.

³ Elevation is taken from grade at Garage, see submitted drawing A4.30

January 31, 2018
1830 Main Street
Variance – Written Statement
Page 3 of 5

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? A Variance cannot grant you a special privilege not enjoyed by your neighbors.*

Maintaining the Garage location at the existing carport is necessary and/or provides a safer public/private development while preserving the owner's property rights based on the following conditions:

Other neighbors have access to existing driveways and garages/carports. Given the age of the neighborhood these structures were likely built before newer codes regulating traffic safety, visual line of sight, etc. A head-in style garage or carport could be constructed toward the midpoint of the property (set forward from the existing septic field) that would allow a vehicle to back out, but in this case forcing the vehicle to back out into the highly trafficked roadway. While similar conditions may exist, it's difficult to imagine creating a new and additional hazard where a safe alternative is achievable.

Other neighbors have wider street frontages, which may allow for a forward garage structure although the City has strict rules about front building width as a function of lot width. The current ordinances and setbacks prevent a new garage at the front of this property.

The parcel is located along busy Main Street / Hwy. 29 and while adjacent parcels may share in the same hazard of backing out onto a busy thoroughfare, most of the zoning district is more on a neighborhood scale with much lower vehicle circulation providing for safer driveway access vs. having to access the driveway on a main arterial street.

The street frontage is recently striped (and indicated) as 'no parking'. This further complicates the parking situation for the owners. For the owners to fully enjoy the property and to feel safe the owners would like a garage situated at the rear of the property that would allow safe turning movement. They understand they are giving up back yard space to construct a new garage and driveway.

The house is historic and therefore construction of a garage or carport toward the front of the property would create a conflict with the front façade and would likely be ruled a detriment to the historic resource. The home was designed by architect Luther Turton and meant to be viewed as a stand-alone structure. The home predates the age of the motor vehicle. If anything, the property might have had a carriage house located at the rear of the site similar to what is currently proposed. Our request is to construct a garage with access and backup space that allows for safe vehicle movements while taking care not to detract from the historic resource.

The parcel does not have the benefit of city sewer as a primary utility and has an on a site septic system, which is unique within the City limits but is typical of all east side parcels running along Main Street between Pratt and Crinella. The system requires a leach field of undisturbed land at the back of the property. When considered collectively with the historic resource, narrow lot, applied setbacks, no street parking, the conditions greatly exacerbate the potential to locate safe off-street parking on the parcel.

www.paulkelleyarchitecture.com

January 31, 2018
1830 Main Street
Variance – Written Statement
Page 4 of 5

3. Will the Variance create any ill effects?

The variance request is to use the length of the existing rear carport and studio to construct a new garage. The rear of the replacement structure along the side property line will not extend longer than the current structure proposed for removal. The rear wall of the garage will be fire-rated construction for structures less than three feet from a property line and will not contain any openings. So while the reconstruction occurs in the footprint of the existing carport and studio, the construction will be fire-rated to current building codes and greatly improve an existing condition.

4. Is the condition or situation of your property really unique?

The condition of this property truly is unique based on the following factors:

- a. The lot is narrow. A new freestanding garage adjacent to the house would not meet the setback requirements nor the building width limitations at the frontage. Standard setbacks applied at the rear portion of the parcel would not allow a side loaded garage and the required back-up space for a vehicle to back and then head out toward the street.
- b. The house is historic. Therefore, even if allowed, an attached or detached garage would greatly detract from the historic home. Analysis of the impact to the historic resource would conclude that a garage would not be an appropriate addition to the home's frontage and prominence.
- c. The curb frontage is striped red. Per the Grandview site remodel and construction of the Las Alcobas Hotel, the curb in front of the home was recently painted red, restricting any on street parking. Owner parking must be off-street as there is no legal frontage to park.
- d. The home is on a septic system. Because of the age of the home, challenges to connect it to the public sewer system (vertical lift challenge), existing city sewer system capacity, etc. the home is on a septic system and the rear portion of the lot serves as the leach field which cannot be disturbed. Garage, driveway, turning movements, etc. must therefore occur forward of the septic field.

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?

The variance reduces nuisance by allowing the owners to park their cars onsite behind the historic resource. Currently there is a gravel driveway to a carport. The request is to convert the carport to a garage to visually conceal and protect the automobiles.

The variance improves public health and safety by allowing for safe vehicle egress from the parcel. Other options as mentioned would require the vehicles to back out onto Main St. / Hwy. 29.

The variance preserves the welfare of the community by constructing a new garage at the back of the property that would be obstructed visually by the historic residence. The visual prominence of the home would be preserved and vehicles would not be seen.

www.paulkelleyarchitecture.com

January 31, 2018
1830 Main Street
Variance – Written Statement
Page 5 of 5

The variance improves public health and safety by reducing the legal non-conforming condition and providing increased fire protection along the property line.

Conclusion

We conclude as design professionals that the proposed placement of the new garage enhances the property, maintains the historic resource, improves fire protection along the existing property line, allows for off-street visually concealed parking, preserves the existing septic system, cedar tree and historic street frontage while allowing the owners to have the benefit of safe off-street parking.

We respectfully request the City of St. Helena grant the property owners the Variance for this unique set of circumstances.

Prepared by,

A handwritten signature in black ink, appearing to read 'PK' or 'Paul Kelley', with a stylized flourish at the end.

Paul Kelley, MGBP
Principal Architect

Cc: John and Stacy Murphy, Owners
Jessica Hunter, PKA

www.paulkelleyarchitecture.com



Demolition Approval – Written Statement

May 29, 2017

Re: 1830 Main Street
St. Helena, CA 94574
APN: 009-141-003-000

Project Description

This request is for partial demolition in conjunction with the concurrent application for design review approval to remodel and update a historic single-family residence located at 1830 Main Street. The home was designed in 1912 by architect Luther Turton for Mr. & Mrs. G.B. Anderson. The home is also known as The Redwood House and is a listed City of St. Helena historic resource per the 1978 survey:

1978 Survey of Historic Resources Master List
Survey Area: St. Helena
Survey District # 2 – Main Street

The subject property is listed as a historic resource but noted as 1830 & 1846 Main Street. The property is listed as Residential c.1910 Craftsman Bungalow

The proposed alterations include the following:

- Removal of the existing non-historic rear deck, carport and studio
- Removal and replacement of non-historic elements
- Construction of a new connecting deck and 2-car detached garage
- Remodel of primarily interior wet areas: kitchen, bathrooms, etc.
- Seismic retrofit, vapor proofing, etc.
- General rehabilitation and preservation of the home.

We propose to remove the existing deck, carport and studio. We will replace with a new deck and garage – see submitted drawing sheets A2.00, A2.01 and A2.02

We propose prescriptive methods to strengthen, retrofit, insulate and weatherproof the home. This work includes removal of knob-and-tube wiring, lead/galvanized plumbing, etc. To accomplish the

1110 Wyatt Avenue
Napa, CA 94559
phone 707.257.1148 fax 707.266.1027
www.paulkelleyarchitecture.com

May 29, 2017
1830 Main Street
Demolition Approval – Written Statement
Page 2 of 5

work we propose to remove the contemporary composition shingle roofing and the existing cedar siding to allow the structure primarily to be strengthened, retrofitted and weatherproofed. See response to Secretary of the Interior Standard 2 herein. Also – see *submitted drawings A4.10, A4.20, A4.30 and A4.40.*

Project Summary

Gross Floor Area¹ to be Demolished

Existing non-historic Car Port (to be removed)	285 sq. ft.
Existing non-historic Studio (to be removed)	211 sq. ft.

Proposed Gross Floor Area (See Design Review Submittal)²

Existing Cellar (No Change)	63 sq. ft.
Proposed Garage (New)	567 sq. ft.
Existing Main Level Residence (No Change)	1,158 sq. ft.
Existing Upper Level Residence	1,090 sq. ft.
Upper Level Converted to Attic	-175 sq. ft.
Gross Floor Area Subtotal	2,703 sq. ft.
Covered Parking Credit	-200 sq. ft.
Gross Floor Area Total	2,503 sq. ft.
Floor Area Ratio	31.3

Building Heights from Grade

Existing Residence ³ (No Change)	22'-9 ½"
New Garage ⁴	14'-11 ½"

Parking Summary

Existing Covered Parking - Carport	1 (carport) – to be removed
Proposed Covered Parking - Garage	2 (garage)

Lot area: 8,000 sq. ft.

Zoning: (MR) District

Year Constructed: c: 1913

¹ "Gross Floor Area" is based on the definition provided in Chapter 17.10 for MR Districts.

² See submitted drawings of Design Review Submittal A0.20 and A0.21 for a detailed account of all floor areas.

³ See submitted drawing A4.10

⁴ Elevation is taken from grade at Garage, see submitted drawing A4.30

May 29, 2017
1830 Main Street
Demolition Approval – Written Statement
Page 3 of 5

Secretary of the Interior Standards

The City of St. Helena references compliance with The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in the design review conditions and/or negative declaration for projects containing historic resources. St. Helena also references compliance with the Standards in the General Plan.

Work proposed (demolition work) on this project shall address the 10 standards below (abridged):

Standard 2

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

The described alterations proposed to remove non-historic additions and features. The non-historic deck, carport and studio will be removed. Additionally, non-historic windows will be removed and replaced with period sensitive windows that emulate but do not duplicate the original openings. The remaining historic windows will be preserved.

Key defining historic characteristics of the home will be retained: roofs, rooflines, eaves, dormers, soffits, brick chimney, porch, eaves, trims, porch railing, door and windows, door and window casings, etc. The current owners propose a significant undertaking to rehabilitate and preserve the home for the next 100 years. The contemporary composition shingle asphalt roofing existing cedar shingle siding will be removed in order to accomplish the following:

- Remove dangerous knob and tube wiring in the outer walls and ceilings
- Remove original plumbing lines, which may leach contaminants into the water supply
- Insulate and provide a vapor barrier to protect the interior and the occupants from moisture intrusion and mold
- Supplement existing roof rafters that are currently over-spanned with new framing members to strengthen the existing roof.
- Add structural strong tie connectors to positively connect the existing framing members in the vertical and lateral load paths. Reinforce the building framing system connection at the roof to wall connection, floor-to-floor connection and floor to foundation connection.
- Sheath the building exterior in plywood and calculate new shear wall locations as part of a seismic evaluation of the structure to help preserve the building in the event of a major earthquake.
- Insulate and provide a vapor barrier to protect the interior and the occupants from moisture intrusion and mold.

www.paulkelleyarchitecture.com

May 29, 2017
1830 Main Street
Demolition Approval – Written Statement
Page 4 of 5

- Install new composition roofing and cedar shingles to match existing current conditions. The shingle patterning will be carefully documented for existing size, thickness, width, lap, etc. so that rehabilitated exterior will match preconstruction conditions.

The age of roof appears to be very contemporary – within the last 10 years. The age of the cedar shingles are unknown. The shingles appear to be in excellent to very good condition which suggests that they may have been replaced one or more times in the past. Without destructive testing it is difficult to know if the shingles are original, but in this case are assumed not to be. While Standard 2 recommends avoiding removal or alteration of historic and characterizing features, the project proposes not to alter the characterizing features and provides an overriding benefit to the longevity of the historic resource through the rehabilitation efforts that strengthen and improve the life-safety of the structure that the replacement of the exterior shingles should be viewed as an acceptable course of action.

Standard 6

Deteriorated historic features shall be repaired rather than replaced.

Per the detailed discussion under Standard 2, the exterior shingle siding is proposed to be removed for rehabilitation purposes of the entire structure. The existing shingles while in very good condition do not require repair in and of themselves but as part of a larger preservation effort.

There may be the occasional window sash that will need to be removed and repaired or reglazed. When reglazing, attempts will be made to find historic float glass to replace in damaged or broken sash units.

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

Standard 9

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

New construction for the purposes of rehabilitating and preserving the existing structure (with the exception of removing and replacing existing shingle siding) will not destroy historic materials that characterize the property.

The proposed work is primary three-fold:

- To rehabilitate and preserve the existing historic resource for the next century;
- To modernize primarily the wet areas of the home: kitchen, bathrooms, laundry; and

May 29, 2017
1830 Main Street
Demolition Approval – Written Statement
Page 5 of 5

- To provide a new rear-facing exterior deck and garage to complement the home.

The main house with features, finishes, room configurations, etc. will remain intact.

The non-historic additions at the rear of the home will be removed.

The new construction as described herein will differentiate from the original so as to not create a false sense of history.

The massing and scale of the new deck and garage addition are subordinate to the existing structure and mostly obscured by it at the street frontage.

The goal of the project upon completion is to visually to the casual observer not be able to tell from the street that work was performed on the home. The trained observer might notice for a time that new materials were placed until they weather a little.

Summary

The proposed demolition is for non-historic structures separate from the main residence. The structures detract from the significance of the historic resource. A new deck and garage are proposed to be constructed in the location of the removed structures. The new structures will be compatible with the historic building.

Minor demolition is proposed within the historic residence to remove dangerous and antiquated systems, structurally retrofit the building from the exterior, add insulation shear plywood and a vapor barrier to protect the home and repair any wood rot. Minor demolition is proposed to remodel the kitchen and the upper floor spaces. The work will not add or reduce the overall building size.

Demolition is proposed only where warranted to enhance and repair the structure and site while maintaining and preserving the historic resource.

Prepared by,



Paul Kelley, MGBP
Principal Architect

Cc: John and Stacy Murphy



A Residential Remodel & Addition for John & Stacy Murphy

1830 Main Street, St. Helena, CA

APN: 009-141-003-000

ENVIRONMENTAL DATA

(AT TIME OF PLAN PREPARATION)

Faults:	No faults found
FEMA Flood Zone:	Parcel not in FEMA Flood Zone
Fire Hazard Severity:	No Fire Hazard Severity rating found
GW Ordinance:	Parcel not in Groundwater Deficient Area
Landslides:	No Landslides found
Local Drainage:	Napa River - Upper St. Helena Reach
Soil Type:	Bale Clay Loam, 2-5% slopes Cortina Very Gravelly Loam, 0-5% slopes
Special Species:	Potential Special Species
Spotted Owls:	Potential Spotted Owls
HazMat Releases:	Abruzzini Property (LOP), Helen Paschich Estate (LOP), Beringer Vinyards (Non-LOP)

SCOPE OF WORK

Design review application to remodel an existing historic residence. The current owners and stewards of this c:1913 Lurthor Turtor designed G. P. Anderson House, locally known as 'The Redwood House' propose to remodel and update some of the infrastructure while honoring the historic. The existing non historic rear deck, carport and art studio will be removed in favor of a new compatible rear deck and garage. The residence will be structurally and seismically repaired and updated. The kitchen and main level bath area will be remodeled. The original upper floor sleeping porches will be converted to en suites with updates to the upper floor bedrooms. Great care will be taken to preserve the house for the next 100 years.

DESIGN CRITERIA

BUILDING CODES - AS APPLICABLE:

CALIFORNIA CODE OF REGULATIONS TITLE 24

PART 1: 2016 BUILDING STANDARDS ADMINISTRATIVE CODE
PART 2: 2016 CALIFORNIA BUILDING CODE
PART 2.5: 2016 CALIFORNIA RESIDENTIAL CODE
PART 3: 2016 CALIFORNIA ELECTRICAL CODE
PART 4: 2016 CALIFORNIA MECHANICAL CODE
PART 5: 2016 CALIFORNIA PLUMBING CODE
PART 6: 2016 CALIFORNIA ENERGY CODE
PART 7: 2016 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE
PART 8: 2016 CALIFORNIA HISTORICAL BUILDING CODE
PART 9: 2016 CALIFORNIA FIRE CODE
PART 10: 2016 CALIFORNIA EXISTING BUILDING CODE
PART 11: 2016 CALIFORNIA GREEN BUILDING CODE
PART 12: 2016 CALIFORNIA REFERENCED STANDARDS CODE

PROJECT NOTES

- THE CONTRACTOR SHALL PROVIDE WORKMAN'S COMPENSATION INSURANCE, LIABILITY INSURANCE AND A PERFORMANCE BOND IN THE AMOUNT OF THE COST OF CONSTRUCTION.
- THE CONTRACTOR SHALL GUARANTEE ALL LABOR AND MATERIAL FOR A MINIMUM OF ONE YEAR, EXCEPTION: ROOF SHALL BE GUARANTEED FROM LEAKAGE FOR A MINIMUM OF TWO YEARS OR AS SPECIFIED.
- THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY PHA OF DISCREPANCIES.
- THE CONTRACTOR SHALL VERIFY EASEMENTS (PUBLIC OR PRIVATE) FOR SEWER, WATER, ELECTRICAL, TELEPHONE, CABLE T.V. AND GAS PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL UTILITY DATA AND LOCATIONS PRIOR TO ANY WORK. ONSITE UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE AGENCY OR UTILITY COMPANY.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE THE DRAWINGS. WHERE DISCREPANCIES OCCUR, NOTIFY PAUL KELLEY ARCHITECT FOR CLARIFICATION.
- ACCEPT NO INK OR PENCIL CORRECTIONS OR SUBSTITUTIONS TO THESE DRAWINGS WITHOUT THE ARCHITECT'S WET SIGNATURE. PAUL KELLEY ARCHITECT SHALL BE HELD HARMLESS FOR ALL CHANGES NOT IN CONFORMANCE WITH THIS PROVISION.
- ALL USERS OF THESE DRAWINGS AGREE BY USING THESE DRAWINGS TO HOLD PAUL KELLEY ARCHITECT HARMLESS FOR ANY AND ALL WORK THAT DOES NOT CONFORM TO REQUIREMENTS AND MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES, LOCAL ORDINANCES, AND ACCEPTABLE STANDARDS.
- THESE DRAWINGS ARE THE PROPERTY OF PAUL KELLEY ARCHITECT AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY WORK OTHER THAN AT THE LOCATION SHOWN ON THESE PLANS.
- PAUL KELLEY ARCHITECT SHALL HAVE NO CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- PAUL KELLEY ARCHITECT ASSUMES NO RESPONSIBILITY FOR PERFORMANCE OF PRODUCTS OR MATERIALS SPECIFIED.
- THE CONTRACTOR SHALL FURNISH ALL SYSTEMS COMPLETE AND WITH ALL ACCESSORIES REQUIRED FOR INSTALLATION IN ACCORDANCE WITH EXCELLENT AND ACCEPTABLE TRADE PRACTICE.

CONTACTS

OWNER	ARCHITECT
John & Stacy Murphy 1830 Main Street St. Helena, CA 94574 (650) 804-1671 jmurphy_sfrancis@yahoo.com	Paul Kelley Paul Kelley Architect, Inc. 1110 Wyatt Ave. Napa, CA 94559 (707) 257-1148 paul@paulkelleyarchitecture.com
CIVIL ENGINEER	SURVEYOR
Joel Dickerson Madrone Engineering 1485 Main St., Suite 103C St. Helena, CA 94574 (707) 302-6280 joel@madrone.engineering	Terra Firma Surveys, Inc. 345 La Fata Street St. Helena, CA 94574 T (707) 963-7565 F (707) 963-7542 admin@terrafirmasurveys.com
HISTORIC RESEARCH	HISTORIC RESEARCH
Mariam Hovanesian Hanson Research Director St. Helena Historical Society P.O. Box 87 St. Helena, CA 94574 (707) 967-5502 shstory@shstory.org	Megan Jones Resarch Librarian Napa County Historical Society P.O. Box 10527 Napa, CA 94581 (707) 224-1739 megan@napahistory.org

VICINITY MAP



G.I.S. AERIAL VIEW

A.P.N. 009-141-003-000



SHEET INDEX

A0.00 Title Sheet

CIVIL DRAWINGS
C1.0 Cover Sheet
C2.0 Grading Plan
C3.0 Utility Plan

ARCHITECTURAL DRAWINGS

A0.10 Context Plan
A0.20 Floor Area Summary - Existing
A0.21 Floor Area Summary - Proposed
A0.30 Site Photo Documentation
A1.00 Topography Plan - Existing
A1.10 Site Plan - Existing
A1.11 Site Plan - Proposed
A1.20 Vegetation Plan - Existing
A1.21 Vegetation Plan - Proposed
A2.00 Ground Level - Existing Plan
A2.01 Ground Level - Demolition Plan
A2.02 Ground Level - Proposed Plan
A2.10 Main Level - Existing Plan
A2.11 Main Level - Demolition Plan
A2.12 Main Level - Proposed Plan
A2.20 Upper Level - Existing Plan
A2.21 Upper Level - Demolition Plan
A2.22 Upper Level - Proposed Plan
A3.10 Roof - Existing Plan
A3.11 Roof - Demolition Plan
A3.12 Roof - Proposed Plan
A4.10 Exterior Elevations
A4.20 Exterior Elevations
A4.30 Exterior Elevations
A4.40 Exterior Elevations
A4.50 Exterior Elevations

HISTORIC DRAWINGS

H2.00 Historic Foundation Plan
H2.10 Historic Floor Plans
H4.10 Historic Exterior Elevations
H4.20 Historic Exterior Elevations
H7.10 Historic Architectural Details
H7.20 Historic Architectural Details

PROJECT DATA

Assessor Parcel Number(s):	009-141-003-000
Project Address:	1830 Main Street St. Helena, CA 94574
Occupancy:	R3
Construction Type:	VB Non-sprinkled
County/City Zoning:	MD / Medium Density Residential
Overlay:	Designated as Historical Resource
Floor Areas:	For Existing FAR see sheet A0.20 For Proposed FAR see sheet A0.21
Floor Area Total:	
Lot Coverage Area (Main Level + Garage + Porch + Deck)	2,185 sq. ft.
Net Floor Area (Gross Floor Area - 200sf credit)	2,534 sq. ft.
Number of levels:	3
Building Height:	22' - 9 1/2" +/-
Lot Area:	8,000 sq. ft. (0.18 acres)
Allowable Lot Coverage:	45% (3,600 sq. ft.)
Proposed Lot Coverage:	27.3% (2,185 sq. ft.)
Allowable FAR:	33% (2,640 sq. ft.)
Proposed FAR:	31.7% (2,534 sq. ft.)
Setbacks:	
Front Setback	20 ft.
Side Yard Setback	10 ft. each side
Rear Setback	20 ft.



These drawings are the property of Paul Kelley Architect and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in another location. Copyright 2018 Paul Kelley Architect, Inc.

Consultant:

A Residential Remodel & Addition
for John & Stacy Murphy
1830 Main Street, St. Helena, CA
APN: 009-141-003-000

Seal:

REVISIONS

△	_____
△	_____
△	_____
△	_____
△	_____
△	_____

Date: 01 / 26 / 2018

Project No: 160802

Sheet Title:

TITLE SHEET

Sheet #:

A0.00

DESIGN REVIEW

OWNERSHIP OF DOCUMENTS
THIS DOCUMENT AND THE IDEAS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE ARE THE PROPERTY OF MADRONE ENGINEERING, INC. AND WILL REMAIN THE PROPERTY OF MADRONE ENGINEERING, INC. THROUGHOUT THE WORKING PAPER AND ANY OTHER PROJECT. WITHOUT THE WRITTEN AUTHORIZATION OF MADRONE ENGINEERING, MADRONE ENGINEERING WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY MADRONE ENGINEERING. IT SHALL BE THE USER'S SOLE RESPONSIBILITY TO VERIFY THAT THIS DRAWING REPRESENTS THE LATEST INFORMATION RELATIVE TO THE PROJECT.



MURPHY RESIDENCE
1830 MAIN STREET
ST. HELENA, CA 94574
APN: 009-141-003

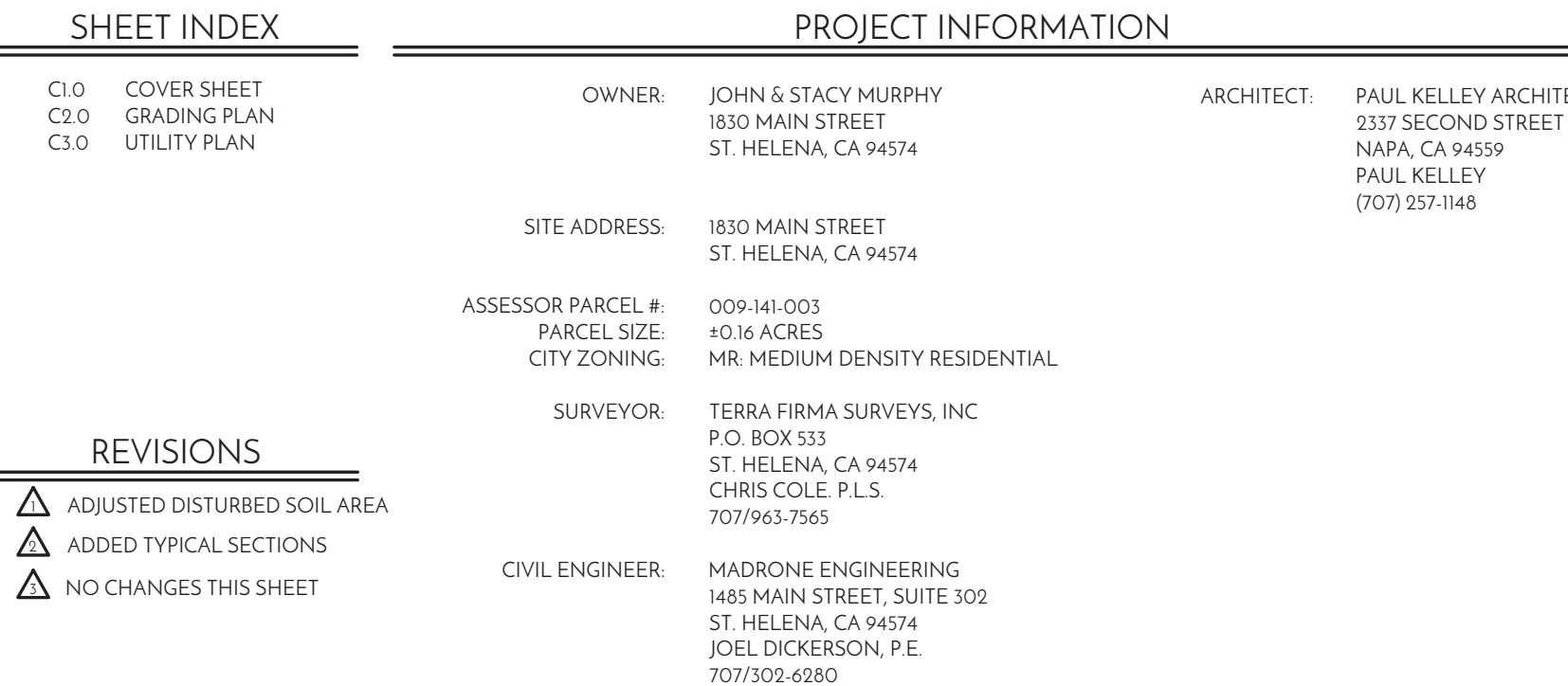
EVERY PERSON PLANNING TO D
CALL USA AT 811 PRIOR TO EXCAVA



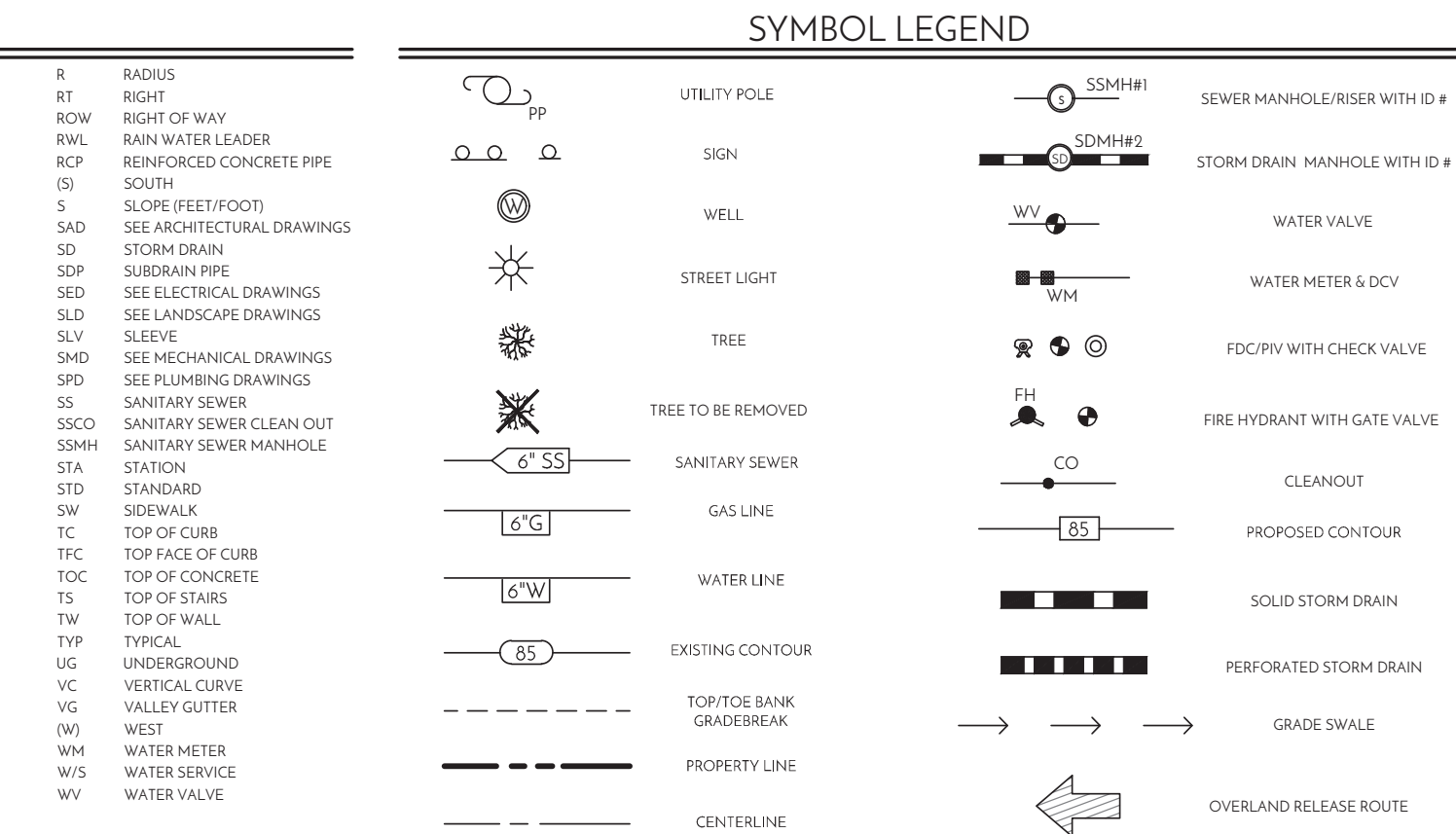
FOR MORE INFORMATION
SEE WWW.USANORTH.ORG

DATE	ISSUE
08/17	DESIGN REVIEW
22/17 	REVISION 1
22/17 	REVISION 2
2/18 	REVISION 3

C1.0



REVISIONS	
1	ADJUSTED DISTURBED SOIL
2	ADDED TYPICAL SECTIONS
3	NO CHANGES THIS SHEET



ESTIMATED EARTHWORK QUANTITIES

1. THE EARTHWORK QUANTITIES LISTED BELOW ARE ESTIMATES ONLY AND MAY VARY DUE TO SOIL TYPE, COMPACTION AND BUILDING FACTORS, GRADING PRACTICES, AND COMPACTION VALUES.

2. THE UNADJUSTED QUANTITIES HAVE BEEN DERIVED USING A VOLUMETRIC ANALYSIS BETWEEN THE EXISTING AND PROPOSED FINISHED GRADE ELEVATIONS.

3. THE FOLLOWING ASSUMPTIONS HAVE BEEN MADE WHEN DEVELOPING ADJUSTED QUANTITY ESTIMATES

- QUANTITIES FROM UTILITY TRENCHES AND FOUNDATION TRENCHES HAVE NOT BEEN ESTIMATED
- QUANTITIES RELATED TO EROSION CONTROL, EROSION PROTECTION AND EROSION REPAIRS HAVE NOT BEEN ESTIMATED

4. CONTRACTOR SHALL WORK WITH THE PROJECT GEOTECHNICAL ENGINEER TO DETERMINE IF COMPACTION AND BUILDING FACTORS ARE APPLICABLE FOR THE PROPOSED GRADING ACTIVITIES. THESE FACTORS HAVE THE POTENTIAL TO SIGNIFICANTLY AFFECT THE QUANTITIES IDENTIFIED IN THIS LIST.

5. SEE THE TABLE BELOW FOR THE ESTIMATED EARTHWORK QUANTITIES FOR THE PROJECT.

ESTIMATED PROJECT EARTHWORK	
	ADJUSTED QUANTITIES (CY)
CUT	45
FILL	10
ESTIMATED NET EARTHWORK	35 EXCESS

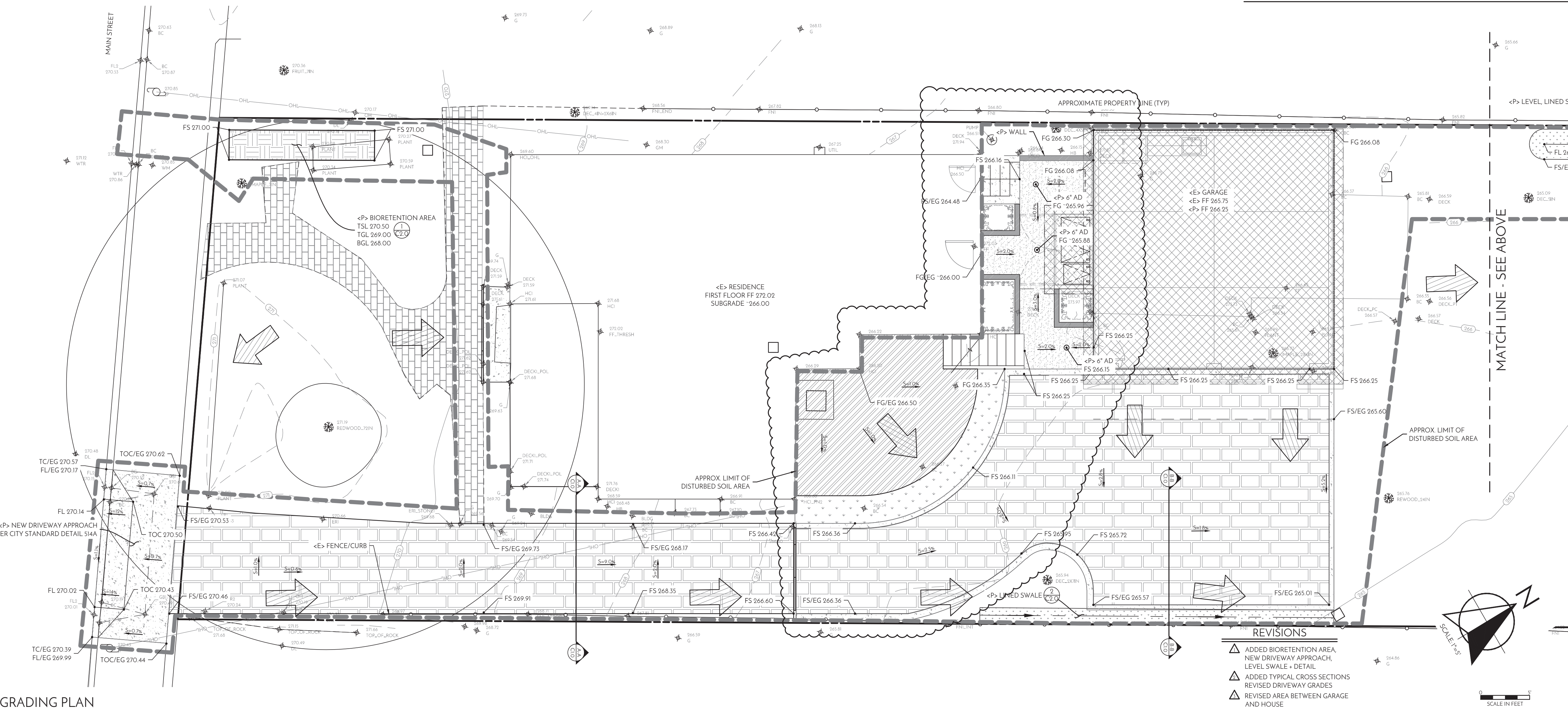
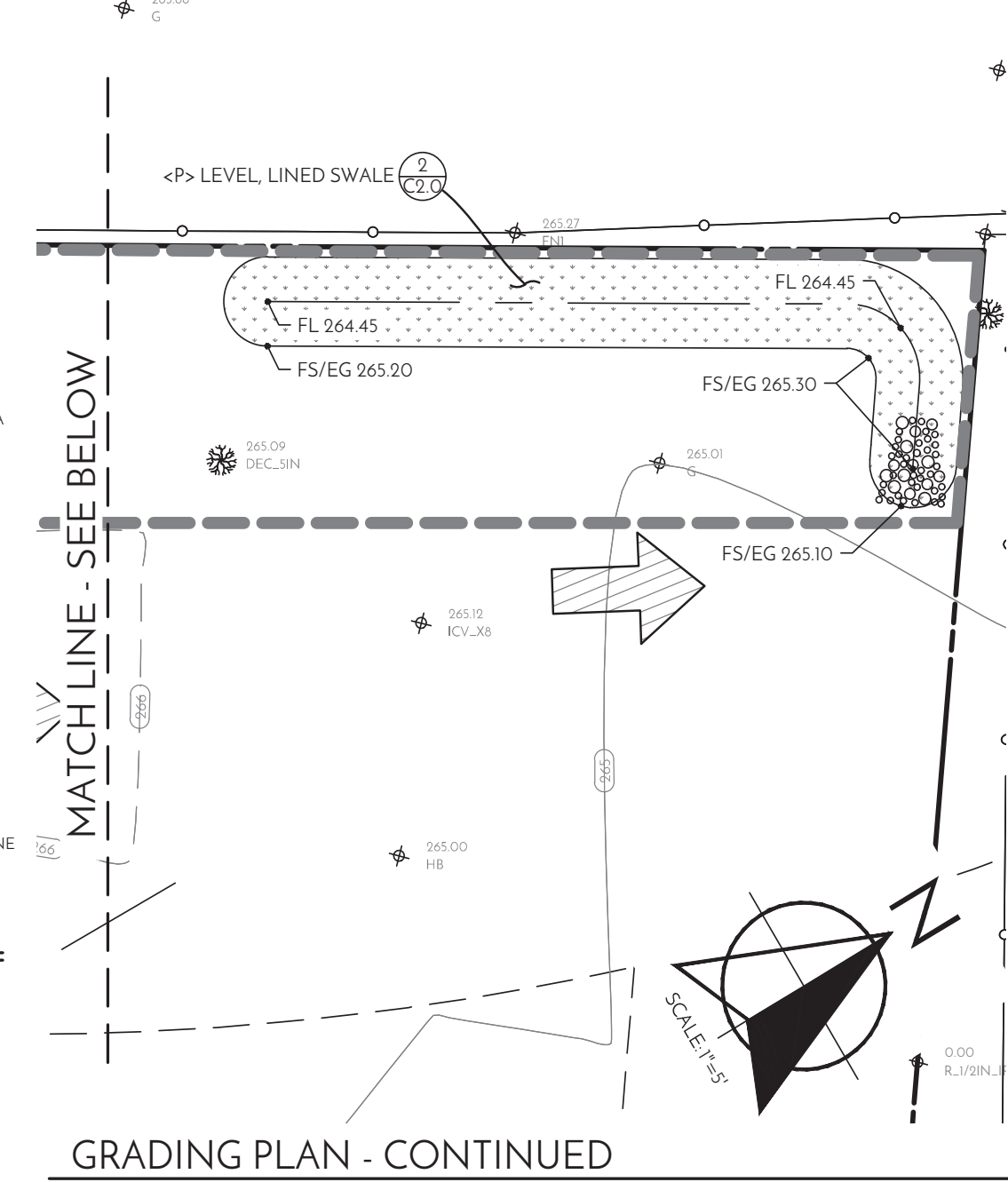
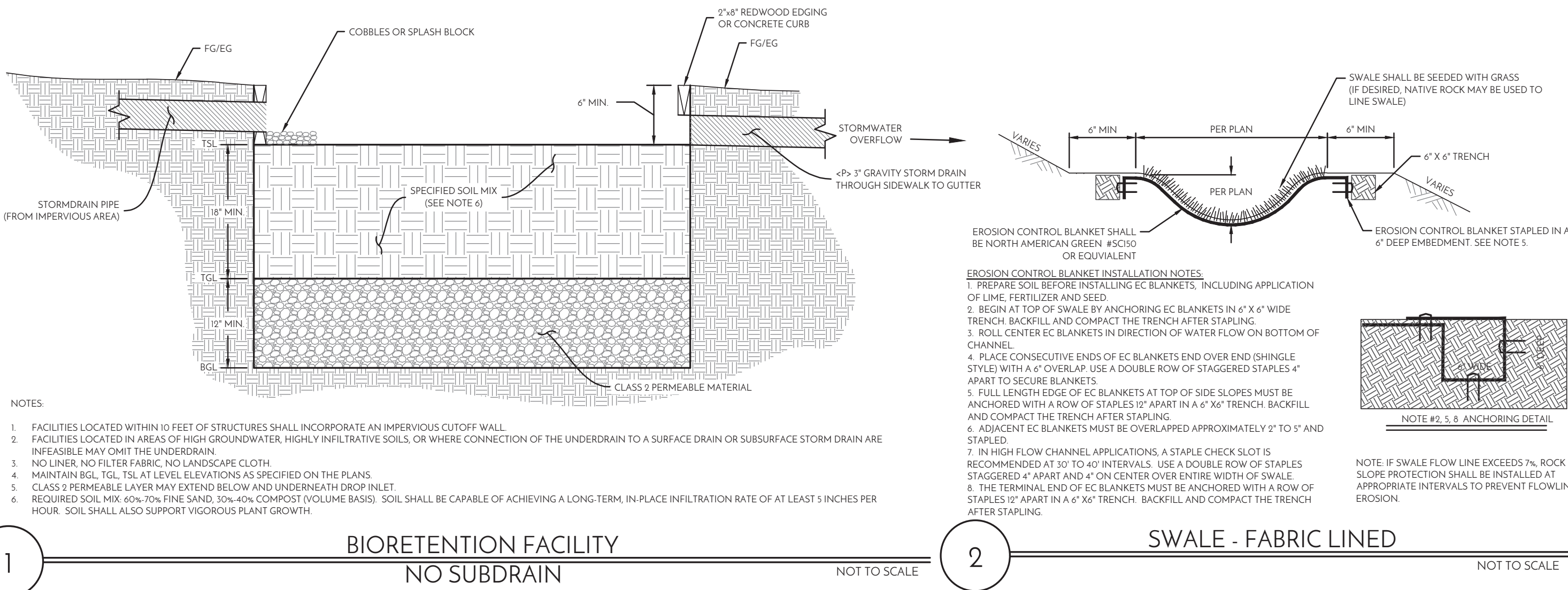
THE APPROXIMATE AREA OF DISTURBED SOIL IS 4,050 SF.
EXCESS SOIL WILL BE OFFHAULED TO A LOCATION APPROVED BY THE CITY OF ST. HELENA.

SYMBOL LEGEND

AB	AGGREGATE BASE	FH	FIRE HYDRANT	R	RADIUS
AC	ASPHALT CONCRETE	FRM	FLOW INSURANCE RATE	RT	RIGHT
AD	ASIAN DRAIN	FLW	FLOW LINE	RW	RIGHT OF WAY
BE	BEGIN CURVE	FS	FORCE MAIN	RWL	RAIN WATER LEADER
BFE	BASE FLOOD ELEVATION PER FIRMA	FS	FINISHED SURFACE	CR	REINFORCED CONCRETE PIPE
BGR	BANK GRADE	GS	GRASS	S	SOUTH
BCR	BEGIN CURVE RETURN	GR	GRAVEL	S	SLOPE FOOTPRINT
BS	BOTTOM OF STAIRS	HP	HIGH POINT	SA	SEE ARCHITECTURAL DRAWING
BSW	BASE OF SIDEWALK	HN	INVERT	SD	STORM DRAIN
BSW	CATCH BASIN	IR	IRON PIPE	SDB	SUBURBAN PIPE
CB	CURB AND GUTTER	IRB	IRRIGATION	SEL	SEE ELECTRICAL DRAWINGS
CD	CONCRETE MANHOLE UNIT	JP	JOINT POLE	SLD	SEE LANDSCAPE DRAWINGS
CF	CONCRETE FOOTING	LF	LINEAL FOOT/FT	SLV	SEE
CP	CONCRETE PIPE	LP	LOW POINT	SM	SEE MECHANICAL DRAWINGS
C	CENTERLINE	ML	MANHOLE	SP	SEE PLUMBING DRAWINGS
CM	COMMUNICATION	MO	MOVEMENT	SS	SANITARY SEWER
COMM	COMMUNICATION	NO	(NORTH)	SSCO	SANITARY SEWER CLEAN OUT
CV	CHECK VALVE	NCN	N/C/N	SSSH	SANITARY SEWER MANHOLE
CV	COLD WATER	NCN	C/N CENTER	STN	STATION
DCV	DOUBLE CHECK VALVE	NG	OVERHEAD	STD	STANDARD
DCV	DECOMMISSIONED VALVE	OH	OVERHEAD	SW	SIDEWALK
DU	DUCTILE IRON PIPE	OHL	OVERHEAD LINE	TC	TOP OF CURB
D	DOWNPOUT	OP	OPROPOSED	TC	TOP FACE OF CURB
DW	DOMESTIC WATER	PC	PORTLAND CEMENT CONCRETE	TC	TOP OF CONCRETE
DWG	DRAWING	PD	PRESSURE DISTRIBUTION	TS	TOP OF STAIRS
END	END OF CURVE	PGE	PACIFIC GAS AND ELECTRIC	TY	TYPE
EAD	EXISTING	PO	POINT OF INTERSECTION	FW	UNDERGROUND
EX	EXISTING	POI	POST INDICATOR VALVE	VG	VERTICAL CURVE
EX	EXISTING GROUND	PP	PROPERTY LINE	VG	VALLEY GUTTER
EX	EXISTING GROUND	PRC	POINT OF REVERSE CURVE	WG	WEST
EGR	EDGE OF GRAVEL	PS	POUNDS PER SQUARE INCH	WV	WATER METER
EGP	EDGE OF PAVEMENT	PU	PUBLIC UTILITY SERVICE	WS	WATER SEWER
EV	END VERTICAL CURVE	PV	POLYVINYL CHLORIDE	WW	WATER VALVE
FDC	FIRE DETECT CONNECTION	PVI	POINT OF VERTICAL INTERSECTION		
FWD	FISHED GRADE	PR	PROCESS WATER		

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	UTILITY POLE		SEWER MANHOLE/RISER WITH ID #
	SIGN		STORM DRAIN MANHOLE WITH ID #
	WELL		WATER VALVE
	STREET LIGHT		WATER METER & DCV
	TREE		FDC/PV WITH CHECK VALVE
	TREE TO BE REMOVED		FIRE HYDRANT WITH GATE VALVE
	SANITARY SEWER		CLEANOUT
	GAS LINE		PROPOSED CONTOUR
	WATER LINE		SOLID STORM DRAIN
	EXISTING CONTOUR		PERFORATED STORM DRAIN
	TOP/TOPE BANK GRADE/BREAK		GRADE SWALE
	PROPERTY LINE		OVERLAND RELEASE ROUTE
	CENTERLINE		

HARDSCAPE LEGEND					
TYPE OF IMPERVIOUS SURFACE	AREA DESCRIPTIONS	AREA (SF)	TYPICAL SECTION	PERVIOUS/ IMPERVIOUS	
	<P> ROOF	705	N/A	IMPERVIOUS	
	<P> DECK	233	N/A	IMPERVIOUS	
	<P> CONCRETE	130	N/A	IMPERVIOUS	
	GRAVEL	0	6" CL 2 AB	IMPERVIOUS	
	ASPHALT CONCRETE	0	2.5" AC OVER 6.0" CL 2 AB	IMPERVIOUS	
	CONCRETE	0	4" CONC OVER 4" CL 2 AB	IMPERVIOUS	
	CONCRETE PAVERS	1,510	TBD	IMPERVIOUS	
	DECOMPOSED GRANITE	124	N/A	PERVIOUS	
	LEVEL SWALE	66	N/A	PERVIOUS	
	LAWN	0	N/A	PERVIOUS	
	BIORETENTION	44	N/A	PERVIOUS	
TOTAL		2,834			
TOTAL NEW/RECONSTRUCTED IMPERVIOUS AREA:		2,498 SF (0.057 AC)			
TOTAL DISTURBED SOIL AREA:		2,503 SF (0.058 AC)			



THIS DOCUMENT IS THE PROPERTY OF MADRONE ENGINEERING. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE, REPRODUCTION, OR DISTRIBUTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF MADRONE ENGINEERING IS PROHIBITED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

madrone
engineering
1845 Main Street, Suite 202
San Jose, CA 95128
Tel: 707.259.4880

DESIGN REVIEW PLANS
GRADING PLAN

MURPHY RESIDENCE
1830 MAIN STREET
ST. HELENA, CA 94574
APN: 009-141-003
PROJECT: 16-000

REGISTERED PROFESSIONAL ENGINEER
No. 72989
Exp. 06-30-18
CIVIL
STATE OF CALIFORNIA

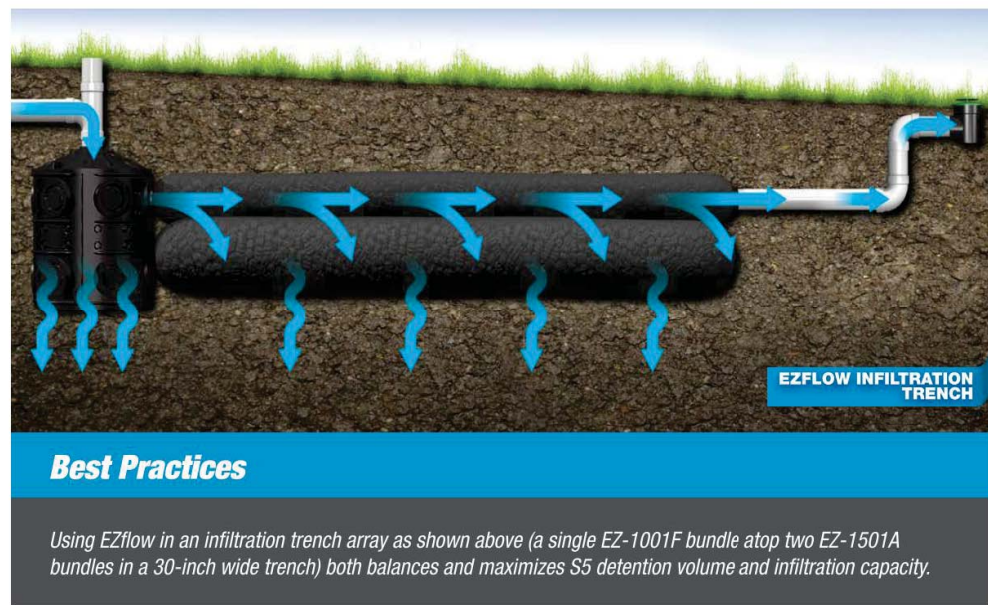
EVERY PERSON PLANNING TO DIG
CALL US AT 800-TO-EXCAVATION
FOR MORE INFORMATION
SEE WWW.CALIFORNIA.DIG.CA

DATE: 03/08/17
05/22/17
09/22/17
01/12/18

ISSUE: DESIGN REVIEW
REVISION 1
REVISION 2
REVISION 3

SHEET: C2.0

SYSTEM DESIGN GUIDANCE



Best Practices

Using EZflow in an infiltration trench array as shown above (a single EZ-1001F bundle atop two EZ-1501A bundles in a 30-inch wide trench) both balances and maximizes SS detention volume and infiltration capacity.

SS system piping also has a quantifiable volume that can be used towards calculating system detention capacity so long as the pipes are below the system overflow invert elevation. Volumes per linear foot for various pipe dimensions are listed in Table 5.

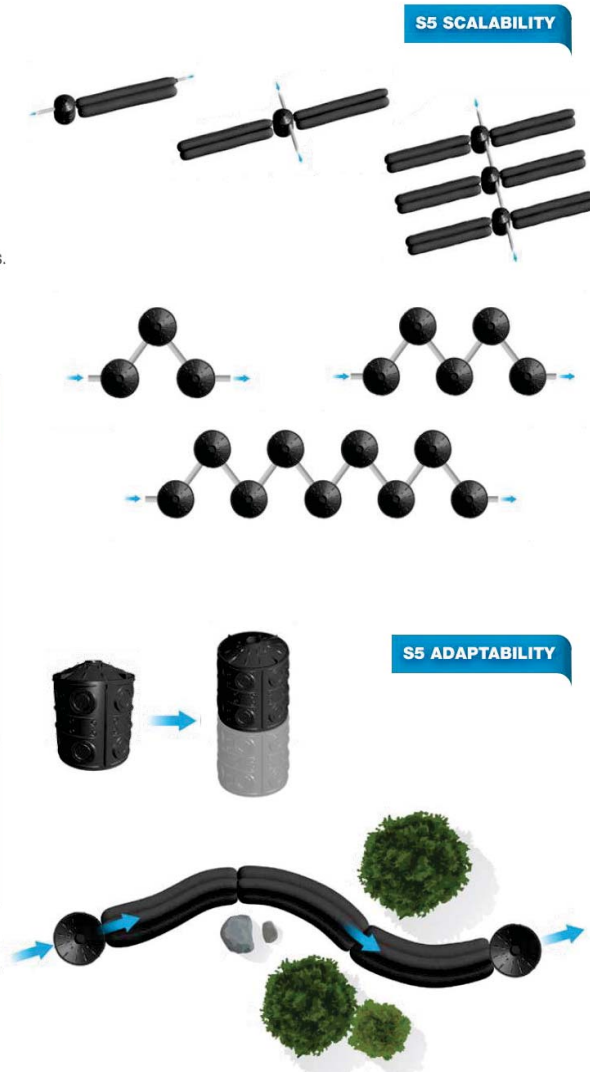
PIPE DIAMETER (INCHES)	Nominal Pipe Volume	
	GALLONS	CUBIC FEET
3	0.4	0.05
4	0.7	0.09
6	1.5	0.20
8	2.8	0.35
10	4.3	0.55
12	5.9	0.79

Field Layout

The efficient configuration of an SS system is influenced by several factors requiring careful consideration. Determining a suitable location for detention and infiltration system components may be challenging and is influenced by both spatial constraints and subsurface limitations. Existing infrastructure, regulatory setbacks and tandem play key roles as to soil hydrologic group and groundwater elevations. The modular nature and flexibility of SS infiltration and detention components allows for scalable and adaptable implementation conforming to site constraints.

Best Practices

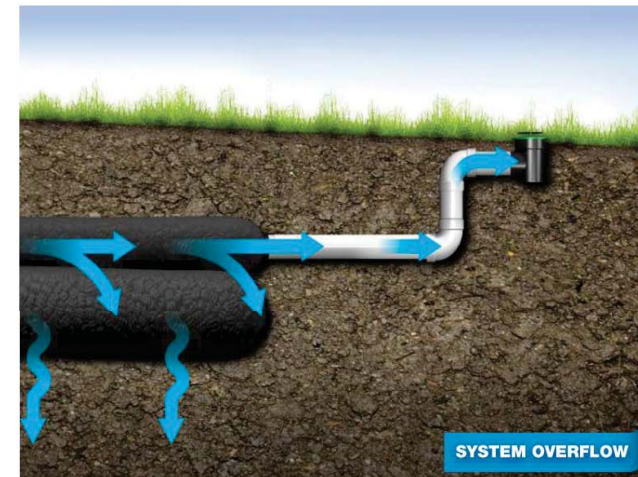
- Call local utility marking services prior to any excavation including preliminary borings and percolation testing.
- Be aware of any applicable zoning ordinances, development setbacks and/or natural resource protections that may govern stormwater management in your jurisdiction.
- The lowest elevation of detention and infiltration components must be above seasonal high groundwater elevations to ensure full system capacity is available.
- Preserve existing natural hydrologic features whenever possible.



SYSTEM DESIGN GUIDANCE

System Overflow

An overflow device must be provided for rain events beyond the detention capacity of the SS system. Depending on that capacity, overflow may not be expected except during intense storm events. Pop-up emitters or basins/adapters with grates can provide a discharge point for system overflow. The overflow point should be located to allow discharge into a water-safe area considering downstream impacts to neighboring properties and natural resources. Discharge system overflow to municipal storm systems only where allowed by law.

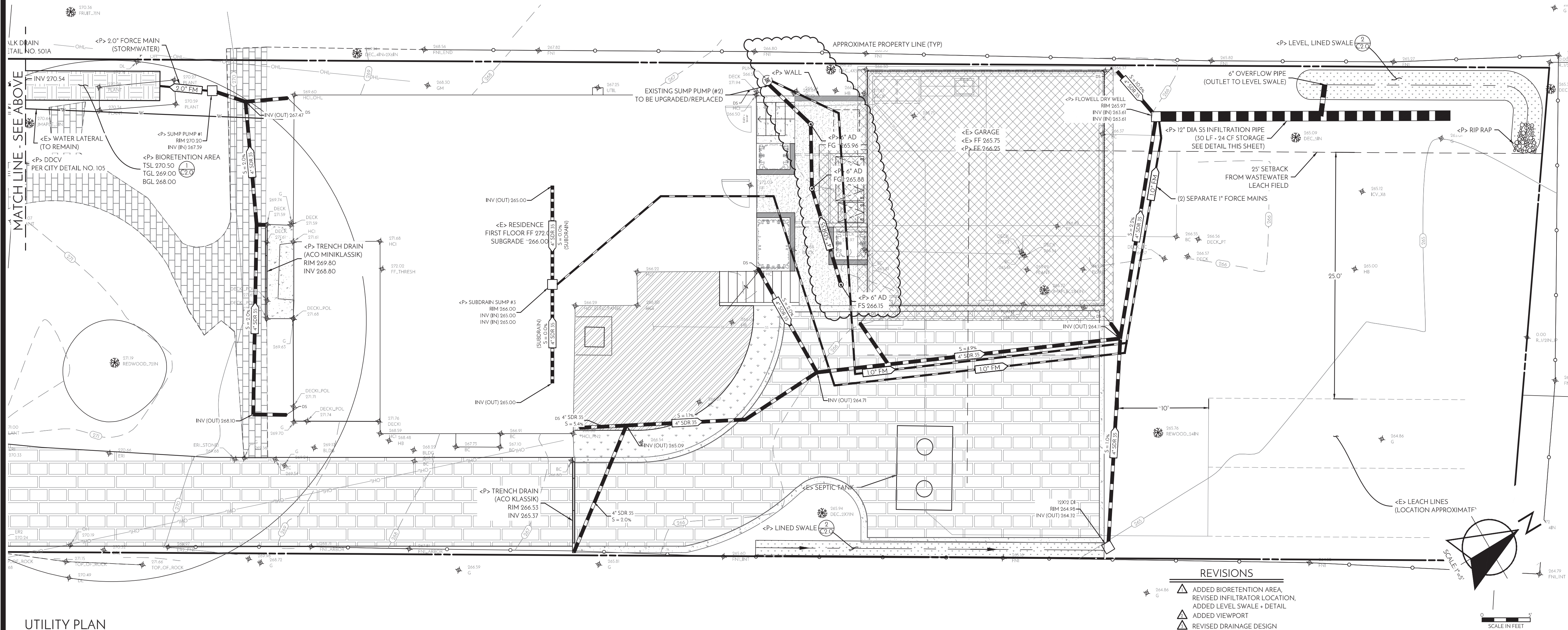


Best Practices

- Either the overflow invert or other control device must be set at an elevation that ensures the detention capacity of the system is fully utilized.
- If the overflow point is located in a coastal or flood-prone area subject to storm surge, incorporation of a backflow prevention device may be advised.

NDS Basin and Inlet Grate Selection Table			
Flow Capacity	Part Number(s)	Part Description	
GPM	CFS	1, 2, 3	4" SQUARE GRATE
13.0	0.024	4, 5, 6, 8, 9	6" SQUARE GRATE
31.8	0.055	7, 8, 9	8" SQUARE GRATE
13.0	0.029	7, 8, 9	10" SQUARE GRATE
25.2	0.044	10000	15.0 WELL SURFACE DRAIN INLET
28.1	0.050	5500, 5500P	MINI CHANNEL BRASS GRATE
8.2	0.018	8000, 8000P	3" ROUND BRASS GRATE
8.2	0.018	9150C, 9150C	3" ROUND CHROME GRATE
16.1	0.036	9160, 9160P	4" ROUND BRASS GRATE
16.1	0.036	9175C, 9175C	4" ROUND CHROME GRATE
40.1	0.089	9180, 9180P	6" ROUND BRASS GRATE
7.7	0.017	9190, 9190P	6" SQUARE BRASS GRATE
35.5	0.079	9200, 9200P	8" SQUARE BRASS GRATE
35.5	0.079	9210, 9210P	8" SQUARE BRASS GRATE
31.2	0.070	780	4" AT-RAMP BRASS GRATE
68.0	0.123	900	6" AT-RAMP BRASS GRATE
154.0	0.270	9100	8" SQUARE BRASS GRATE
131.1	0.282	12000	12" SQUARE BRASS GRATE
6.0	0.010	14, 15, 16, 18	3" ROUND GRATE
11.0	0.020	11, 12, 13, 15B	4" ROUND GRATE
27.0	0.050	40, 50, 60, 80S	6" ROUND GRATE
35.2	0.078	10, 20, 30, 36S	8" ROUND GRATE
66.0	0.142	1000, 1000, 1000, 1000S	10" ROUND GRATE
140.7	0.274	1200, 1200, 1200	12" ROUND GRATE
261.9	0.535	1501, 1501	15" ROUND GRATE
19.2	0.037	230	3" AT-RAMP GRATE
28.0	0.064	70, 71, 74, 74S	3" AT-RAMP GRATE

INFILTRATION SYSTEM DETAILS

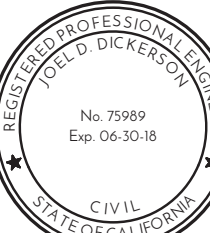


UTILITY PLAN

UTILITY PLAN

DESIGN REVIEW PLANS
UTILITY PLAN

MURPHY RESIDENCE
1830 MAIN STREET
ST. HELENA, CA 94574
APN: 009-141-003
PROJECT: 16-000



DATE	ISSUE
03/08/17	DESIGN REVIEW
05/22/17	REVISION 1
09/22/17	REVISION 2
01/12/18	REVISION 3

C3.0

madrone
engineering
1485 Main Street, Suite 202
St. Helena, CA 94574
Tel: 707.359.4380



1 1872 MAIN STREET (1926)
APN: 009-141-007-000
FAR: 2,031 SF / 11,143 SF = 17.3%



2 1862 MAIN STREET (1945)
APN: 009-141-006-000
FAR: 685 SF / 7,104 SF = 11.5%



3 1856 MAIN STREET (1910)
APN: 009-141-005-000
FAR: 1,024 SF / 7,622 SF = 13.5%



4 1846 MAIN STREET (1900)
APN: 009-141-004-000
FAR: 2,341 SF / 17,620 SF = 1.3%



5 1830 MAIN STREET (1912)
APN: 009-141-003-000
FAR: 2,601 SF / 8,000 SF = 32.6%



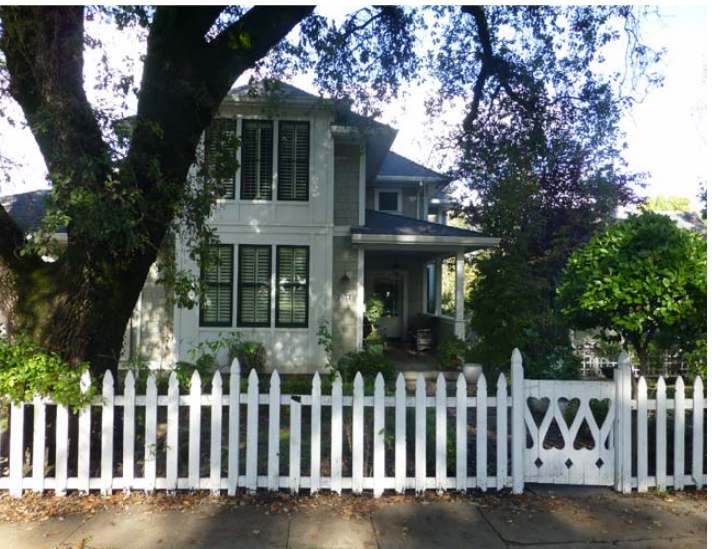
6 1820 MAIN STREET (1931)
APN: 009-141-002-000
FAR: 1,201 SF / 9,384 SF = 12.8%



7 1810 MAIN STREET (1938)
APN: 009-141-001-000
FAR: 1,249 SF / 6,065 SF = 20.6%



8 1804 MAIN STREET (1963)
APN: 009-403-025-000
FAR: 1,204 SF / 13,534 SF = 8.9%



9 1798 MAIN STREET (1915)
APN: 009-403-031-000
FAR: 2,702 SF / 13,444 SF = 14.4%

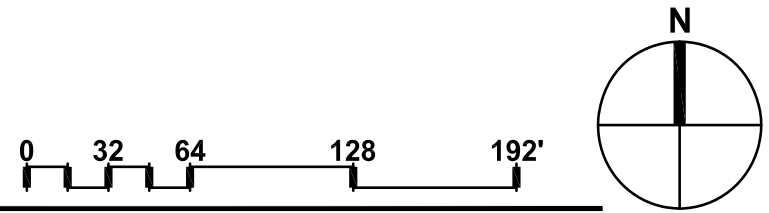


10 1855 MAIN STREET (1924)
APN: 009-490-016-000
FAR: 5,416 SF / 8,843 SF = 1.3%



11 1817 MAIN STREET (NA)
APN: 009-490-006-000
FAR: NA / 61,454 SF = NA

A CONTEXT PLAN
SCALE: 1/64" = 1'-0"



These drawings are the property of Paul Kelley Architect and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in another location. Copyright 2018 Paul Kelley Architect, Inc.

Consultant:

A Residential Remodel & Addition
for John & Stacy Murphy
1830 Main Street, St. Helena, CA
APN: 009-141-003-000

Seal:

REVISIONS

△	_____
△	_____
△	_____
△	_____
△	_____
△	_____

Date: 01 / 26 / 2018

Project No: 160802

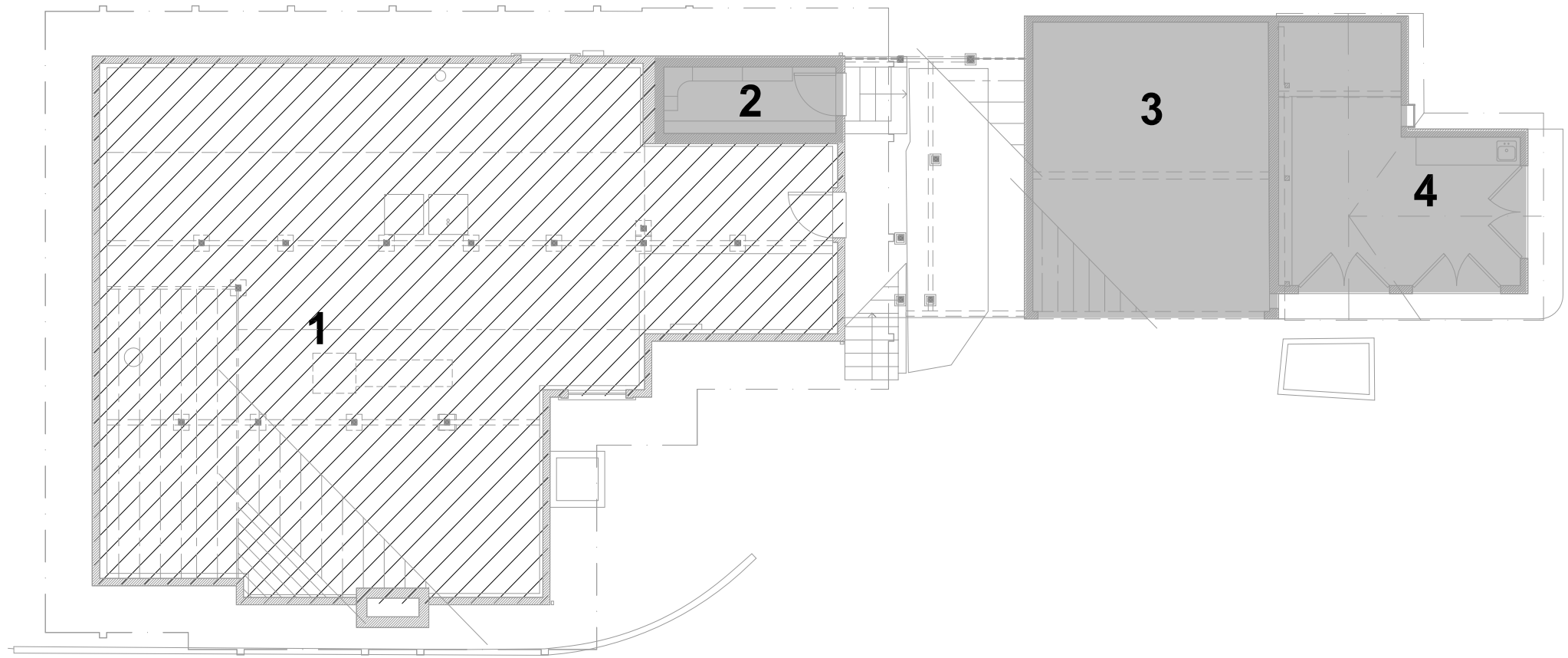
Sheet Title:

CONTEXT PLAN

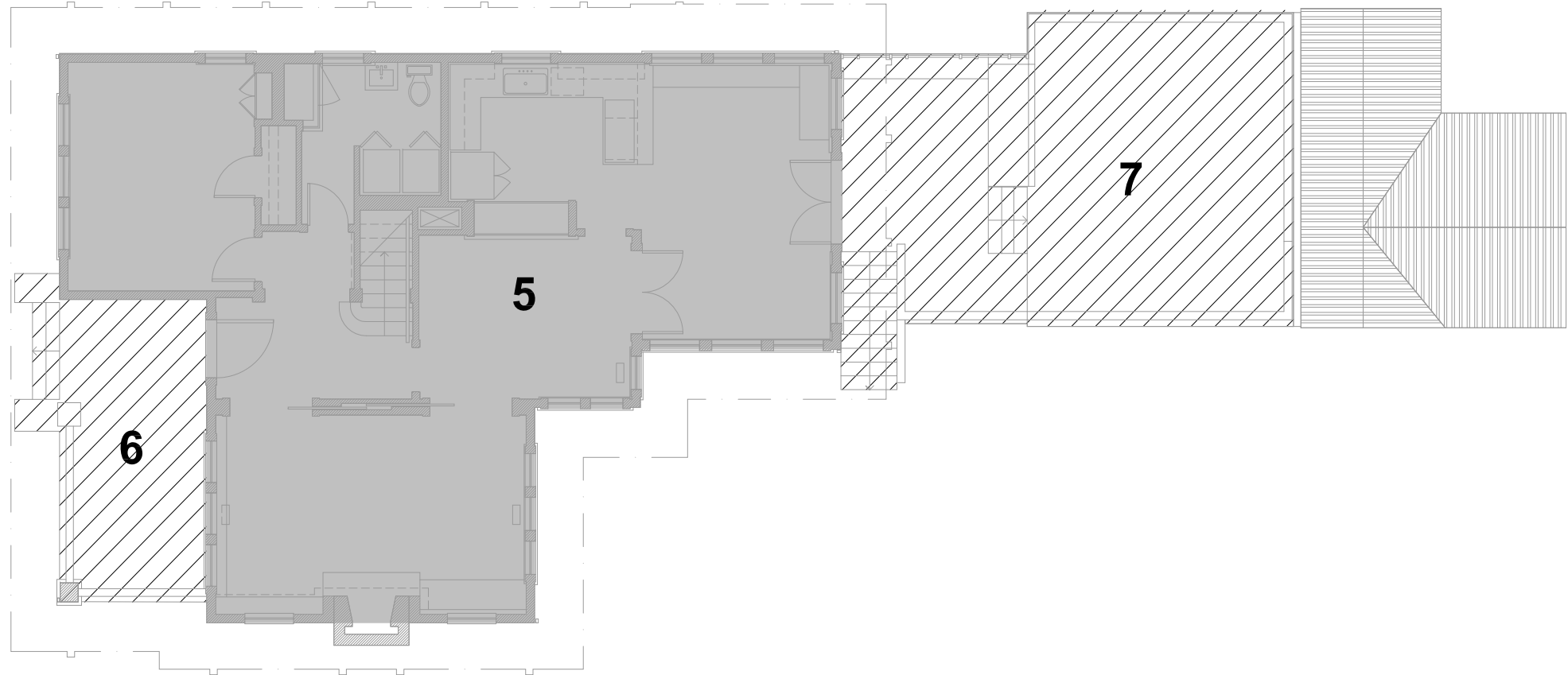
Sheet #:

A0.10

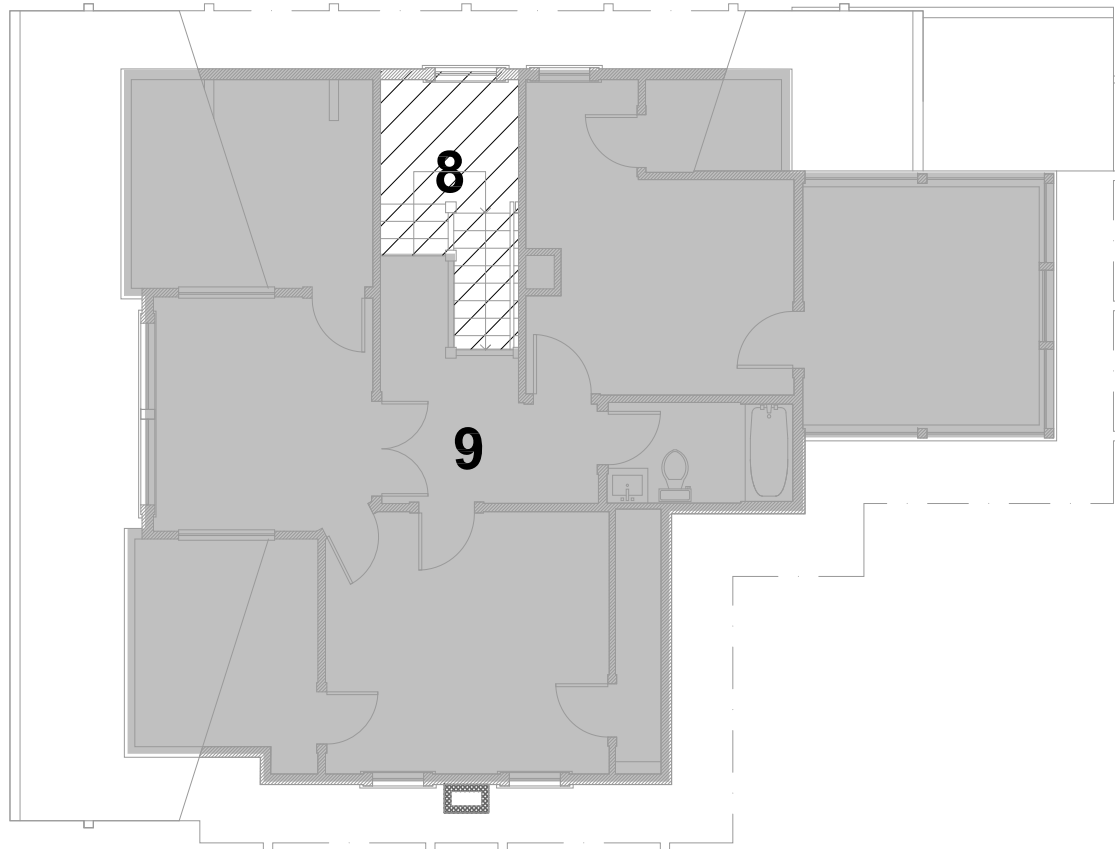
DESIGN REVIEW



GROUND LEVEL - EXISTING



MAIN LEVEL - EXISTING



UPPER LEVEL - EXISTING

FLOOR AREA CALCULATIONS - EXISTING

ALLOWABLE FLOOR AREA
LOT SIZE.....8,000 SQ. FT.
FLOOR AREA RATIO.....0.330
MAXIMUM GROSS FLOOR AREA.....2,640 SQ. FT.

EXISTING FLOOR AREA:
*** PER ST. HELENA CODE, ALL AREA CALCULATION ARE TAKEN FROM THE OUTSIDE FACE OF STUDMALL OF THE CALCULATED AREA.
NON EXEMPT FLOOR AREAS:
AREA 2, CELLAR.....63 SQ. FT.
AREA 3, CAR PORT.....285 SQ. FT.
AREA 4, ART STUDIO.....211 SQ. FT.
AREA 5, MAIN LEVEL RESIDENCE.....1,158 SQ. FT.
AREA 8, UPPER LEVEL RESIDENCE.....1,090 SQ. FT.
SUBTOTAL.....2,807 SQ. FT.
COVERED PARKING CREDIT.....-200 SQ. FT.
TOTAL EXISTING FLOOR AREA.....2,607 SQ. FT.
AVAILABLE FLOOR AREA.....33 SQ. FT.

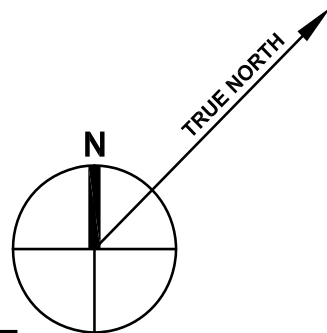
FLOOR AREA SUMMARY - EXISTING

AREA / DESCRIPTION	INCL. AREA	EXEMPT AREA
1. EXIST. CRAWL SPACE		1,262 SQ. FT.
2. EXIST. CELLAR	63 SQ. FT.	
3. EXIST. CAR PORT	285 SQ. FT.	
4. EXIST. STUDIO	211 SQ. FT.	
GROUND LEVEL SUBTOTAL	559 SQ. FT.	1,262 SQ. FT.
5. EXIST. MAIN LEVEL RESIDENCE	1,158 SQ. FT.	
6. EXIST. FRONT PORCH		185 SQ. FT.
7. EXIST. REAR DECK		513 SQ. FT.
MAIN LEVEL SUBTOTAL	1,158 SQ. FT.	698 SQ. FT.
8. EXIST. UPPER LEVEL RESIDENCE	1,090 SQ. FT.	
9. EXIST. OPEN STAIR		76 SQ. FT.
UPPER LEVEL SUBTOTAL	1,090 SQ. FT.	76 SQ. FT.
TOTAL	2,807 SQ. FT.	2,036 SQ. FT.

LEGEND

- FLOOR AREA
- EXEMPT AREA

0 2 4 6 8 16 24 FEET



A FLOOR AREA SUMMARY - EXISTING

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



These drawings are the property of Paul Kelley Architect and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in another location. Copyright 2018 Paul Kelley Architect, Inc.

Consultant:

A Residential Remodel & Addition
for John & Stacy Murphy
1830 Main Street, St.Helena, CA
APN: 009-141-003-000

Seal:

REVISIONS

- △
- △
- △
- △
- △
- △

Date: 01 / 26 / 2018

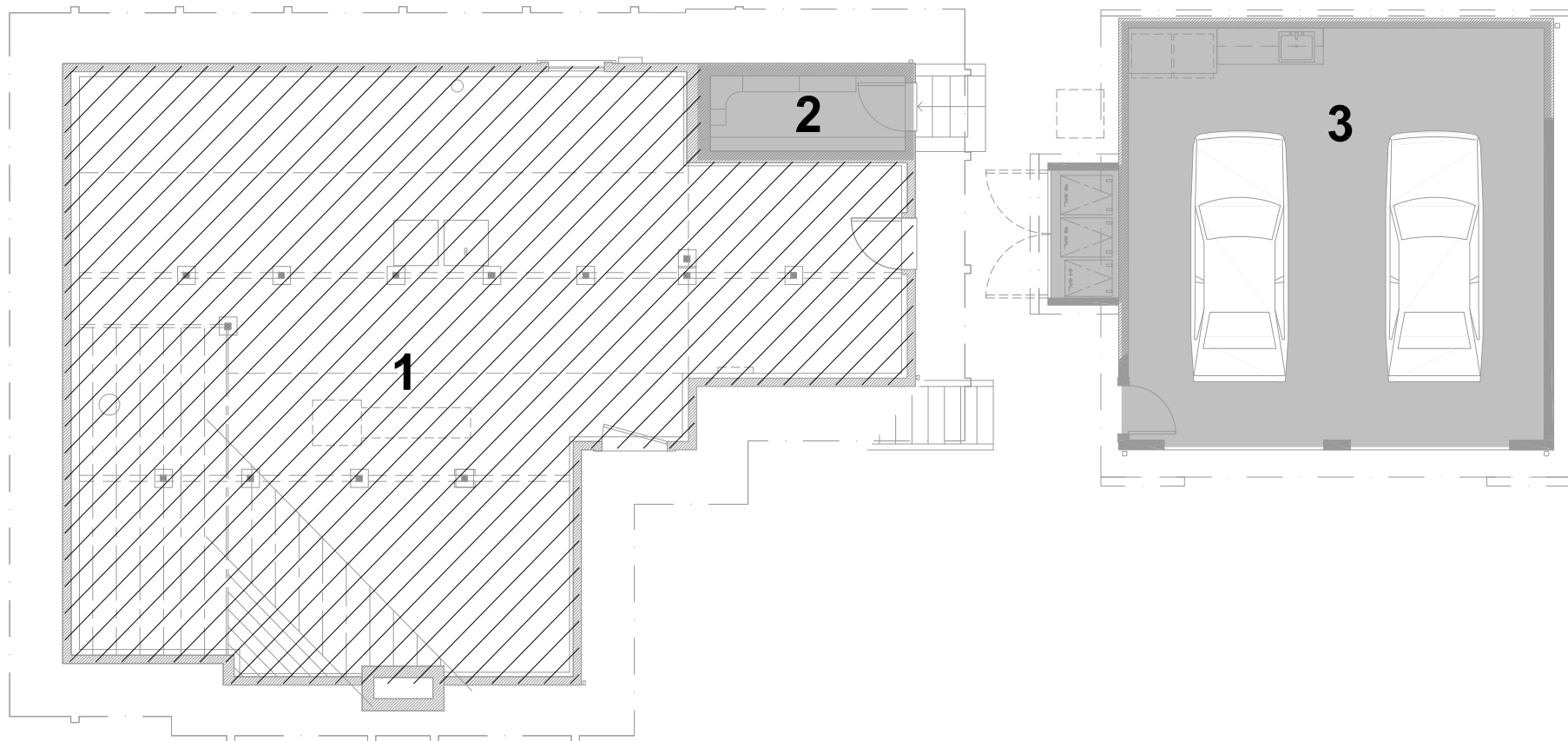
Project No: 160802

Sheet Title: FLOOR AREA SUMMARY EXISTING

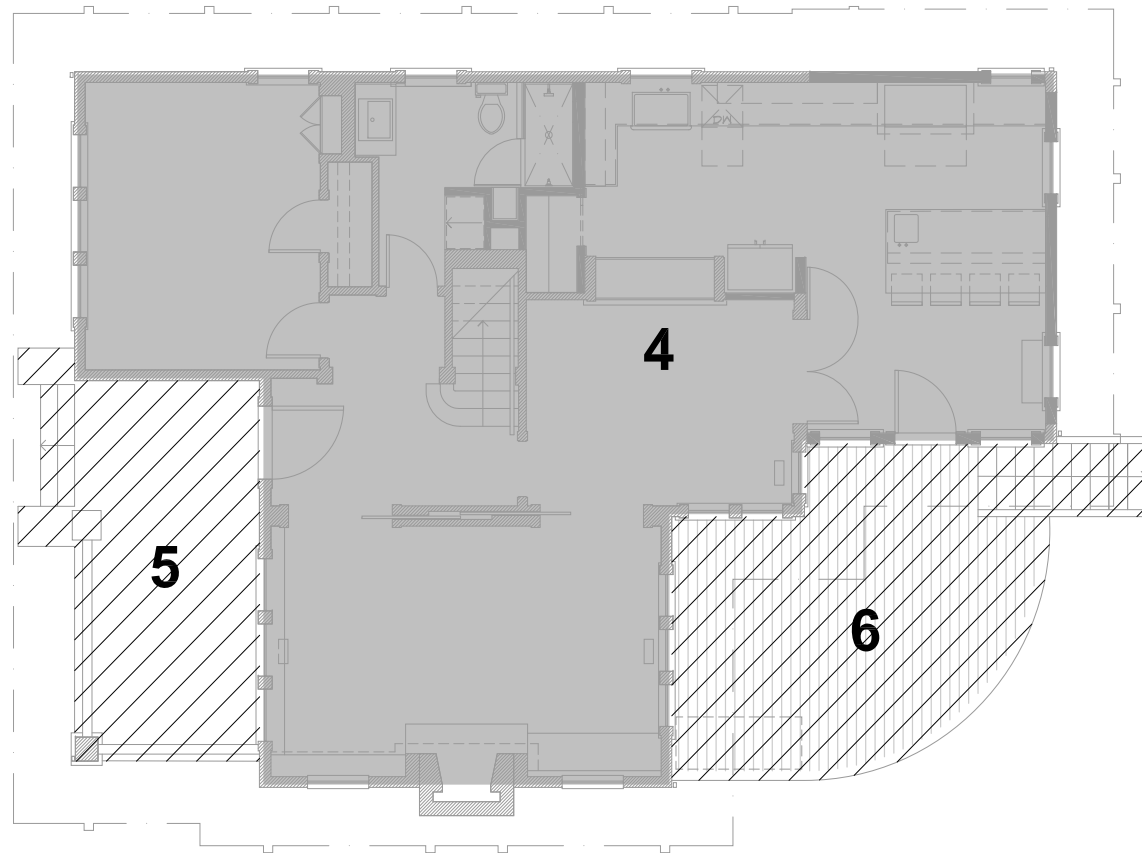
Sheet #:

A0.20

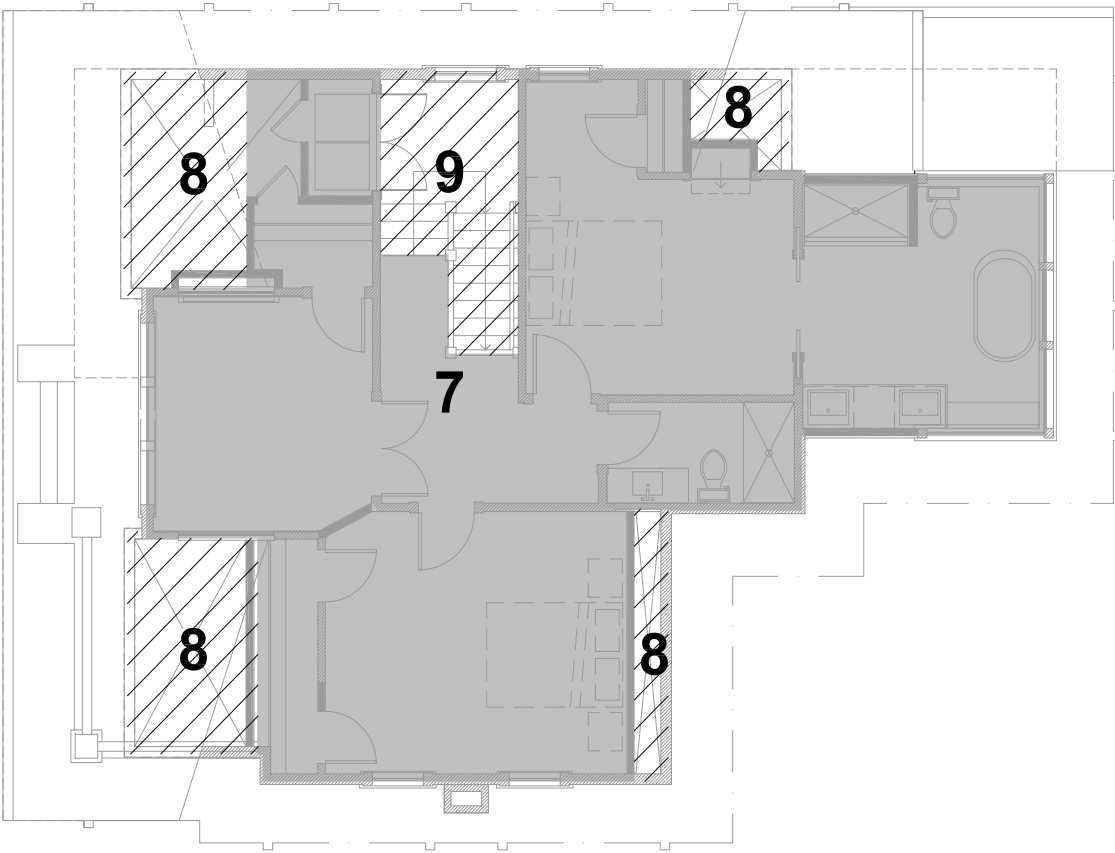
DESIGN REVIEW



GROUND LEVEL - PROPOSED



MAIN LEVEL - PROPOSED



UPPER LEVEL - PROPOSED

FLOOR AREA CALCULATIONS - PROPOSED

ALLOWABLE FLOOR AREA
LOT SIZE.....8,000 SQ. FT.
FLOOR AREA RATIO.....0.330
MAXIMUM FLOOR AREA.....2,640 SQ. FT.

PROPOSED FLOOR AREA:
*** PER ST. HELENA CODE, ALL AREA CALCULATION ARE TAKEN FROM THE OUTSIDE FACE OF STUDWALL OF THE CALCULATED AREA.
NON EXEMPT FLOOR AREAS:
AREA 2, EXISTING CELLAR.....63 SQ. FT.
AREA 3, PROPOSED GARAGE.....548 SQ. FT.
AREA 5, MAIN LEVEL RESIDENCE.....1,158 SQ. FT.
AREA 6, UPPER LEVEL RESIDENCE.....915 SQ. FT.
SUBTOTAL.....2,734 SQ. FT.
COVERED PARKING CREDIT.....-200 SQ. FT.
TOTAL PROPOSED FLOOR AREA.....2,534 SQ. FT.
AVAILABLE FLOOR AREA.....106 SQ. FT.

FLOOR AREA SUMMARY - PROPOSED

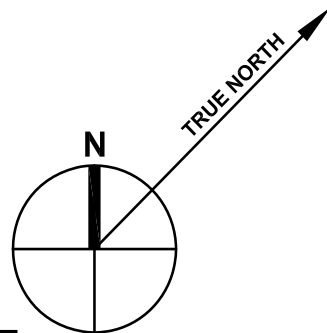
AREA / DESCRIPTION	INCL. AREA	EXEMPT AREA
1, EXIST. GRAVEL SPACE		1,262 SQ. FT.
2, EXIST. CELLAR	63 SQ. FT.	
REMOVAL OF EXIST. CAR PORT	-285 SQ. FT.	
REMOVAL OF EXIST. ART STUDIO	-211 SQ. FT.	
3, NEW GARAGE	548 SQ. FT.	
GROUND LEVEL SUBTOTAL	661 SQ. FT.	1,262 SQ. FT.
4, EXIST. MAIN LEVEL RESIDENCE	1,158 SQ. FT.	
5, EXIST. FRONT PORCH		185 SQ. FT.
REMOVAL OF EXIST. REAR DECK		-513 SQ. FT.
6, NEW REAR DECK		262 SQ. FT.
MAIN LEVEL SUBTOTAL	1,158 SQ. FT.	447 SQ. FT.
7, EXIST. UPPER LEVEL RESIDENCE	1,090 SQ. FT.	
8, AREA CONVERTED TO ATTIC	-175 SQ. FT.	
9, EXIST. OPEN STAIR		76 SQ. FT.
UPPER LEVEL SUBTOTAL	915 SQ. FT.	76 SQ. FT.
TOTAL	2,734 SQ. FT.	1,785 SQ. FT.

LEGEND

- FLOOR AREA
- EXEMPT AREA

B FLOOR AREA SUMMARY - PROPOSED
SCALE: 1/8" = 1'-0"

0 2 4 6 8 16 24 FEET



These drawings are the property of Paul Kelley Architect and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in another location. Copyright 2018 Paul Kelley Architect, Inc.

Consultant:

A Residential Remodel & Addition
for John & Stacy Murphy
1830 Main Street, St.Helena, CA
APN: 009-141-003-000

Seal:

REVISIONS

- △
- △
- △
- △
- △
- △

Date: 01 / 26 / 2018

Project No: 160802

Sheet Title: FLOOR AREA SUMMARY PROPOSED

Sheet #:

A0.21

DESIGN REVIEW



1 EXTERIOR -



2 EXTERIOR -



3 EXTERIOR -



4 EXTERIOR -



5 EXTERIOR -



6 EXTERIOR -



7 EXTERIOR -



8 EXTERIOR -



9 EXTERIOR -



10 EXTERIOR -



11 EXTERIOR -



12 EXTERIOR -

PAUL
KELLEY
ARCHITECT

1110 Wyatt Avenue, Napa, CA 94559
phone 707.257.1148 fax 707.266.1027
www.paulkelleyarchitecture.com

These drawings are the property of Paul Kelley Architect and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in another location. Copyright 2018 Paul Kelley Architect, Inc.

Consultant:

A Residential Remodel & Addition
for John & Stacy Murphy
1830 Main Street, St.Helena, CA
APN: 009-141-003-000

Seal:

REVISIONS	
△	
△	
△	
△	
△	
△	

Date: 01 / 26 / 2018

Project No: 160802

Sheet Title: SITE PHOTO DOCUMENTATION

Sheet #: A0.30

DESIGN REVIEW

TOPOGRAPHIC MAP
OF A PORTION OF THE LANDS OF
JOHN & STACY MURPHY

ASSESSOR'S PARCEL NO. 009-141-003

1830 MAIN STREET
ST. HELENA, CALIFORNIA

PREPARED BY: TERRA FIRMA SURVEYS, INC.
P.O. BOX 533
ST. HELENA, CA 94574
PHONE: (707) 963-7565

NOTES

THIS MAP DOES NOT REPRESENT A PROPERTY LINE SURVEY. PROPERTY LINES SHOWN HEREON ARE BASED ON RECORD DATA.

THIS MAP IS BASED ON A FIELD SURVEY OF 8/29 & 9/6/2016.

THIS MAP WAS PREPARED AT THE REQUEST OF JOEL DICKERSON AT MADRONE ENGINEERING.

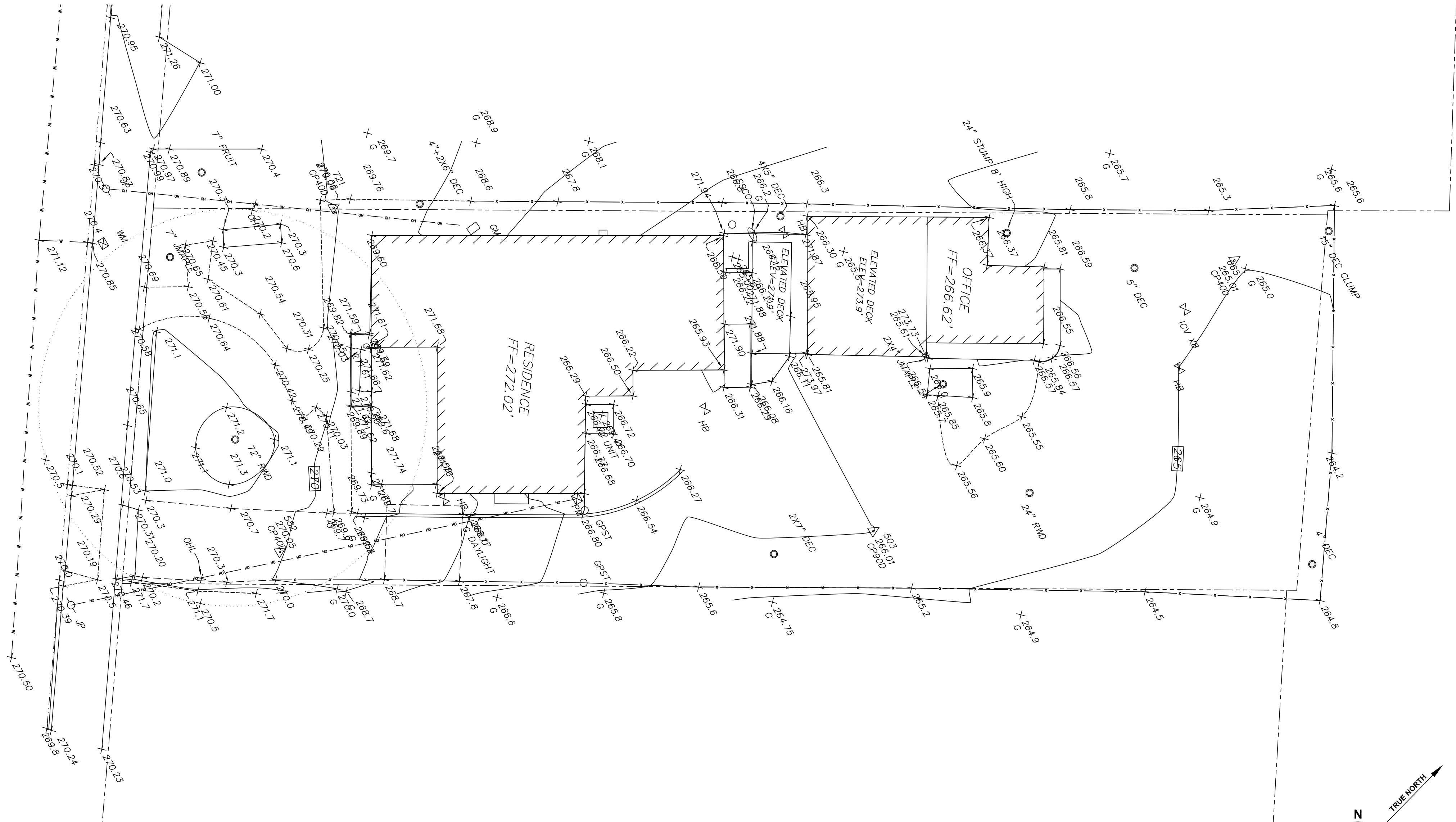
THE VERTICAL DATUM OF THIS MAP IS NAVD88

SITE BENCHMARK DESCRIPTION:
SET CONCRETE NAIL #408 IN SIDEWALK 1.3' FROM BACK OF WALK,
29.2' NORTH OF STONE WALKWAY TO #1846 MAIN ST.
ELEVATION = 271.93'

CONTOUR INTERVAL: 1'-0"
BASIS OF BEARINGS: CALIFORNIA STATE PLANE COORDINATES, ZONE 2 (NAD83)

LEGEND

	ANCHOR AND UTILITY POLE		SEPTIC CLEANOUT		BUILDING
	BOLLARD		STORM DRAIN CLEANOUT		APPROXIMATE PROPERTY LINE
	CLEANOUT		SIGN		APPROXIMATE ADJOINER PROPERTY LINE
	STORM DRAIN MANHOLE		SEPTIC MANHOLE		EASEMENT
	DROP INLET (DI)		SURVEY CONTROL POINT		CENTERLINE OF ROAD
	ELECTRIC PULLBOX		TELEPHONE MANHOLE		EDGE OF GRAVEL
	FIRE HYDRANT		TELEPHONE PULLBOX		EDGE OF PAVEMENT
	FIRE DEPARTMENT CONNECTION		WELL		EDGE OF VINEYARD
	FOUND MONUMENT AS NOTED		WATER METER		FENCELINE
	GATE POST		WATER VALVE		FLOWLINE
	GAS METER		TREE: DIAMETER AND SPECIES AS NOTED:		GRADE BREAK: TOP OR TOE OF SLOPE
	GAS VALVE		BO = BLACK OAK		EDGE OF CONCRETE
	HOSE BIB		CM = CREPE MYRTLE		EDGE OF ROCK
	IRRIGATION CONTROL VALVE		DEC = DECIDUOUS		OVERHEAD UTILITY
	LIGHT		DF = DOUGLAS FIR		
	MAILBOX		JMAPLE = JAPANESE MAPLE		
	POWER METER		LO = LIVE OAK		
			RWD = REDWOOD		
			WO = WHITE OAK		



A EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

A Residential Remodel & Addition
for John & Stacy Murphy
1830 Main Street, St. Helena, CA
APN: 009-141-003-000

Seal

REVISIONS

Date: 01 / 26 / 2018

Project No: 160802

Sheet Title:
**EXISTING
TOPOGRAPHY
PLAN**

Sheet #:

A1.00

DESIGN REVIEW



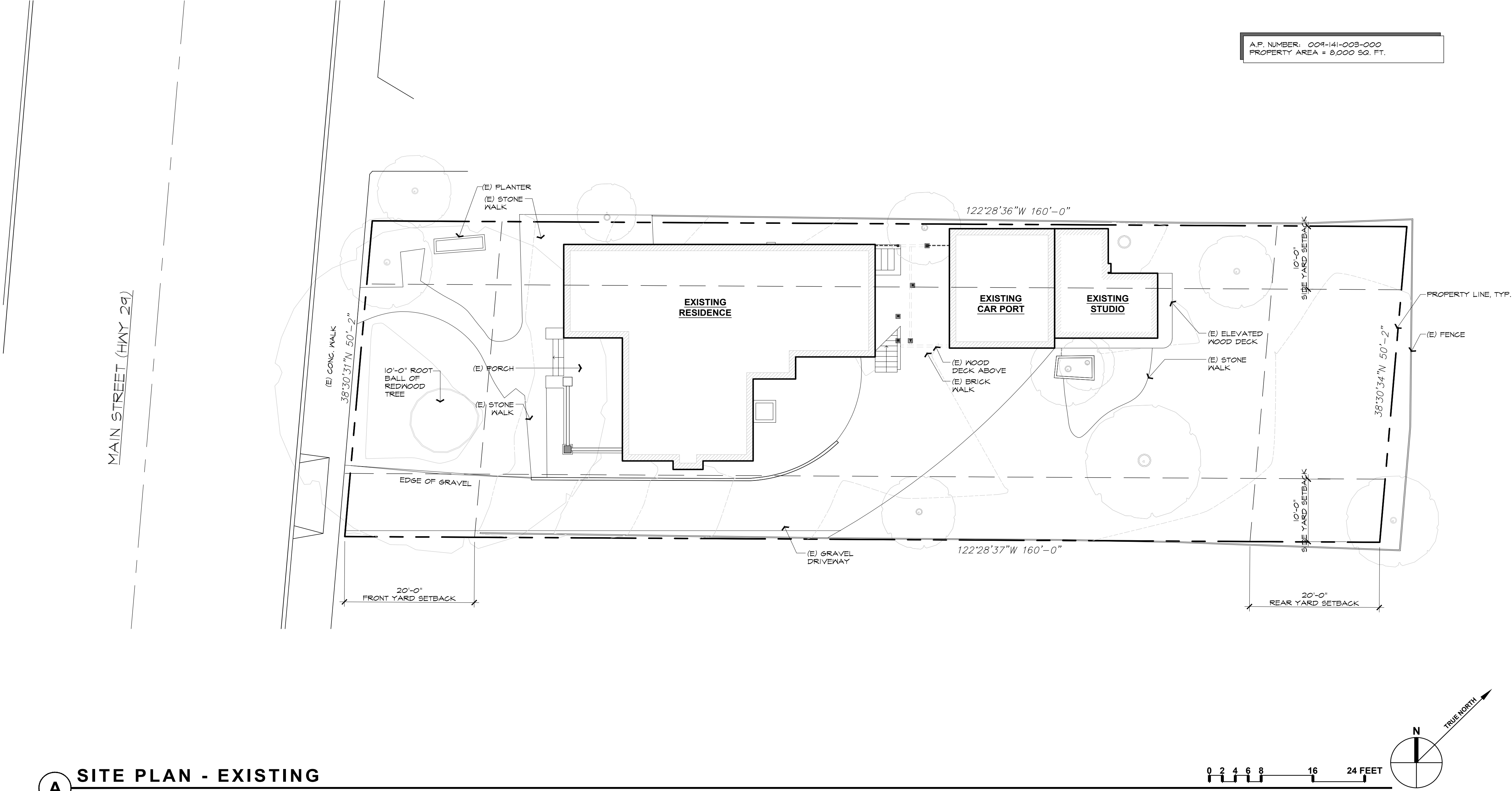
These drawings are the property of Paul Kelley Architect and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in another location. Copyright 2018 Paul Kelley Architect, Inc.

Consultant:

A

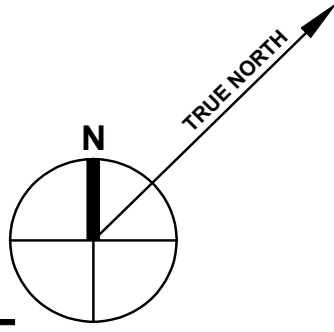
SITE PLAN - EXISTING

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



A.P. NUMBER: 009-141-003-000
PROPERTY AREA = 8,000 SQ. FT.

0 2 4 6 8 16 24 FEET



These drawings are the property of Paul Kelley Architect and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in another location. Copyright 2018 Paul Kelley Architect, Inc.

Consultant:

A Residential Remodel & Addition
for John & Stacy Murphy
1830 Main Street, St.Helena, CA
APN: 009-141-003-000

Seal:

REVISIONS

△	
△	
△	
△	
△	
△	

Date: 01 / 26 / 2018

Project No: 160802

Sheet Title:

SITE PLAN
EXISTING

Sheet #:

A1.10

DESIGN REVIEW

Consultant

A Residential Remodel & Addition
for John & Stacy Murphy
1830 Main Street, St. Helena, CA
APN: 009-141-003-000

Sea

REVISIONS

△ _____

△ _____

△ _____

△ _____

△ _____

△ _____

Date: 01 / 26 / 2018

Project No: 160802

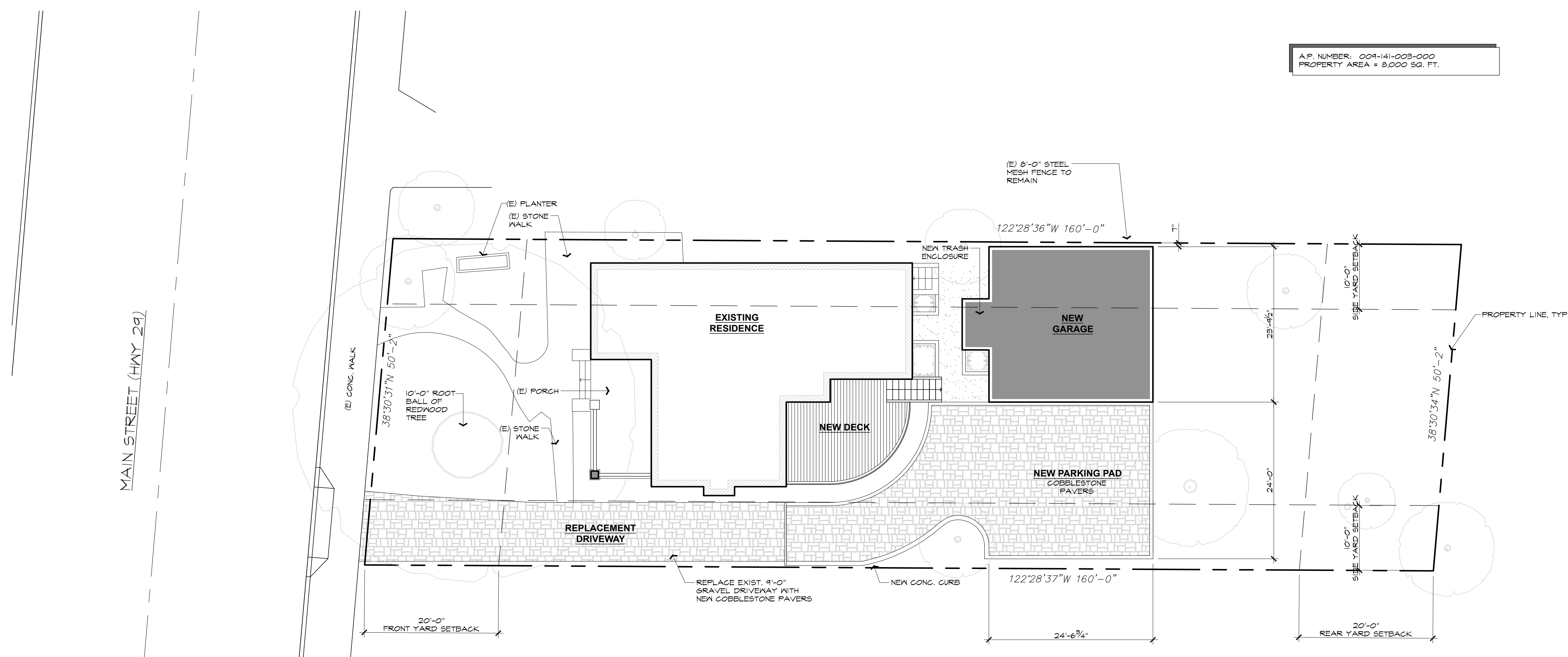
Sheet Title:

SITE PLAN PROPOSED

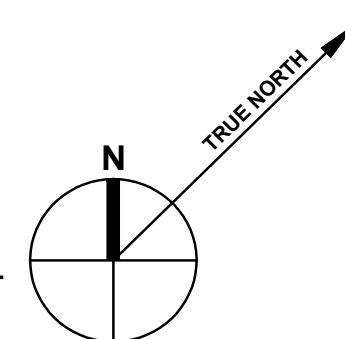
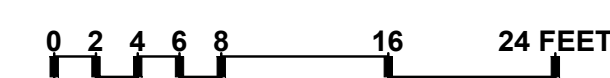
Sheet #:

A1.11

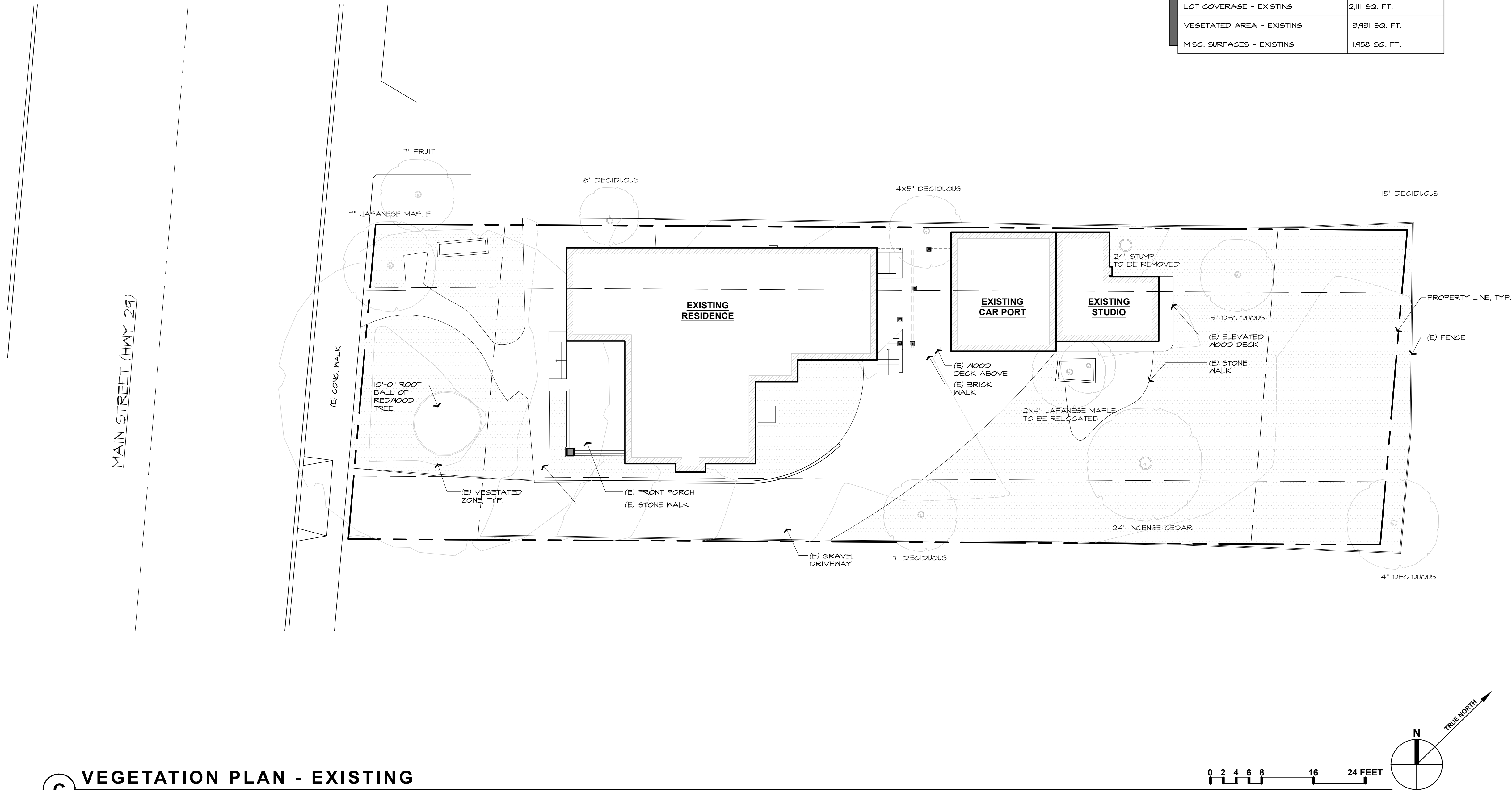
DESIGN REVIEW



B SITE PLAN - PROPOSED
SCALE: 1/8" = 1'-0"



C **VEGETATION PLAN - EXISTING**
SCALE: 1/8" = 1'-0"



SITE AREAS - EXISTING	
DESCRIPTION	AREA
TOTAL LOT AREA	8,000 SQ. FT.
ALLOWABLE LOT COVERAGE (45%)	3,600 SQ. FT.
LOT COVERAGE - EXISTING	2,111 SQ. FT.
VEGETATED AREA - EXISTING	3,431 SQ. FT.
MISC. SURFACES - EXISTING	1,950 SQ. FT.

**A Residential Remodel & Addition
for John & Stacy Murphy**
1830 Main Street, St. Helena, CA
APN: 009-141-003-000

Seal:

REVISIONS

△	
△	
△	
△	
△	
△	

Date: 01 / 26 / 2018

Project No: 160802

Sheet Title:

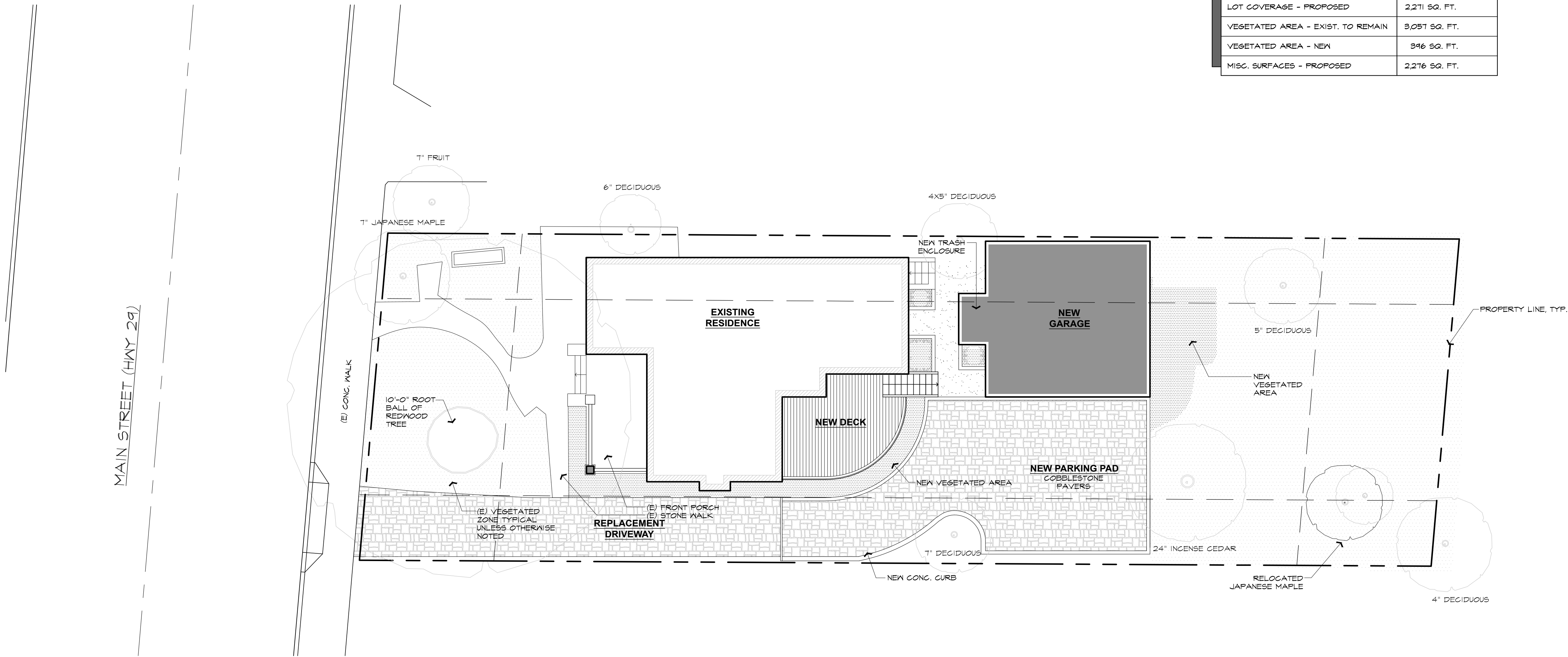
**VEGETATION
PLAN
EXISTING**

Sheet #:

A1.20

DESIGN REVIEW

D **VEGETATION PLAN - PROPOSED**
SCALE: 1/8" = 1'-0"



SITE AREAS - PROPOSED	
DESCRIPTION	AREA
TOTAL LOT AREA	8,000 SQ. FT.
ALLOWABLE LOT COVERAGE (45%)	3,600 SQ. FT.
LOT COVERAGE - PROPOSED	2,271 SQ. FT.
VEGETATED AREA - EXIST. TO REMAIN	3,057 SQ. FT.
VEGETATED AREA - NEW	396 SQ. FT.
MISC. SURFACES - PROPOSED	2,276 SQ. FT.

These drawings are the property of Paul Kelley Architect and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in another location. Copyright 2018 Paul Kelley Architect, Inc.

Consultant:

**A Residential Remodel & Addition
for John & Stacy Murphy**
1830 Main Street, St. Helena, CA
APN: 009-141-003-000

Seal:

REVISIONS

△	
△	
△	
△	
△	
△	

Date: 01 / 26 / 2018

Project No: 160802

Sheet Title:

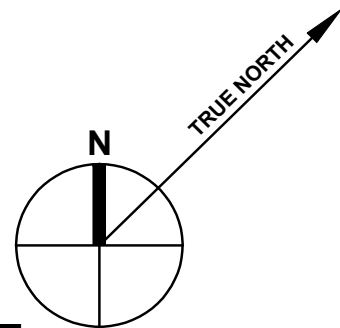
**VEGETATION
PLAN
PROPOSED**

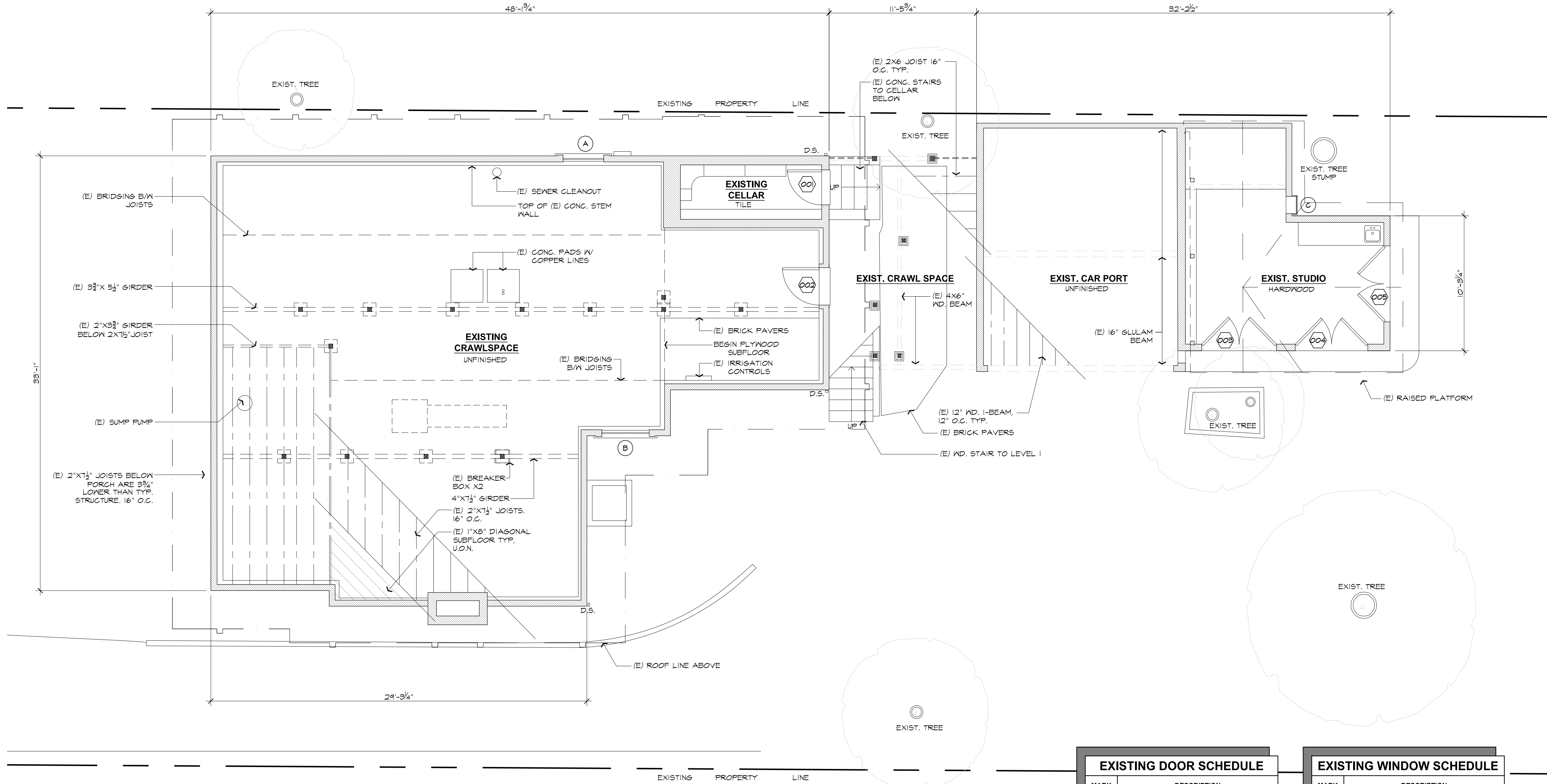
Sheet #:

A1.21

DESIGN REVIEW

0 2 4 6 8 16 24 FEET





A1 GROUND LEVEL - EXISTING PLAN
SCALE: 1/4" = 1'-0"

EXISTING DOOR SCHEDULE	
MARK	DESCRIPTION
001	2'-6" X 6'-6"
002	2'-10" X 5'-6"
003	2'-10" X 6'-2" (2) DIVIDED LITE, DUAL PANE, FRENCH DOOR
004	2'-10" X 6'-2" (2) DIVIDED LITE, DUAL PANE, FRENCH DOOR
005	2'-10" X 6'-7" (2) DIVIDED LITE, DUAL PANE, FRENCH DOOR

EXISTING WINDOW SCHEDULE	
MARK	DESCRIPTION
A	3'-2" X 2'-6" SLIDING
B	3'-8" X 2'-6" SLIDING
C	1'-3 3/4" X 5'-6" FLEXI

**A Residential Remodel & Addition
for John & Stacy Murphy**
1830 Main Street, St. Helena, CA
APN: 009-141-003-000

Seal

REVISIONS

△	
△	
△	
△	
△	
△	

Date: 01 / 26 / 2018

Project No: 160802

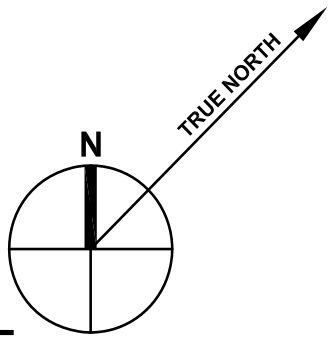
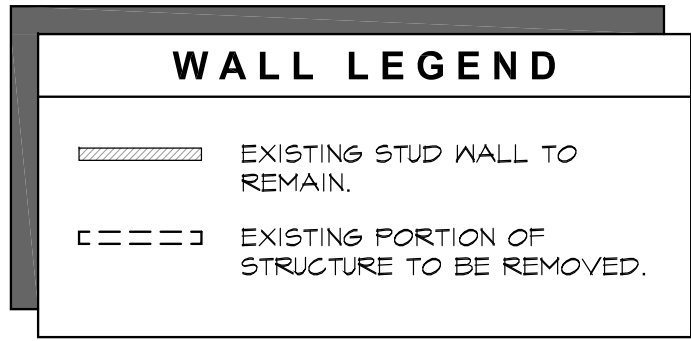
Sheet Title:

**GROUND LEVEL
EXISTING PLAN**

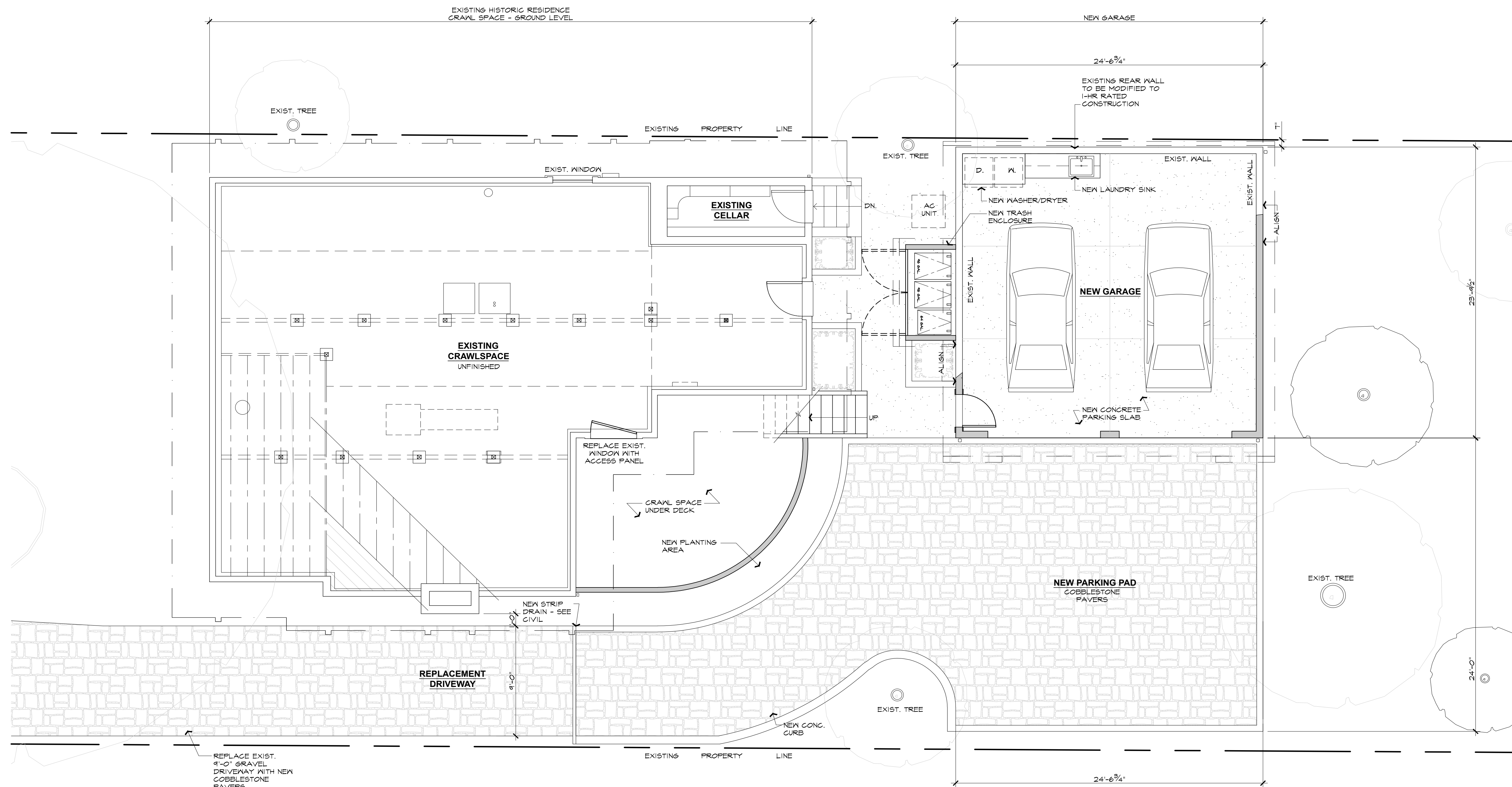
Sheet #:

A2.00

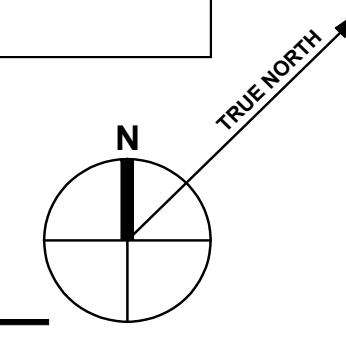
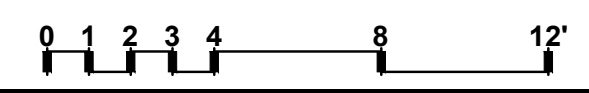
DESIGN REVIEW



DESIGN REVIEW



WALL LEGEND	
	EXISTING STUD WALL TO REMAIN.
	NEW STUD WALL



A3 GROUND LEVEL - PROPOSED PLAN
SCALE: 1/4" = 1'-0"

PAUL KELLEY ARCHITECT
1110 Wyeat Avenue, Napa, CA 94559
phone 707.257.1148 fax 707.286.1027
www.paulkelleyarchitecture.com

These drawings are the property of Paul Kelley Architect and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in another location. Copyright 2018 Paul Kelley Architect, Inc.

Consultant:

A Residential Remodel & Addition
for John & Stacy Murphy
1830 Main Street, St. Helena, CA
APN: 009-141-003-000

Seal:

REVISIONS	

Date: 01 / 26 / 2018
Project No: 160802
Sheet Title: GROUND LEVEL PROPOSED FLOOR PLAN
Sheet #: A2.02
DESIGN REVIEW

PAUL
KELLEY
ARCHITECT

1110 Wyatt Avenue, Napa, CA 94559
phone 707.257.1148 fax 707.266.1027
www.paulkelleyarchitecture.com

These drawings are the property of Paul Kelley Architect and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in another location. Copyright 2018 Paul Kelley Architect, Inc.

Consultant:

A Residential Remodel & Addition
for John & Stacy Murphy
1830 Main Street, St.Helena, CA
APN: 009-141-003-000

Seal:

REVISIONS

Date:

01 / 26 / 2018

Project No:

160802

Sheet Title:

MAIN LEVEL
EXISTING PLAN

Sheet #:

A2.10

DESIGN REVIEW

48'-1 3/4"

27'-10 3/4"

34'-5/4"

20'-3 1/2"

EXISTING DOOR SCHEDULE

MARK	DESCRIPTION
(01)	3'-6" X 6'-1"
(02)	5'-1" X 6'-7"
(03)	5'-1" X 6'-1"
(04)	2'-8" X 6'-7"
(05)	2'-2" X 6'-1"
(06)	2'-6" X 6'-1"
(07)	2'-6" X 6'-1" (2) BIFOLD DOORS
(08)	2'-6" X 6'-1" (2) DIVIDED LITE, FRENCH DOOR
(09)	2'-6" X 6'-1" (2) DIVIDED LITE, FRENCH DOOR

EXISTING WINDOW SCHEDULE

MARK	DESCRIPTION
(IA)	2'-6" X 4'-8" ORIGINAL WOOD, D.H., SINGLE PANE, W/ DIVIDED UPPER LITE
(IB)	2'-6" X 4'-8" ORIGINAL WOOD, D.H., SINGLE PANE, W/ DIVIDED UPPER LITE
(IC)	2'-6" X 4'-8" ORIGINAL WOOD, D.H., SINGLE PANE, W/ DIVIDED UPPER LITE
(ID)	2'-0" X 4'-5 1/2" ORIGINAL WOOD, D.H., SINGLE PANE
(IE)	2'-0" X 4'-5 1/2" ORIGINAL WOOD, D.H., SINGLE PANE
(IF)	2'-0" X 4'-5 1/2" ORIGINAL WOOD, D.H., SINGLE PANE
(IG)	2'-0" X 4'-5 1/2" ORIGINAL WOOD, D.H., SINGLE PANE
(IH)	2'-0" X 4'-5 1/2" ORIGINAL WOOD, D.H., SINGLE PANE
(IJ)	2'-0" X 4'-5 1/2" ORIGINAL WOOD, D.H., SINGLE PANE
(IK)	3'-3/4" X 3'-1/2" DOUBLE PANE, SLIDING
(IL)	3'-3/4" X 3'-1/2" DOUBLE PANE, SLIDING
(IM)	3'-3/4" X 3'-1/2" DOUBLE PANE, SLIDING

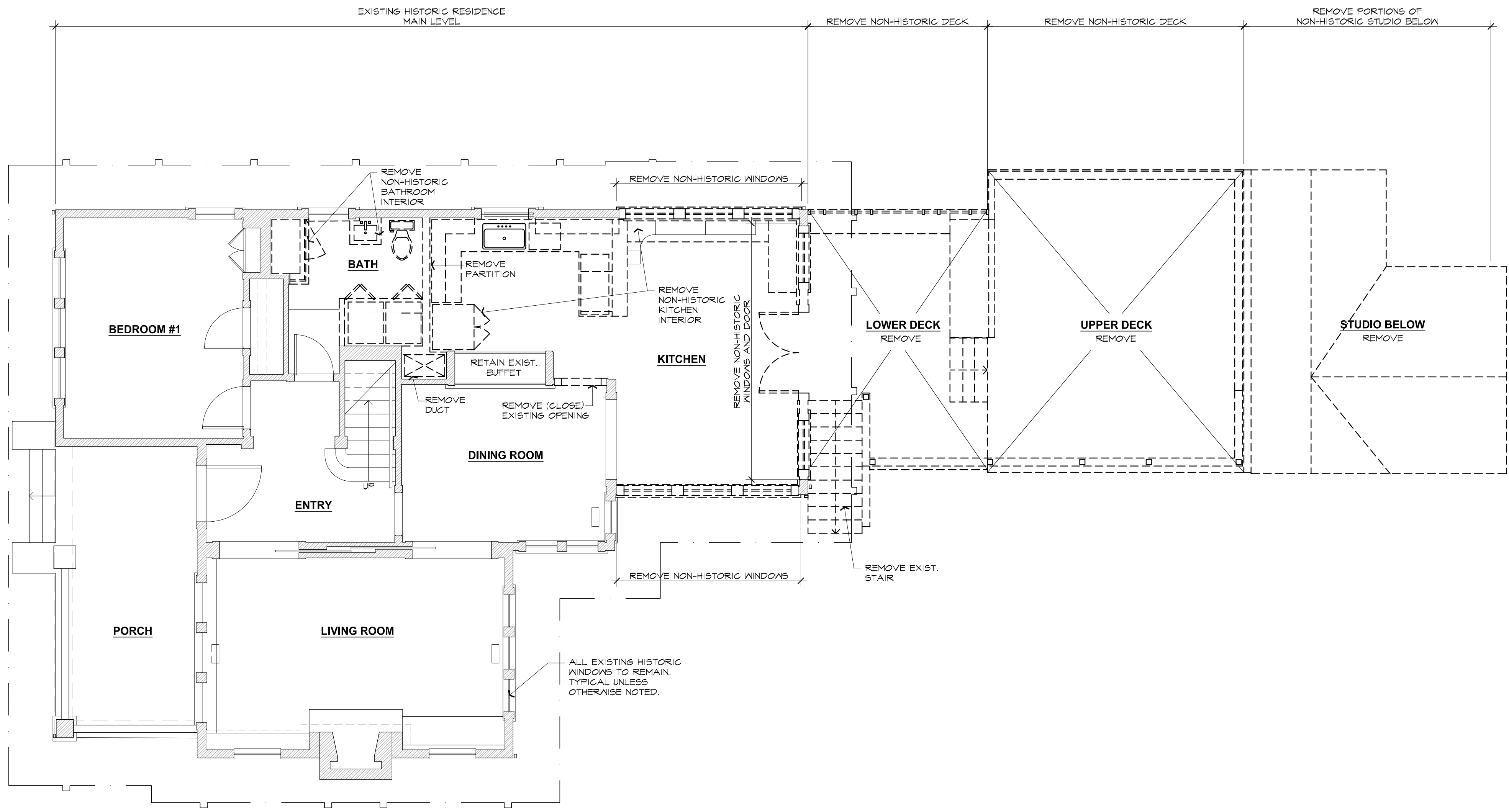
EXISTING WINDOW SCHEDULE

MARK	DESCRIPTION
(IN)	3'-3/4" X 3'-1/2" DOUBLE PANE, SLIDING
(IP)	3'-3/4" X 3'-1/2" DOUBLE PANE, SLIDING
(IQ)	3'-3/4" X 3'-1/2" DOUBLE PANE, SLIDING
(IR)	3'-3/4" X 3'-1/2" DOUBLE PANE, SLIDING
(IS)	3'-3/4" X 3'-1/2" DOUBLE PANE, SLIDING
(IT)	3'-0" X 4'-2 1/4" ORIGINAL WOOD, D.H., SINGLE PANE
(IU)	2'-6" X 3'-6" ORIGINAL WOOD, D.H., SINGLE PANE
(IV)	2'-6" X 4'-6" ORIGINAL WOOD, D.H., SINGLE PANE, W/ DIVIDED UPPER LITE
(IX)	2'-6" X 4'-6" ORIGINAL WOOD, D.H., SINGLE PANE, W/ DIVIDED UPPER LITE
(IY)	2'-6" X 4'-6" ORIGINAL WOOD, D.H., SINGLE PANE, W/ DIVIDED UPPER LITE
(IZ)	3'-0" X 3'-0" ORIGINAL WOOD, D.H., SINGLE PANE, W/ DIVIDED UPPER LITE
(IAA)	3'-0" X 3'-0" ORIGINAL WOOD, D.H., SINGLE PANE, W/ DIVIDED UPPER LITE

B1 MAIN LEVEL - EXISTING PLAN
SCALE: 1/4" = 1'-0"

Page 79 of 261

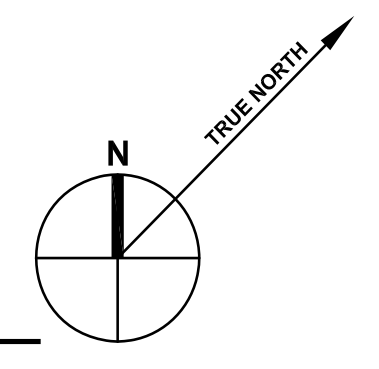
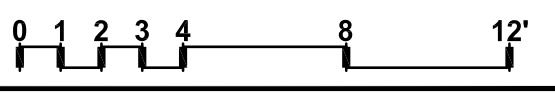
Agenda Item #5.1.



WALL LEGEND

EXISTING STUD WALL TO REMAIN.

EXISTING PORTION OF STRUCTURE TO BE REMOVED.



B2

MAIN LEVEL - DEMOLITION PLAN

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

PAUL
KELLEY
ARCHITECT

1110 Wyatt Avenue, Napa, CA 94559
phone 707.257.1148 fax 707.266.1027
www.paulkelleyarchitecture.com

These drawings are the property of Paul Kelley Architect and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in another location. Copyright 2018 Paul Kelley Architect, Inc.

Consultant:

A Residential Remodel & Addition
for John & Stacy Murphy
1830 Main Street, St. Helena, CA
APN: 009-141-003-000

Seal:

REVISIONS	

Date: 01 / 26 / 2018

Project No: 160802

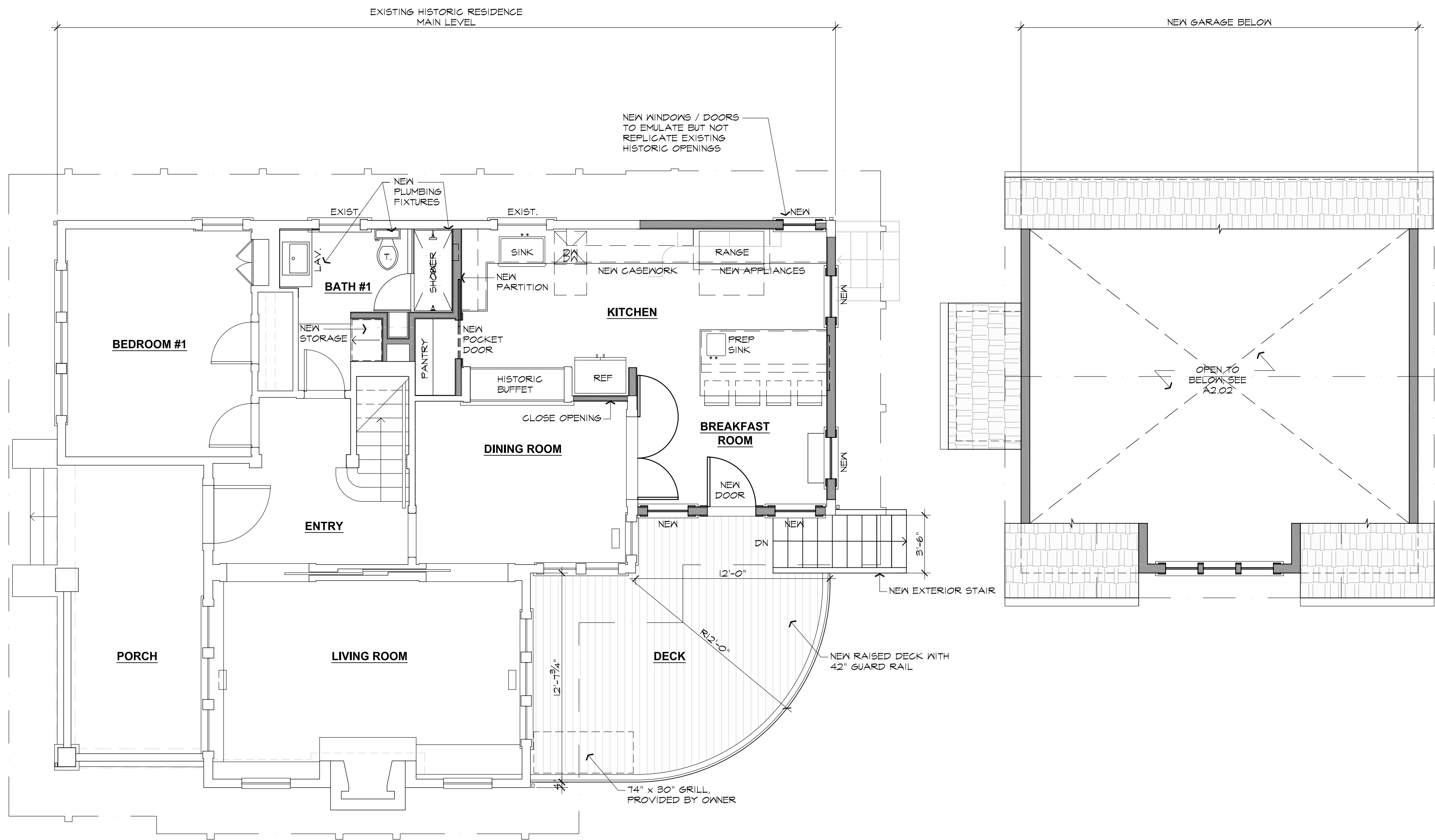
Sheet Title: MAIN LEVEL
DEMOLITION
PLAN

Sheet #: A2.11

DESIGN REVIEW

Page 80 of 261

Agenda Item #5.1.

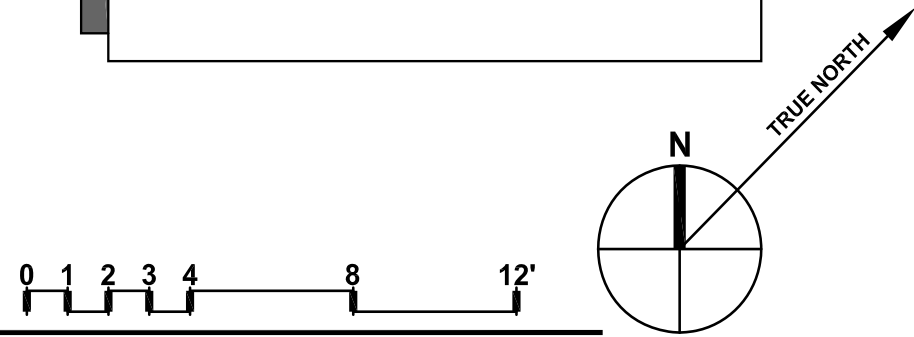


B3 MAIN LEVEL - PROPOSED PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND

EXISTING STUD WALL TO REMAIN.

NEW STUD WALL



PAUL
KELLEY
ARCHITECT

1110 Wyatt Avenue, Napa, CA 94559
phone 707.257.1148 fax 707.266.1027
www.paulkelleyarchitecture.com

These drawings are the property of Paul Kelley Architect and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in another location. Copyright 2018 Paul Kelley Architect, Inc.

Consultant:

A Residential Remodel & Addition
for John & Stacy Murphy
1830 Main Street, St. Helena, CA
APN: 009-141-003-000

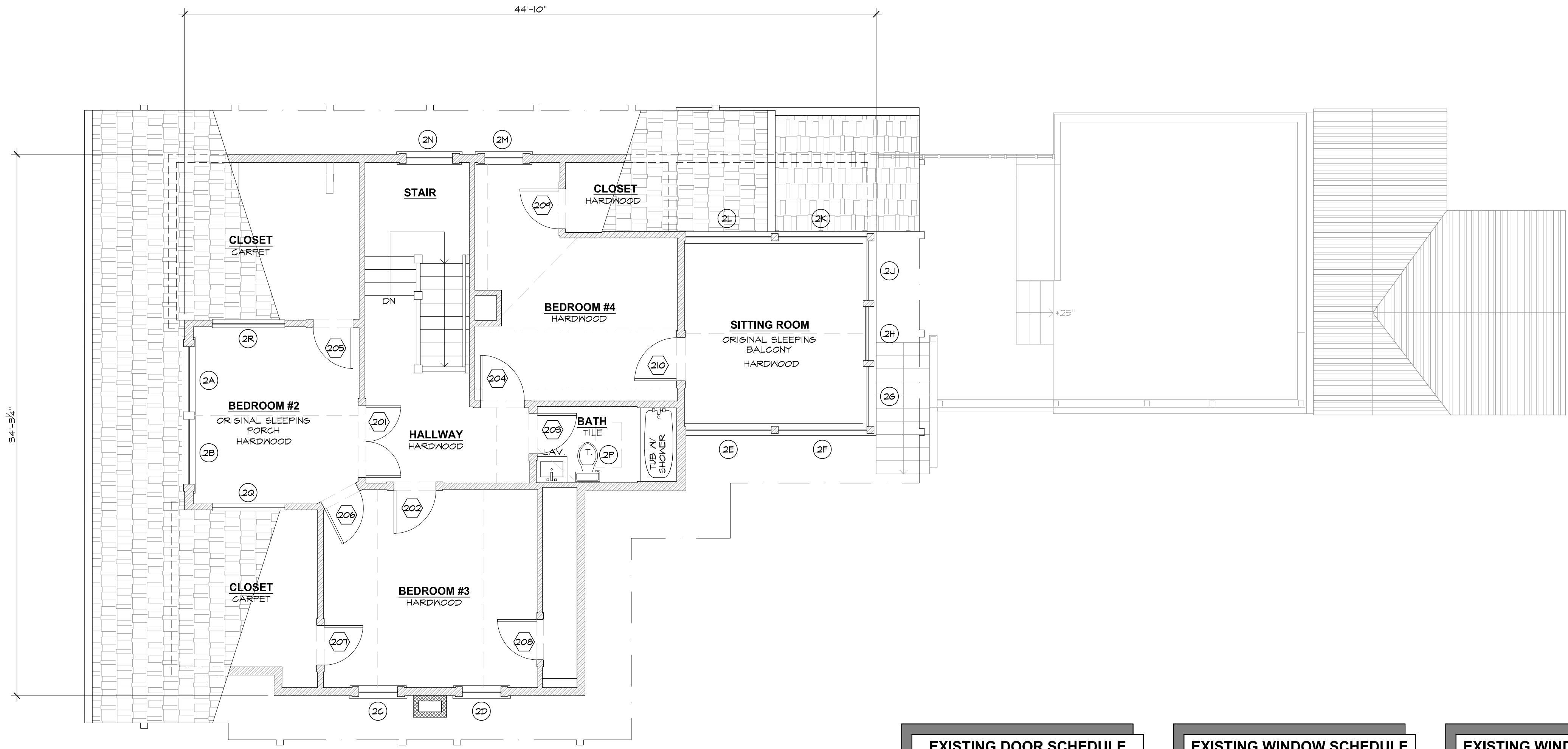
Seal:

REVISIONS	
△	
△	
△	
△	
△	
△	

Date: 01 / 26 / 2018
Project No: 160802
Sheet Title: MAIN LEVEL PROPOSED FLOOR PLAN
Sheet #: A2.12
DESIGN REVIEW

Page 81 of 261

Agenda Item #5.1.

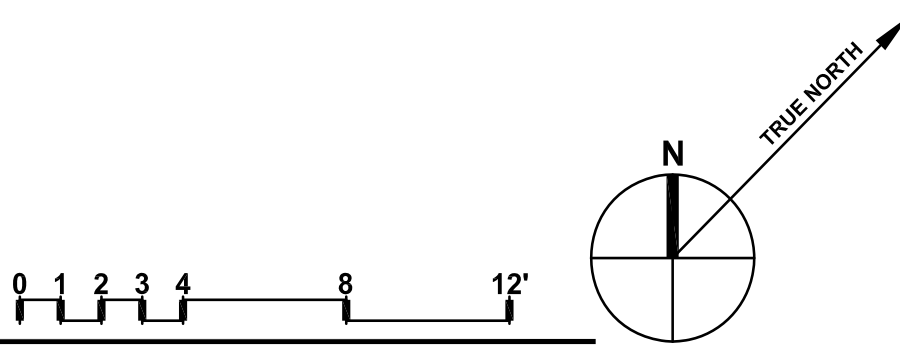


EXISTING DOOR SCHEDULE	
MARK	DESCRIPTION
(20)	2'-3" X 6'-1" (2) DIVIDED LITE, FRENCH DOOR
(202)	2'-8" X 6'-7"
(203)	2'-6" X 6'-5½"
(204)	2'-8" X 6'-7"
(205)	2'-6" X 6'-7"
(206)	2'-6" X 6'-7"
(207)	2'-6" X 6'-7"
(208)	2'-6" X 6'-7"
(209)	2'-6" X 5'-6"
(210)	2'-8" X 6'-7"

EXISTING WINDOW SCHEDULE	
MARK	DESCRIPTION
(2A)	4'-½" X 3'-6" CASEMENT
(2B)	4'-½" X 3'-6" CASEMENT
(2C)	2'-6" X 4'-5" ORIGINAL WOOD, D.H., SINGLE PANE
(2D)	2'-6" X 4'-5" ORIGINAL WOOD, D.H., SINGLE PANE
(2E)	2'-10" X 1'-8" (2) ORIGINAL WOOD POP OUT WINDOW (V.I.F.)
(2F)	2'-10" X 1'-8" (2) ORIGINAL WOOD POP OUT WINDOW (V.I.F.)
(2G)	3'-4" X 4'-0" IRREGULAR ORIGINAL WOOD, SINGLE PANE, FIXED
(2H)	3'-5" X 4'-0" ORIGINAL WOOD, D.H., SINGLE PANE
(2J)	3'-4" X 4'-0" IRREGULAR ORIGINAL WOOD, SINGLE PANE, FIXED
(2K)	2'-10" X 1'-8" (2) ORIGINAL WOOD POP OUT WINDOW (V.I.F.)

EXISTING WINDOW SCHEDULE	
MARK	DESCRIPTION
(2L)	2'-10" X 1'-8" (2) ORIGINAL WOOD POP OUT WINDOW (V.I.F.)
(2M)	2'-6" X 4'-5" ORIGINAL WOOD, D.H., SINGLE PANE
(2N)	3'-0" X 4'-5" ORIGINAL WOOD, D.H., SINGLE PANE
(2P)	2'-1½" X 1'-¾" SKYLIGHT
(2Q)	4'-8½" X 2'-8½" X 4¾" TRIANGULAR POP OUT WINDOW
(2R)	4'-8½" X 2'-8½" X 4¾" TRIANGULAR POP OUT WINDOW

C1 UPPER LEVEL - EXISTING PLAN
SCALE: 1/4" = 1'-0"



PAUL
KELLEY
ARCHITECT

1110 Wyatt Avenue, Napa, CA 94559
phone 707.257.1148 fax 707.266.1027
www.paulkelleyarchitecture.com

These drawings are the property of Paul Kelley Architect and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in another location. Copyright 2018 Paul Kelley Architect, Inc.

Consultant:

A Residential Remodel & Addition
for John & Stacy Murphy
1830 Main Street, St.Helena, CA
APN: 009-141-003-000

Seal:

REVISIONS

Date: 01 / 26 / 2018

Project No: 160802

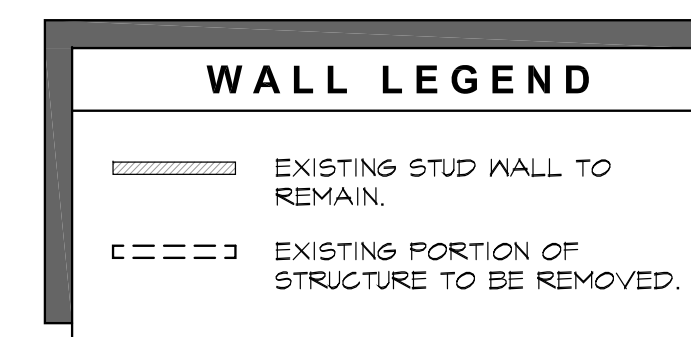
Sheet Title: UPPER LEVEL EXISTING PLAN

Sheet #: A2.20

DESIGN REVIEW

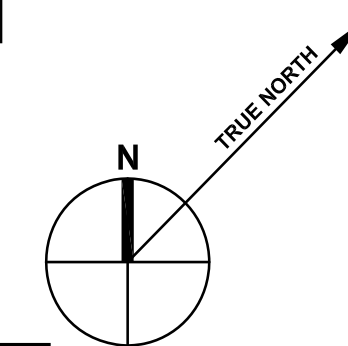
Page 82 of 261

Agenda Item #5.1.

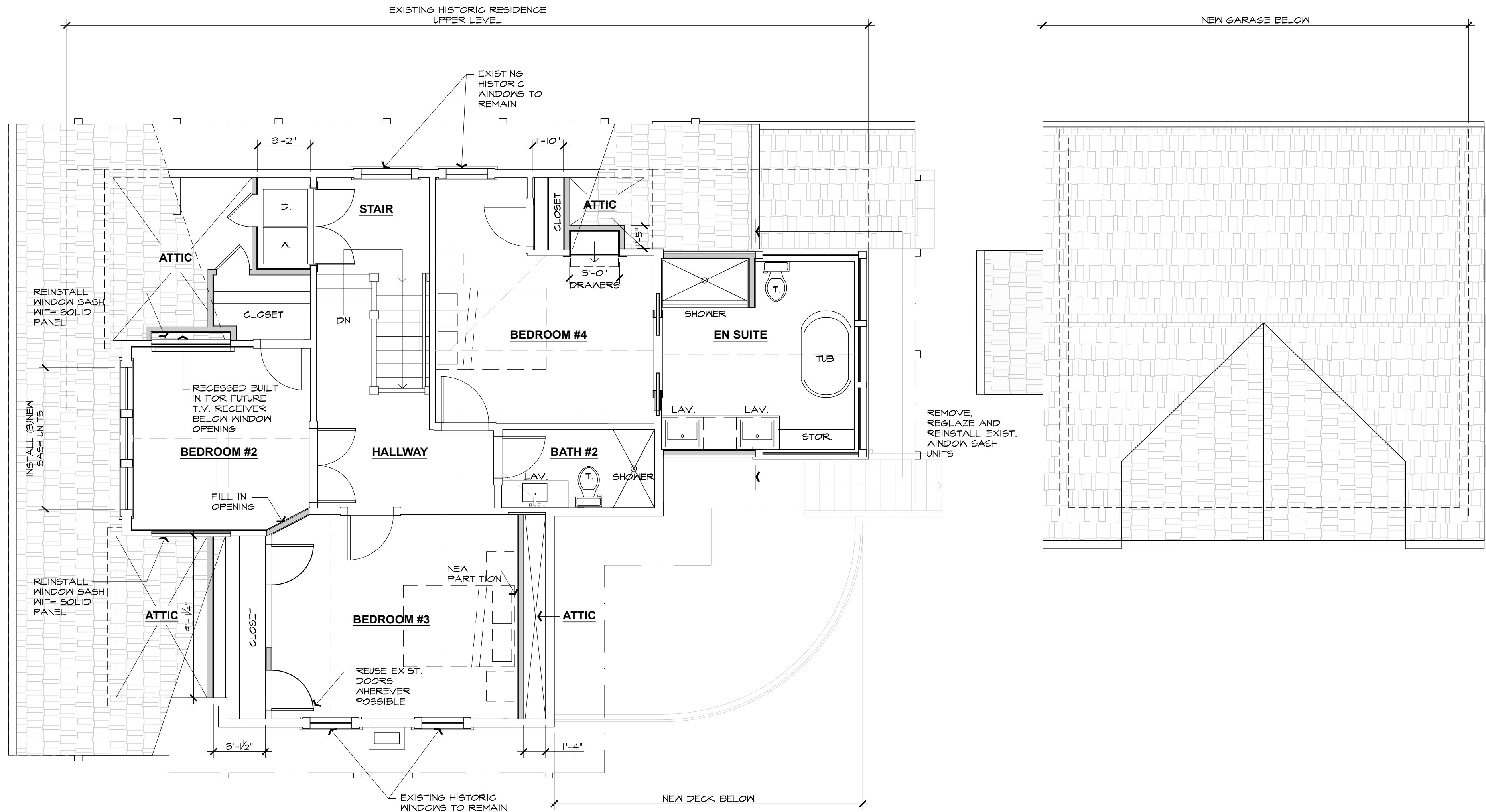


```

graph LR
    0 --> 1
    1 --> 2
    2 --> 3
    3 --> 4
    4 --> 8
    8 --> null
  
```



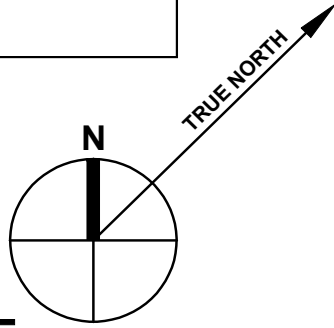
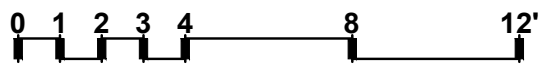
DESIGN REVIEW



WALL LEGEND

EXISTING STUD WALL TO REMAIN.

NEW STUD WALL



C3

UPPER LEVEL - PROPOSED PLAN

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

PAUL
KELLEY
ARCHITECT

1110 Wyatt Avenue, Napa, CA 94559
phone 707.257.1148 fax 707.256.1027
www.paulkelleyarchitecture.com

These drawings are the property of Paul Kelley Architect and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in another location. Copyright 2018 Paul Kelley Architect, Inc.

Consultant:

A Residential Remodel & Addition
for John & Stacy Murphy
1830 Main Street, St.Helena, CA
APN: 009-141-003-000

Seal:

REVISIONS

△	
△	
△	
△	
△	
△	

Date: 01 / 26 / 2018

Project No: 160802

Sheet Title:

UPPER LEVEL
PROPOSED PLAN

Sheet #:

A2.22

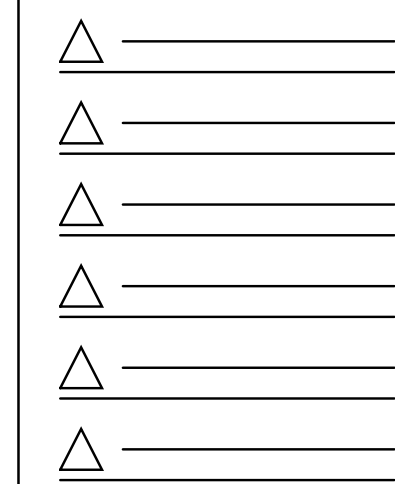
DESIGN REVIEW

Consultant

A Residential Remodel & Addition
for John & Stacy Murphy
1830 Main Street, St.Helena, CA
APN: 009-141-003-000

Sea

REVISIONS



Date: 01 / 26 / 2018

Project No:

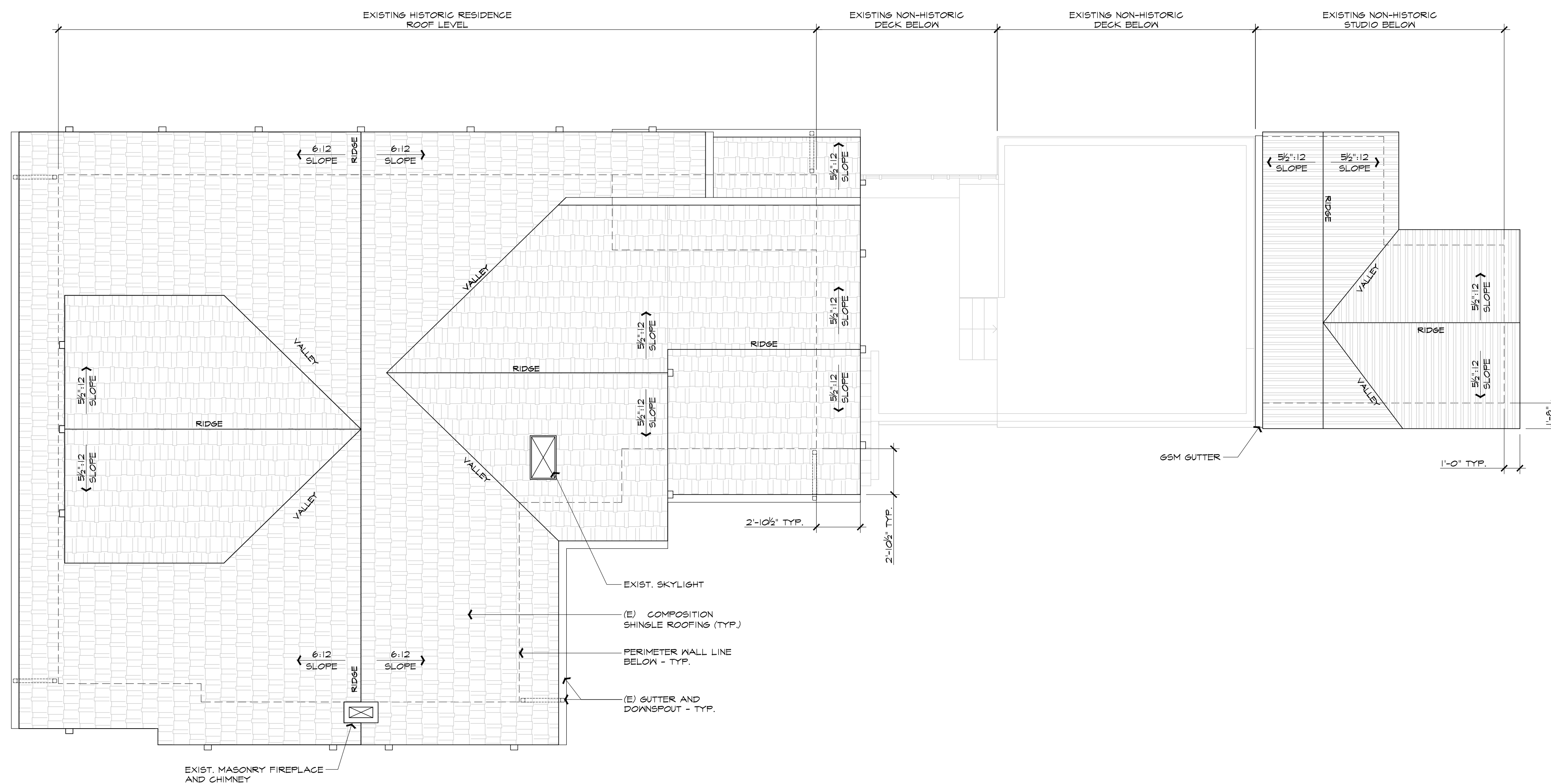
Sheet Title:

ROOF
EXISTING PLAN

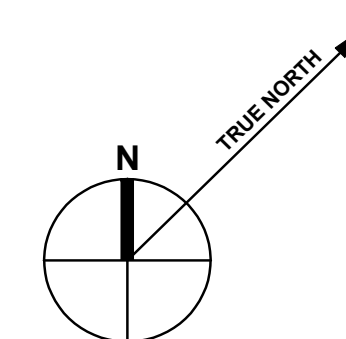
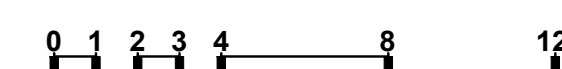
Sheet #:

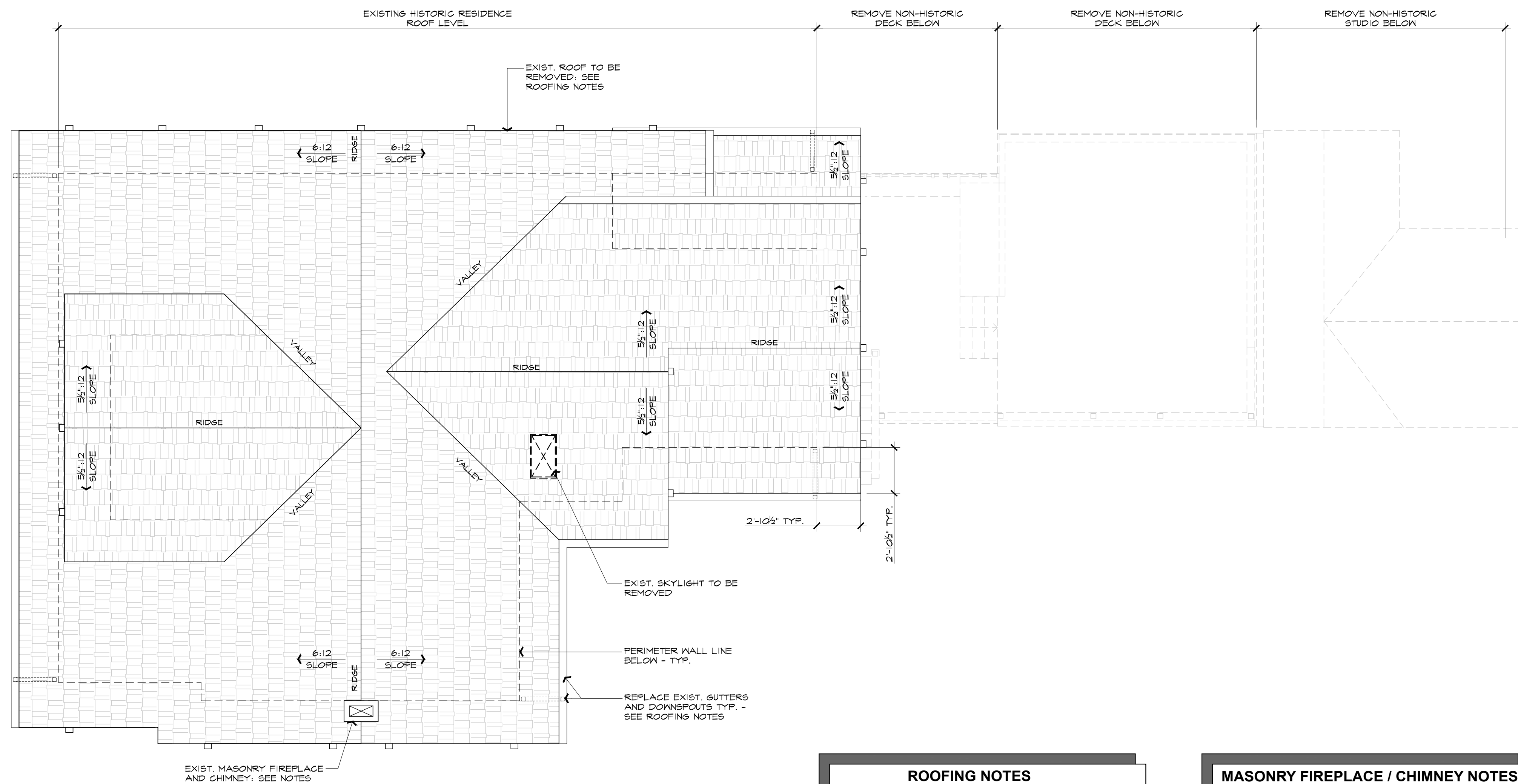
A3.10

DESIGN REVIEW



D1 **ROOF - EXISTING PLAN**
SCALE: 1/4" = 1'-0"





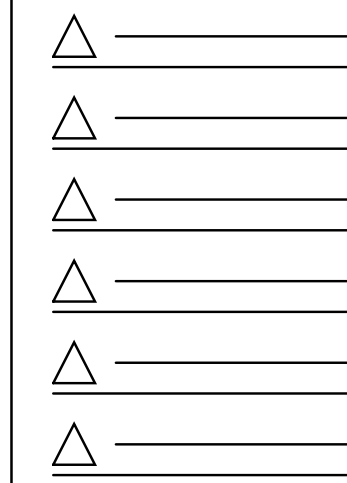
ROOFING NOTES

1. REMOVE EXISTING COMPOSITION SHINGLE ROOFING
2. REMOVE ANY ROOFING LAYERS / MEMBRANES
3. REMOVE ALL FLASHING.
4. REPAIR ANY DRY ROT AREAS - NO ORIGINAL HISTORIC CONDITIONS.
5. IF NECESSARY FROM THE ROOF LEVEL, ACCESS FLASHING CONDITIONS, SEISMIC ANCHORING/TIE DOWN OCCURRENCES, SPRAY FOAM INSULATION AT INACCESSIBLE AREAS ETC.
6. INSTALL NEW PLYWOOD ROOF SHEATHING / DIAPHRAGM.
7. INSTALL NEW ROOFING MEMBRANE.
8. INSTALL NEW FLASHING, GUTTERS AND DOWNSPOUTS TO MATCH EXISTING.
9. INSTALL NEW 50 YEAR COMPOSITION SHINGLE (HEAVY TAB) ROOFING.

MASONRY FIREPLACE / CHIMNEY NOTES

1. INSPECT AND REPAIR AS NECESSARY EXISTING FIREPLACE AND CHIMNEY. REPLACE MORTAR AS NEEDED.
2. FOLLOW STRUCTURAL ENGINEER'S RECOMMENDATIONS AND DETAILS TO STRAP / ANCHOR FIREPLACE AND CHIMNEY POSITIVELY TO THE BUILDING STRUCTURE.
3. IF STRAPPING IS TO BE PROVIDED, ARCHITECT WILL DETAIL AESTHETIC ANCHORAGE THAT COMPLIMENTS THE AGE AND STYLE OF THE BUILDING. ANCHOR CHIMNEY EXTENSION.
4. FLASH CHIMNEY EXTENSION THROUGH ROOF - STEP FLASH WITH BRICK PATTERN.

REVISIONS



Date: 01/22/2018

Project No:

Sheet Title:

ROOF
DEMOLITION PLAN

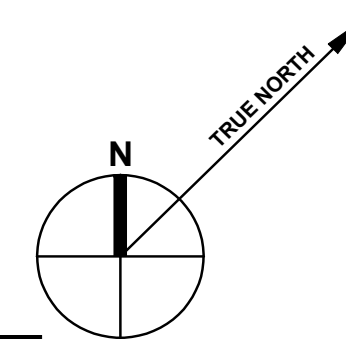
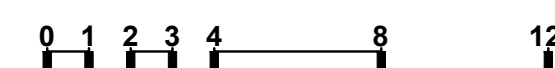
Sheet #:

A3.11

DESIGN REVIEW

ROOF - DEMOLITION PLAN

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



These drawings are the property of Paul Kelley Architect and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in another location.
Copyright 2018 Paul Kelley Architect, Inc.

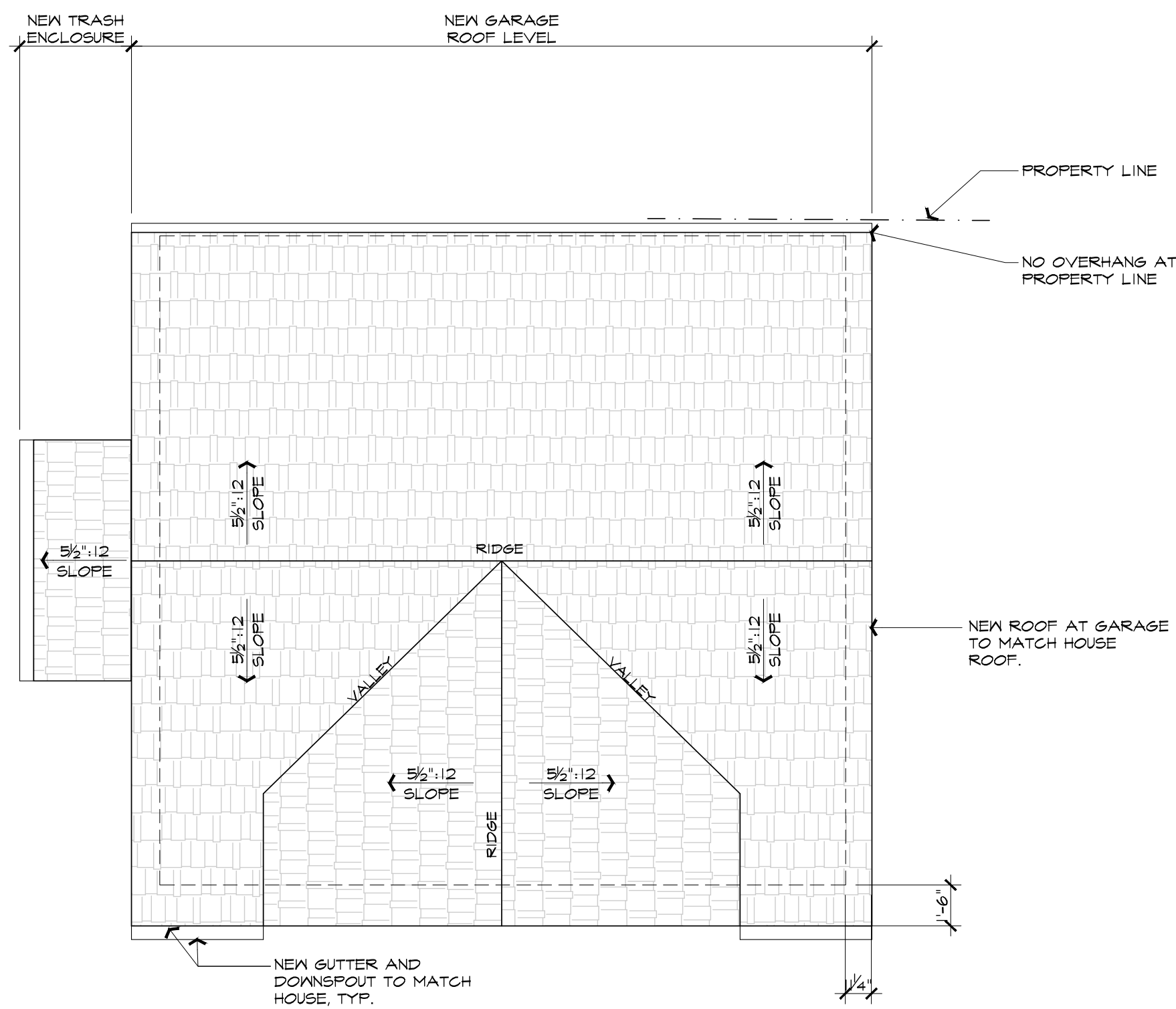
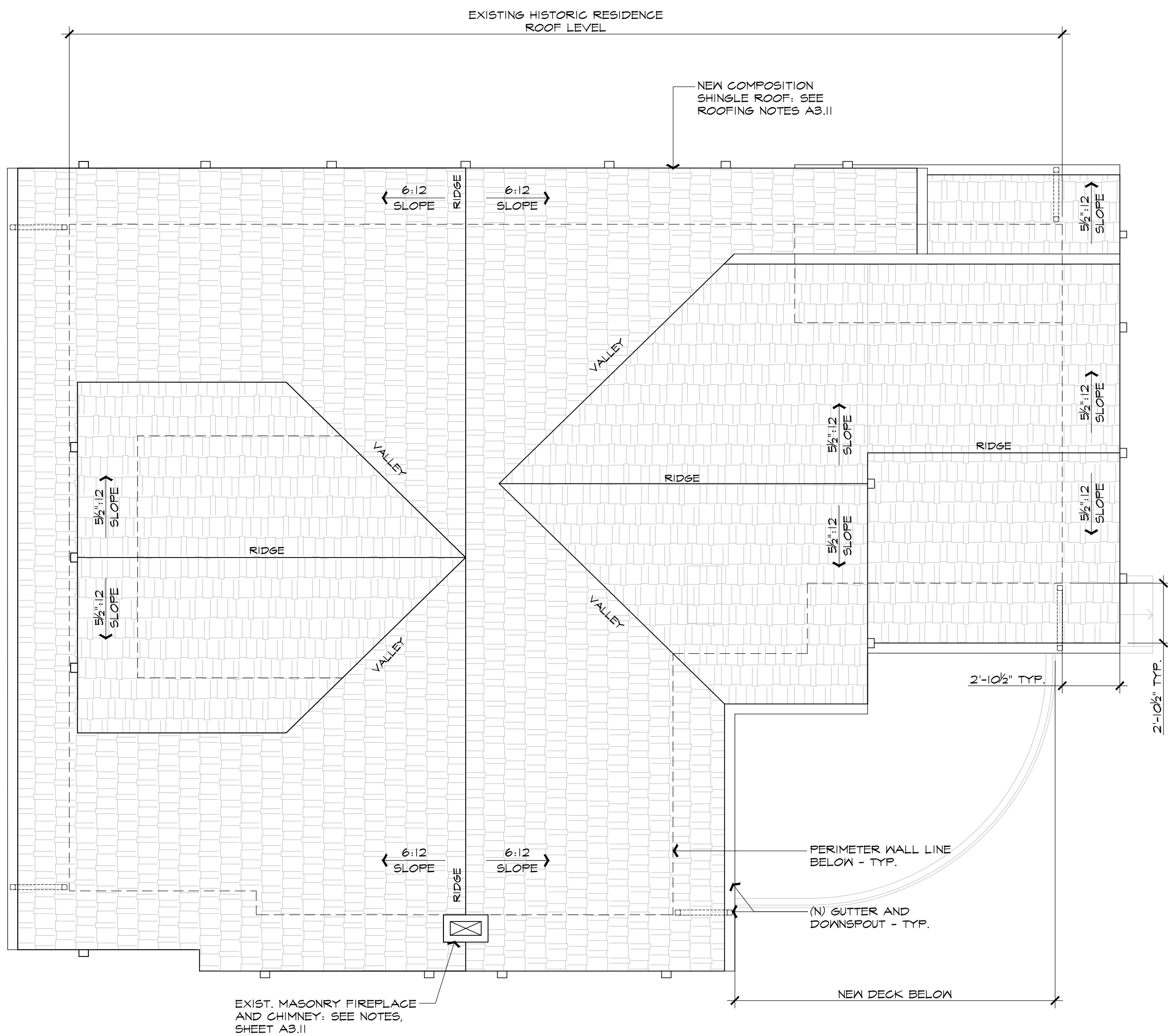
Consultant

A Residential Remodel & Addition
for John & Stacy Murphy
1830 Main Street, St.Helena, CA
APN: 009-141-003-000

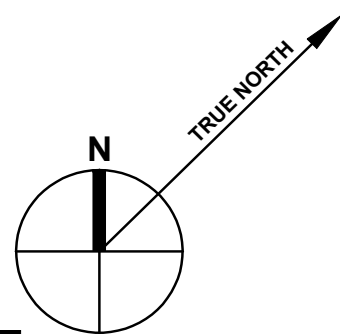
Seal:

D3 ROOF - PROPOSED PLAN

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



0 1 2 3 4 8 12'



**A Residential Remodel & Addition
for John & Stacy Murphy**
1830 Main Street, St. Helena, CA
APN: 009-141-003-000

Seal:

REVISIONS

△	
△	
△	
△	
△	
△	

Date: 01 / 26 / 2018

Project No: 160802

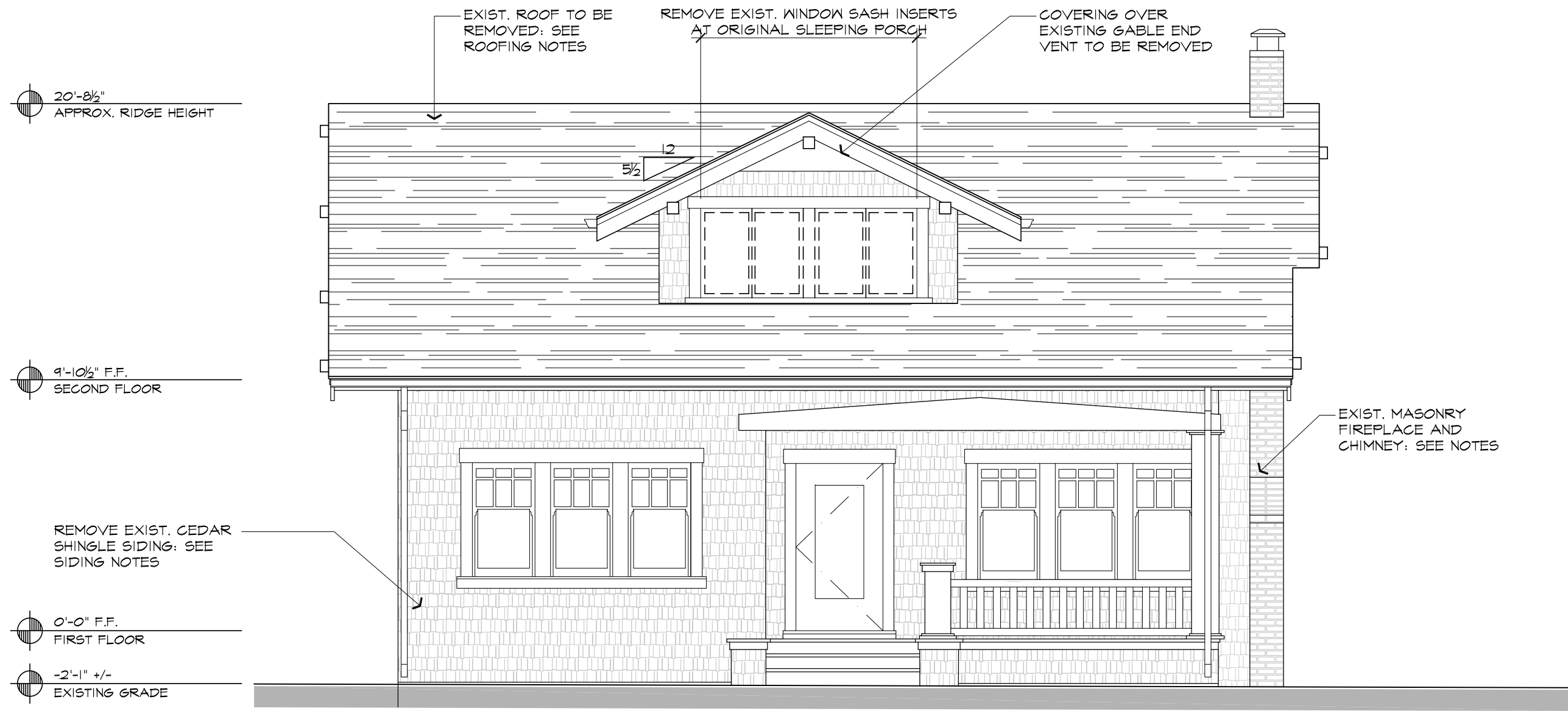
Sheet Title:

ROOF
PROPOSED PLAN

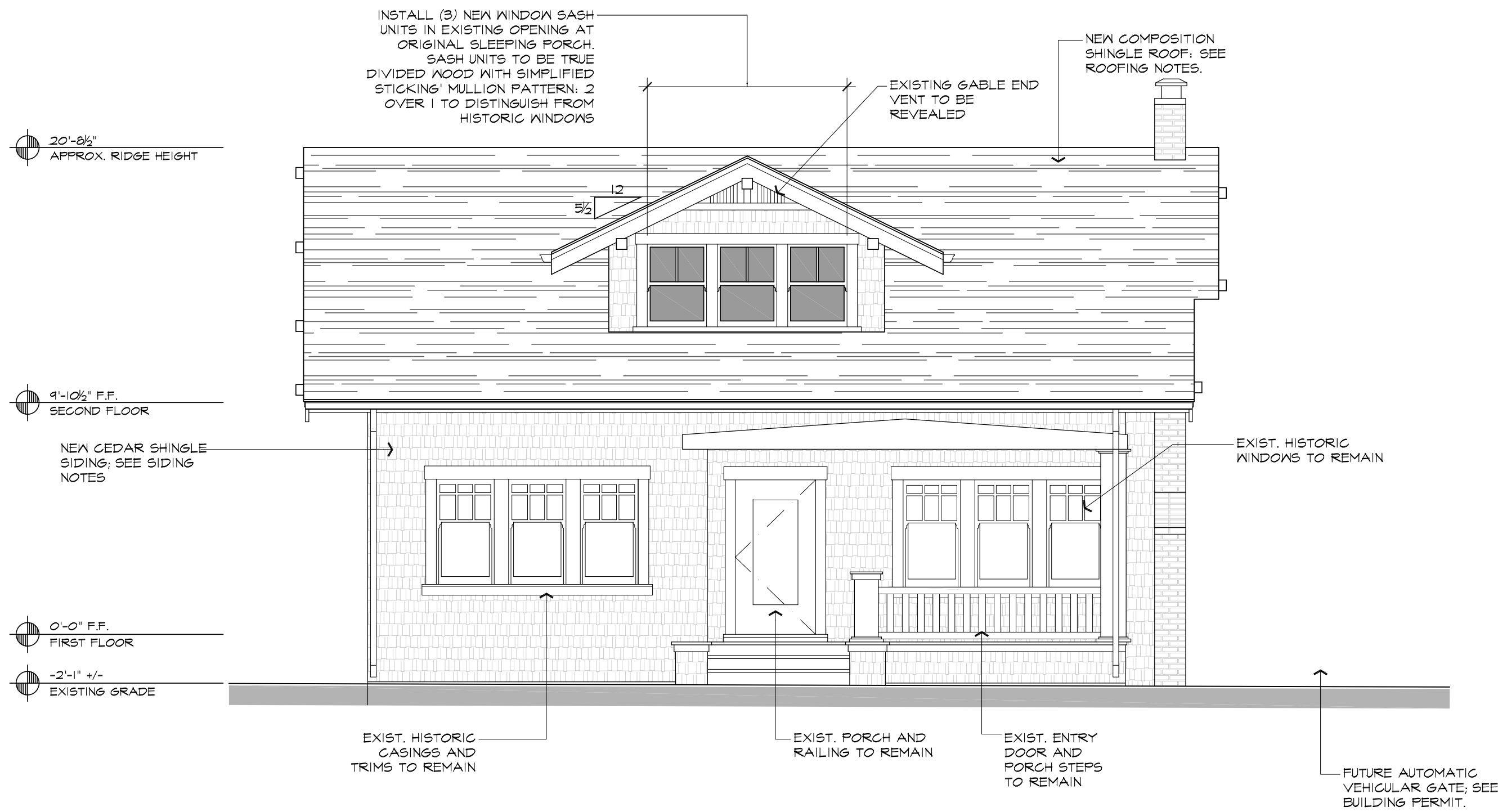
Sheet #:

A3.12

DESIGN REVIEW



1A EXISTING / DEMO FRONT (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



1B PROPOSED FRONT (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

ROOFING NOTES

1. REMOVE EXISTING COMPOSITION SHINGLE ROOFING
2. REMOVE ANY ROOFING LAYERS / MEMBRANES
3. REMOVE ALL FLASHING.
4. REPAIR ANY DRY ROT AREAS - NO ORIGINAL HISTORIC CONDITIONS.
5. IF NECESSARY FROM THE ROOF LEVEL, ACCESS FLASHING CONDITIONS, SEISMIC ANCHORING/TIE DOWN OCCURRENCES, SPRAY FOAM INSULATION AT INACCESSIBLE AREAS ETC.
6. INSTALL NEW PLYWOOD ROOF SHEATHING / DIAPHRAGM.
7. INSTALL NEW ROOFING MEMBRANE.
8. INSTALL NEW FLASHING, GUTTERS AND DOWNSPOUTS TO MATCH EXISTING.
9. INSTALL NEW 50 YEAR COMPOSITION SHINGLE (HEAVY TAB) ROOFING.

SIDING NOTES

1. REMOVE EXISTING CEDAR SHINGLES.
2. REMOVE EXISTING WALL MEMBRANE / BUILDING PAPER.
3. REPAIR ALL DRY ROT CONDITIONS.
4. REMOVE / REPLACE EXISTING ANTIQUATED ELECTRICAL AND PLUMBING SERVICES, PIPES, WIRING, ETC. LOCATED IN THE EXTERIOR WALLS. CAREFULLY INSTALL NEW.
5. INSTALL ALL SEISMIC CONNECTIONS, HOLD DOWNS, ETC. IN EXPOSED WALL.
6. SPRAY FOAM ALL EXPOSED WALL CAVITIES. FILL ALL VOIDS SOLID.
7. INSTALL NEW PLYWOOD WALL SHEATHING - SHEAR NAIL. SEAL ALL OPENINGS, PENETRATIONS, ETC.
8. INSTALL NEW WALL VAPOR BARRIER, FLASHING, ETC.
9. INSTALL NEW CEDAR SHINGLE SIDING TO MATCH EXISTING CONDITIONS.

MASONRY FIREPLACE / CHIMNEY NOTES

1. INSPECT AND REPAIR AS NECESSARY EXISTING FIREPLACE AND CHIMNEY. REPLACE MORTAR AS NEEDED.
2. FOLLOW STRUCTURAL ENGINEER'S RECOMMENDATIONS AND DETAILS TO STRAP / ANCHOR FIREPLACE AND CHIMNEY POSITIVELY TO THE BUILDING STRUCTURE.
3. IF STRAPPING IS TO BE PROVIDED, ARCHITECT WILL DETAIL AESTHETIC ANCHORAGE THAT COMPLIMENTS THE AGE AND STYLE OF THE BUILDING. ANCHOR CHIMNEY EXTENSION.
4. FLASH CHIMNEY EXTENSION THROUGH ROOF - STEP FLASH WITH BRICK PATTERN.

REVISIONS

△	
△	
△	
△	
△	
△	

Date: 01 / 26 / 2018

Project No: 160802

Sheet Title:

**EXTERIOR
ELEVATIONS**

Sheet #:

A4.10

DESIGN REVIEW

A Residential Remodel & Addition
for John & Stacy Murphy
1830 Main Street, St. Helena, CA
APN: 009-141-003-000

Seal:

REVISIONS

△	
△	
△	
△	
△	
△	

Date: 01 / 26 / 2018

Project No: 160802

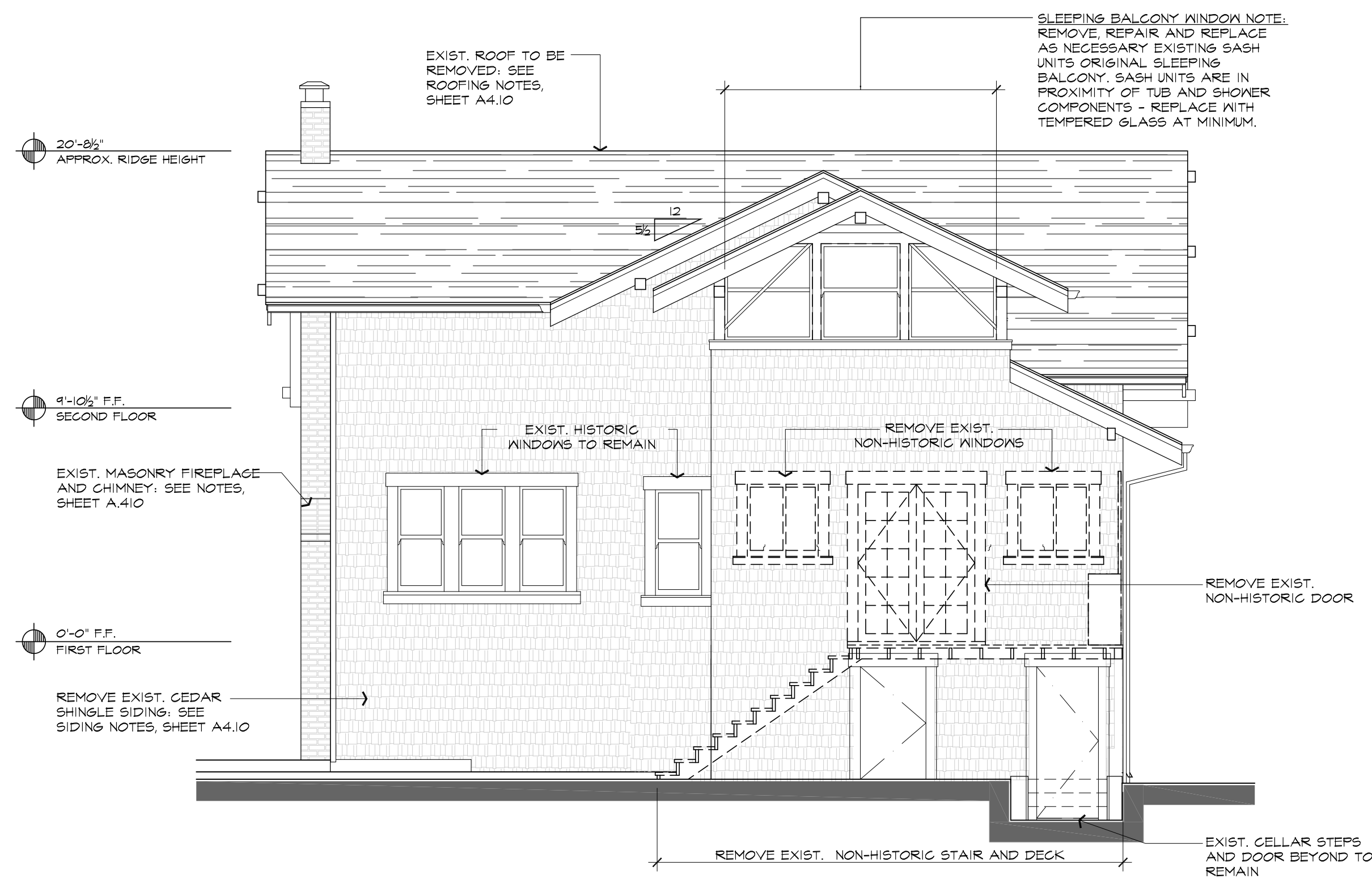
Sheet Title:

EXTERIOR
ELEVATIONS

Sheet #:

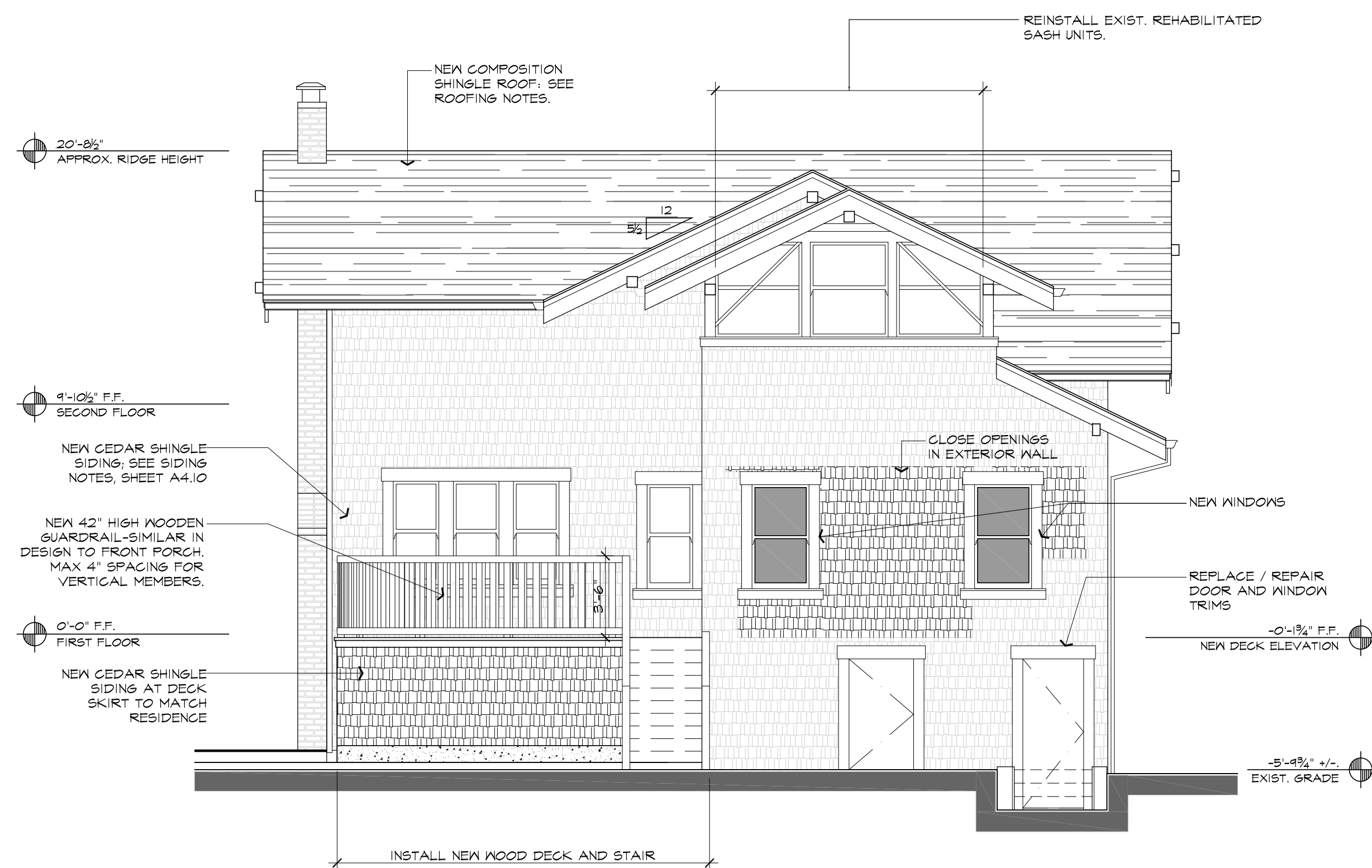
A4.20

DESIGN REVIEW



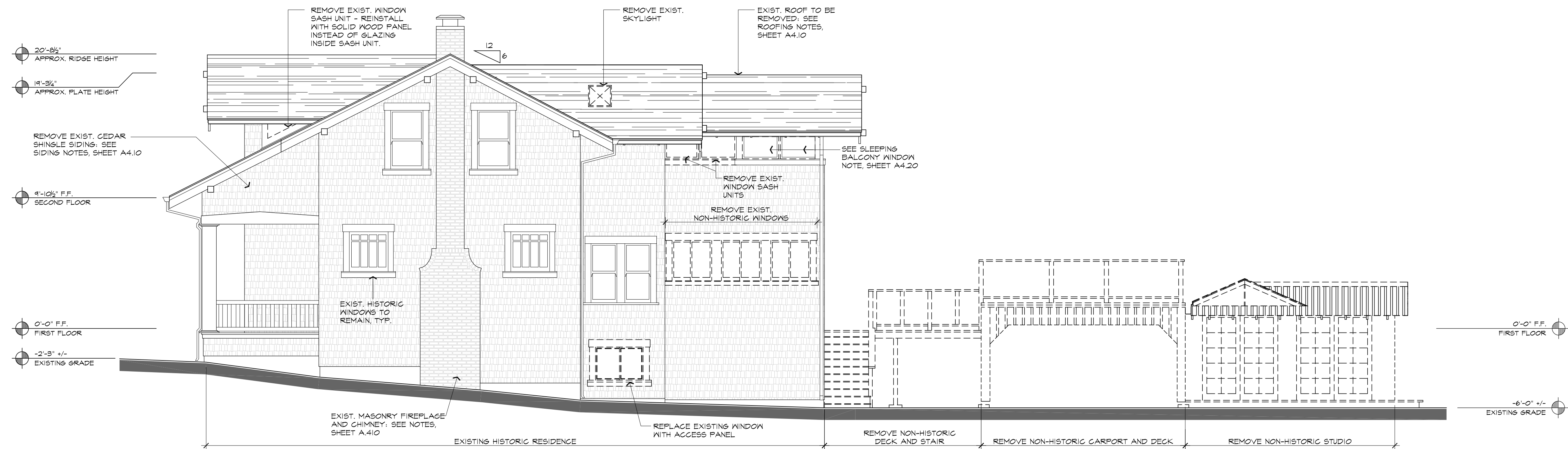
2A EXISTING / DEMO REAR (EAST) ELEVATION
SCALE: 1/4" = 1'-0"

0 1 2 3 4 8 12'

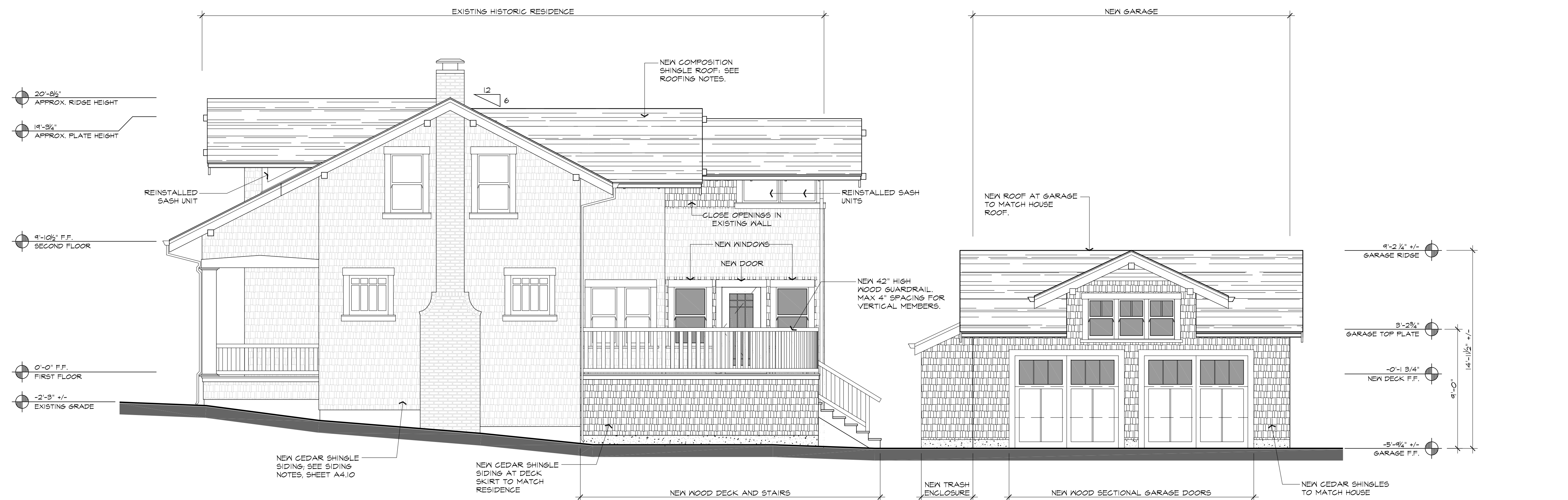


2B PROPOSED REAR (EAST) ELEVATION AT HOUSE
SCALE: 1/4" = 1'-0"

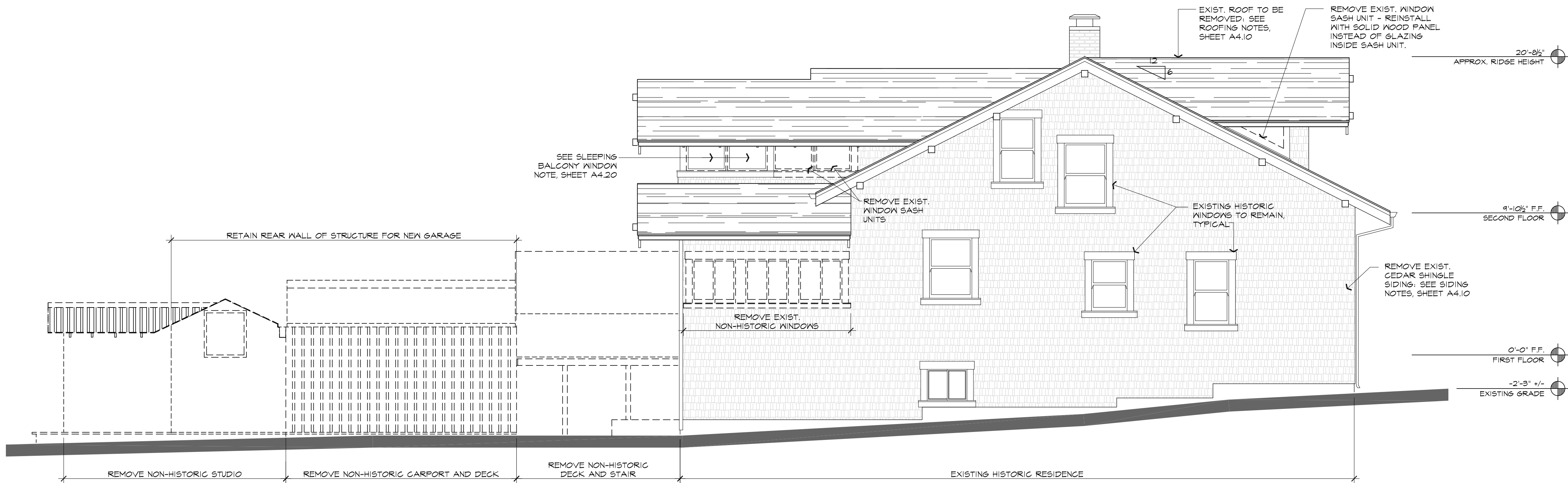
0 1 2 3 4 8 12'



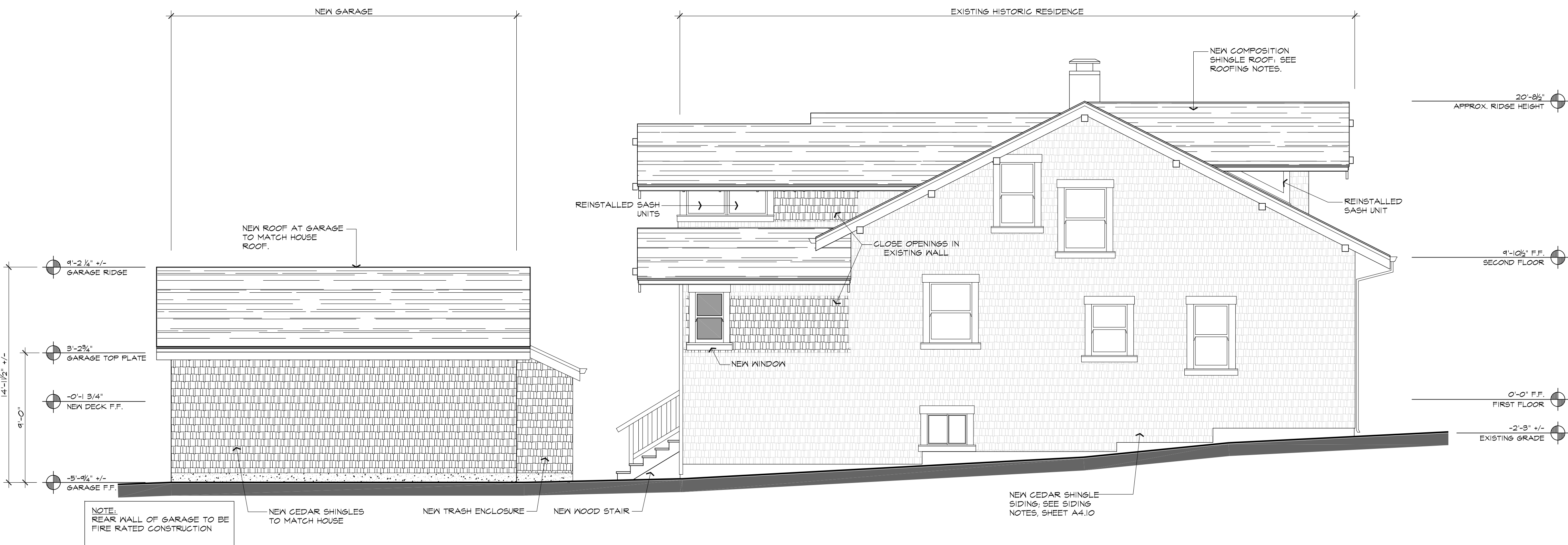
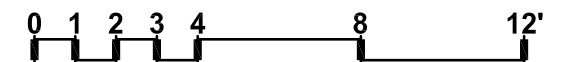
3A EXISTING / DEMO RIGHT SIDE (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



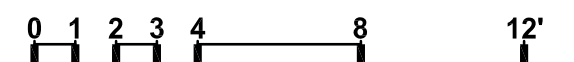
3B PROPOSED RIGHT SIDE (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



4A EXISTING / DEMO LEFT SIDE (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



4B PROPOSED LEFT SIDE (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



REVISIONS

△	
△	
△	
△	
△	
△	

Date: 01 / 26 / 2018

Project No: 160802

Sheet Title:

**EXTERIOR
ELEVATIONS**

Sheet #:

A4.40

DESIGN REVIEW

PAUL
KELLEY
ARCHITECT

1110 Wyatt Avenue, Napa, CA 94559
phone 707.257.1148 fax 707.266.1027
www.paulkelleyarchitecture.com

These drawings are the property of Paul Kelley Architect and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in another location. Copyright © 2018 Paul Kelley Architect, Inc.

Consultant:

A Residential Remodel & Addition
for John & Stacy Murphy
1830 Main Street, St. Helena, CA
APN: 009-141-003-000

Seat:

REVISIONS	
△	
△	
△	
△	
△	
△	

Date: 01 / 26 / 2018

Project No: 160802

Sheet Title: EXTERIOR ELEVATIONS

Sheet #: A4.50

DESIGN REVIEW

5 PROPOSED FRONT (WEST) ELEVATION AT NEW GARAGE
SCALE: 1/4" = 1'-0"

6 PROPOSED REAR (EAST) ELEVATION AT NEW GARAGE
SCALE: 1/4" = 1'-0"

Page 92 of 261

Agenda Item #5.1.

PAUL
KELLEY
ARCHITECT

1110 Wyatt Avenue, Napa, CA 94559
phone 707.257.1148 fax 707.266.1027
www.paulkelleyarchitecture.com

These drawings are the property of Paul Kelley Architect and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in another location. Copyright 2016 Paul Kelley Architect, Inc.

Consultant:

As-Built Drawings for
Murphy Residence
1830 Main Street, St.Helena, CA
APN: 009-141-003-000

Seal:

REVISIONS

△

△

△

△

△

△

Date: 11 / 30 / 2016

Project No: 160802

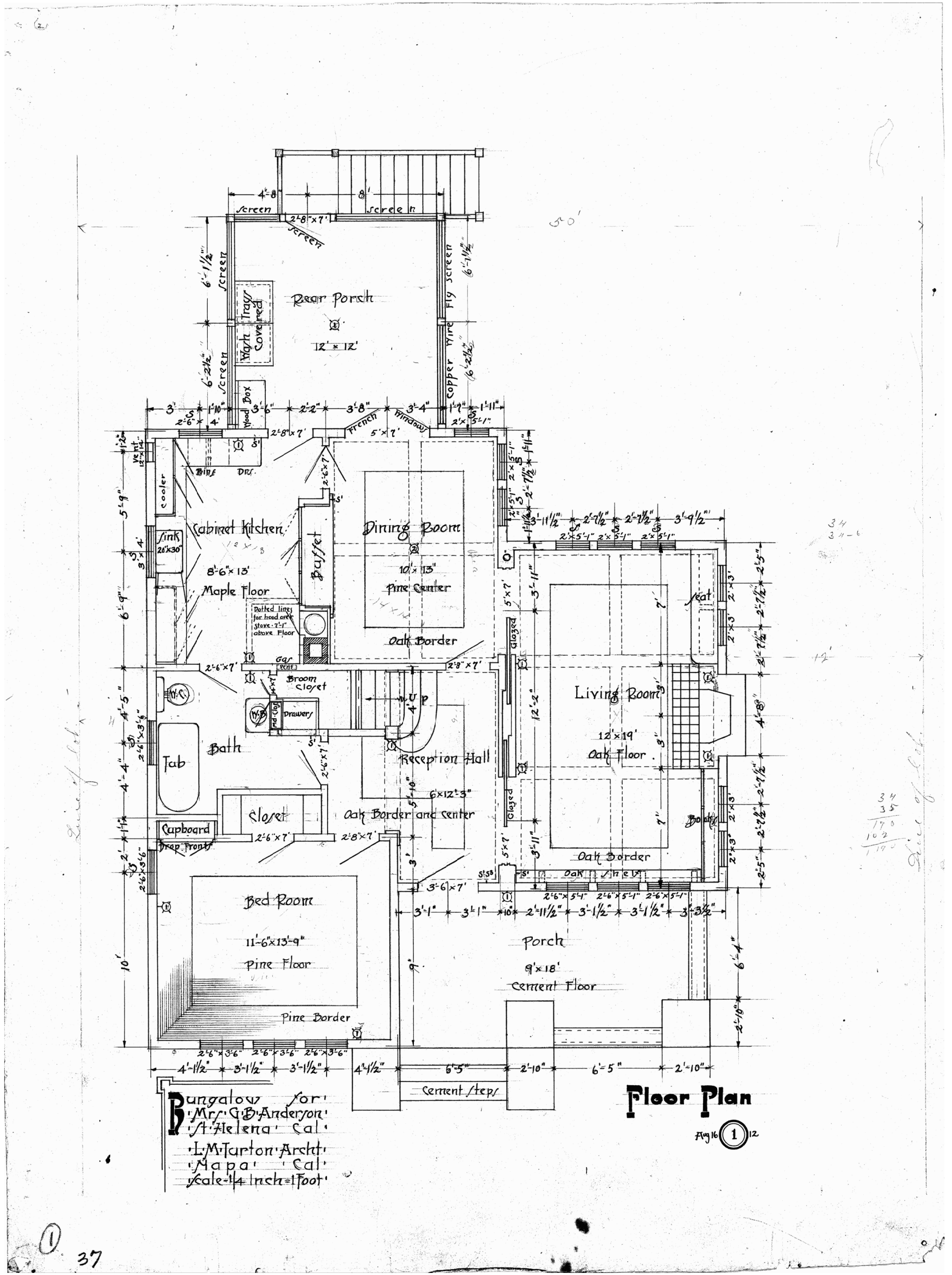
Sheet Title: HISTORIC
GROUND LEVEL
FLOOR PLAN

Sheet #: H2.00

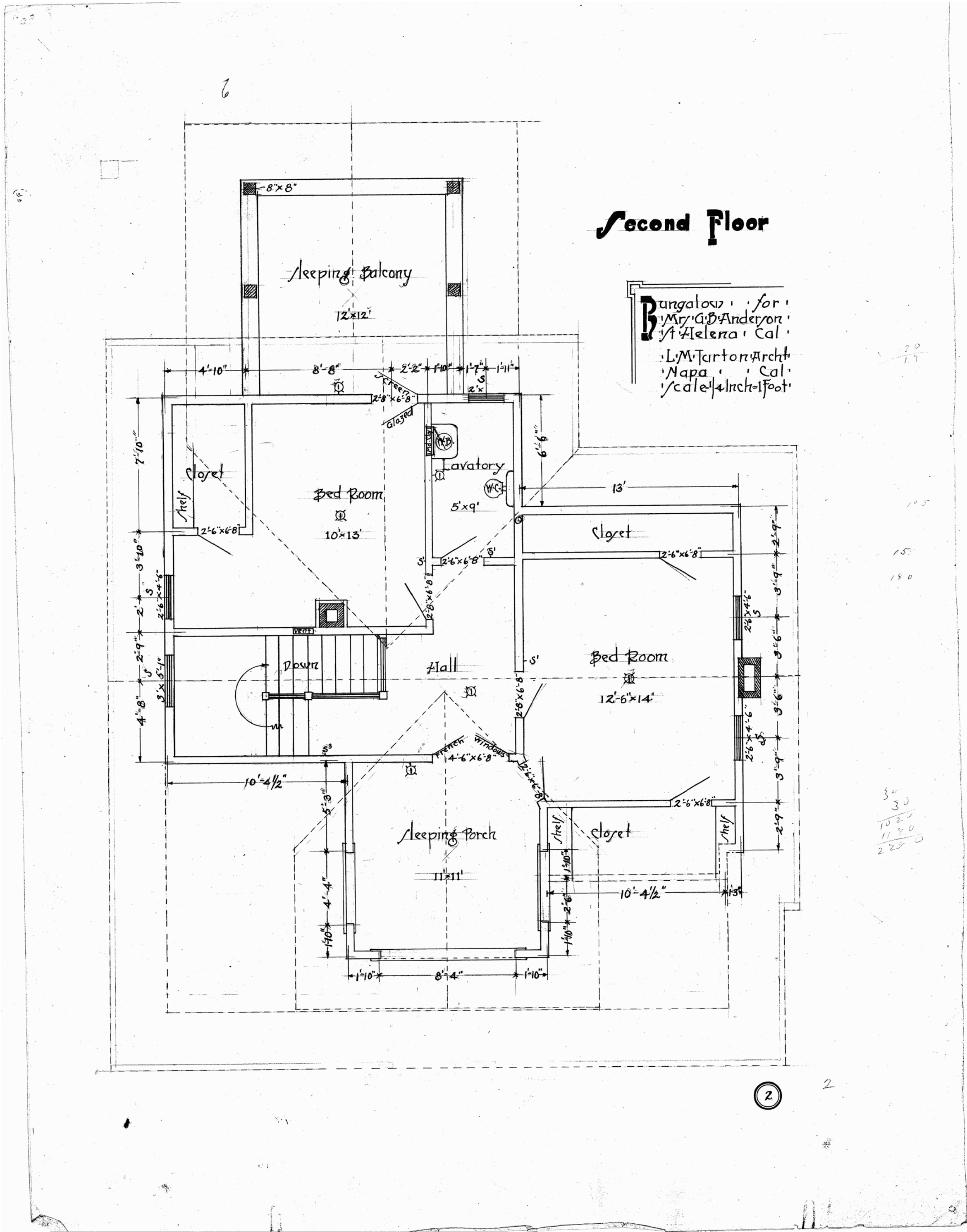
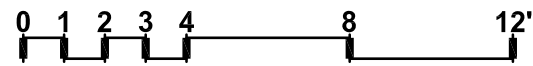
A HISTORIC GROUND LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

Page 93 of 261

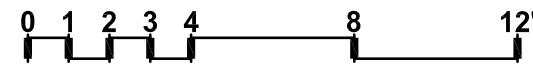
Agenda Item #5.1.



B HISTORIC MAIN LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"



C HISTORIC UPPER LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"



These drawings are the property of Paul Kelley Architect and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in another location. Copyright 2016 Paul Kelley Architect, Inc.

Consultant:

**As-Built Drawings for
 Murphy Residence**
 1830 Main Street, St. Helena, CA
 APN: 009-141-003-000

Seal:

REVISIONS

△	
△	
△	
△	
△	
△	

Date: 11/30/2016
 Project No: 160802

Sheet Title: **HISTORIC FLOOR PLANS**

Sheet #:

R2.10



1 HISTORIC FRONT (WEST) ELEVATION
SCALE: 1/4" = 1'-0"
0 1 2 3 4 8 12'



2 HISTORIC REAR (EAST) ELEVATION
SCALE: 1/4" = 1'-0"
0 1 2 3 4 8 12'

PAUL
KELLEY
ARCHITECT

1110 Wyatt Avenue, Napa, CA 94559
phone 707.257.1148 fax 707.266.1027
www.paulkelleyarchitecture.com

These drawings are the property of Paul Kelley Architect and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in another location. Copyright 2016 Paul Kelley Architect, Inc.

Consultant:

As-Built Drawings for
Murphy Residence
1830 Main Street, St. Helena, CA
APN: 009-141-003-000

Seal:

REVISIONS

△

△

△

△

△

△

Date: 11 / 30 / 2016

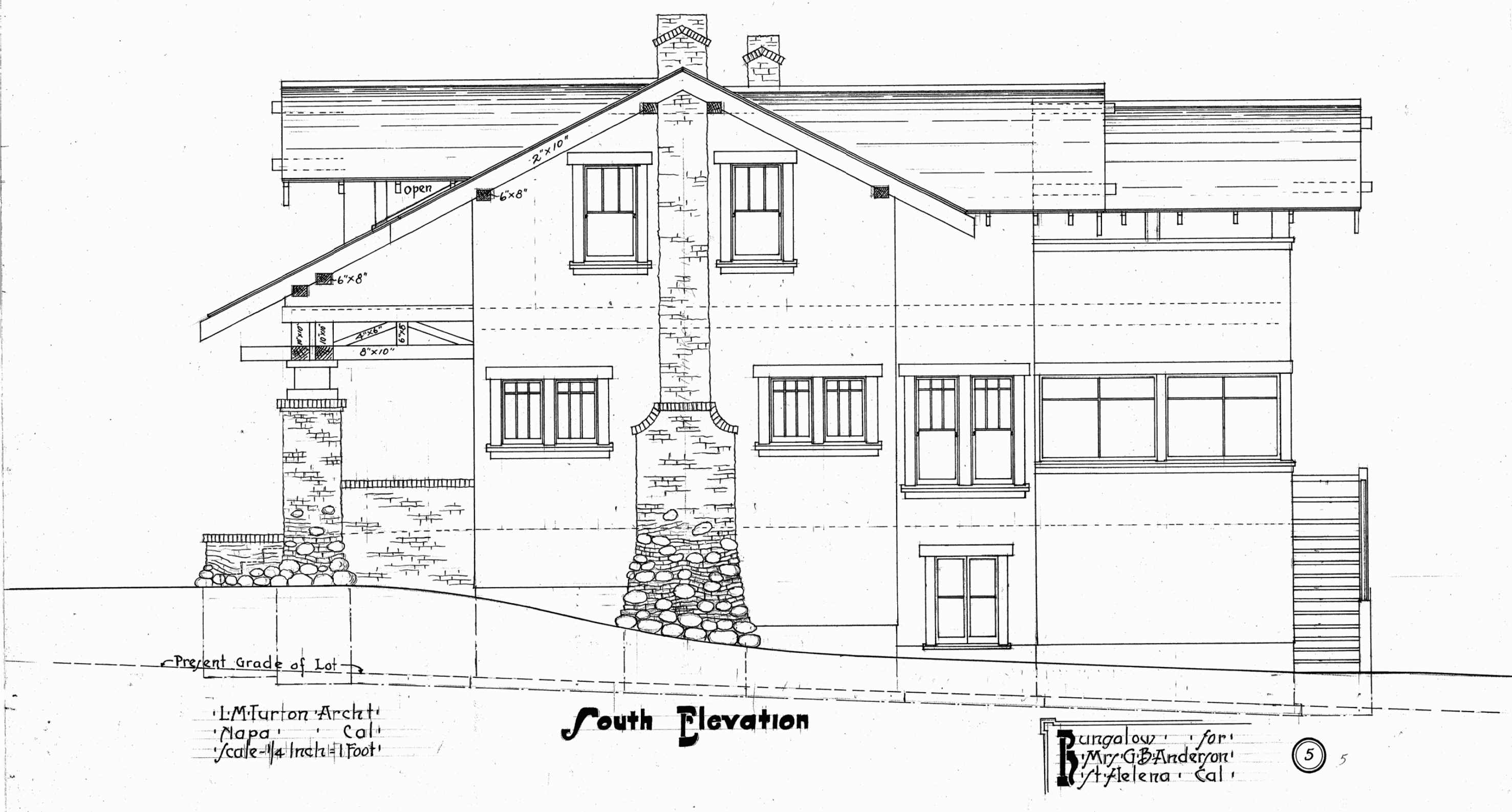
Project No: 160802

Sheet Title: HISTORIC
EXTERIOR
ELEVATIONS

Sheet #: R4.10

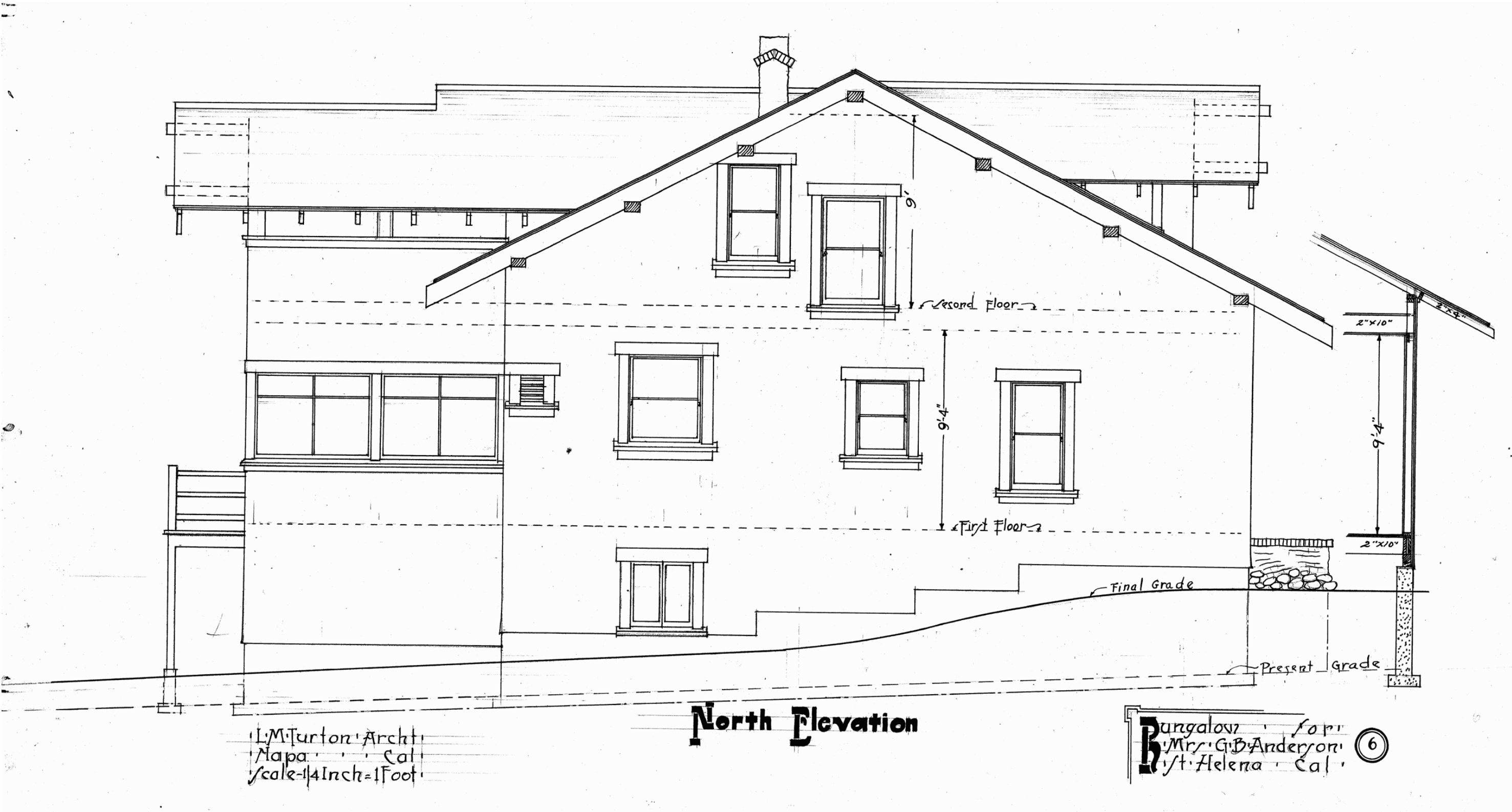
Page 95 of 261

Agenda Item #5.1.



3 HISTORIC RIGHT (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"

0 1 2 3 4 8 12'



4 HISTORIC LEFT (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"

0 1 2 3 4 8 12'

REVISIONS

△	_____
△	_____
△	_____
△	_____
△	_____
△	_____

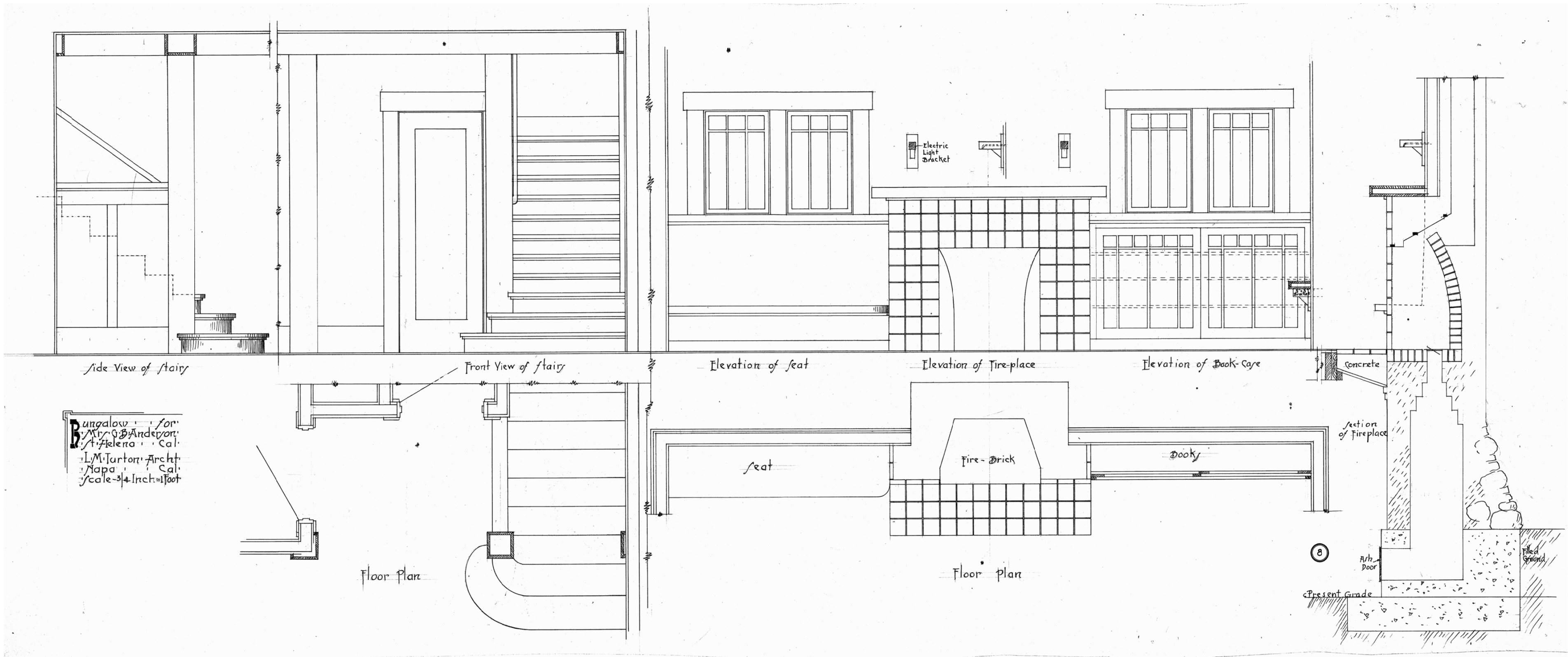
Date: 11 / 30 / 2016

Project No: 160802

Sheet Title: HISTORIC
EXTERIOR
ELEVATIONS

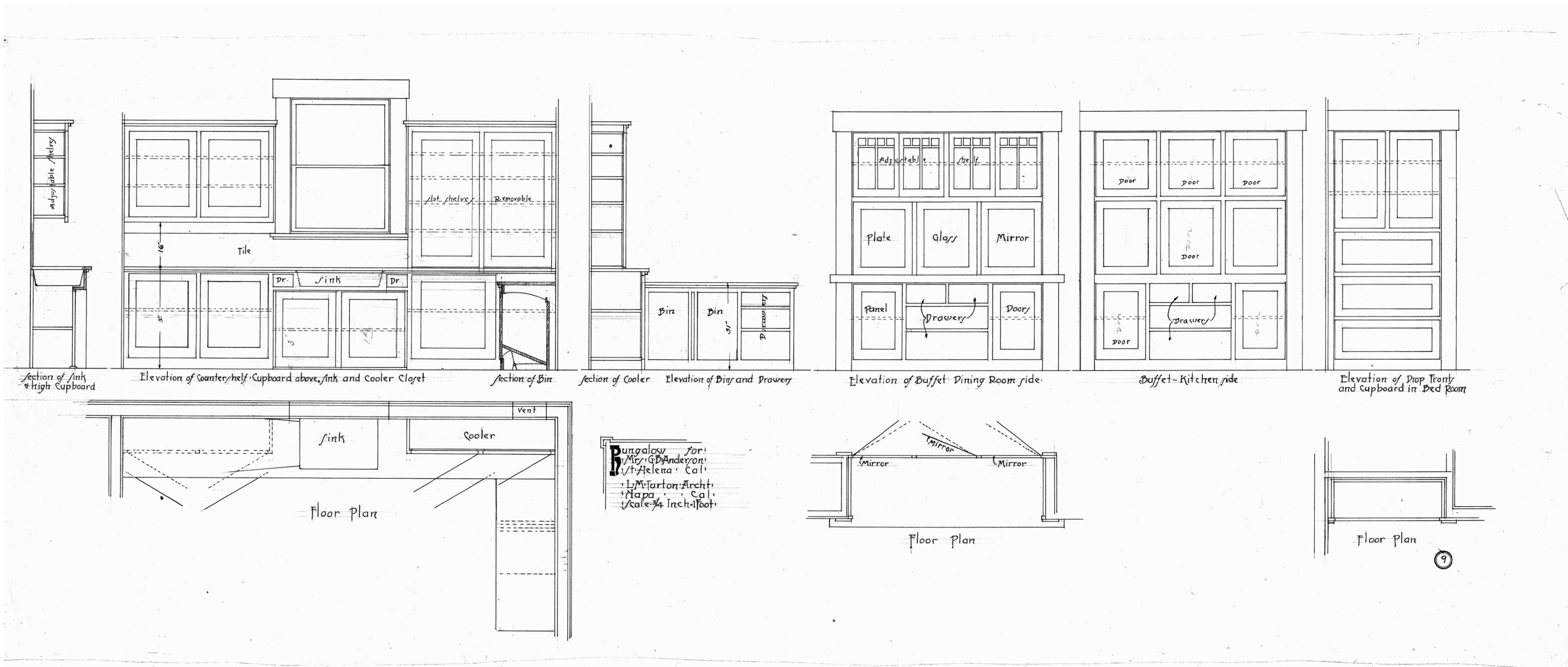
Sheet #:

R4.20



1 HISTORIC ARCHITECTURAL DETAILS - ENTRY & LIVING ROOM

0 1 2 4 6'



2 HISTORIC ARCHITECTURAL DETAILS - KITCHEN

0 1 2 4 6'

These drawings are the property of Paul Kelley Architect and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in another location. Copyright 2016 Paul Kelley Architect, Inc.

Consultant:

As-Built Drawings for
Murphy Residence
1830 Main Street, St. Helena, CA
APN: 009-141-003-000

Seal:

REVISIONS

△	
△	
△	
△	
△	
△	

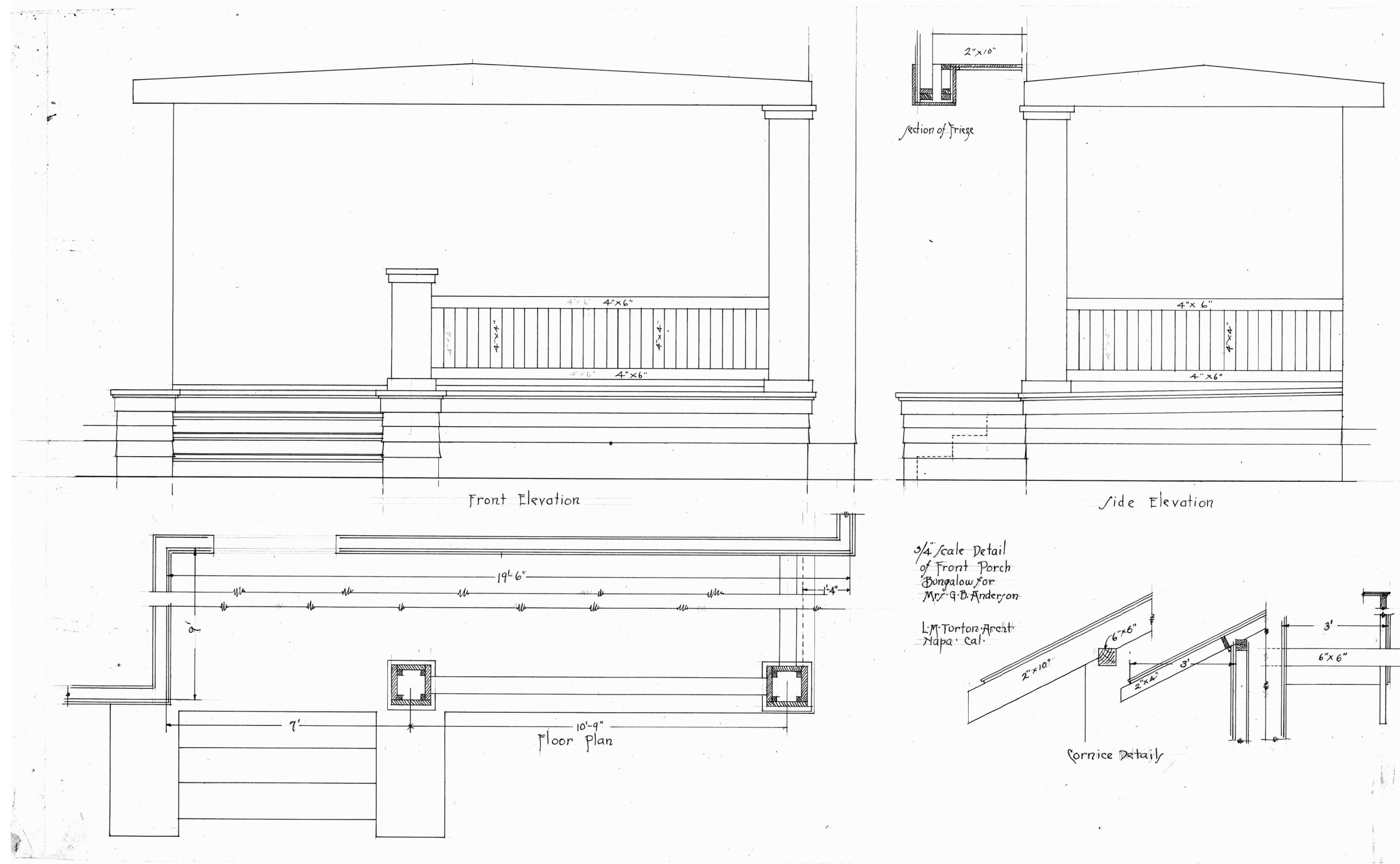
Date: 11 / 30 / 2016

Project No: 160802

Sheet Title: HISTORIC
ARCHITECTURAL
DETAILS

Sheet #:

R7.20



3 HISTORIC ARCHITECTURAL DETAILS - PORCH

SCALE: 1/2" = 1'-0"

0 1 2 4 6'

HISTORIC RESEARCH

1830 MAIN ST., ST. HELENA, CA



**PAUL
KELLEY
ARCHITECT**

1110 Wyatt Avenue, Napa, CA 94559
phone 707.257.1148 fax 707.266.1027
www.paulkelleyarchitecture.com

HISTORIC RESEARCH

1830 MAIN ST., ST. HELENA, CA

The following document, prepared by Paul Kelley Architect and on behalf of John and Stacy Murphy, is a collection of documents sourced from, and with the assistance of, the Napa County Historical Society and the St. Helena Historical Society. We are indebted to both associations for their dedication to local history and their commitment to assisting the public in research endeavors. All content rights are limited to project research and may not be duplicated without explicit permissions.



Table of Contents

Preface	01
Table of Contents	03
Section One: Origins of 1830 Main Street	
Historic Summary: The Redwood House	05
“Celebrates 100th Birthday Anniversary”	07
“Three Napan’s Appear on State’s ‘Golden Age’ List”	09
Section Two: Luther Turton	
Luther M. Turton: A Biography By N.C.H.S.	11
Historic Architectural Drawings of 1830 Main St.	10-17
Section Three: Additional Resources	
Historical Resoure Master List, 1978	19
General Plan Land Use Map, 2009	21

turned
of a
he at-
edmen
many
o was
. The
ell for
himself
opinion
e East
of Wil-

New Home on Main Street.

Wednesday Mrs. Fannie Anderson signed the contract with Tieslau Brothers, of Berkeley, for the construction of a new home to be erected on her lot on Main street, adjoining Dr. E. W. Alsberge's property. The plans are by Architect L. M. Turton, of Napa, and call for a handsome bungalow of six rooms and bath, two sleeping porches and a large screen porch. Tieslau Brothers, the contractors, are sons of C. Tieslau, who recently purchased Mrs. Eva Smith's home, corner Main street and Madrona avenue.

n.
ckford
scene
enjoy-
ion of

Figure 1: The featured article was published by the St. Helena Star on October 4, 1912 The scan of this document was provided by the St. Helena Historical Society.

Historic Summary: The Redwood House

The Redwood House, located at 1830 Main Street in St. Helena, California, was commissioned by George B. Anderson and his wife, Fannie R. Anderson.

On October 4th of 1912 the St. Helena Star reported that Mrs. Fannie Anderson contracted the Tieslau Brothers of Berkeley to build a home on her lot located on Main Street. The plans were prepared by architect L. M. Turton of Napa. The article (Figure 1) describes a bungalow of six rooms, one bath, two sleeping porches, and a large screen porch. According to the Napa County Assessor the home was built in 1912, though it seems likely actual construction took place the following year.

Fannie Anderson (1867-1971) moved to St. Helena from Fayette, Missouri with her parents at the age of three. Mrs. Anderson's parents, the Lowry's, lived and farmed in Spring Valley, now Connolly Ranch, while Mrs. Anderson attended school. Mrs. Anderson returned to St. Helena in 1898 with her husband, George B. Anderson.

Mrs. Anderson became a widow in 1912; the same year the house was commissioned. While Fannie Anderson is known to have signed a contract with the builders, George B. Anderson is named as the client of Turton's architectural drawings. Mrs. Anderson remained in

the house until she was moved into a retirement facility in her late 90's, at which point her daughter maintained residence of the house until 1972.

The St. Helena Historical Society was able to determine subsequent owners of the home: Francis P. Bowden (1975-1978), Stewart Barnes (1979-1980), G.C. Madley (1990-1993), Christopher Whaley (1993-?). In 2000 the property was purchased by a trust established by Pat Kuletto. In 2014 the property was transferred to Shannon Kuletto, and subsequently put up for sale in August of 2015. In May of 2016 the current owners, John and Stacy Murphy, purchased the home.

--- Provided by PKA

Page 12—NAPA REGISTER F 16 d Tuesday, May 9, 1967

Celebrates 100th Birthday Anniversary

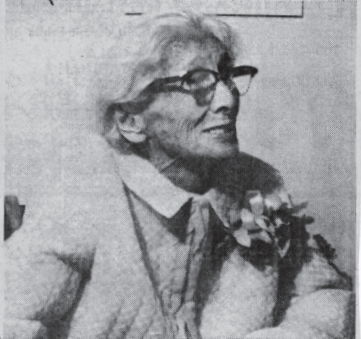
Mrs. Fannie R. Anderson, a resident of Napa County for more than 95 years, celebrated her 100th birthday anniversary Saturday at Roberts Nursing Home.

The five generations represented at the party included her 10-month-old great-great-granddaughter. Also present for the big event was Mrs. Anderson's daughter, Mrs. Julia Dufour of St. Helena, who lives in her mother's former home at 1830 Main St.; a granddaughter, and three great-grandchildren.

There was an orchid for Mrs. Anderson from her admiring tribe, and a decorated cake to share.

Mrs. Anderson's life soon is represented in the Old Bale Mill—from its functional era when her father delivered his grain there, to its present status as a popular historical landmark.

Fannie R. Anderson
... celebrates her 100th birthday anniversary.



She was born in Fayette, Mo. in 1870, when she was 3, she came to California with her parents, the late Mr. and Mrs. John Lowry, to establish a home in this area because her father had a sister living in Napa.

During the years the Lowrys lived and farmed in Spring Valley on what is now the R. E. Connolly ranch, Fannie walked across the valley every week day to school in St. Helena. Later the Lowrys moved back to Napa and built a home on Calistoga Avenue where they lived the rest of their lives.

Mrs. Anderson lived a few years in Sacramento County when her late husband, George, farmed there until 1898, when they returned to St. Helena and lived on the ranch that is now owned by Mr. and Mrs. George Lambert.

Widowed more than 50 years ago, Mrs. Anderson became St. Helena's librarian, a post she held for many years and enjoyed very much for its opportunity of public service and her interest in books and reading.

She was active in community affairs until after her 90th birthday, and until a few years ago, she enjoyed playing solitaire and trips around the countryside.

Although her hearing has failed, and she wears glasses, Mrs. Anderson is "surprisingly" alert for her age, her daughter reports.

BREAKFAST LUNCHEONS—DINNERS

230 Soscol — 255-5350

World Famous Hot Dogs

24 Hours 24 Hours



THE DOG HOUSE

Dark Bourbon

It's not the kind of whiskey you learn on.

Hill and Hill Preferred

The Hill and Hill Distillery Co., Louisville, Ky. • Kentucky Straight Bourbon Whiskey, 50 Proof

Figure 2: The featured article was published by the Napa Register on May 9, 1967. The scan of this document was provided by the Napa County Historical Society.

“Celebrates 100th Birthday Anniversary”

“Mrs. Fannie R. Anderson, a resident of Napa County for more than 95 years, celebrated her 100th birthday anniversary Saturday at Roberts Nursing Home.

The five generations represented at the party included her 10-month-old great-great-granddaughter. Also present for the big event was Mrs. Anderson’s daughter, Mrs. Julia Durfour of St. Helena, who lives in her mother’s former home at 1830 Main St.; a granddaughter, and three great-grandchildren.

There was an orchid for Mrs. Anderson from her admiring tribe, and a decorated cake to share.

Mrs. Anderson’s life span is represented in the Old Bale Mill - from its functional era when her father delivered his grain there, to its present status as a popular historical landmark.

She was born in Fayette, Mo. in 1870, when she was 3, she came to California with her parents, the late MR. and Mrs. John Lowery, to establish a home in this area because her father had a sister living in Napa.

During the years the Lowrys lived and farmed in the Spring Valley on what is not the R. E. Connolly ranch, Fannie walked across the valley every week day to school in St. Helena. Later the Lowrys moved back to Napa and built a home on

Calistoga Avenue where they lived the rest of their lives.

Mrs. Anderson lived a few years in Sacramento County when her late husband, George, farmed there until 1898, when they returned to St. Helena and lived on the ranch that is now owned by Mr. and Mrs. Lambert.

Widowed more than 50 years ago, Mrs. Anderson became St. Helena’s librarian, a post she held for many years and enjoyed very much for its opportunity of public service and her interest in books and reading.

She was active in community affairs until after her 90th birthday, and until a few years ago, she enjoyed playing solitaire and trips around the countryside.

Although her hearing has failed, and she wears glasses, Mrs. Anderson is “surprisingly” alert for her age, her daughter reports.”

--- Tuesday, May 9, 1967

Page 12, Napa Register

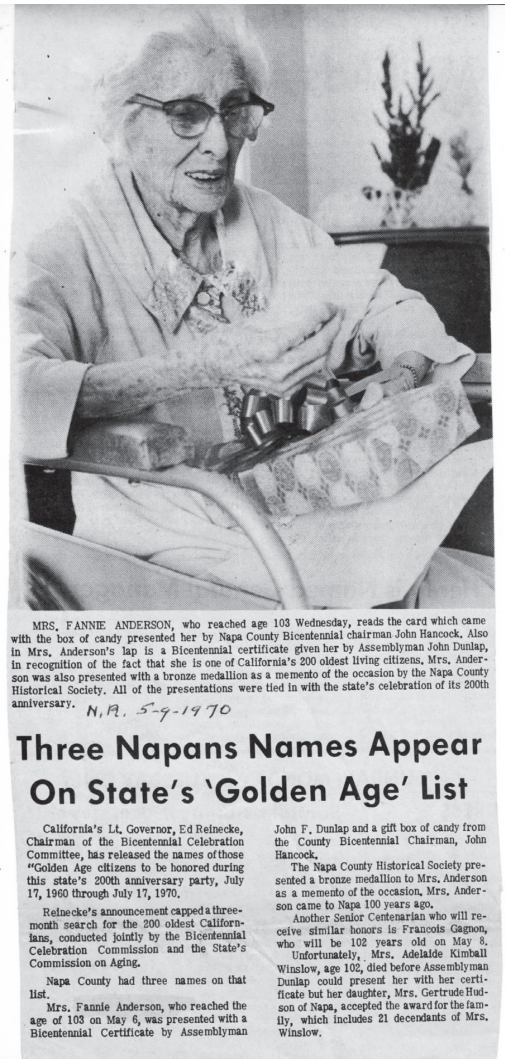


Figure 3: The featured article was published by the Napa Register on May 9, 1970. The scan of this document was provided by the Napa County Historical Society.

“Three Napa’s Names Appear On State’s ‘Golden Age’ List”

“California’s Lt. Governor, Ed Reinecke, Chairman of the Bicentennial Celebration Committee, has released the names of those “Golden Age citizens to be honored during this state’s 200th anniversary party, July 17, 1970.

Reinecke’s announcement capped a three-month search for the 200 oldest Californians, conducted jointly by the Bicentennial Celebration Commission and the State’s Commission on Aging.

Napa County had three names on that list. Mrs. Fannie Anderson, who reached the age of 103 on May 6, was presented with a Bicentennial Certificate by Assemblyman John F. Dunlap and a gift box of candy from the County Bicentennial Chairman, John Hancock.

The Napa Country Historical Society presented a bronze medallion to Mrs. Anderson as a memento of the occasion. Mrs. Anderson came to Napa 100 years ago.

Another Senior Centenarian who will be receive similar honors is Francois Gagnon, who will be 102 years old on

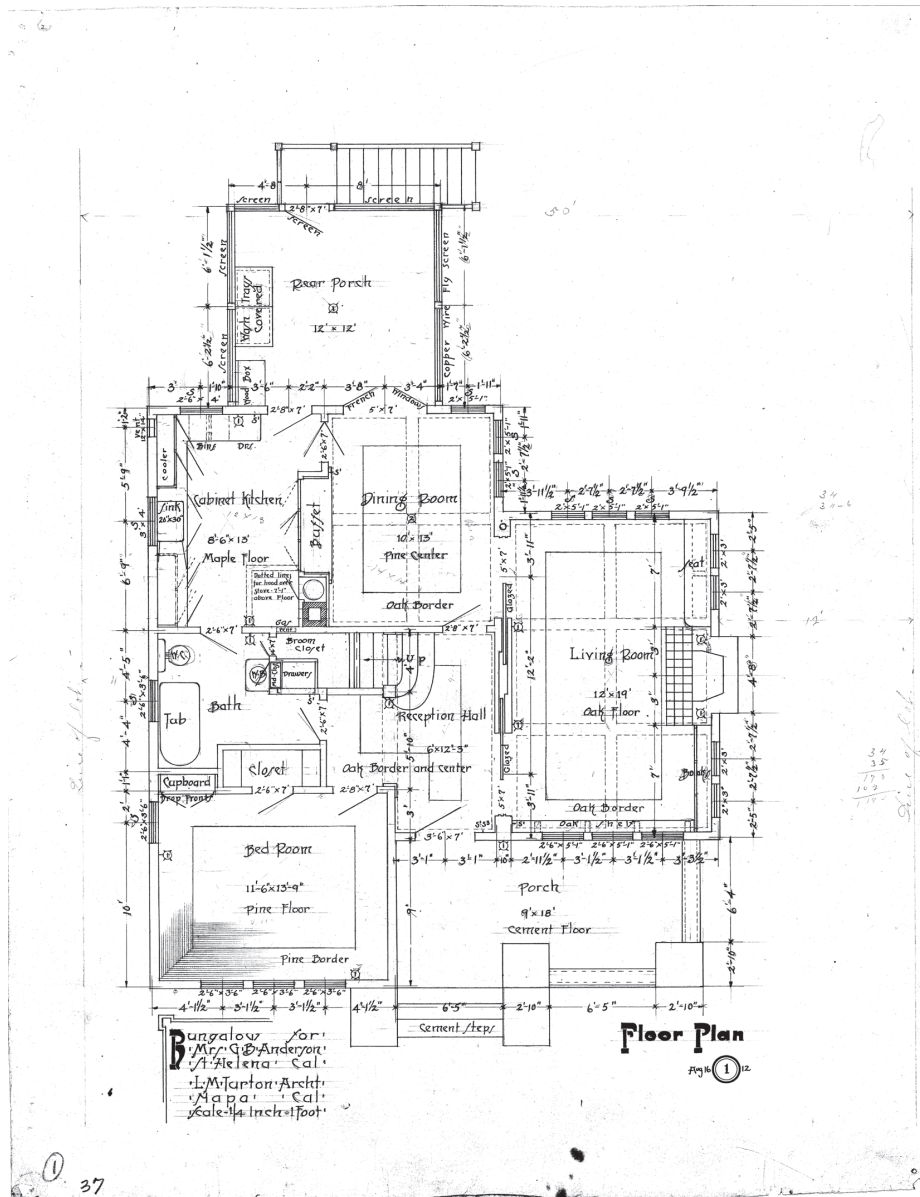
May 8.

Unfortunately, Mrs. Adelaide Kimball Winslow, age 102, died before Assemblyman Dunlap could present her

with her certificate but her daughter, Mrs. Gertrude Hudson of Napa, accepted the award for the family, which includes 21 descendants of Mrs. Winslow.

--- Tuesday, May 9, 1970

Napa Register



All of the following architectural drawings were produced by Turton for Mr. & Mrs. G.B. Anderson in 1912. The drawings were provided by the Napa County Historical Society.

Luther M. Turton: A Biography By N.C.H.S.

Luther Mark Turton is one of the best known Napa Valley architects. Turton was born in North Bend, Nebraska, on May 22, 1862 to George J. and Harriet B. Turton. George, born about 1830, had immigrated from England in 1856 and married New York native Harriet a year later. The Turton family relocated to the Browns Valley area in 1876 when Luther was fourteen. He eventually graduated from Napa Collegiate Institute in 1882 with a Master's Degree. After completing his formal education, he then moved to San Francisco and entered the office of McDougal & Son as an apprentice architect. By 1887 Turton had completed his apprenticeship and opened his own firm in Napa.

In the 1926 book History of Solano and Napa Counties, Luther Turton was described as a man who "had a natural aptitude for [architecture] and the quality of his drawings soon attracted favorable attention. The first plan which he drew after coming to Napa was for a women's dormitory for the Collegiate Institute, and from that time on, as long as he remained actively engaged in this work, he was connected with the building of most of the important structures in this locality. He was [the] architect for the Winship building, the Semorille [sic] building, the H. Schultz block, the Behlow block and the Miglavacca [sic] block, as well

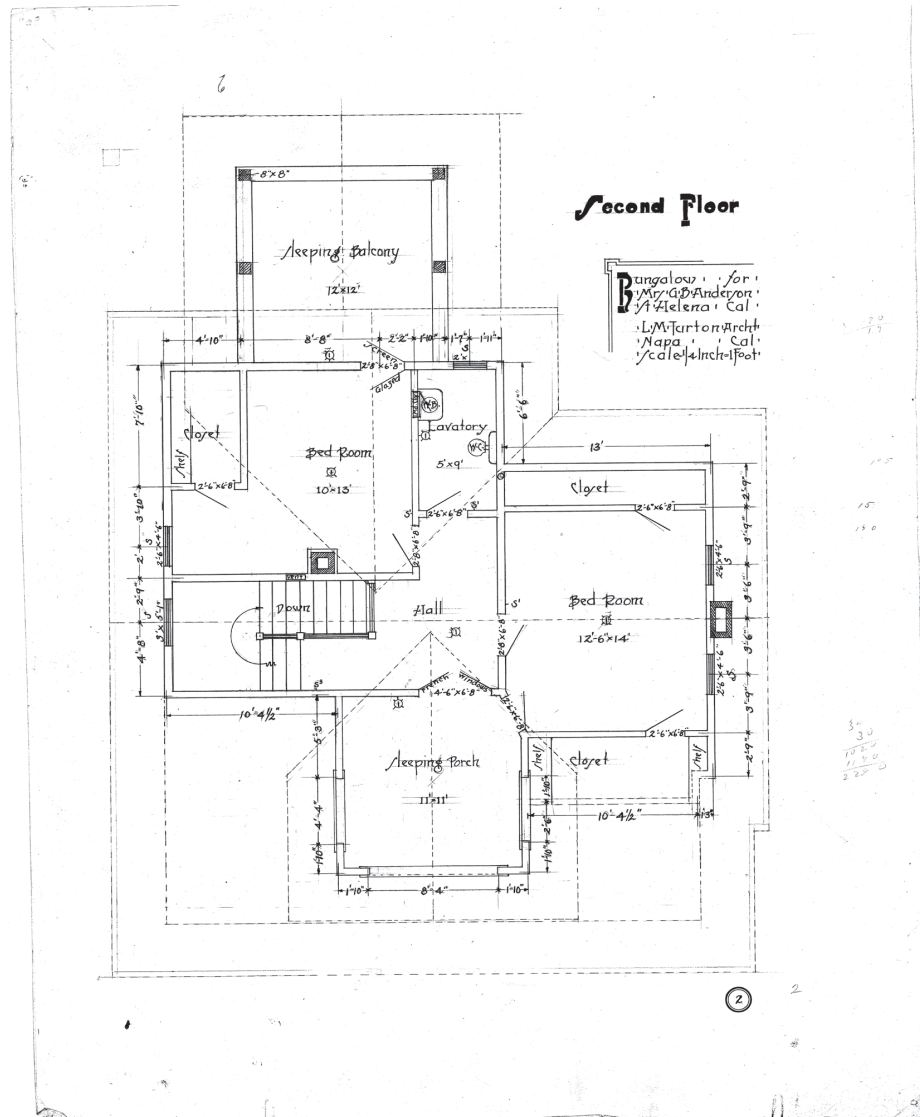


Image: Luther Turton; NapaHistory.org (2015)

as many fine residences here. He also was the architect on a business block erected in San Francisco by Henry Brown of Napa, and drew plans for buildings in Coluso [sic], Yolo and Solano counties, as well as for two bank buildings in Vallejo and the St. Helena union high school. He was superintendent of construction on the Bank of Napa building, the First National Bank building...and two grammar school buildings recently erected in Napa."

Turton also designed the Kahn-Voorhees House at 1910 First Street, the Noyes Mansion at 1750 First Street, the Noyes-York House at 1005 Jefferson Street, the Hackett House at 2109 First Street, the Migliavacca House 1475 Fourth Street, and his own home at 1767 Laurel Street.





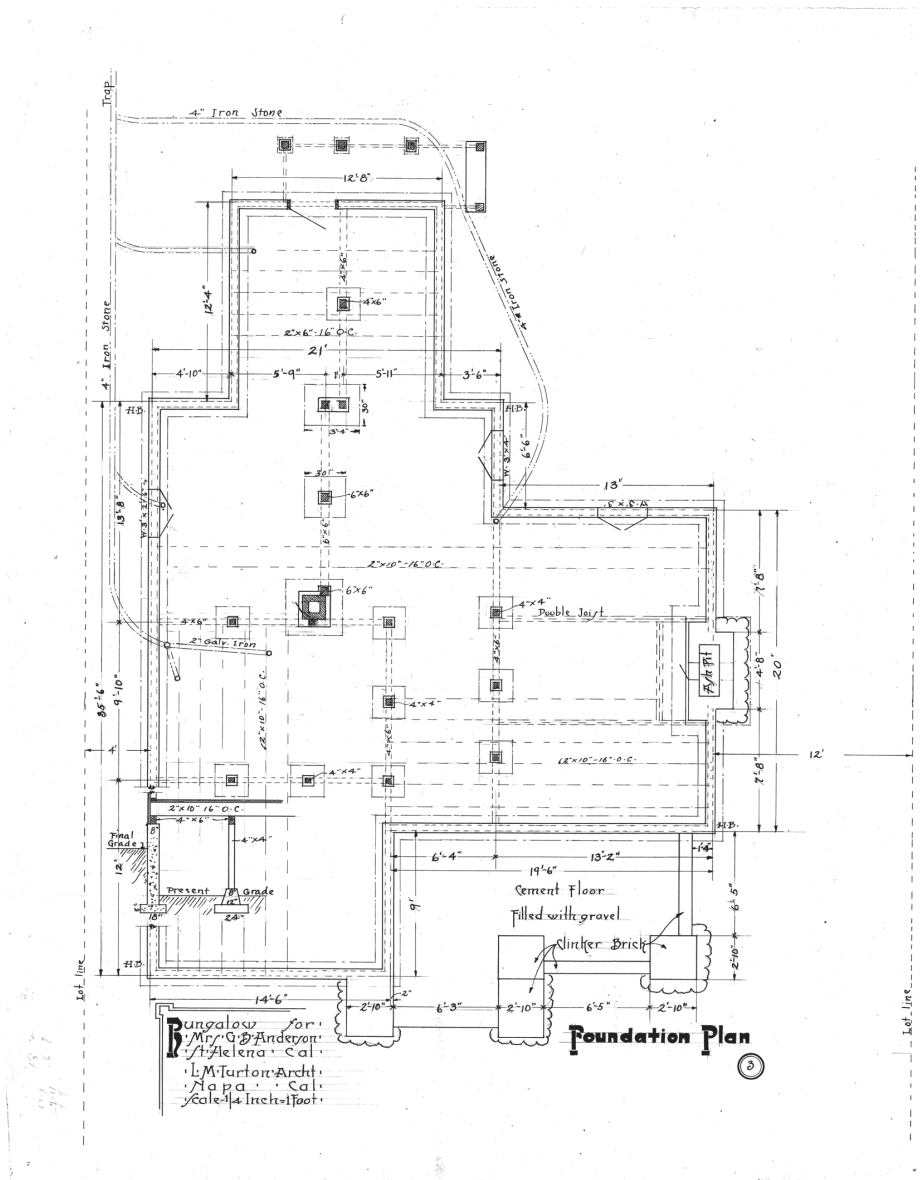
Among the other commercial buildings he designed are the Goodman Library (home to Napa County Historical Society and Napa County Landmarks) and three mansions for the live-in doctors at Napa State Hospital.

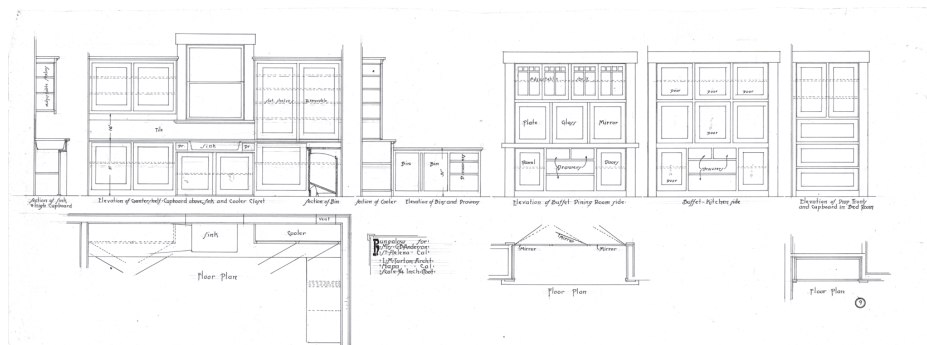
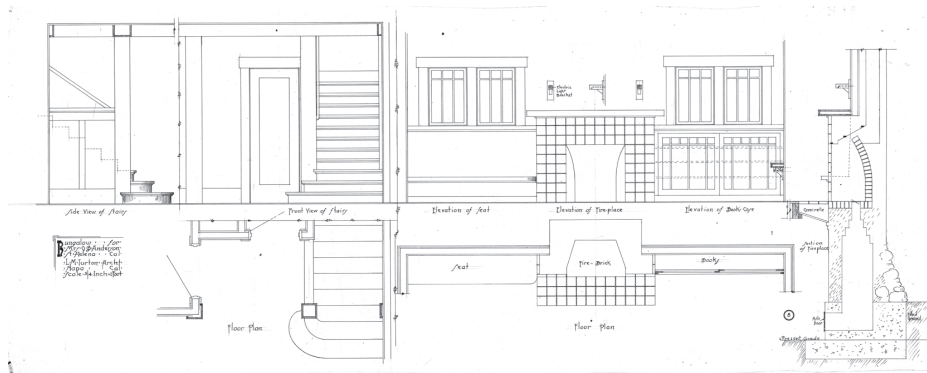
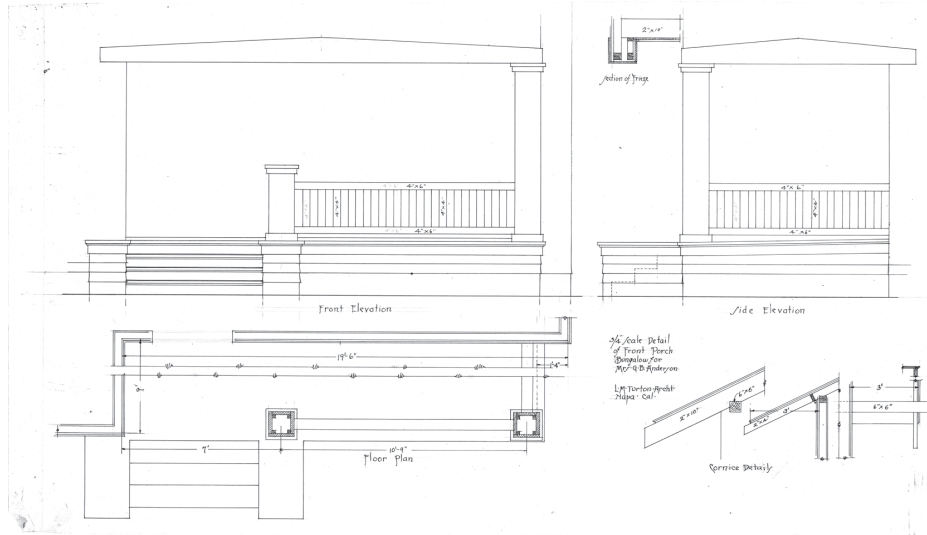
His architectural personality “straddles the extravagant medievalism of the late nineteenth century and the quieter classicism of the early twentieth century,” wrote Dave Weinstein in his 2006 book *Signature architects of the San Francisco Bay Area*. Juliana Inman, whose cottage is featured on this year’s Holiday Candlelight Tour, said, “Turton uses shared space to make interiors seem more expansive. He will borrow space from a hallway, an entryway, or have parlors flow into each other so that they appear much more spacious and grand than they otherwise would seem.”

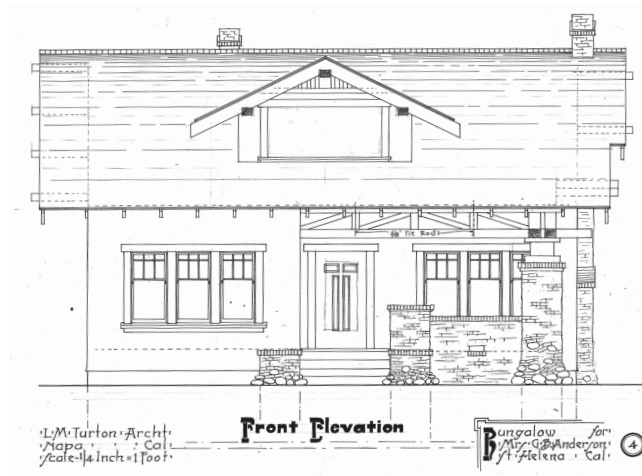
In 1893 he married Lillie A. Bell from Santa Rosa via Guelph, Ontario, Canada, and soon after had a daughter, Lois Belle. The Turtens were very active in the local community; they were members of the temperance movement, Knights of the Maccabees, Eagle Cycling Club, the Napa Grange, and the local Methodist-Episcopal Church, which he also designed. The *History of Solano and Napa Counties* described him as a man much like his architectural designs, “[quiet] and unostentatious in manner, he nevertheless left a strong impress of his individuality upon all with whom he associated. He possessed the happy faculty of seeing

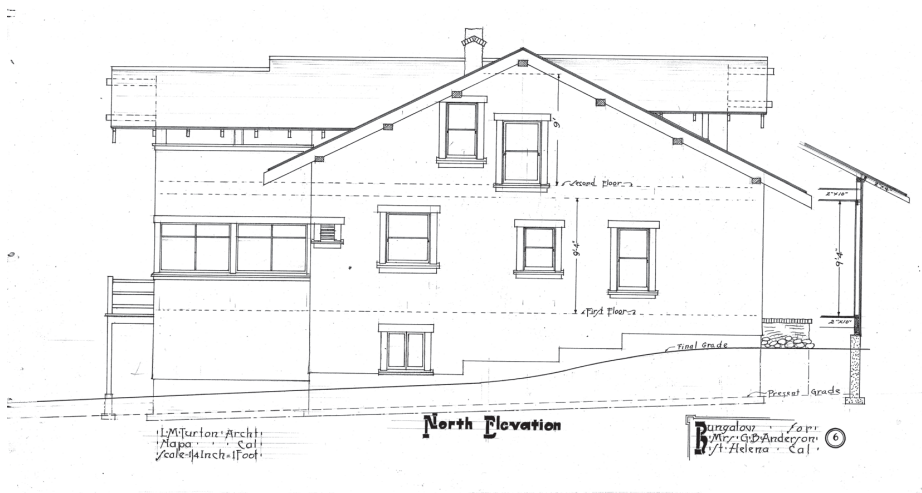
the beautiful things of the world, and he enjoyed nature, loved flowers, appreciated noble traits in mankind and had an optimistic outlook on life, so that to know him was to admire him.” Turton passed away from natural causes on April 27, 1925.

--- *Napa County Historical Society*
People, Tidings
January 3, 2015

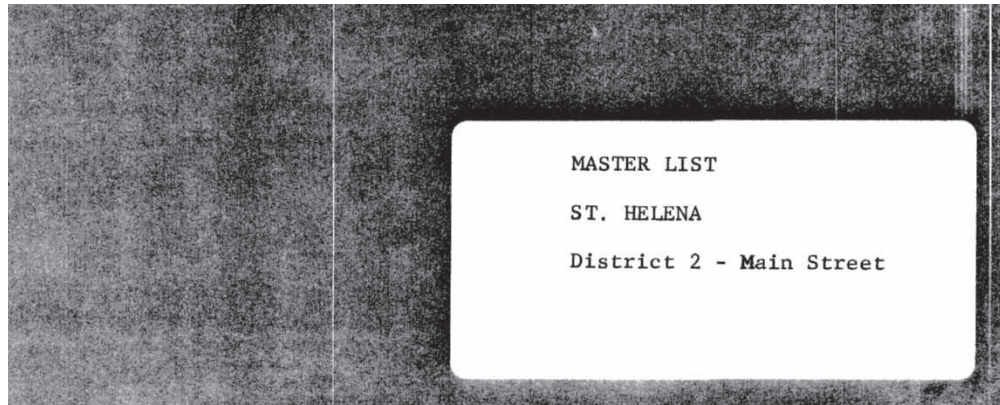








HISTORIC RESOURCE MASTER LIST (1978)



SURVEY AREA: <u>ST. HELENA</u>		zoning	present use	year built	style	photo	Reg. # form	UTM
SURVEY District: <u>#2 - Main Street</u>								
<u>MAIN STREET</u> (cont.)								
1817	Fuller Place	res.	c.1890	Greek Revival Farmhouse	x x 3			
1817	Fuller Place Watertower	res.	c.1890	Watertower	x x 3*			
1830 & 1846		res.	c.1910	Craftsman Bungalows	x			
1915	Vance-Anderson House / St. Gothard's Inn	res.	1907	Colonial Rev.	x x 3			
York Creek	York Creek Bridge	-		Stone Bridge	x			
<u>MONEY WAY</u>								
vista	alley view of backs of stone and brick commercial bldgs. on Main Street	alley	-					
-	Stone Warehouse/Bell Bros. Warehouse	-	c.1895	Stone vernacular	x			



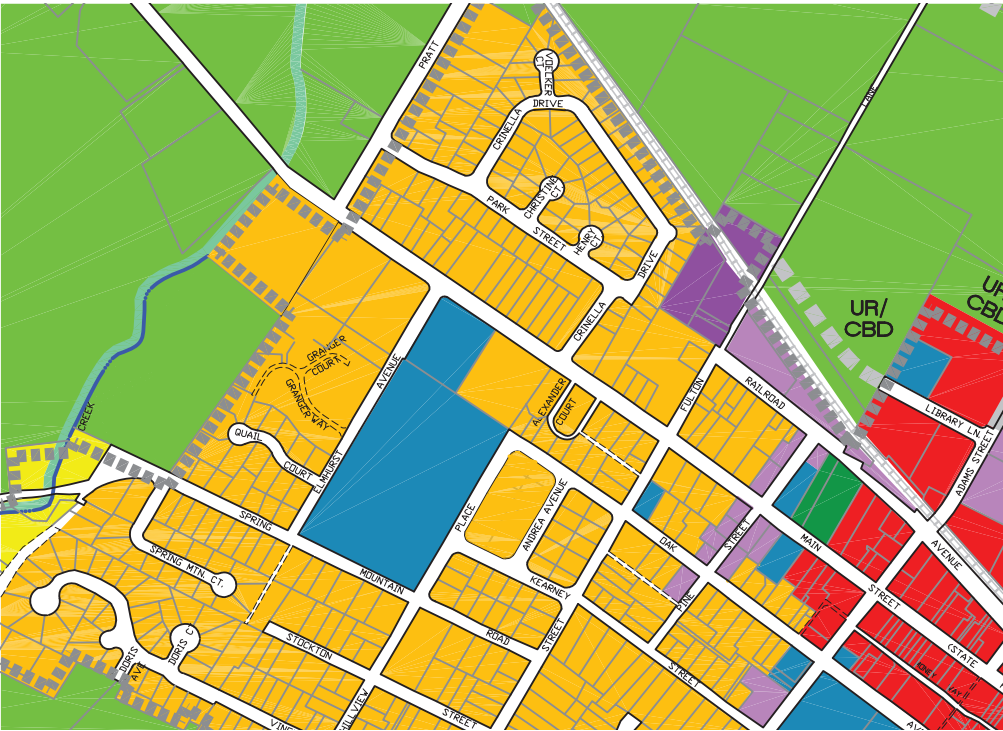
File: Z:\data\Planning\ACAD\st_helena_cad_files\go_base.dwg

August 2009

General Plan Land Use Map
CITY of ST HELENA



GENERAL PLAN
LAND USE MAP (2009)



LAND USE DESIGNATIONS

- CENTRAL BUSINESS
- SERVICE COMMERCIAL
- OFFICE
- INDUSTRIAL
- PUBLIC & QUASI-PUBLIC
- HIGH DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- WOODLANDS & WATERSHED
- AGRICULTURE
- PARK
- OPEN SPACE

LEGEND

- APPROX. FLOOD HAZARD ZONE (100 YR. LIMIT SEE F.I.R.M. PANEL #060208 005 D 1-7-98)
- PROPOSED FRAMEWORK ROADWAYS
- CITY LIMITS
- URBAN LIMIT LINE
- ROAD/RIGHT OF WAY
- PROPERTY LINE
- PRIVATE ROAD
- RIVER/CREEK
- UR/CBD URBAN RESERVE/CENTRAL BUSINESS DISTRICT
- UR/R URBAN RESERVE/RESIDENTIAL
- UR/IND URBAN RESERVE/INDUSTRIAL



City of St. Helena
"We will conduct city affairs on behalf of our citizens
using an open and creative process."

1480 Main Street
St. Helena, CA 94574
Phone: (707) 967-2792
Fax: (707) 963-7748

www.cityofsthelelena.org

OFFICE OF THE DIRECTOR OF PUBLIC WORKS

March 9, 2017

John and Stacy Murphy
1830 Main Street
St. Helena, CA 94574

**RE: SEWER SYSTEM "WILL-SERVE" LETTER
1830 MAIN STREET, ST. HELENA, CA 94574**

Dear Mr. and Mrs. Murphy:

The City of St. Helena has received your request for a "will serve" letter for sewer service to the subject development located on 1830 Main Street (APN 009-141-003).

In order to connect to the City sewer system in the future, the following conditions and procedures will need to be met first:

1. The property owner will need to apply for annexation into the City Sewer District which is subject to City Council approval. The application shall be completed in accordance with the City of St. Helena's Sewer Annexation Procedures including all annexation, impact, connection, and sewer fees. The Sewer Annexation Application can be found on the City website: <http://www.cityofsthelelena.org/publicworks/webform/forms-and-documents>.
2. The private sewer lateral will connect to Main Street.
3. If no sewer main exists along the property frontage of Main Street, the property owner will need to design and install the necessary infrastructure that meets City Standards on Main Street to connect to an existing City sewer main (currently this is at Pratt Avenue) at their own cost. However, the property owner may enter a Reimbursement Agreement pursuant to Chapter 17.176 of the St. Helena Municipal Code with the City if the sewer extension will benefit additional properties.

This letter fulfills the request of the "will serve" letter to the applicant for the subject development only and supersedes any other sewer service commitments. If you have any questions or need further clarification please feel free to contact me at 707-968-2629 or esmithies@cityofsthelelena.org.

Regards,

City of St. Helena

Erica Smithies, PE

Acting Public Works Director/City Engineer

Project: 16.020
Murphy Residence



March 6, 2017

Erica Ahmann Smithies
Assistant Public Works Director
City of St. Helena
1480 Main Street
St. Helena, CA 94574

Murphy Residence, 1830 Main Street
APN: 009-141-003

Erica,

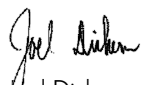
This letter is a request on behalf of the property owners (John & Stacy Murphy) for an official City sewer system will-serve letter for the property at 1830 Main Street, St. Helena. Currently, the property is served by an existing on-site septic system, as there is no existing City sewer main nearby. The nearest City sewer main is about 330' away (at the corner of Main/Pratt), and would require a lift station as gravity flow is not possible from the subject property to the existing sewer main.

The owners are currently requesting a septic system repair permit from Napa County, and Napa County has a requirement for a property owner to show adequate reserve area in case an existing septic system fails. Napa County will accept a City will-serve letter as meeting the reserve area requirement.

At this time, the owners are not prepared to pursue construction of a connection to City sewer, due to the high cost and length of trenching within Main Street (State Highway 29). However, the owners would like official confirmation, in the form of a will-serve letter, that the City is able to allow a future connection to City sewer should the need arise.

Please contact me with any questions you have regarding the project. I look forward to receiving your reply.

Sincerely,



Joel Dickerson
President
joel@madrone.engineering

1485 MAIN STREET, SUITE 302 - ST. HELENA, CALIFORNIA 94574
707-302-6280 TELE



PLANNING COMMISSION REPORT

Planning Commission Meeting of March 20, 2018

AGENDA SECTION: Public Hearing

FILE NUMBER: PL17-063

SUBJECT: Request by Jay M. Behmke on behalf of 929 Main Street, LLC for approval of a resolution granting a use permit amendment in order to modify the hours of operation and increase the number of employees at Yao Family Wines located at 929 Main Street in the Service Commercial (SC) district.

PREPARED BY: Aaron Hecock, Senior Planner

REVIEWED BY: Noah Housh, Planning & Community Improvement Director

APPROVED BY: Noah Housh, Planning & Community Improvement Director

APPLICATION FILED: 09/29/17

ACCEPTED AS COMPLETE: 02/01/18

LOCATION OF PROPERTY: 929 Main Street

APN: 009-180-038

GENERAL PLAN/ZONING: Service Commercial (SC)

APPLICANT: Jay M. Behmke

PHONE: (707) 520-4242

BACKGROUND

In October 2009, the former owners (Bello Family Vineyards) of 929 Main Street received use permit, design review and sign permit (No. 2009-36 attached) approval to convert an existing 3,638 square foot, 4-unit commercial building into a one-unit, 2,548 square foot, 32 seat winery tasting room with ancillary storage and office space. This approval permitted the business to employ two full-time staff and maintain hours of operation from 10:00 a.m. to 6:00 p.m., 7 days a week. These approvals do not authorize the preparation of food on-site.

The applicant acquired the property in late 2015 and Yao Family Wines have been operating in the space for the last two years.

PROJECT DESCRIPTION

The applicant is seeking a use permit amendment to modify a previously approved use permit (#2009-36) in order to change the permitted hours of operation and increase the number of full-time employees at Yao Family Wines located at 929 Main Street. The current use permit allows the existing wine tasting room to operate from 10 a.m. to 6 p.m., seven (7) days per week. The applicant is seeking to modify the permitted hours of operation to 10 a.m. to 10 p.m., seven (7) days per week. Additionally, the applicant is proposing that the existing use permit be changed to allow for six (6) full-time employees opposed to the two (2) currently permitted.

The applicant is not proposing to modify any other terms or restrictions of the existing use permit.

ANALYSIS

CEQA

Staff finds that the project is exempt from the requirements of CEQA pursuant to Section 15301, Class 1, which exempts the operation, leasing, or minor alteration of existing facilities. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not located on or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts.

GENERAL PLAN

The subject property has a General Plan Land Use designation of Service Commercial (SC). The SC designation provides for service and retail uses, restaurants, service stations, motels, public and quasi-public uses, and similar compatible uses. The designation is intended primarily for service and retail uses that are automobile-oriented or whose operational characteristics and space needs are not considered appropriate for the Central Business District. The intent is for the SC district to be primarily local resident serving in character. Strictly tourist-serving retail uses are prohibited within this designation. The SC designation includes areas fronting Highway 29 south of Sulphur Springs Creek. General Plan policies applicable to the proposed project include:

- **2.6.27** Prohibit commercial uses that are primarily tourist-serving in nature, and that are inconsistent with the community image of St. Helena.
- **2.6.38** Encourage primarily local serving businesses in the CB and SC designated areas.
- **3.4.1** Prohibit any visitor-serving activity or development which would compromise the quality of life for St. Helena residents.

- **3.4.2** Support the development of a responsible visitor-serving component to the City's economy as a valuable source of jobs, tax revenues, and cultural amenities.
- **3.4.3** Give preference to visitor-serving uses whose orientation is toward a more discriminating upscale market consistent with the Valley's reputation as a producer of world-class wines, and discourage the introduction of uses that are dependent upon a mass tourist market, while not increasing the total number of tourists.
- **3.4.6** Allow the development of visitor-serving uses only with the capability of existing road capacities to accommodate increased traffic.

Staff Response: Staff finds that the proposed use permit amendment is consistent with the General Plan policies listed above in that it is both tourist and local serving; is a responsible component of the City's economy; and is oriented toward a more discriminating market.

ZONING

Consistent with the Service Commercial land use designation in the General Plan, the project site is zoned Service Commercial (SC). The SC designation provides for service and retail uses, restaurants, service stations, motels, public and quasi-public uses and similar and compatible uses. The designation is intended primarily for service and retail uses that are automobile-oriented or whose operational characteristics and space needs are not considered appropriate for the central business district. The intent is for the SC district to be primarily local resident-serving in character. Strictly tourist-serving retail uses are prohibited within this designation. Local serving businesses are considered to be those that derive a significant portion of their revenue from St. Helena residents, and which provide services and products which satisfy local resident's day to day needs. It is presumed that the "local" customer base is defined by regular repeat customers from the community.

Pursuant to Municipal Code Section 17.52.030, winery tasting rooms, which are establishments that sell wines on behalf of one or more wineries and enable consumers to taste wine (with or without charge) as a regular part of the sales process require approval of a use permit in the SC district. As described above, a wine tasting room was approved at the current location in 2009 (Use Permit No. 2009-36). Pursuant to Municipal Code Section 17.52.090(D)(2), all regulated uses shall be subject to use permit review by the planning commission prior to change in use or expansion of use. Change in use shall not include minor changes to hours of operation or change in hours to the food service unless such hours are regulated by an existing use permit. As the current hours of operation are regulated by the existing use permit, the proposed change in these hours requires approval of a use permit amendment.

Use Permit

The purpose of a use permit is to allow the proper integration of essential or desirable uses which may be suitable only in certain locations or zoning districts in the City, or to ensure that such uses are designed or arranged on the site in a particular manner. In its

review of applications for use permits, the Planning Commission shall evaluate each proposed use in order to consider its impact on the City. Pursuant to Municipal Code Section 17.168 050, no use permit shall be granted unless the following findings can be made:

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

***Staff Response:** The project site is located in a commercially designated area with direct access to Highway 29; is located near other commercial establishments that maintain later hours of operation (i.e. Gott's and Farmstead); is an economic component of the south end of town commercial corridor; and is consistent with the General Plan as described above. For these reasons, staff finds that the project meets and/or complies with the required findings to approve a use permit as identified above. The findings included in the attached resolution identify this compliance.*

PARKING

The building and associated parking as it exists today was approved through a design review and use permit process in 2009 (No. 2009-36). As approved, the subject location has 8 on-site parking spaces, one of which is van accessible. Municipal Code Section 17.124.030(D) requires that establishments with seating for food or drink service

provide one (1) parking space for each four (4) seats. Therefore, a 32 seat wine tasting room requires 8 on-site parking spaces.

Staff Response: The subject property meets off-street parking requirements for a wine tasting room and therefore does not require additional off-street parking.

WATER

Chapter 13.12 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. The offset must be clearly demonstrated to the satisfaction of the Director of Public Works.

Staff Response: The proposed modifications to the existing use permit would not result in the addition of any new floor area, therefore, no “new development” as defined above is proposed and no substantial increase in water use for the property is anticipated.

SIGNAGE

The applicant has submitted a separate sign permit application package for revised signage that will be reviewed independently of this proposed amendment.

ISSUES

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

CORRESPONDENCE

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

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301, Class 1, which exempts the operation, leasing, or minor alteration of existing facilities; and
2. Accept the required findings and approve resolution granting a use permit amendment for Yao Family Wines located at 929 Main Street.

ATTACHMENTS

[Resolution](#)

[APN Map](#)

[Aerial View](#)

[Approved Plans](#)
[Resolution #2009-36](#)
[Applicant Statement](#)

**CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
GRANTING USE PERMIT AMENDMENT APPROVAL TO
929 MAIN STREET (PL17-063)**

PROPERTY OWNER: 929 Main Street LLC

APN: 009-180-038

RECITALS

1. Request by Jay M. Behmke of 929 Main Street, LLC for adoption of a resolution approving a use permit amendment in order to modify the hours of operation and increase the number of employees at the existing Yao Family Winery located at 929 Main Street in the Service Commercial (SC) district;
2. This use permit amendment captures the full body of all uses approved on-site including a 32 seat wine tasting room with ancillary storage and office space.
3. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law;
4. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a public hearing on March 20, 2018; and
5. Now, therefore let it be found that, the Planning Commission approves the use permit amendment and authorizes the modifications contained in said plans based on the findings below and subject to the conditions of approval enumerated herein.

RESOLUTION

- A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff reports, City files for this matter, correspondence, presentations and other materials.
- B. The Planning Commission hereby finds that this project is exempt from the requirements of CEQA pursuant to Section 15301, Class 1, which exempts the operation, leasing, or minor alteration of existing facilities.
- C. In accordance with Municipal Code Section 17.168.050, the Planning Commission makes the following use permit findings to support the motion to approve the use permit amendment:
 1. *That the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community in that wine tasting activities would occur inside existing buildings.*
 2. *That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses in that wine tasting would occur inside existing commercial buildings and is not anticipated to generate significant increases in noise, traffic or other external activities on-site.*

929 Main Street
Use Permit Amendment
March 20, 2018

3. *That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan as project generated traffic will not increase the level of traffic noise on Highway 29 (Main Street).*
4. *That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection given that a winery tasting room is not a water intensive use and is a continuation of the use currently occurring on the site. On-site wine tasting activities will generate minimal impacts to the use and provision of City infrastructure and services.*
5. *That the proposed use would provide adequate ingress and egress to and from the proposed location as ingress and egress would not change to the existing building due to continuing wine tasting activities on-site.*
6. *That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local serving economy in that the proposed use would benefit the local serving economy by providing jobs to local residents and an additional element of economic activity to the City.*
7. *That the proposed use would be compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located as the proposed uses would occur within existing buildings and are consistent with intended uses within the Service Commercial zoning district.*
8. *That the proposed use would not be in conflict with the City's General Plan in that it can be both local and tourist serving and is a commercial use in a commercially designated area.*
9. *That the proposed use would not be injurious to public health, safety, or welfare in that wine tasting would occur within an existing building in a commercially designated area.*
10. *That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan in that this use permit only applies to this property and to these specific uses; future applications are reviewed on a case-by-case basis subject to the constraints of each site and the specific operational characteristics proposed with each application.*
11. *That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long term parking needs of employees and business owners and customers is available in that the project's ability to meet required parking has been addressed through prior city approvals.*
12. *That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use in that the proposed uses will occur in an existing building, will generate very little traffic and can adequately be served by existing streets.*

Planning Department Conditions of Approval

D. The Planning Commission approves a use permit amendment for the above described use with the following conditions of approval. The conditions noted below are particularly

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

1. This use permit, including all requirements and conditions of approval, supersedes and replaces all previously approved and/or adopted use permits for this location.
2. 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.
3. This permit shall be vested within one (1) year from the date of approval. A building permit for the improvements allowed under this permit shall have been obtained within one (1) year from the effective date of the permit or the permit shall expire; provided however that the permit may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals.
4. Any request for an extension must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
5. This permit is valid for this use only. New permits must be applied for upon any change in use. This permit will expire if the use is discontinued pursuant to then existing ordinances and regulations.
6. The permit shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed to the City Council within that 14 day period.
7. All required fees, including planning fees, development fees, housing fees, building fees, retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of building permit. Fees shall be those in effect at the time of the issuance of the building permit.
8. Pursuant to City Council Resolution 2003-65, the owner and applicant are informed of the following:

In recognition of the need for additional affordable housing, and to mitigate the effects of this development on the supply and demand of affordable housing, the permittee shall be subject to a Housing Impact Fee, an inclusionary requirement, an in-lieu fee, and/or similar fair and appropriate mechanisms, to provide funds for or to develop additional affordable housing.
9. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
10. 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.
11. Provided they are in general compliance with the permit, minor modifications may be approved by the Planning Director.

12. 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.
13. 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.
14. No signs, awnings, or façade modifications shall be installed or constructed without approval of a Sign Permit or Design Review.
15. The winery tasting room is limited to 32 seats.
16. Permitted hours of operation are from 10 a.m. to 10 p.m., seven (7) days per week.
17. Six (6) full-time employees are permitted as part of winery tasting room operations.
18. The wines for tasting and for sale must be made from a minimum of seventy-five percent (75%) Napa Valley grapes and must be labeled Napa Valley or be a subappellation of the Napa Valley.
19. Food may be provided if it is at no cost to the consumer, is made off-premises and the facilities are approved by Napa County Environmental Management.
20. Proper California Department of Alcoholic Beverage Control (ABC) licensing must be obtained for any alcohol sales on premise.
21. An alarm system must be installed and maintained in the winery tasting room.
22. This facility is subject to compliance with all conditions of the Napa County Department of Environmental Management pertaining to glass washing for wine tasting.
23. 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

24. Where applicable, 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.

25. No added drainage from new hardscape, roofs or pool improvements shall be allowed to leave the site; improvement plans shall show how drainage will be handled on site and at the property lines to prevent inundation of neighboring properties. Predeveloped and 100 year storm event overflow site drainage shall be directed in to an existing storm drain or gutter through City standard undersidewalk drains where applicable. Submit drainage plan.
26. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.
27. 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.
28. 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.
29. Trash areas, dumpsters and recycling containers shall be enclosed and roofed per State and County standards to prevent water run-on to the trash area and water runoff from the area, to contain litter and trash so that it is not dispersed by the wind or run-off during waste removal. In the event that wine or food is disposed in these areas, the enclosed trash area shall drain to the sanitary sewer system. An area drain connected to the sanitary sewer shall be installed in the enclosure area and a structural control such as an oil/water separator or sand filter shall be included. No other area shall drain into the trash enclosure. A sign shall be posted prohibiting the dumping of hazardous materials into the sanitary sewer.
30. Wastewater discharged is subject to all of the requirements and limitations set forth in Chapter 13.20, Sewer Service System, of the St. Helena Municipal Code.
31. 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.
32. An encroachment permit shall be required for any work performed in the public right of way.

Building Department Conditions of Approval

33. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. At this time the City of St. Helena utilizes the 2016 Title 24 codes.
34. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
35. The applicant shall provide a construction waste management plan with the building permit application.

36. The plans for construction shall include a checklist for compliance with the California Green Buildings Standards Code, mandatory measures. Provide a reference on the checklist indicating where the mandatory measures can be found on the plans.
37. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
38. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not permitted.

Fire Department Conditions of Approval

39. Fire sprinklers shall be installed as required by the St. Helena Fire Department per Fire Code standards.
40. Fire equipment shall be inspected annually by the Fire Department.

I HEREBY CERTIFY that the foregoing Use Permit Amendment was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on March 20, 2018 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Grace Kistner
Chair, Planning Commission

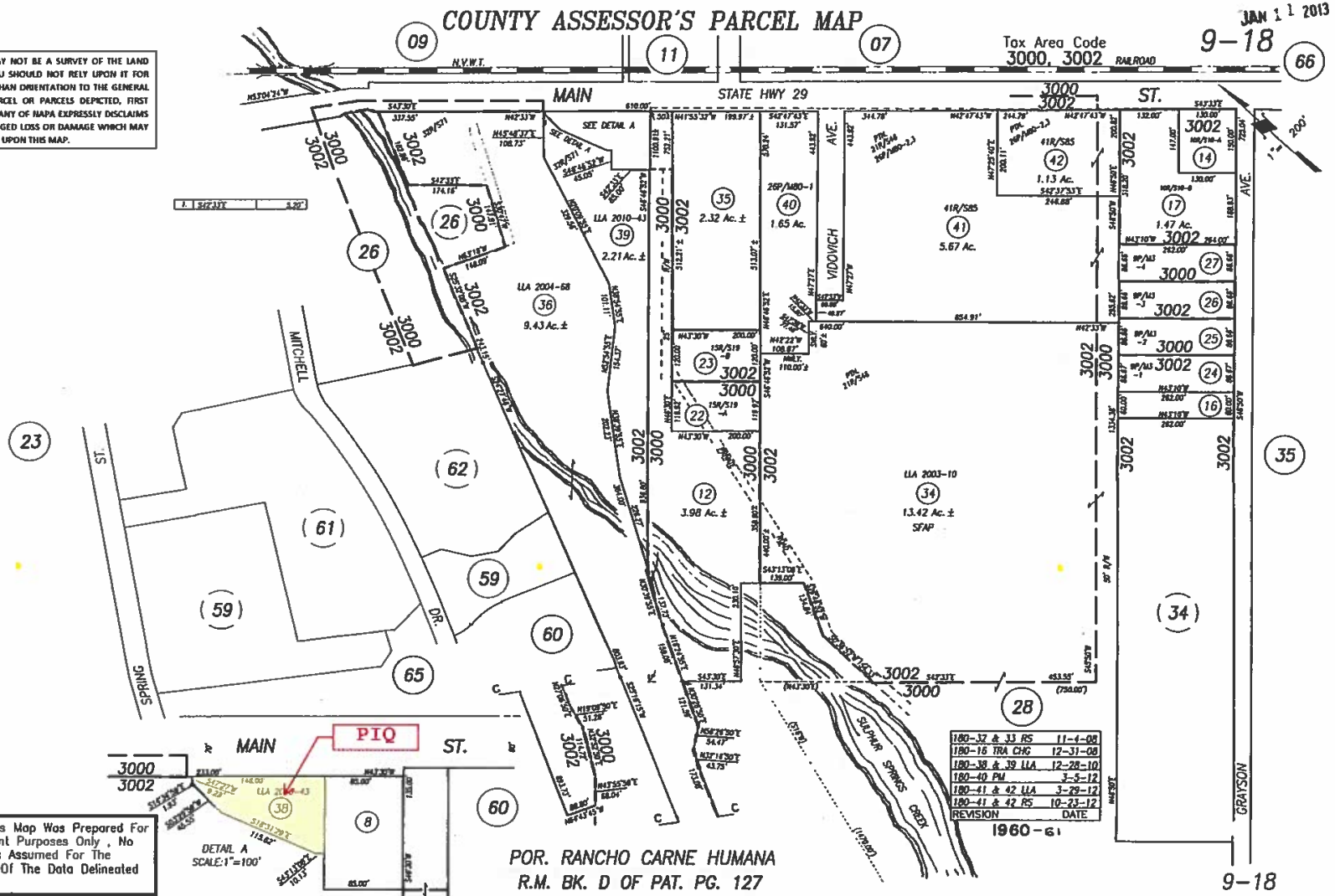
Noah Housh
Planning Director

SEP 29 2017

City of St. Helena

THIS MAP MAY OR MAY NOT BE A SURVEY OF THE LAND DEPICTED HEREON. YOU SHOULD NOT RELY UPON IT FOR ANY PURPOSE OTHER THAN ORIENTATION TO THE GENERAL LOCATION OF THE PARCEL OR PARCELS DEPICTED. FIRST AMERICAN TITLE COMPANY OF NAPA EXPRESSLY DISCLAIMS ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY RESULT FROM RELIANCE UPON THIS MAP.

1" = 300'



929 Main Street
Use Permit Amendment

Google Earth - Site plan

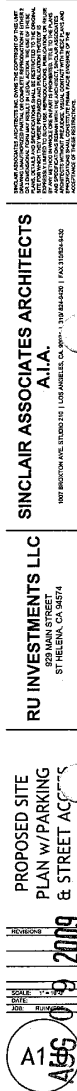


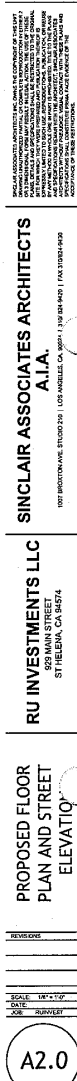
Imagery ©2017 Google, Map data ©2017 Google United States 20 ft

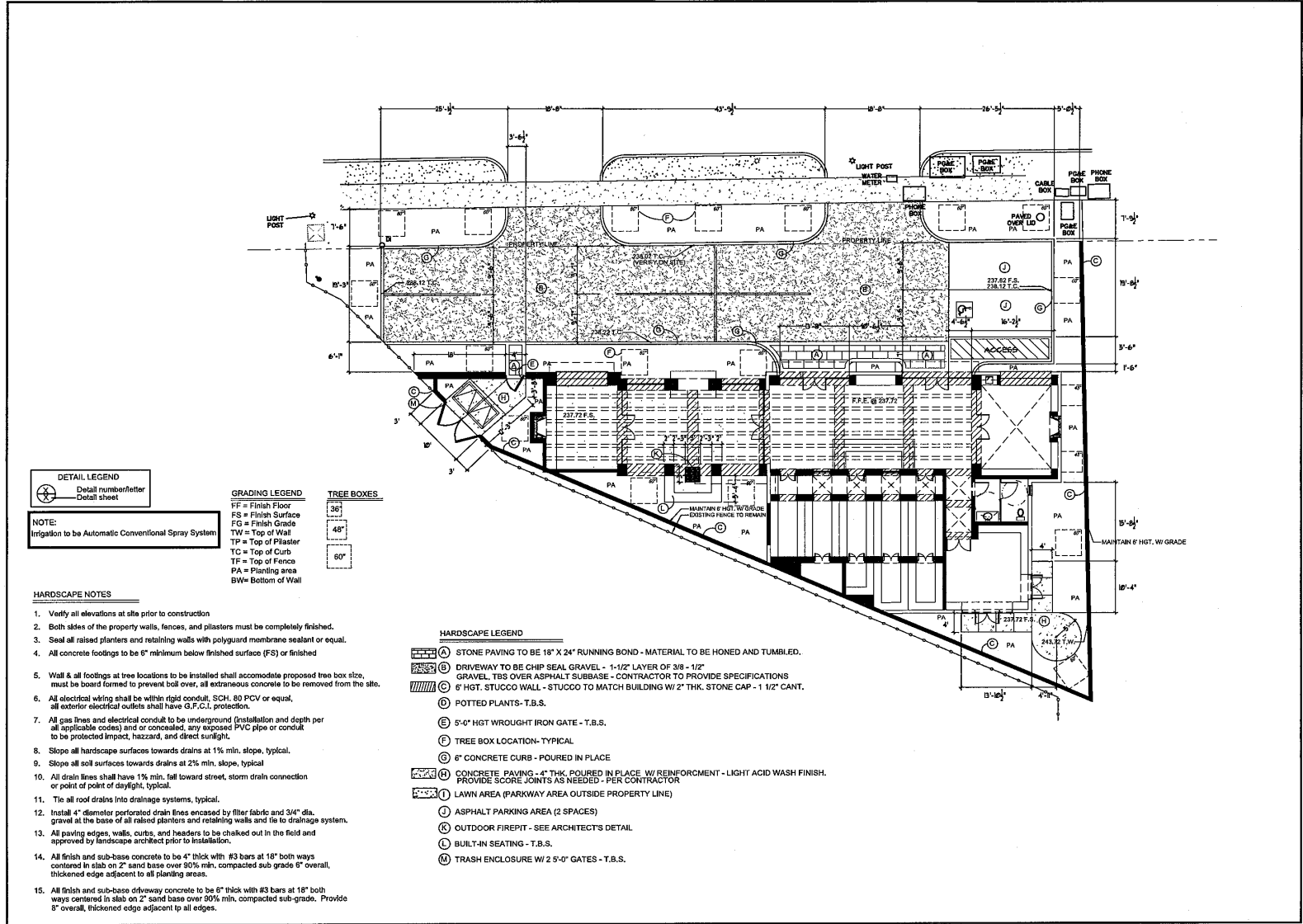
RECEIVED
PLANNING DEPARTMENT

SEP 29 2017

City of St. Helena







G. GRISMORE DESIGN INC.
1000 MISSION STREET STE. A
SOUTH PASADENA, CA 91030
626.792.8385
design@garisamore.com

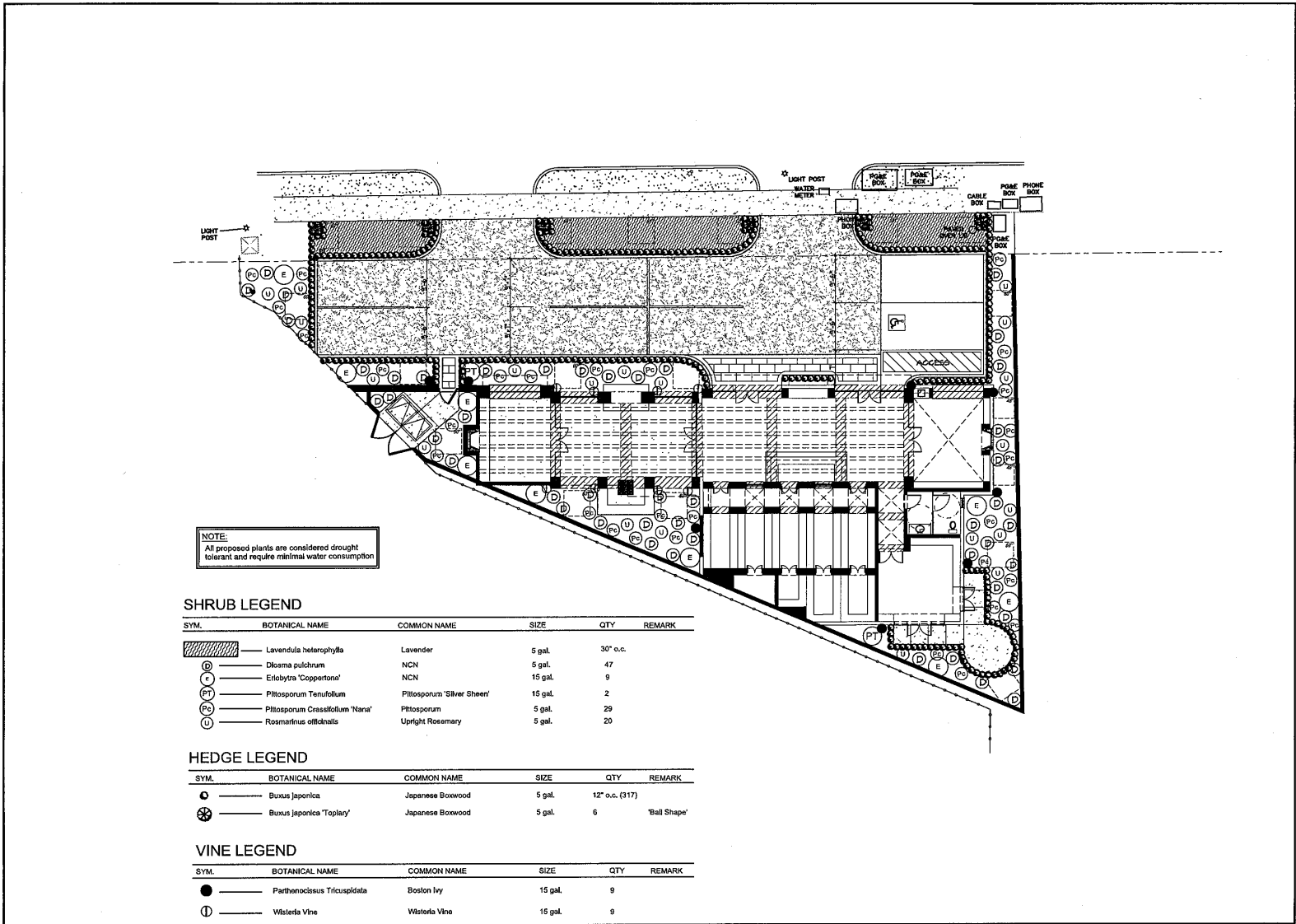


Bello Family Vine
929 Main Street
St. Helena, CA 94574

HARDSCAPE PLAN



Project No.	
Sheet No.	101
Date	09/09/2007
Revision	
Revised By	
Revised Date	
Description	
Scale	L-1



G. GRISAMORE DESIGN INC.
1000 MISSION STREET STE. A
SOUTH PASADENA, CA 91030
P 818.282.8384
E design@ggrisamore.com



Bello Family Viney
929 Main Street
St. Helena, CA 94574

PLANTING PLAN



Project No.
Scale: 1/8" = 1'-0"
Date: 10/15/10
By: [Signature]
Check: [Signature]
1002161091V
L-2

**USE PERMIT, DESIGN REVIEW & SIGN PERMIT NO. 2009-36
CITY OF ST. HELENA, STATE OF CALIFORNIA
GRANTED TO BELLO FAMILY VINYARDS**

APPLICANT: Michael Bello dba Bello Family Vineyards
PROPERTY OWNER: RU Investments, LLC

APN: 009-180-007

Recitals

1. This Use Permit, Design Review, and Sign Permit is to convert an existing 3,638 square foot 4-unit commercial building into one-unit for a winery tasting room to include: A 1,341 square foot retail and showroom area and 32-seat wine tasting room, a 911 square foot storage & warehouse area, and a 295 square foot office located at 929 Main Street in the SC: Service Commercial zoning district. No food preparation is proposed for this use. The business will employ two full-time staff and hours of operation will be from 10:00 a.m. to 6:00 p.m., 7 days a week.
2. The Planning Commission of the City of St. Helena, State of California, held a noticed public hearing on October 6, 2009.

Resolution

The Planning Commission of the City of St. Helena, State of California, approved the Use Permit, Design Review and Sign Permit on the following basis:

- A. The Planning Commission hereby finds that this project is exempt from the California Environmental Quality Act pursuant to Section 15303, Class 3(c) of the CEQA Guidelines which exempts the conversion of existing small structures from one use to another in an existing commercial structure.
- B. The Planning Commission makes the following Use Permit findings, Section 17.168.050, to support the motion to approve the Use Permit:

The Planning Commission must make the following Use Permit findings to support the motion to approve the Use Permit:

1. *That the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community.*
The Planning Commission finds that the incorporation of green building practices and new sidewalks with landscaping for the winery tasting room and office will encourage a pedestrian connection which will reduce vehicle trips, create fewer greenhouse gases and help to promote St. Helena as a green city. Trash enclosures shall be reviewed and approved by Napa County Environmental Management for adequacy of solid waste storage facilities.

2. *That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses.*
The project site has been used for commercial uses in the past. No new noises are being introduced to the site that could adversely affect the neighboring properties.
3. *That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan.*
The primary traffic noise in St. Helena is from Highway 29. The project will not noticeably increase traffic noise.
4. *That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.*
The proposed use will be less of an impact on the provision of public services and is in compliance with Water Conservation regulations (aka Toilet Retrofit).
5. *That the proposed use would provide adequate ingress and egress to and from the proposed location.*
Ingress and egress to the proposed site is subject to review and approval by Caltrans.
6. *That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local serving economy.*
The proposed business will benefit the local-serving economy because it is in keeping with the agricultural emphasis of St. Helena and will enhance the southern entrance to St. Helena.
7. *That the proposed use would be compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located.*
The uses are consistent with the SC: Service Commercial Zoning district of the property.
8. *That the proposed use would not be in conflict with the City's General Plan.*
The uses are consistent with the General Plan land use designation of Service Commercial.
9. *That the proposed use would not be injurious to public health, safety, or welfare.*
The proposed use will benefit the public health, safety & welfare by providing a pedestrian sidewalk.
10. *That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan.*
There is no precedent that is set with this project that is detrimental to the City.
11. *That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long term parking needs of employees, business owners and customers is available.*
There is adequate off-street parking to accommodate the long-term parking needs of employees and customers. With the addition of sidewalks that connect to the downtown area, pedestrian and bicycle use shall be encouraged.
12. *That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.*
Access via State Highway 29 is adequate to serve vehicular traffic to the site.

C. The Planning Commission determines the project is in compliance with the following design criteria of Municipal Code Section 17.164.030. Furthermore, the Planning Commission

finds that the purposes and criteria support conditions of approval requiring the incorporation of green building practices into project design.

The purpose of Design Review is:

1. *To promote those qualities in the environment which bring value to the community.*
2. *To foster the attractiveness & functional utility of the community as a place to live and work.*
3. *To preserve the character & quality of our heritage by maintaining the integrity of those areas which have a discernible character or are of special historic significance.*
4. *To protect certain public investments in the area.*
5. *To encourage where appropriate, a mix of uses within permissible use zones.*
6. *To raise the level of community expectations for the quality of its environment.*

The following design criteria were considered by the Planning Commission in review of this application:

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

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

D. The Use Permit, Design Review, and Sign Permit for the above described use are granted subject to compliance with the following conditions. These permits 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. A building permit for the use allowed under these permits shall be obtained within one (1) year from the effective date of the approval or the permits shall expire; provided however that the permits 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 these permits must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
2. These permits are valid for this use only. New permits must be applied for upon any change in use. These permit will expire if the use is discontinued pursuant to St. Helena Municipal Code Section 17.08.120, Term of Permits and Approvals.
3. The permits shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14 day period.
4. All required fees, including planning fees, development fees, housing fees, building fees toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of building permit. Fees shall be those in effect at the time of the issuance of the building permit.
5. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
6. 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.
7. Provided they are in general compliance with these permits, minor modifications may be approved by the Planning Director.
8. Construction and Signage shall be in compliance with plans submitted and reviewed by the Planning Commission on October 6, 2009. The Planning Director may also authorize minor modifications to the plans.

9. These permits 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.
10. 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.
11. This permit authorizes a winery tasting room including retail use and a showroom area, a storage warehouse area, and office use. This business shall remain distinct from those businesses authorized for operation as a food, beverage or drinking establishment as regulated through the Food & Beverage Establishments Inventory. This permit does not authorize the preparation of food on-site.
12. Only Bello Family Vineyards wines comprised of 75% or more locally grown grapes may be poured or sold at this facility. Public wine pouring, tasting, and sales must end at 6:00 p.m. Eight (8) parking spaces will be required for this use which can be accommodated on site.
13. Green-building elements which are consistent with the City's continuing effort to promote green building practices and the use of eco-friendly building materials in commercial construction shall be incorporated into the project.
14. The applicant shall reproduce these Conditions of Approval and Green Building Measures on the Title page of the plans submitted for a Building Permit for this project.
15. Prior to Building Permit issuance, the applicant shall submit a landscaping plan for approval by the Planning Director.
16. The landscape plan shall comply with Ordinance 92-20, Water Efficient Landscape Standards and Procedures and may be administratively approved by the Planning Director. This plan shall include primarily drought tolerant landscaping and low-water irrigation systems. All plant materials shall be purchased from a source that verifies they have been inspected for glassy winged sharpshooter to ensure that they will not contribute to the spread of Pierce's disease to the surrounding vineyards. All landscaping shall be installed prior to issuance of Certificate of Occupancy by the Building Inspector.
17. To preserve air quality, the following practices shall be observed during construction to control air pollutants:
 - a. Cover all trucks hauling soil, sand, and other loose materials.
 - b. Apply non-potable water as needed to all active construction areas including unpaved access roads, parking area, and staging areas at the construction site to control dust.
 - c. Sweep adjacent public streets daily with water sweepers if visible soil material is carried onto streets.

18. Prior to issuance of a building or grading permit, a Traffic Control Plan will be required, subject to approval by the City, to minimize impacts resulting from vehicles associated with construction activities on the site.
19. Prior to issuance of a building or grading permit, any work that encroaches onto the State ROW requires an encroachment permit issued by the State Department of Transportation (Caltrans).
20. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.
21. An alarm system shall be installed on the new winery tasting room.
22. Fire sprinklers are required and fire equipment shall be inspected annually by the Fire Department.
23. This project is subject to compliance with all conditions of the Napa County Department of Environmental Management pertaining to glass washing for wine-tasting.
24. This project is subject to compliance with all conditions of the Napa County Department of Environmental Management pertaining to trash enclosures. Trash bins shall not be visible from the public right-of-way.
25. A business plan shall be filed annually with the County of Napa Hazardous Material Section of the Department of Environmental Management and a copy of approval shall be submitted to the Planning Director. No hazardous or flammable materials shall be stored outside of the building without a proper storage container.
26. A nonconforming building may be remodeled, rehabilitated, or structurally altered if the new work does not increase the degree of nonconformity. Prior to the entire demolition of a legal, non-conforming building, to allow the reconstruction of the building in the same footprint, the Planning Commission must make the finding that the proposed reconstruction of a nonconforming building, structure or physical feature will not be detrimental to any existing or potential permitted use, building or structure in the area in which the nonconforming use is located.
27. Pursuant to municipal code section 13.12.050 new development projects are required to mitigate their water demand through off-site retrofitting. In place of or in combination with retrofitting, an in-lieu fee may be paid or an alternative innovative method of mitigating water use may be proposed and approved by the Public Works Director. **Two (2) toilet retrofits must be completed prior to issuance of building permits for tenant improvements, or an in-lieu fee of \$1,000 per retrofit (\$2,000 total) will be collected. It is the responsibility of the developer to show proof of retrofit completion at the time the certificate of occupancy is issued or the in-lieu fee will not be refunded.**
28. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within

the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The City Engineer must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

I HEREBY CERTIFY that the foregoing Use Permit was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on October 6, 2009 by the following roll call vote:

AYES: COMMISSIONERS KATZ, WHITE, ERICSON, GALBRAITH & CHAIRMAN MCCREA
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE


 Carol Poole, Planning Director

RU Investments, LLC

By Michael Bello

 Property Owner

Bello Family Vineyards

By 
 Michael Bello, Applicant

929 MAIN STREET, LLC

March 7, 2018

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

Re: Use Permit Amendment Application
Written Statement

To Whom It May Concern:

This property is subject to a use permit (Use Permit No. 2009-36) for a tasting room. Pursuant to this use permit, the owners converted an existing 3,638 square foot 4-unit commercial building into a 2,548 square foot winery tasting room. We acquired the property in December 2015, and have leased the building to Yao Family Wines, the Napa Valley winery founded by the famous Chinese basketball player, Yao Ming. After 24 months of operation, we have come to several conclusions about what will make this space work for this business.

We would like to request two amendments to the use permit for this property. The purpose of all these amendments is allow our tenant to maximize the commercial potential of the property, and develop a successful and sustainable wine tasting business. Without these changes, there is a risk that the business will not generate sufficient revenue to cover its expenses. Any winery tenant would have these issues.

1. Hours of Operation. The current use permit allows the tasting room to be open from 10 am to 6 pm, 7 days a week. We request that the Planning Commission approve business hours for the tasting room from 10 am to 10 pm, 7 days a week.

It is typical and traditional for tasting rooms to be open during normal daylight business hours. But the location at 929 Main Street is not a typical location. This location is surrounded by businesses that remain open late into the evening. Gott's Roadside is our neighbor directly to the north. Directly across the street from Gott's is Pizzeria Tra Vigne. The new restaurant Charter Oak has opened directly across the street. Just to the south of Charter Oak is Farmstead. And further down the street to the south is Tre Posti, the private event venue.

All of these neighboring establishments are open late and they all serve alcohol:

Gott's Roadside: 10 am to 10 pm, 7 days a week.

Pizzeria Tra Vigne 11:30 am to 9 pm, 7 days a week.

Charter Oak: 11:30 am to 10 pm, 7 days a week.

Farmstead: 7 am to 9:30 pm, 5 days a week; 7 am to 10 pm, 2 days a week

Tre Posti: 10 am to 10 pm, 7 days a week.

2078 Paradise Drive, Apt 1, Tiburon, CA 94920
707-520-4242 Email: jmbehmke@gmail.com

Page 2 of 3.

We believe that the tasting room can be successful in the evening in this location, due to the number of visitors and guests that our neighbors attract every evening. Our tasting room can accommodate a large number of people (occupancy: 143 persons) and will provide a convivial and social venue for people before and after their meals at our neighbors. We believe that keeping the tasting room open later will enhance our neighbors' businesses as well, as instead of a dark building in the evening, the tasting room will provide light, ambiance, and activity, and will add to the liveliness of this particular food and wine district on the south side of St. Helena.

2. Number of Employees. The current use permit allows the tasting room to have two full-time employees. Given the size of this space, this limitation was never realistic. As noted, the building occupancy is 143 persons. We have a main tasting bar, a smaller secondary tasting bar, and a private tasting room.

The proprietor of our tenant is Yao Ming, the celebrated Chinese basketball player. As a result, we have become a tourist destination for fans of Yao Ming, and we often have large groups arriving at once. Our visitor count continues to increase month by month.

Two employees is not sufficient for the current and potential size of this business. We request that the number of full time employees be increased to eight.

Thank you for your consideration of these requests. I look forward to answering any questions you may have.

Sincerely,


Jay M. Behmke
Manager

Page 3 of 3.

Attachments:

Use Permit Amendment Application

Parcel Map

Title Report and underlying documents

Check for \$3,500 for processing fee, public hearing notice, and preparation of mailing labels.



PLANNING COMMISSION REPORT

Planning Commission Meeting of March 20, 2018

AGENDA SECTION: Public Hearing

FILE NUMBER: PL17-067

SUBJECT: Request for a Demolition Permit and Design Review to demolish the existing single family residence and accessory structures and construct a new single family residence, accessory dwelling unit, and detached garage at 1827 Vineyard Avenue in the Medium Density Residential 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: 12/08/17

ACCEPTED AS COMPLETE: 03/05/18

LOCATION OF PROPERTY: 1827 Vineyard Avenue

APN: 009-412-003

GENERAL PLAN/ZONING: Medium Density Residential: MR

APPLICANT: Richard Gregory, on behalf
of property owner, Susan Duprey

PHONE: (707) 480-4396

BACKGROUND

The subject property is an L-shaped residential lot of 0.396 acres (17,247 sq-ft) and is currently improved with a one-story single family residence and garage of approx. 1,688 sq-ft and two accessory structures of 1,162 sq-ft and 150 sq-ft, respectively.

PROJECT DESCRIPTION

Applicant, RG Architecture, on behalf of property owner, Susan Duprey, is proposing to demolish the existing single family residence and accessory structures and construct a new 3,071 sq-ft single family residence and accessory dwelling unit (624 sq-ft) and detached garage (267 sq-ft). The design is contemporary. Proposed materials consist of stucco siding, steel, wood and aluminum window and door frames. The entitlements requested include a Demolition Permit and Design Review.

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 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.

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

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

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

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

Staff Analysis:

The proposed residence would feature quality materials and design which is similar to the more contemporary development in the neighborhood (See project plans for examples). The building would be one-story in height with a strong horizontal orientation

so as to be consistent with surrounding heights and scale of homes. The project would also employ quality materials consistent with typical residential construction.

The siting and garage placement is generally consistent with the context of the immediate neighborhood which is a 1960s era subdivision interspersed with some newer development. The General Plan does encourage the placement of garages in inconspicuous locations on a property. However, because the garage placement fits within the overall context of the neighborhood and would be partially screened by landscape plantings it may be found consistent with the intent of the General Plan. For a more detailed discussion of this please see "Issues Section" below.

ZONING

Consistent with the GP land use designation, 1827 Vineyard Avenue exhibits a zoning designation of MR: Medium Density Residential. The MR Zoning District allows for residential construction and accessory structures insofar as they conform to the development standards prescribed by Municipal Code Section 17.40.060 and Section 17.116.010.

FLOOR AREA RATIO

NET FLOOR AREA:

NEW RESIDENCE	3,071 SQ-FT
GARAGE	267 SQ-FT
COVERED PARKING EXEMPTION	- 200 SQ-FT
ADU	624 SQ-FT
ADU EXEMPTION	- 400 SQ-FT
TOTAL	3362 SQ-FT

FLOOR AREA RATIO: $3,362 / 17,247 = 0.194$ (Max allowable is 0.238)

Staff Analysis

As detailed above, the project exhibits an FAR within the maximum allowed. The project further meets all other applicable development standards prescribed by the MR Zoning District, including the minimum setbacks (min 10' interior side and 20' front and rear), max height of 18' as prescribed by CC& R;s which is less than the max 30' allowed under the MR Zoning District. Likewise, the project exhibits a 23% lot coverage which is within the 40 % maximum allowed and meets the minimum density requirements in that it includes two residential buildings which are consistent with the amount required at 5.1 units/ac.

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.
- 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 Analysis:

The building is not an identified historic resource and does not otherwise exhibit architectural or historical significance indicating that it may be eligible for listing. Similarly, the residence is not so notable or of a unified design that its elimination would negatively affect the essential character of the neighborhood. And last, the approval of demolition is contingent on the approval of design review for a replacement structure(s). For those reasons, Staff finds the proposed project meets the required findings outlined in Code Section 17.164.050.

DESIGN REVIEW

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

Design Review Criteria.

1. Consistency and compatibility with applicable elements of the general plan.
- 2.Compatibility of design with the immediate environment of the site;
- 3.Relationship of the design to the site;
- 4.Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
- 5.Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;

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

Staff Analysis

Like the neighborhood, the proposed residence will be one-story in height ; it would feature a design and materials that are of a quality, color palette, and type that are

appropriate for the residential nature of the project and would generally be consistent with the site and its surroundings which features a mix of mid-century development and some more contemporary development.

WATER

Chapter 13.12.050 of the Municipal Code sets forth minimum water efficiency requirements for new development. Amongst these provisions is the requirement that any “new development” (i.e. construction that would introduce any freestanding building that contains water-using fixtures, any floor area additions to existing nonresidential structures; or any residential additions or remodeling that increases the number of independent living units) offset new demand by an amount of water equal to the new demand on the city water system using the methodology defined in Section 13.12.050. The offset must be clearly demonstrated, to the satisfaction of the Director of Public Works. The project applicant has provided a theoretical Water Neutrality Analysis (Attachment 6). According to the analysis, the anticipated daily proposed use would be approximately 245 gallons per day (gpd), which is below the assumed current usage of 446 gpd and therefore exceeds the requirements of the water neutrality requirements.

CEQA

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

ISSUES

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

The overall intent of the General Plan policies appears to be that of minimizing the visual intrusion of garages and retention of a historical development pattern which may not have included garages originally. However, this project is located in a neighborhood where the typical development pattern includes garages at property front and therefore, this layout would not be inconsistent with the surrounding context and would also screened and softened by the presence of landscaping. Therefore, it may be found consistent with the overall intent of the General Plan.

CORRESPONDENCE

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

STAFF RECOMMENDATION

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

- 1.The project is exempt from the requirements of CEQA pursuant to CEQA Section 15301 and 15303, and
- 2.Accepting the required findings and approving the requested Demolition permit, and Design Review for the 1827 Vineyard Project.

ATTACHMENTS

[1827 Vineyard Attch 1.Resolution](#)

[1827 Vineyard Attch 2. APN Map](#)

[1827 Vineyard Attch 3. Aerial View](#)

[1827 Vineyard Attch 4. Project Narrative](#)

[1827 Vineyard Attch 5. Project Plans](#)

[1827 Vineyard Attch 6. Water Neutrality Analysis](#)

[1827 Vineyard Attch 7. Public Comment](#)

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION PC20xx-xx

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA
GRANTING APPROVAL OF A DEMOLITION PERMIT AND DESIGN REVIEW FOR THE
DUPREY RESIDENCE LOCATED AT 1827 VINEYARD (File No. PL17-067)**

PROPERTY OWNER: SUSAN DUPREY APN: 009-412-003

Recitals

A. On March 20, 2018 RG Architecture submitted an application for a Demolition Permit and Design Review to demolish the existing single family residence and accessory structures and construct a new 3,071 sq-ft single family residence and accessory dwelling unit (624 sq-ft) and detached garage (267 sq-ft) at 1827 Vineyard Avenue in the Medium Density Residential Zoning District; and

B. On March 20, 2018 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.

C. Now, therefore let it be found that, the Planning Commission approves the requested Demolition Permit and Design Review on the following basis:

Resolution

A. The Planning Commission hereby finds that this project qualifies for a Class 1 and Class 3 Categorical Exemption pursuant to Section 15301 and 15303, of the California Environmental Quality Act (CEQA) as the demolition of an existing single family residence and the construction of a new single family residence.

B. DEMOLITION PERMIT

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

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

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

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

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

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

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

C. DESIGN REVIEW

The Planning Commission finds that the project is consistent with the design criteria prescribed by Section 17.164.030 (detailed below) and exhibits a quality of design that is compatible with adjacent development, features a siting, scale, massing and architectural style that is generally consistent with the predominant development patterns, and that does not otherwise detract or negatively affect the established character of the surrounding neighborhood.

1. Consistency and compatibility with applicable elements of the general plan.
The project would exhibit overall consistency with the General Plan. The proposed residence would feature quality materials and design which is similar to the more contemporary development in the neighborhood and would be one-story in height with a strong horizontal orientation so as to be consistent with surrounding heights and scale of homes. The project would also employ quality materials consistent with typical residential construction. The garage placement fits within the overall context of the neighborhood and would be partially screened by landscape plantings.
2. Compatibility of design with the immediate environment of the site;
Like the neighborhood, the proposed residence will be one-story in height and would feature a horizontal orientation. The proposed residence would be consistent with nearby properties in terms of height, materials, and site layout.
3. Relationship of the design to the site;
The relationship to the site would be consistent with surrounding development.
4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;

The residence is not in an area recognized as having a unified design or historical character and is not located within the boundaries of any Historic District identified in the 1993 General Plan.

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;
Vineyard Avenue exhibits a variety of residential housing styles, many of which date to the mid twentieth century, but also includes several more contemporary homes. Given that, the project is generally compatible with the existing and future construction in the immediate neighborhood.
7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;
The proposed design and materials are of a quality, color palette, and type that are appropriate for the residential nature of the project and would be consistent with the site and its surroundings.
8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;
The spatial organization of the proposed residence and associated features will be typical of residential site development and are expected to promote an internal sense of order and provide a desirable environment for occupants and visitors and the general community.
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
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;
As required by the code, the residential use will be supported by the requisite covered parking.
11. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
Per condition of approval, the applicant will be required to introduce ADA compliant driveway and sidewalk improvements consistent with City of St. Helena standards.
12. Whether natural features are appropriately preserved and integrated with the project;
The site will retain natural features 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 changes) are consistent with residential architecture and compatible with surrounding residential design employed throughout the City of St. Helena.
14. In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character;
This portion of Vineyard Avenue is not recognized as having a unified design or historical character.
15. Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;
The proposed landscaping would consist of a variety of trees, shrubs, perennials, and grasses which would complement the proposed residential development and soften the look of the new construction and help it blend in with surroundings.
16. Whether plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which is suitable to the climate of St. Helena;
The proposed landscaping is appropriate for the climate of St. Helena.
17. Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials.
The project will be conditioned to comply with all Title 24 standards and would achieve required energy metrics.

D. Now therefore be it further resolved that, the Demolition permit and Design Review for the above described project is granted subject to compliance with all applicable provisions of the Zoning Code subject to each of the following conditions.

Conditions of Approval

1. Permit shall be in conformance with all City ordinances, rules, regulations and policies in effect at the time of issuance of a building permit. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.
2. The Demolition permit and Design Review shall be vested within one (1) year from the date of approval. A building permit for the activities allowed under this approval shall have been obtained within one (1) year from the effective date of the decision or these approvals shall expire; provided however that the approved permit(s) 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.

3. This permit is valid for this use and design only. New permits must be applied for any change in use. These permits will expire if the use is discontinued pursuant to then existing ordinances and regulations.
4. The Demolition permit and Design Review 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.
5. Any request for an extension of the Demolition permit or Design Review must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
6. All required fees, including planning fees, development impact fees, building fees, retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of building permit.
7. Compliance with all permit conditions shall be clearly identified on all plans submitted for building permit approval, 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.
8. 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.
9. Provided they are in general compliance with the approved Demolition permit and Design Review, minor modifications found to be in substantial conformance with the approved design may be approved by the Planning Director.
10. This Demolition permit and Design Review shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
11. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The owner/applicant is responsible for meeting with the Building Official / Fire Inspector to review compliance with Building and Fire Codes, including fire protection systems and the accessibility standards of Title 24.
12. Construction documents shall be in compliance with approved plans and exhibits.
13. All conditions of approval shall be clearly identified and included on all plans submitted for building permit review and issuance.

14. Where the MR District adjoins agricultural districts, there exists a right-to-farm the adjoining property. There is a good faith expectation that no complaints will occur regarding legal, normal agricultural activities on the adjacent land. Such activities may include day or night disbursement of chemicals, and creation of dust, noise, or fumes.

Public Works Conditions of Approval

15. Approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with, the most current version at the time of improvement plan submittal, Caltrans Standards and Specifications, the City of St. Helena Municipal Code, the St. Helena Water and Sewer Standards, the St. Helena Street, Storm Drain and Sidewalk Standards, and all current federal, state and county codes governing such improvements.
16. For any improvements outside the existing building envelope, a grading and drainage plan showing topographic data, all easements, infrastructure onsite and directly adjoining, and an erosion control plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit. If the project entails more than 50 cubic yards of soil disturbance, 10,000 square feet of disturbance area, a cut or fill of 3 feet or more, or alteration of any drainage pattern, a grading permit shall be required.
17. Drainage needs to be routed to prevent inundation of neighboring properties. Grading and/or site improvement plans shall show how 2-year and 10-year storm flows shall be infiltrated on site and/or diverted at the property lines to prevent inundation of neighboring properties.
18. Prepare and implement a Stormwater Control Plan as required by the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual, dated July 14, 2014.
19. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.
20. Site plan shall show location of any trees within the project area.
21. Provide details of any and all proposed fencing and/or walls on all plans submitted for building permit review.
22. 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 to be constructed and tested 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.

23. Remodels or new construction which requires fire sprinklers shall install an appropriately-sized water service with appropriate backflow and meter devices prior to Certificate of Occupancy. Fire system calculations shall be submitted with the Grading and Drainage Plan to verify fire service lateral and meter sizing. Deferred submittals are not accepted.
24. The applicant shall incorporate water conservation practices into the proposed project per the Theoretical Water Use Analysis prepared by Stillwater Civil Design, dated January 17, 2018. 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.
25. 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.
26. The applicant shall conform to the City of St. Helena Water and Sewer Standards Section 6-2.10 which includes assessing the adequacy of the lateral, replacing if necessary and installing any needed cleanouts prior to Certificate of Occupancy.
27. 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.
28. Any missing or broken sidewalk, curb and gutter along the project frontage shall be constructed and/or replaced prior to Certificate of Occupancy, extent to be determined by the Public Works Department.
29. The applicant shall repair all public improvements that are damaged by the construction process in accordance with the City Water/Sewer/Street/Storm Drain/Sidewalk Standards prior to Certificate of Occupancy.
30. Existing streets being cut by new utility services will require edge grinding and an A.C. overlay per City standards, extent to be determined by the Public Works Department.
31. An encroachment permit shall be required for any work performed in the public right of way.

Fire Department Conditions of Approval

32. Applicant shall Install approved interior fire sprinkler system, unless waived by the Fire Chief.

- 33. One hour minimum fire resistant construction on all exterior walls within 10' of property boundary. Fire resistant construction of interior walls shall be determined by type of occupancy.
- 34. Any gates installed to control vehicular access to a property are required to be setback 30-feet from the property line and/or edge of pavement, whichever is greater. No vehicle gates may be installed without Fire Department and Public Works Department review and explicit approval.
- 35. The dedicated easement at property rear shall be properly maintained, shall remain fire engine accessible and be H2O surfaced.

Building Department Conditions of Approval

- 36. A building permit is required for all onsite demolition, construction and/or change of occupancy.
- 37. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. At this time the City of St. Helena utilizes the 2016 Title 24 codes.
- 38. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
- 39. The applicant shall provide a construction waste management plan with the building permit application.
- 40. 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.
- 41. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
- 42. 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.
- 43. Properties which are on septic systems and proposing substantial renovations may require approval from the Napa County Environmental Health Department. Applicants are encouraged to engage with the County early in the building permit review process to reduce the potential for delay.
- 44. 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 Demolition and 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 March 20, 2018 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Grace Kistner
Chair, Planning Commission

Noah Housh,
Planning and Community
Improvement Director

COUNTY ASSESSOR'S PARCEL MAP
PTN. RANCHO CARNE HUMANA

Tax Area Code
3000, 3002

9-41
PTN. 9-37

1.	$N18^{\circ}25'E$	$25.26'$
2.	$R=20^{\circ}$	$L=32.07^{\circ}$
3.	$R=20^{\circ}$	$L=19.23^{\circ}$
4.	$N62^{\circ}00'W$	$25.82'$
5.	$N29^{\circ}52'E$	$8.34'$
6.	$R=20^{\circ}$	$L=35.74'$
7.	$N60^{\circ}25'E$	$9.51'$
8.	$S32^{\circ}19'W$	$12.78'$
9.	$N62^{\circ}00'W$	$27.89'$
10.	$N35^{\circ}16'47'E$	$25.30'$
11.	$R=58^{\circ}$	$L=28.85'$
12.	$R=20^{\circ}$	$L=17.50'$
13.	$R=20^{\circ}$	$L=31.42'$
14.	$R=135^{\circ}$	$L=14.14'$
15.	$R=5339'$	$L=10.98'$
16.	$R=108^{\circ}$	$L=27.02'$
17.	$R=108^{\circ}$	$L=14.45'$
18.	$R=58^{\circ}$	$L=17.07'$
19.	$R=83^{\circ}$	$L=6.76'$
20.	$N62^{\circ}15'W$	$8.03'$
21.	$R=30^{\circ}$	$L=11.39'$
22.	$R=155.92^{\circ}$	$L=16.83^{\circ}$
23.	$R=621'$	$L=6.87'$
24.	$N26^{\circ}56'50"E$	$6.23'$
25.	$N61^{\circ}34'05"E$	$27.56'$

	8-22-94
412-10 & 11 MGR	12-31-97
411-52 TRA CHG	12-31-02
411-73 RD ABANDON	8-20-03
411-74 MGR	12-27-04
412-12 MGR	11-1-16
REVISION	DATE

1987

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

VERDE VISTA SUBD., R.M. BK.6 PG.41
SPRING MOUNTAIN COURT SUBD., R.M. BK.7 PG.70

9-41

Agenda Item #5.3.



Preliminary Written Statement

Details of the Project

The owner of this proposed new residence has lived only 8 houses away at 1727 Vineyard Ave and so she has been in the neighborhood for over 3 years. The project was planned with sensitivity to the existing neighborhood which she enjoys and with keeping her friends and neighbors in the immediate area in mind.

The project will remove a mid 60's residence and associated outbuildings consisting of a storage/shop building and a shed which are eyesores on the vineyard side of the property. They will be replaced by a new residence, with an attached accessory dwelling, and a garage which are understated and will have a simple beauty. None of the existing buildings hold architectural or historical significance to the City.

Corresponding landscaping is also planned but intended to be minimal so as not to compete with the vineyards and views or to obscure them. In addition, water usage was considered when choosing landscaping materials. The project includes the selective removal of some plants which, over the years, have suffered from lack of water and attention and are in a diminished state. Some of the existing plants will be retained for the new project based on location, health and consistency with the new landscape planned for the site.

Reason for the Design as Proposed

The land is composed of 2 lots that have been merged. One of these lots fronts on Vineyard Ave. The other lot runs perpendicular to the first lot and parallel to the vineyards and mountains and has beautiful views. The living space has been sited on the land to maximize these views. Care was given to position the garage on site to minimize it and hide the garage door. The building will be landscaped to make it discrete from the street with hedges and other shrubs. This sets up a focus of view through a trellis gate to the glazed set of front doors that have a direct view thru the entry into the vineyards beyond

The proposed residence will be one story with a concrete slab floor to keep the height of the building at a minimum, to maintain consistency with the neighboring heights and to keep the floor close to the land with as few steps as possible. There is 4'-6" +/- of elevation change so care was taken to work with the slope.

The walls are planned as stucco, metal, and glass which are typical for the area and are designed for low maintenance and fire proof abilities. Wood is a part of the design and is in protected locations at the underside of overhangs. The garage door is the sole location of exposed wood, intended to soften the look.

The flat roof is designed to have a bit more modern look.

Finish Materials

Stucco - all walls

Steel- All metal surfaces

Wood- All under roof areas Aluminum - window and door frames

Existing Buildings - Square Footage Being Removed

Residence 1,680 sf – home and garage

Storage Building 1,231 sf

Patio 400 sf

Walk & Driveway 681 sf

New Buildings -Square Footage Being Added

Residence 3,071 sf

Granny Unit 624 sf

Garage 267 sf

Terrace Room 602 sf

Hardscape 3,057 sf

Parking Spaces Provided

In the garage (1)

In the driveway – outside of the required 20' set back – (2)

Three spaces total provided

1827 VINEYARD AVENUE

1827 VINEYARD AVE, ST. HELENA, CA. 94574

GENERAL NOTES

EXAMINATION OF SITE DOCUMENTS

Each bidder shall visit the site of the proposed work and fully acquaint himself with conditions as they exist so that he may fully understand the facilities, difficulties, and restrictions attending the execution of the work under the contract. Bidders shall also thoroughly examine and be familiar with the drawings and the specifications. The failure of omission of a bidder to receive or examine any form, instrument, or document or to visit the site and acquaint himself with conditions there existing shall in no way relieve the bidder from any obligations with respect to his bid.

SUBSTITUTIONS

Requests for changes in materials and/or methods must be submitted in writing to the Architect. Contractor shall be responsible for demonstrating the quality, characteristics, and properties of the proposed substitution or equivalent.

VERIFY DIMENSIONS

The contractor shall verify all dimensions at the job site and shall be responsible for all discrepancies between dimensions of the actual work and those shown on the drawings.

CODES AND ORDINANCES

All work shall be done in accordance with current editions of all adopted codes and ordinances in effect at the place of work. Nothing in these drawings shall be interpreted to allow work not conforming.

CONFLICT IN DRAWINGS AND SPECIFICATIONS

In cases of conflicts between the drawings and specifications, or within either document itself, the better grade of material, equipment, installation, and/or application shall be considered the intent.

INTENT OF CONSTRUCTION DOCUMENTS

Any part of the work or any article or detail pertaining thereto which is not specifically set forth in the specifications or shown on the drawings, but which is necessary for the proper completion of the work, shall be furnished and installed at the Contractor's expense the same as if it had been partly or fully shown or specified. The Contractor shall do and furnish all things necessary to make a complete and workman-like job in accordance with the intent and purpose of the Contract Documents.

INSTALLATION OF MATERIALS

All materials and equipment specified and/or substituted (see substitutions) shall be installed as specified by manufacturer's specifications and reference standards.

PROTECTION OF NATURAL FEATURES

All trees and other natural features on the site and adjacent areas noted or designated to remain shall be protected from all injury. Contractor shall take all necessary precautions to preserve the trees. No diesel or gasoline engine shall be left running under trees to remain.

APPLICABLE CODES

THESE PLANS SHALL COMPLY WITH THE CURRENT EDITION OF THE CALIFORNIA RESIDENTIAL AND BUILDING CODE SERIES AS WELL AS CITY OF ST HELENA MUNICIPAL CODE

2016 CALIFORNIA PLUMBING CODE (CPC)
2016 CALIFORNIA MECHANICAL CODE (CMC)
2016 CALIFORNIA ELECTRICAL CODE (CEC)
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA RESIDENTIAL CODE
2016 CAL GREEN CODE

& ALL CODES PERTAINING TO THIS PROJECT

ALL REQUIREMENTS OF CHAPTER FA & MUI REQ'S ARE ENFORCED

NOTES

PROJECT INFORMATION

OWNER: SUSAN V & STEPHEN M DUPREY
31 WEST PARISH ROAD
CONCORD, NH 03303
TEL. 603-224-8285
sduprey@ocarristeinshur.com
sduprey@foxifrenn.com

PROJECT ADDRESS: 1827 VINEYARD AVENUE
ST. HELENA, CA. 94574

ASSESSOR'S PARCEL #: 009-412-003-000

LOT SIZE: .396 ACRES 17,247 SF

OCCUPANCY GROUP: R3

CONSTRUCTION TYPE: VB

STORIES: ONE STORY

EXIST RES TO BE DEMOLISHED: 1,206 SF RES. 482 SF GARAGE

EXIST STORAGE BLDG TO BE DEMOLISHED: 1,162 SF

EXIST SHED TO BE DEMOLISHED: 150 SF

PROPOSED RESIDENCE: 3,071 SF MAIN HOUSE, GRANNY UNIT 624 SF,
GARAGE 267 SF

ST. HELENA ZONING: MD MEDIUM DENSITY RESIDENTIAL

LOT COVERAGE ALLOWED - 40% ALLOWED. WE HAVE 17,247 SF LOT SIZE,
3,962 TOTAL BUILDING SIZE EQUALS 23% LOT COVERAGE

F.A.R. FLOOR AREA RATIO: 17,247SF PARCEL SIZE (X) .24 MAXIMUM F.A.R.
ALLOWED. WE HAVE 3,962 SQ.FT. TOTAL BUILDING (-) 200SQ.FT. FOR
GARAGE = 3,762 SQ.FT. THEREFORE 3,762 SQ.FT. (X) .24 = 4,138 SQ. FT.
ALLOWED (+) 400 SQ.FT FOR AN ACCESSORY DWELLING = A TOTAL OF
4,538 SQ.FT. MAX BUILDING ALLOWED. WE MEET THE F.A.R. REQ'MTS

DENSITY: MINIMUM DENSITY ALLOWED IN MR DISTRICT IS 5.1 UNITS/AC
EQUALS 8941 SQ.FT/ACRE. WE HAVE 17,247 SQ.FT WITH (2) UNITS WHICH
INCLUDES THE EFFICIENCY DWELLING. WE MEET MINIMUM REQUIREMENTS

MINIMUM STANDARDS: WE FIT WITHIN THE 25' MAX. HT AND OUR SETBACKS &
HEIGHTS FIT WITHIN THE MINIMUM STANDARDS FOR THAT DESIGNATION.
SPECIFIC HEIGHTS ARE SHOWN ON EACH EXT. ELEV. BASED ON SLOPE AND
DISTANCE TO GRADE RELATING TO SLOPE.

CONSULTANTS

CIVIL ENGINEER

STILLWATER CIVIL DESIGN
RANGEL GONZALES, P.E. CSP/QSD
(707) 974-9261

SURVEYOR

ALBION SURVEYS
113 HUNT ST., ST. HELENA, CA 94574
(707) 963-1217

LANDSCAPE CONSULTANT

A. CORT SINNES
448 COOMBS ST.
NAPA, CA. 94559
(707) 339-2934

STRUCTURAL ENGINEERING

THERODOR H. ROSANTSON
420 HUDSON ST. SUITE 1
HEALDSBERG, CA. 95448

SHEET INDEX

CIVIL ENGINEER

C1.0 COVER SHEET
C2.0 OVERALL SITE PLAN & DEMOLITION PLAN
C3.0 OVERALL SITE PLAN
C4.0 GRADING & DRAINAGE PLAN
C5.0 UTILITY PLAN
C6.0 STORM WATER CONTROL PLAN
C7.0 EROSION & SEDIMENT CONTROL PLAN
C8.0 DETAILS

SURVEY

G-1 MAP OF TOPOGRAPHY

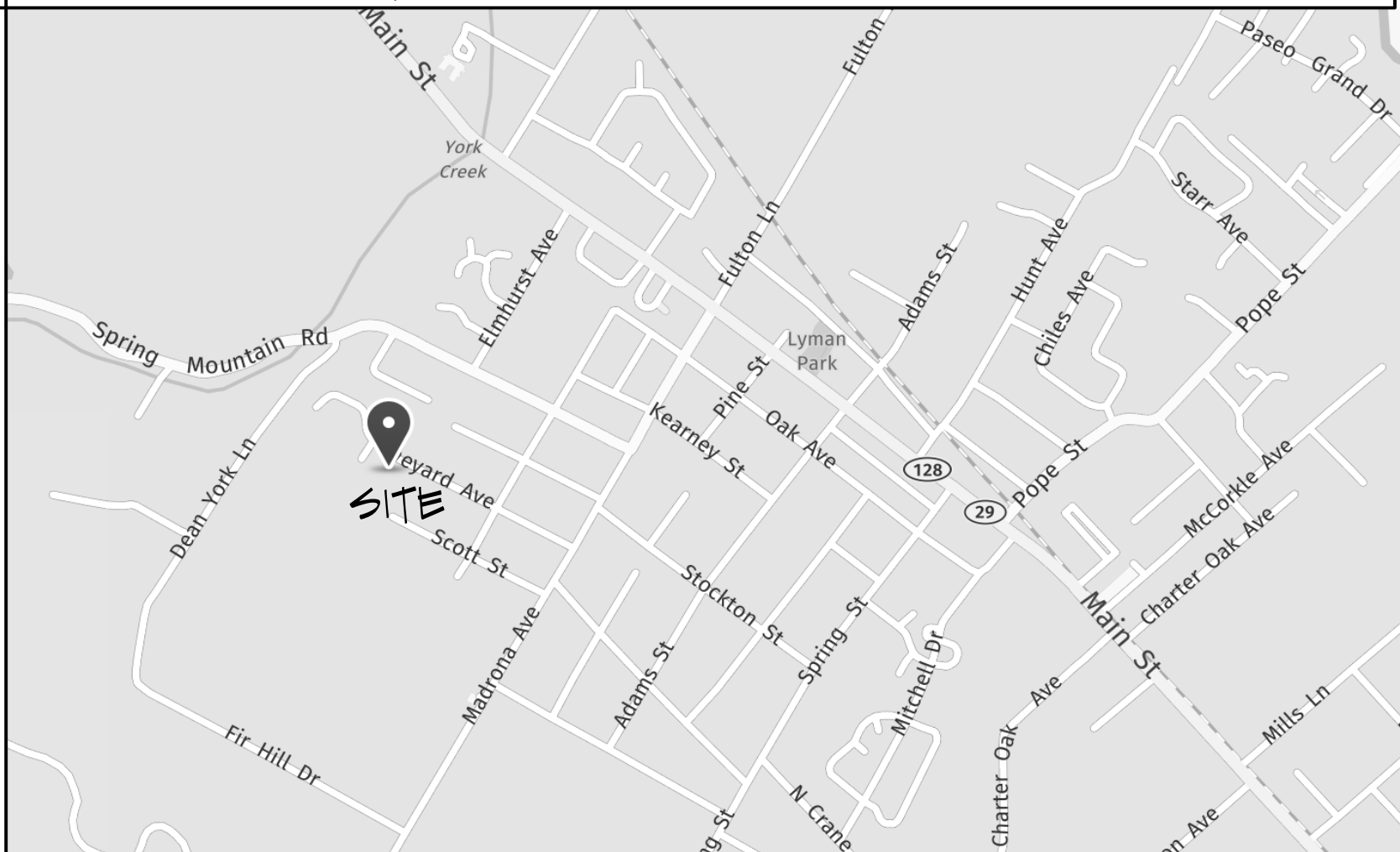
ARCHITECTURAL

TOP SHEET - 3D & TITLE
A-1 COVER SHEET
A-2 IMAGES - EXISTING CONDITIONS
A-3 IMAGES - EXISTING CONDITIONS
A-4 MATERIALS BOARD
A-5 EXISTING VICINITY PLAN & VEGETATION MAP
A-6 EXISTING FLOOR PLAN - DIMENSIONED
A-7 SITE PLAN - PROPOSED RESIDENCE, ACCESSORY DWELLING, GARAGE
A-8 FLOOR PLAN - RESIDENCE, ACCESSORY DWELLING, GARAGE
A-9 EXTERIOR ELEVATIONS - RESIDENCE, ACCESSORY DWELLING, GARAGE
A-10 ROOF PLAN - RESIDENCE, ACCESSORY DWELLING, GARAGE
A-11 FENCE PLAN

LANDSCAPING

L-1 LANDSCAPE PLAN

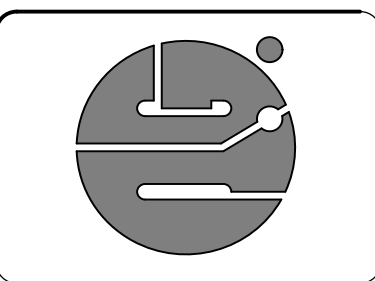
VICINITY MAP



DRAWN	CHECKED	DATE: 1/23/18
APPROVED BY:		REVISIONS
ARCHITECT	OWNER	KEY DATE

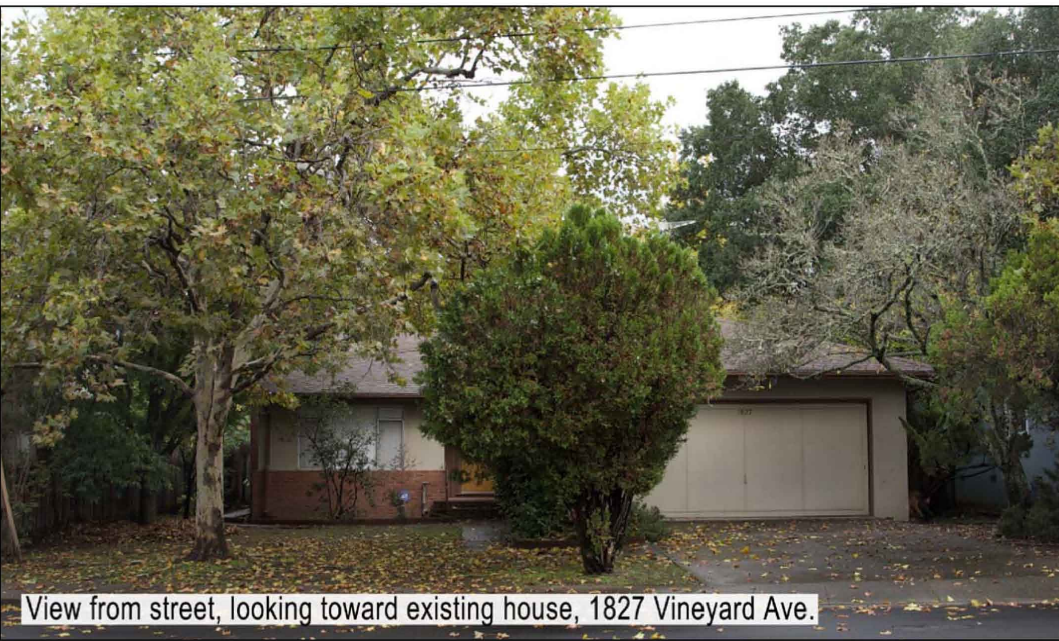
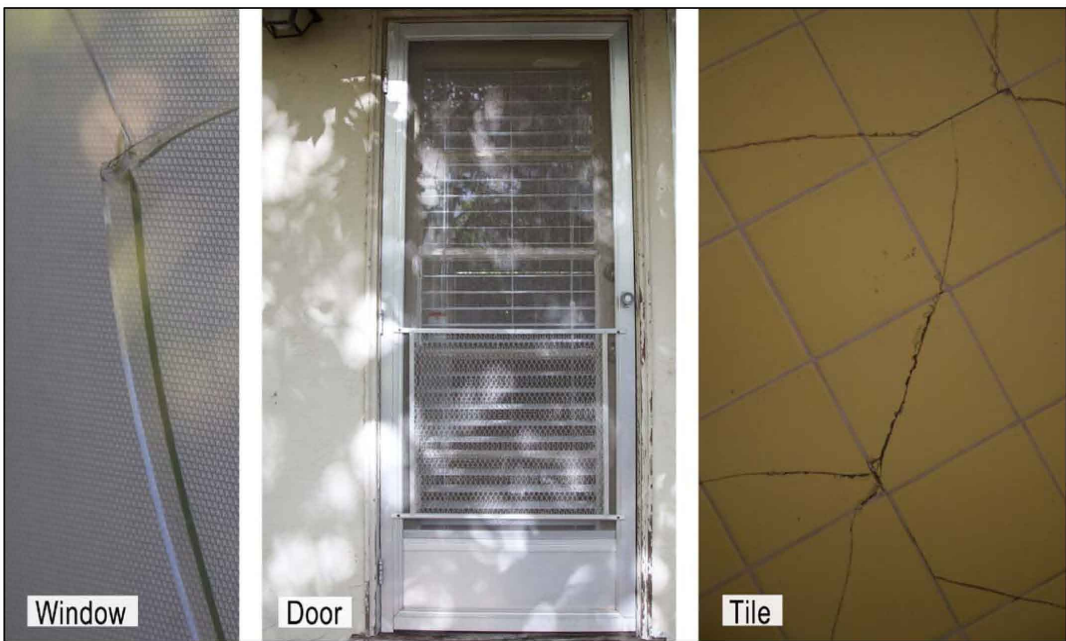
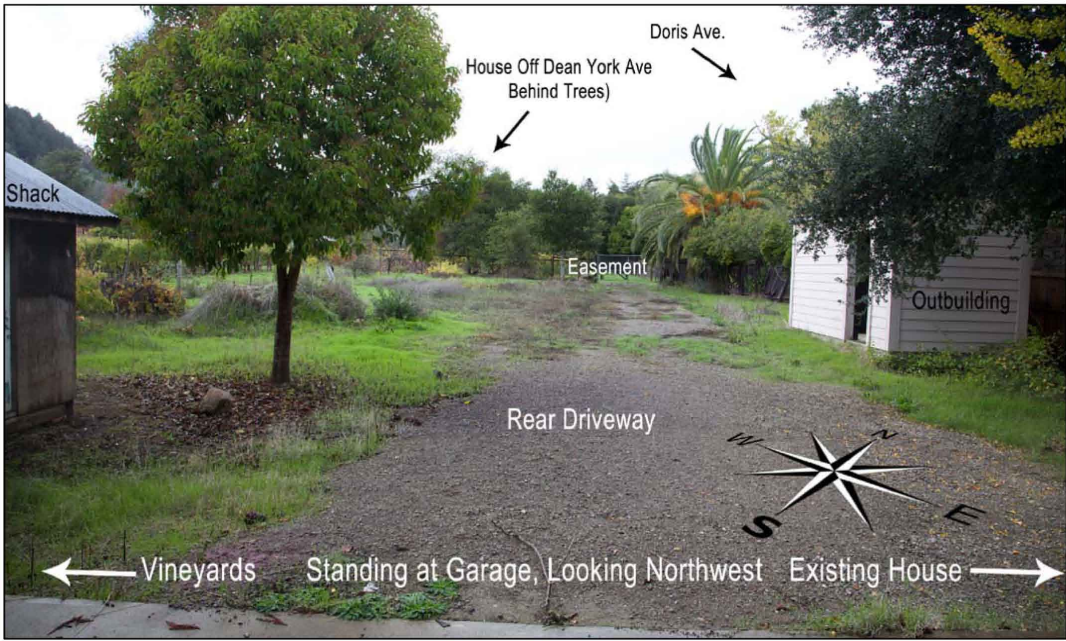
THE USE OF THE PLANS
HEREON SHALL BE
RESTRICTED TO THE
ORIGINAL SITE FOR WHICH
THEY ARE INTENDED AND
PUBLICATION THEREOF IS
EXPRESSLY LIMITED TO
THE PROJECT. ALL RIGHTS RESERVED BY
RGARCHITECTURE

RGarchitecture
OWNER: ROBERT R. GREGORY, ARCHITECT
REGISTERED ARCHITECT IN THE STATE OF CALIFORNIA
LICENSE NO. C 9870
926 CHAMPION LN, DEER PARK, CA 94576
PHONE: 707-963-7650, CELL: 707-480-4396
WEB: WWW.RGARCHITECTURE.COM



JOB	1827 VINEYARD AVENUE 1827 VINEYARD AVE, ST. HELENA, NAPA, CA. 94574	SHEET DESCRIPTION COVER SHEET	SHEET 1
			OF 12

EXISTING CONDITIONS (1 of 2) - 1827 Vineyard Ave

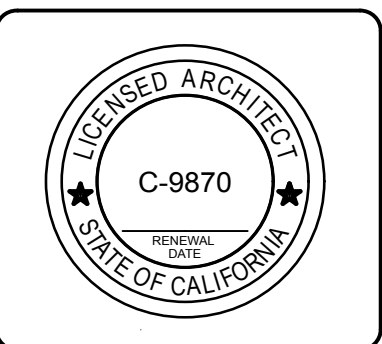
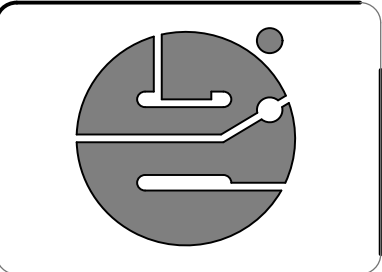


DATE:	1/19/18	
REVISIONS	KEY	DATE

DRAWN	CHECKED
APPROVED BY:	
ARCHITECT	OWNER

THE USE OF THE PLANS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE INTENDED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO ALL RIGHTS RESERVED BY RGARCHITECTURE

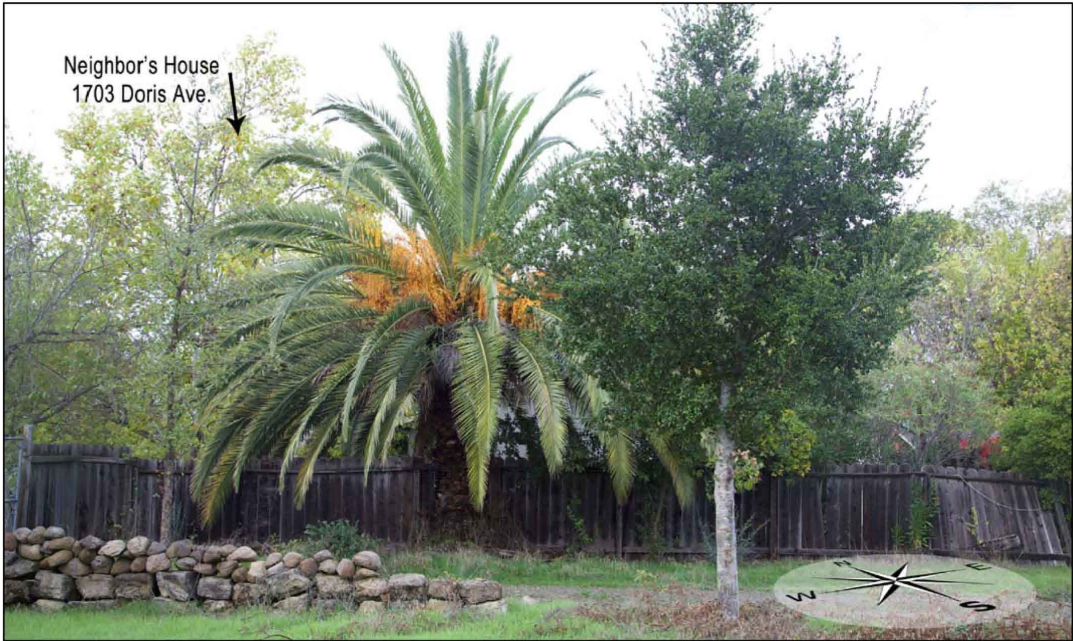
RGarchitecture
OWNER: ROBERT R. GREGORY, ARCHITECT
REGISTERED ARCHITECT IN THE STATE OF CALIFORNIA
LICENSE NO. C 9870
926 CHAMPION LN. DEER PARK, CA. 94576
PHONE: 707-963-7650, CELL: 707-480-4396
WEB: WWW.RGARCHITECTURE.COM



JOB 1827 VINEYARD AVENUE
1827 VINEYARD AVE., ST. HELENA, NAPA, CA. 94574
SHEET DESCRIPTION
IMAGES - EXISTING CONDITIONS

SHEET
2
OF 12

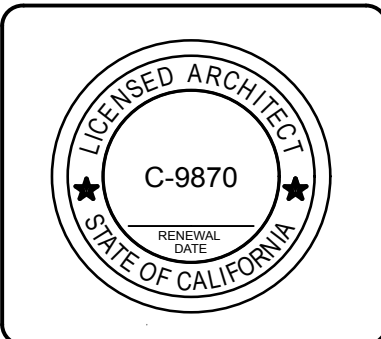
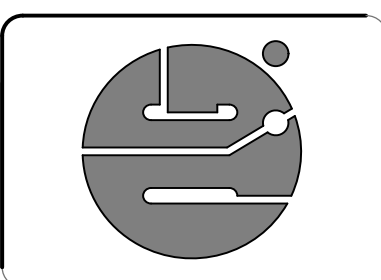
EXISTING CONDITIONS (2 of 2) - 1827 Vineyard Ave



DATE:	1/19/18
DRAWN	CHECKED
APPROVED BY:	ARCHITECT
OWNER	
REVISIONS	KEY
DATE	

THE USE OF THE PLANS
HEREIN IS RESTRICTED TO THE
ORIGINAL SITE FOR WHICH
THEY ARE INTENDED AND
PUBLICATION THEREOF IS
EXPRESSLY LIMITED TO
THE PROJECT AND ALL RIGHTS RESERVED BY
RGARCHITECTURE

RGarchitecture
OWNER: ROBERT R. GREGORY, ARCHITECT
REGISTERED ARCHITECT IN THE STATE OF CALIFORNIA
LICENSE NO. C 9870
926 CHAMPION LN. DEER PARK, CA. 94576
PHONE: 707-963-7650. CELL: 707-480-4396
WEB: WWW.RGARCHITECTURE.COM



JOB	1827 VINEYARD AVENUE 1827 VINEYARD AVE., ST. HELENA, NAPA, CA. 94574
SHEET DESCRIPTION	IMAGES - EXISTING CONDITIONS
SHEET	13
OF	12



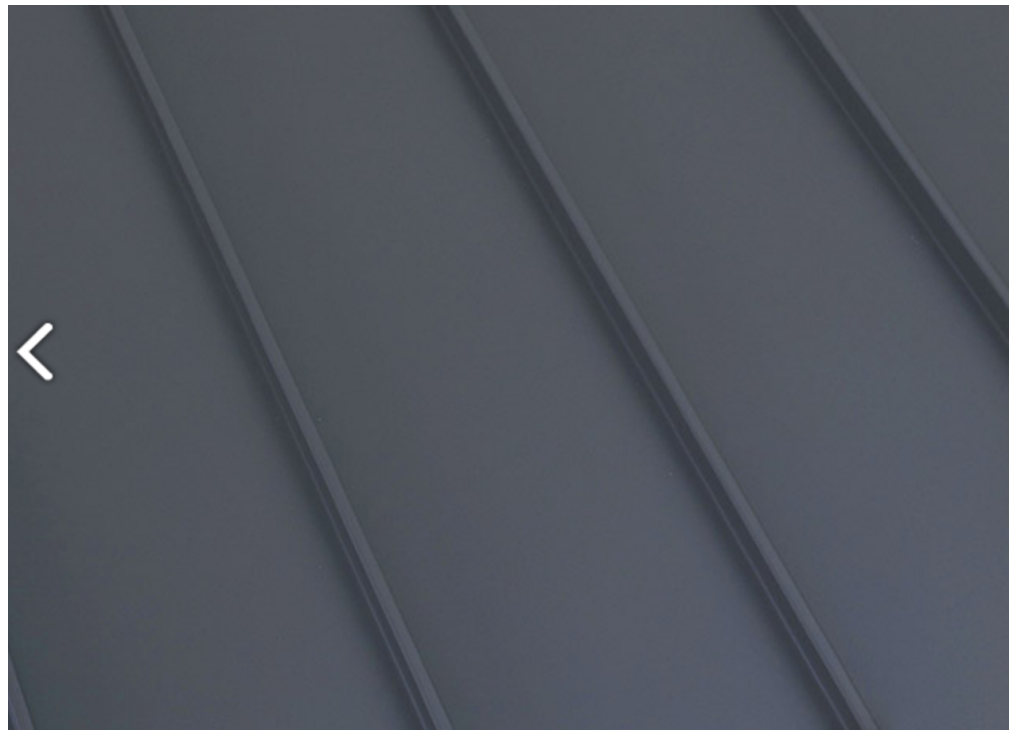
4 STONE PAVERS
PHOTO FROM RGARCHITECTURE



5 ALUMINUM WINDOWS & DOORS
PHOTO FROM RGARCHITECTURE



1 STUCCO WALLS
PHOTO FROM HOUZZ



2 STANDING SEAM METAL ROOF
PHOTO FROM CLASSICMETALROOFINGSYSTEMS.COM



3 WOOD COLOR
PHOTO FROM GOOGLE

JOB

1827 VINEYARD AVENUE
1827 VINEYARD AVE, ST. HELENA, NAPA, CA, 94574

SHEET DESCRIPTION

MATERIALS BOARD

SHEET

4

OF 12

RGArchitecture

OWNER: ROBERT R. GREGORY, ARCHITECT
REGISTERED ARCHITECT IN THE STATE OF CALIFORNIA
LICENSE NO. C 9870
976 CHAMPION LN, DEER PARK, CA 94576
PHONE: 707-963-7650, CELL: 707-480-4396
WEB: WWW.RGARCHITECTURE.COM

DRAWN

CHECKED

DATE:

1/19/18

APPROVED BY:

ARCHITECT

OWNER

REVISIONS

KEY

DATE

THE USE OF THE PLANS
HEREON IS TO BE
RESTRICTED TO THE
ORIGINAL SITE FOR WHICH
THEY ARE INTENDED AND
PUBLICATION THEREOF IS
EXPRESSLY LIMITED TO
THE PROJECT AND ALL
RIGHTS RESERVED BY
RGARCHITECTURE



JOB

1827 VINEYARD AVENUE
1827 VINEYARD AVE, ST. HELENA, NAPA, CA. 94574

SHEET DESCRIPTION

EXISTING VICINITY PL & VEGETATION MAP

SHEET

11

OF 12

DATE: 1/19/18

DRAWN

CHECKED

APPROVED BY:

ARCHITECT

OWNER

REVISIONS

KEY

DATE

THE USE OF THE PLANS
FOR CONSTRUCTION
IS RESTRICTED TO THE
ORIGINAL SITE FOR WHICH
THEY ARE INTENDED AND
PUBLICATION THEREOF IS
EXPRESSLY LIMITED TO
THE PROJECT AND ALL
RIGHTS RESERVED BY
RGARCHITECTURE

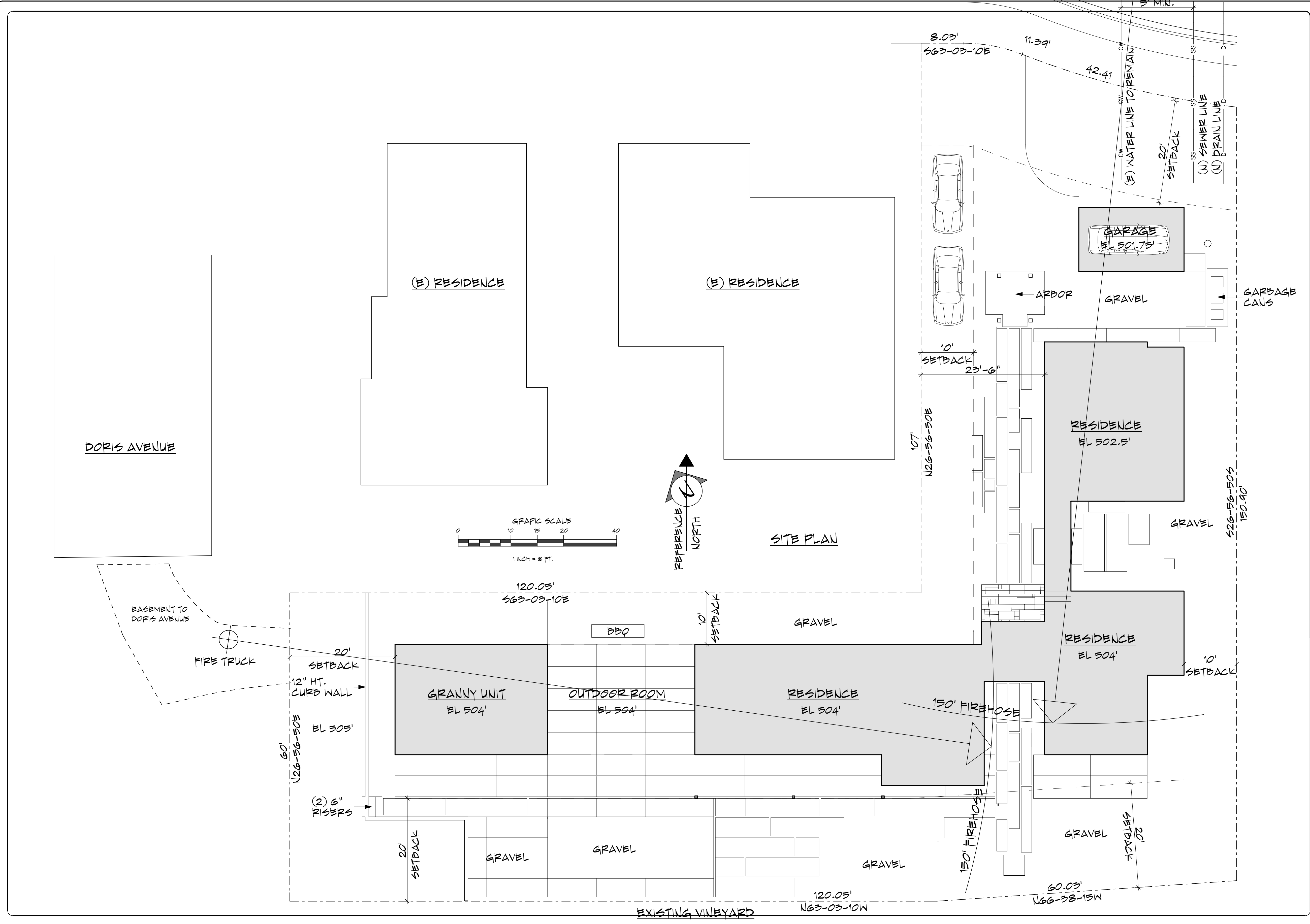
RGarchitecture

OWNER: ROBERT R. GREGORY, ARCHITECT
REGISTERED ARCHITECT IN THE STATE OF CALIFORNIA
LICENSE NO. C 9870
976 CHAMPION LN, DEER PARK, CA. 94576
PHONE: 707-963-7650, CELL: 707-480-4396
WEB: WWW.RGARCHITECTURE.COM

LICENSED ARCHITECT

C-9870

STATE OF CALIFORNIA



JOB

1827 VINEYARD AVENUE
1827 VINEYARD AVE., ST. HELENA, NAPA, CA. 94574

SHEET DESCRIPTION

SITE PLAN - RES, ACC DWELLING, GARAGE

SHEET

1

OF 12

THE USE OF THE PLANS
HEREON IS RESTRICTED TO THE
ORIGINAL SITE FOR WHICH
THEY ARE INTENDED AND
PUBLICATION THEREOF IS
EXPRESSLY LIMITED TO
THE PROJECT AND ALL RIGHTS RESERVED BY
RGARCHITECTURE

DATE:

1/19/18

DRAWN

CHECKED

APPROVED BY:

ARCHITECT

OWNER

REVISIONS

KEY

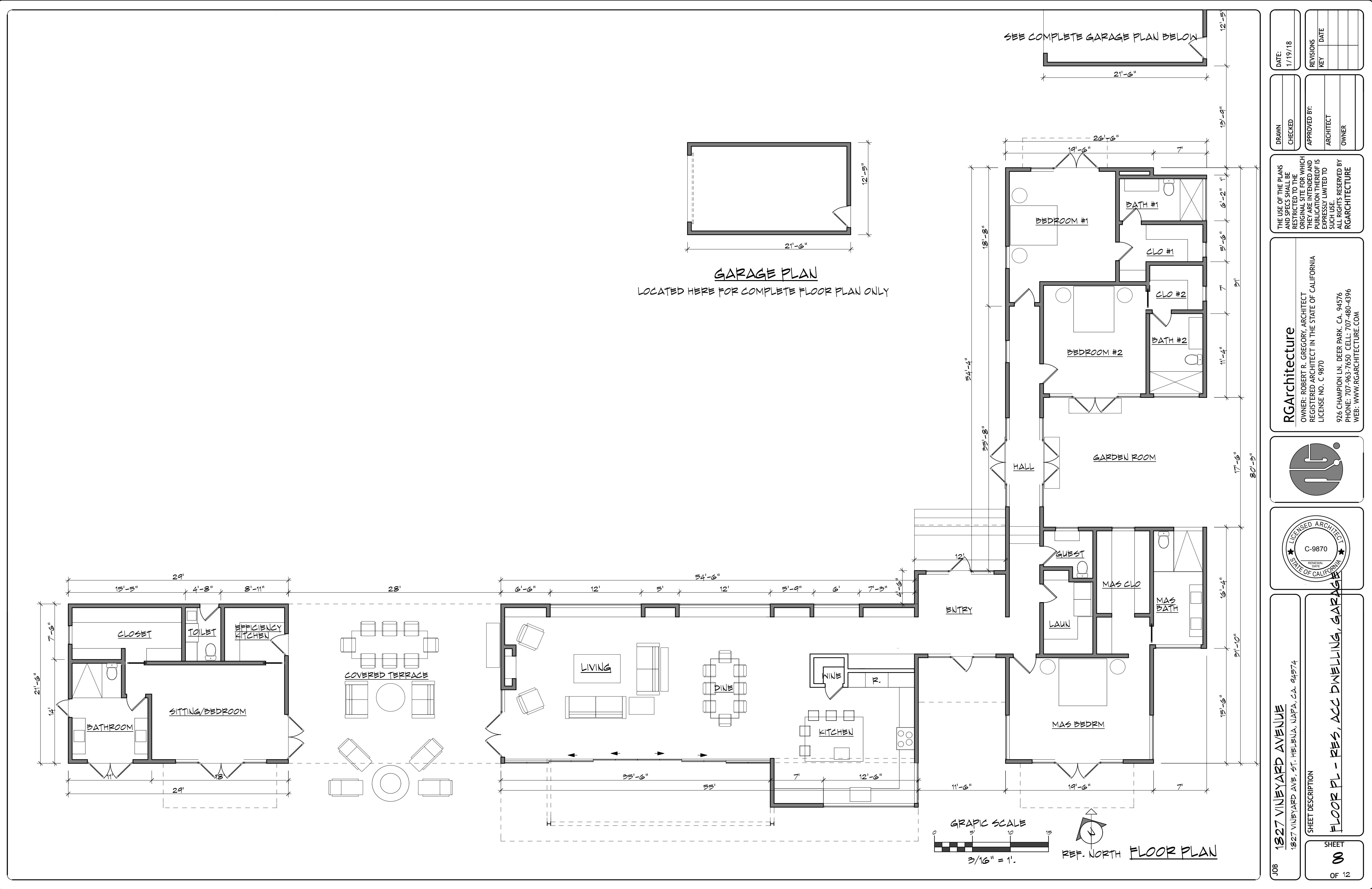
DATE

RGarchitecture

OWNER: ROBERT R. GREGORY, ARCHITECT
REGISTERED ARCHITECT IN THE STATE OF CALIFORNIA
LICENSE NO. C 9870
926 CHAMPION LN. DEER PARK, CA. 94576
PHONE: 707-963-7650, CELL: 707-480-4396
WEB: WWW.RGARCHITECTURE.COM

Page 183 of 261

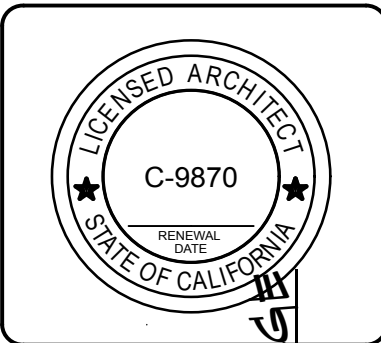
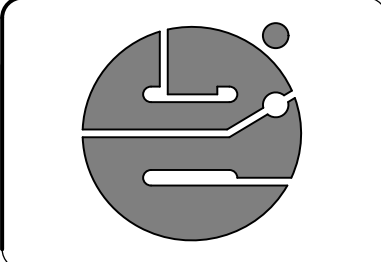
Agenda Item #5.3.



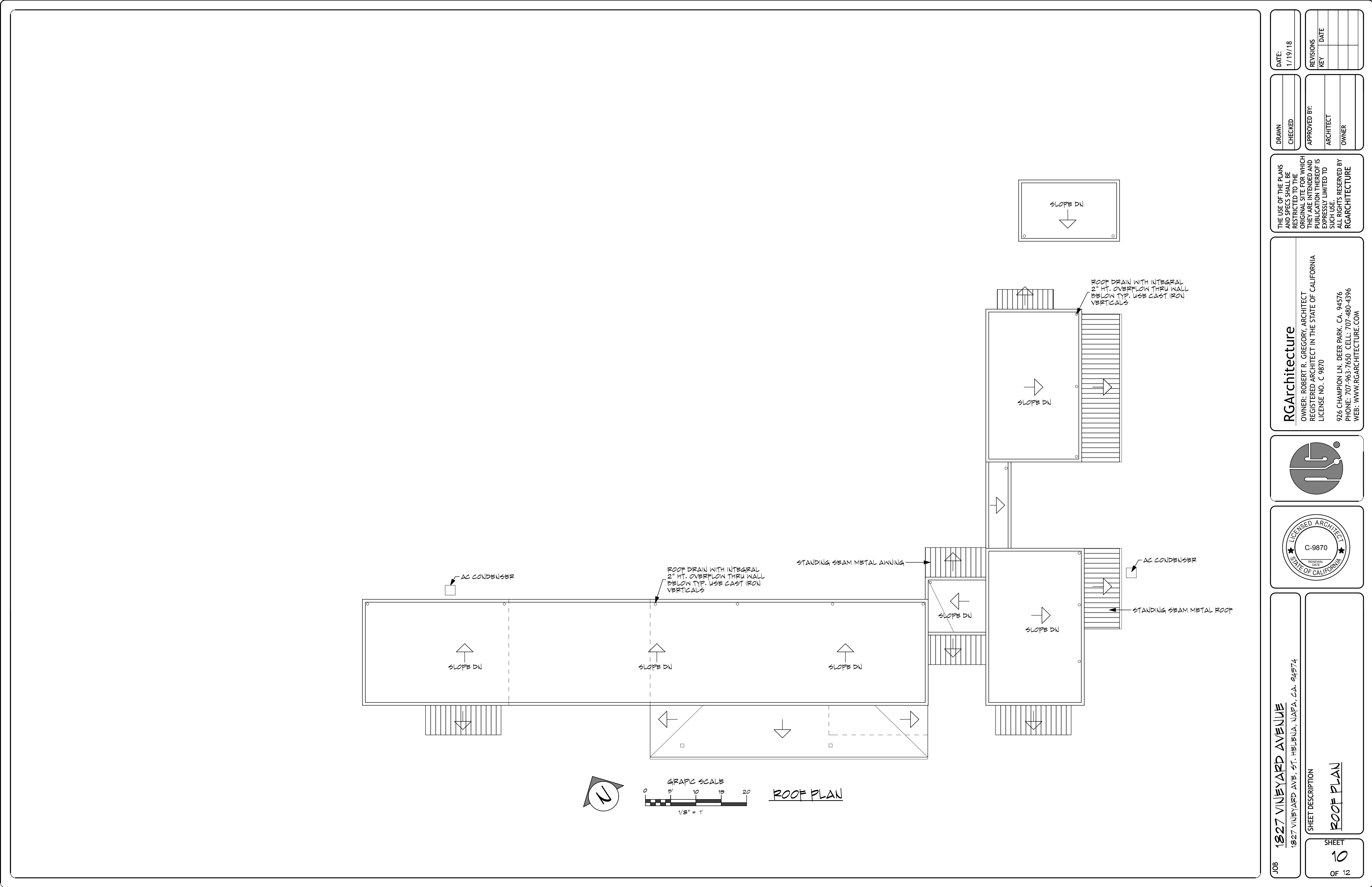
DRAWN	CHECKED	DATE:	1/19/18
APPROVED BY:	ARCHITECT	OWNER	
REVISIONS	KEY	DATE	

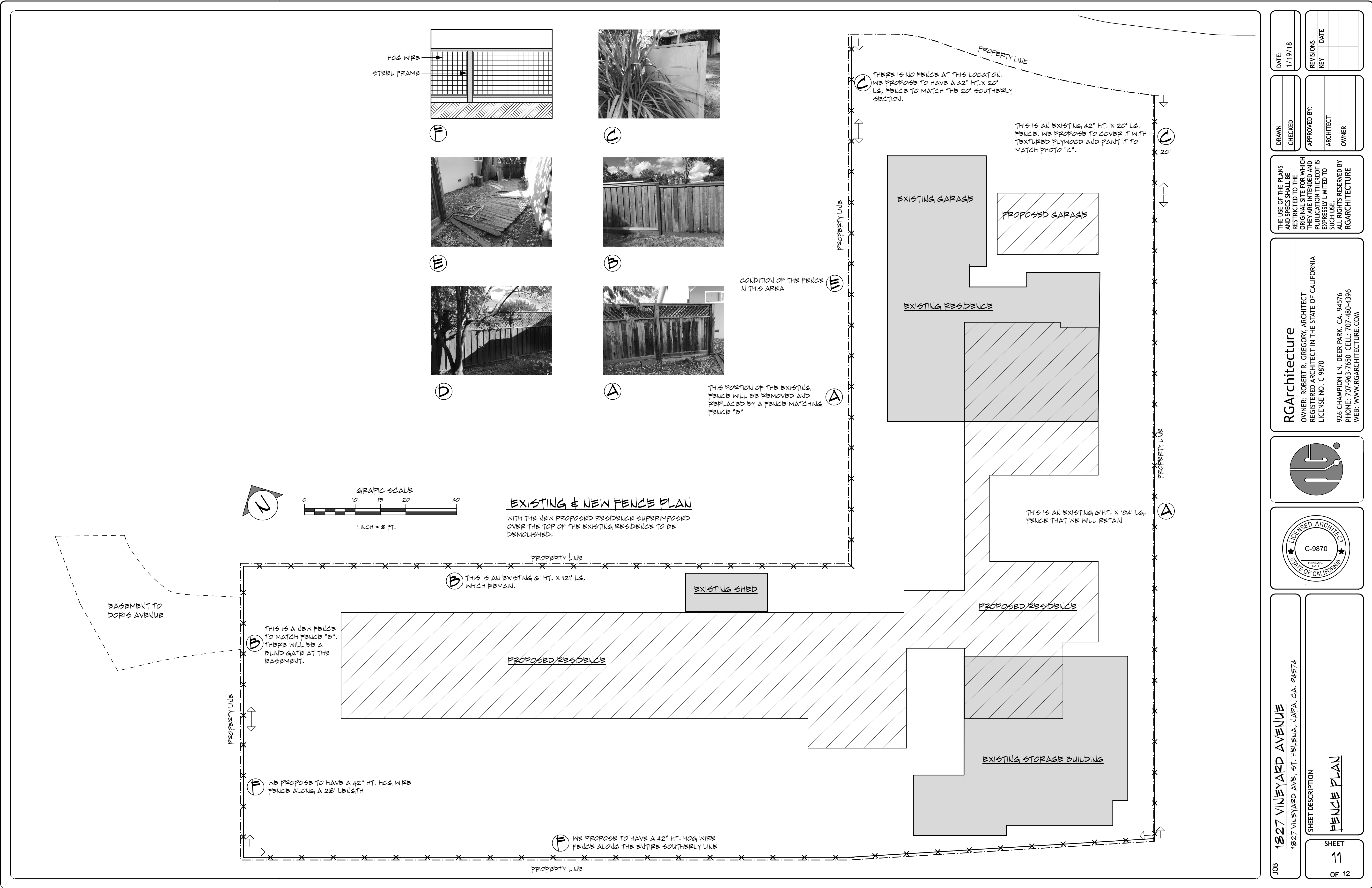
THE USE OF THE PLANS
RESTRICTED TO THE
ORIGINAL SITE FOR WHICH
THEY ARE INTENDED AND
PUBLICATION THEREOF IS
EXPRESSLY LIMITED TO
THE PROJECT AND ALL RIGHTS RESERVED BY
RGARCHITECTURE

RGarchitecture
OWNER: ROBERT R. GREGORY, ARCHITECT
REGISTERED ARCHITECT IN THE STATE OF CALIFORNIA
LICENSE NO. C 9870
926 CHAMPION LN. DEER PARK, CA. 94576
PHONE: 707-963-7650, CELL: 707-480-4396
WEB: WWW.RGARCHITECTURE.COM



JOB	1827 VINEYARD AVENUE 1827 VINEYARD AVE., ST. HELENA, NAPA, CA. 94574
SHEET DESCRIPTION	FLOOR PL - RES, ACC DWELLING, GARAGE
SHEET	0
OF	12







Above: Visual inspiration for this proposed garden in St. Helena.

This symbol  used three times on the plan, indicates an ornamental pot, such as the one shown below, planted with gaura 'Whirling Butterflies,' a plant that appears very much like a subtle, kinetic sculpture (shown below, right).



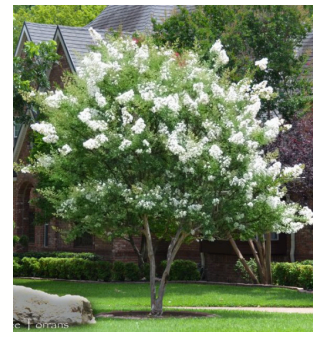
IRRIGATION HYDROZONES

Zone 1 – Drip, very low water – 335 sq. ft.
Zone 2 – Drip, low water – 640 sq. ft.
Zone 3 – Drip, medium water – 702 sq. ft.
Zone 6 – Spray, low water – 150 sq. ft.

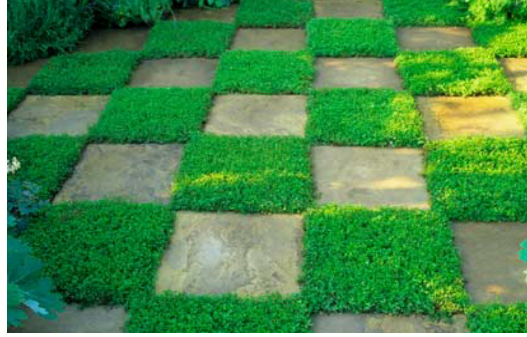
Overhead spray landscape area – 150 sq. ft.
Drip landscape area – 1677 sq. ft.
Total landscape area – 1827 sq. ft.

Plant List

- 1.) Crape myrtle – *Lagerstroemia indica*
- 2.) Green carpet – *Herniaria glabra*
- 3.) Elephant grass – *Chondropetalum tectorum*
- 4.) Japanese maple
- 5.) 'Iceberg' climbing rose
- 6.) Mexican sage 'Midnight' – *Salvia leucantha*
- 7.) Italian cypress 'Tiny Tower'
- 8.) Russian sage – *Perovskia*
- 9.) *Salvia greggii* 'Mirage'
- 10.) Salvia 'White Sage'
- 11.) Lavender lantana
- 12.) Lavender 'Platinum Blonde'
- 13.) Bearded iris
- 14.) Japanese windflower – *Anemone japonica*
- 15.) Abutilon 'Golden Fleece'
- 16.) Star jasmine
- 17.) Hardenbergia
- 18.) Fortnight lily – *Dietes grandiflora*
- 19.) Cousin It – *Acacia cognata*
- 20.) Stone garden spheres
- 21.) Horsetail reed – *Equisetum bymale*
- 22.) Oakleaf hydrangea – *Hydrangea quercifolia*
- 23.) Dwarf periwinkle – *Vinca minor*
- 24.) Calla lily – *Zantedeschia*
- 25.) Pomegranate tree
- 26.) *Xylosma congestum*
- 27.) Carolina laurel – *Prunus caroliniana*



1.) Crape myrtle



2.) Green carpet



3.) Elephant grass



4.) Japanese maple



5.) 'Iceberg' climbing rose



6.) Mexican sage 'Midnight'



7.) 'Tiny Tower' Italian cypress



8.) Russian sage



9.) *Salvia greggii* 'Mirage'



10.) Salvia 'White Sage'



11.) Lavender lantana



12.) Lavender 'Platinum Blonde'



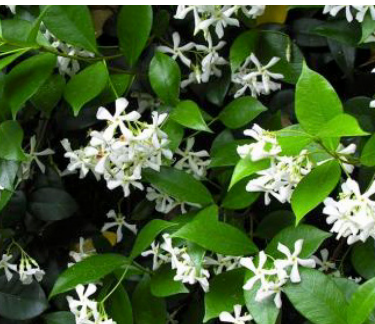
13.) Bearded iris



14.) Windflower



15.) Abutilon 'Golden Fleece'



16.) Star jasmine



17.) Hardenbergia



18.) Fortnight lily



19.) Cousin It



20.) Stone garden spheres



21.) Horsetail reed



22.) Oakleaf hydrangea



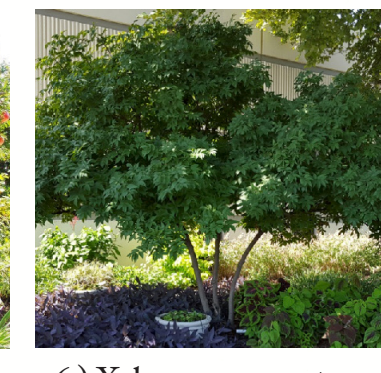
23.) Vinca minor



24.) Calla lily



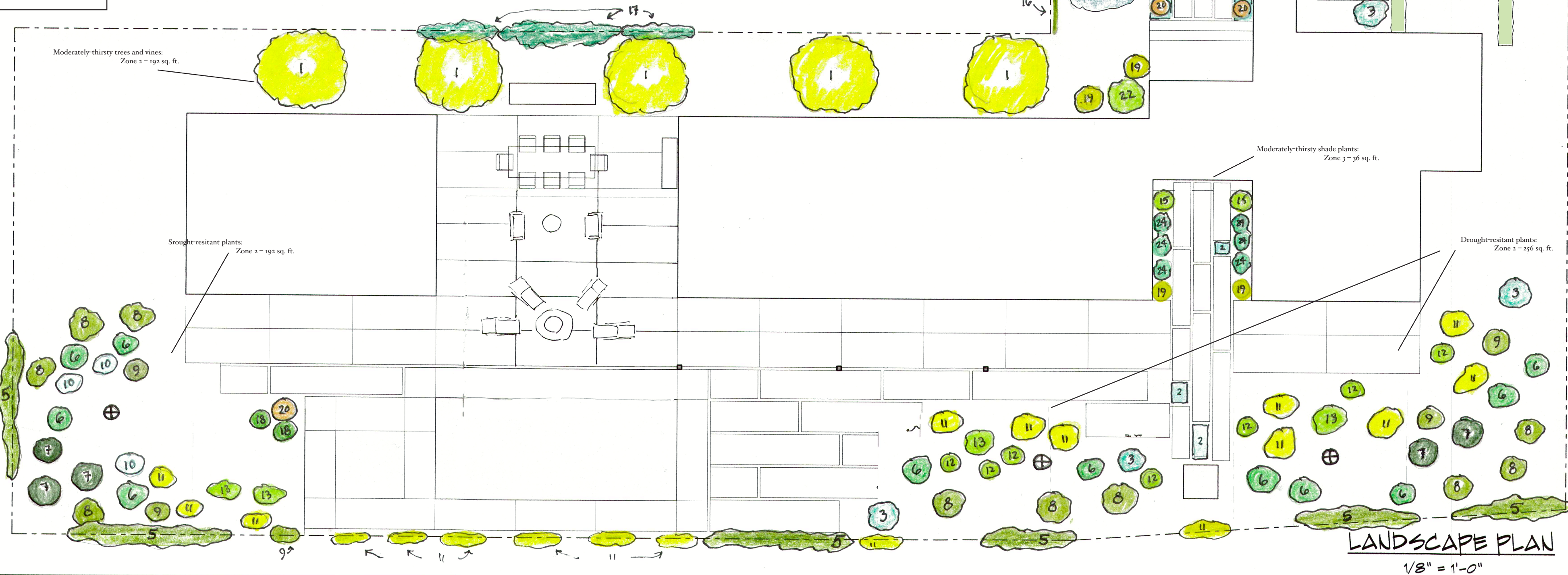
25.) Pomegranate tree



26.) *Xylosma congestum*

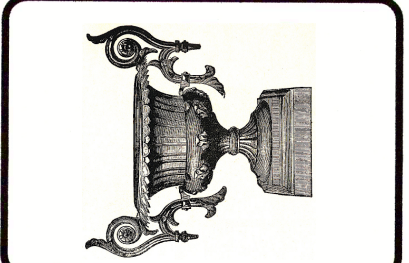


27.) Carolina laurel



DRAWN	CHECKED	DATE: 9/5/17
APPROVED BY:	ARCHITECT	OWNER
REVISIONS	KEY	DATE

GREENHAVEN Landscape Design California State Contractor's License No. 912445 A. Cori Simms Post Office Box 10902 Napa, California 94581 (707) 226-3356



1827 VINEYARD AVENUE 1827 VINEYARD AVE., ST. HELENA, NAPA, CA. 94574	LANDSCAPE PLAN SHEET DESCRIPTION SHEET L - 1 of one sheet
--	---

Stillwater Civil Design

1090 Shetler Ave., Napa, CA 94559 – (707) 974-9261 – rangel@stillwatercivil.com

November 13, 2015
Revised January 17, 2018

City of St. Helena
Department of Public Works
C/O Erica Smithies
1480 Main Street
St. Helena, CA 94574

RE: PL16-095 – 1827 Vineyard Avenue, Water Use Analysis

Ms. Smithies,

The following Water Use Analysis was completed for the residential project at 1827 Vineyard Avenue in St. Helena. The original Water Use Analysis was completed in December 2016 by CAB Consulting Engineers for a similar project on the same parcel under direction of the previous land owner. The new property owner has hired Stillwater Civil Design to continue the project and to make revisions as needed to obtain approval for a slightly different residential development plan. Please refer to the Civil Construction Plans completed by Stillwater Civil Design and the Architectural Plans completed by RG Architecture for project details. The following water use information was originally compiled by CAB Consulting Engineers. Previously compiled water use information is being used in this analysis by Stillwater Civil Design with the permission of CAB Consulting Engineers.

This Water Use Analysis has been completed to comply with the City of St. Helena's Water Neutrality policy. This analysis documents the existing versus proposed water consumption for the proposed residential development located at 1827 Vineyard Avenue in St. Helena, California. The retrofit savings will be achieved through replacement fixtures on site. The existing residence is approximately 1,400 square feet and contains 3 total bedrooms, for a 6-person total resident capacity. The proposed residence will have 3 total bedrooms and the proposed granny unit will have 1 bedroom, for a 8-person total resident capacity.

EXISTING DOMESTIC WATER USE:

A site visit was conducted in November 2016, to evaluate existing fixture use flows. The site visit resulted in the following flow rates for each fixture shown in Table A:

Showers	5.6 gallon/minute
Lavatory Faucets	1.2 gallon/minute
Kitchen Faucets	2.6 gallon/minute
Water Closets	4.5 gal/flush

Table A

Based on 6 residents, the existing water usage is calculated at 446 gallons/day. (See Appendix A)

Stillwater Civil Design

1090 Shetler Ave., Napa, CA 94559 – (707) 974-9261 – rangel@stillwatercivil.com

PROPOSED DOMESTIC WATER USE:

The new residence and guest unit project proposes to use updated and significantly more efficient fixtures to meet a net zero increase water consumption in accordance with City of St. Helena “Safe Yield” policies. Specifications for these new fixtures are provided in Appendix B.

The proposed calculations are for an 8-person total resident capacity specified above. These new fixtures, and subsequent proposed water demand, are compliant with 2013 California Green Building Standards Code (CalGreen) and City of St. Helena standards. The flow rates for each fixture are shown in Table B:

Showers	2.0 gallon/minute
Lavatory Faucets	1.2 gallon/minute
Kitchen Faucets	1.5 gallon/minute
Water Closets	1.0 gallon/minute
Clothes Washer	12.2 gallon/cycle
Dishwasher	2.2 gallon/cycle

Table B

Based on 8 residents, the proposed water usage is calculated at 245.1 gallons/day. (See Appendix A)

CONCLUSION:

The project proposes a net decrease of water usage due to the replacement of less efficient fixtures. The existing domestic water use is estimated at 446 gallons per day. The more efficient fixture specifications is estimated to reduce proposed demand to 245 gallons per day, or 201 gallons per day less than the existing use, thereby satisfying the City of St. Helena “Safe Yield” policy and new development water code.

Appendix A: Water Neutrality 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	5.6	x	8	x	1	x	6	=	268.8
Lavatory Faucets	1.2	x	0.25	x	3	x	6	=	5.4
Kitchen Faucet	2.6	x	4	x	1	x	6	=	62.4
Toilet	4.5	x	1	x	3	x	6	=	81.0
Clothes Washer	12.18	x	1	x	0.37	x	6	=	27.0
Dish Washer	2.2	x	1	x	0.1	x	6	=	1.3
									446.0

2.Occupant Calculation:

Occupants		
# of	per	Total
Bedrooms	x	bedroom = Occupants
4	2	8

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	8	=	128.0
Lavatory Faucets**	1.2	x	0.25	x	3	x	8	=	7.2
Kitchen Faucet***	1.5	x	4	x	1	x	8	=	48.0
Toilet****	1	x	1	x	3	x	8	=	24.0
Clothes Washer	12.18	x	1	x	0.37	x	8	=	36.1
Dish Washer	2.2	x	1	x	0.1	x	8	=	1.8
									245.1

* Assume Conservative Hansgrohe Metris S

** Assume Kohler Stillness Wall Mount K-T944-4-BN

*** Assume Blanco Meridian #441745

**** Assume Toto UltraMax M5604114CUFG#01

Appendix B: Water Fixture Specifications

1605 PLUMBING SCHEDULE

KITCHEN AND LAUNDRY

Date: 12/20/2016

Plumbing Fixtures	Description	Model	MSRP	Quote	Market	Flow Rate
Faucet at kitchen sink	Blanco Meridian Semi-Professional Faucet 1.5 GPM, Satin Nickel	#441754	\$515.31		\$515.31	1.5 GPM
Faucet at prep sink	Blanco 1.5 GPM Sonoma Faucet with Pull-Down Spray, Stainless Steel	#441762	\$223.59		\$209.43	1.5 GPM
Kitchen sink	Franke Regatta with Bottom & Ledge Grid & a Chopping Board	#RXX170	\$1,659.00		\$1,244.25	
Prep sink	Franke Artisan Stainless Steel Sink	#ARX11014	\$540.00		\$330.80	
Total			\$2,937.90		\$2,299.79	

POWDER ROOM AT MAIN HOUSE

Plumbing Fixtures	Description	Model	MSRP	Quote	Market	Flow Rate
Faucet trim	Kohler Stillness Wall-Mount Bathroom Sink Trim	K-T944-4-BN	\$863.80		\$647.85	1.2 GPM
Faucet valve	Kohler Stillness Wall-Mount bathroom sink valve	#K-410-K	\$199.55		\$149.66	
Vessel Sink	Kohler Vessel Bathroom Sink	#K-14800	\$197.60		\$148.20	
Toilet	Toto UltraMax II 1G one Piece Elongated Toilet with Sana Gloss, White	MS604114CUGF#01	\$805.00		\$475.80	1.0 GPF
Total			\$1,202.15		\$773.66	

MASTER BATHROOM

Plumbing Fixtures	Description	Model	MSRP	Quote	Market	Flow Rate
Faucet trim	Kohler Stillness Wall-Mount Bathroom Sink Trim	K-T944-4-BN	\$863.80		\$647.85	1.2 GPM
Faucet valve	Kohler Stillness Wall-Mount bathroom sink valve	#K-410-K	\$199.55		\$149.66	
Faucet trim	Kohler Stillness Wall-Mount Bathroom Sink Trim	#K-T944-4-BN	\$863.80		\$647.85	1.2 GPM
Faucet valve	Kohler Stillness Wall-Mount bathroom sink valve	#K-410-K	\$199.55		\$149.66	
Vessel Sink	Victoria + Albert Vessel Basin	#IOS 54	\$520.00		\$520.00	
Vessel Sink	Victoria + Albert Vessel Basin	#IOS 54	\$520.00		\$520.00	
Toilet	Toto UltraMax II 1G one Piece Elongated Toilet with Sana Gloss, White	MS604114CUGF#01	\$805.00		\$475.80	1.0 GPF
Bathtub	Americh Contura	#7232	\$3,736.60		\$3,736.60	
Tub Filler	Kohler Stillness Floor-Mount Bath Filler with Handshower	K-T97344-4-CP	\$1,318.25		\$1,094.48	6.0 GPF
Shower Head	Kohler Awaken Showerhead	K-997-BN	\$169.00		\$127.20	1.75 GPM
Handshower	Kohler Awaken G110 premium slidebar kit	K-99898-BN	\$322.00			2.0 GPM
Shower handle trim	Kohler Stillness Valve Trim with Lever Handles for Stacked Valve	#K-T10941-BN	\$597.15		\$447.86	
3/4" Stacked thermostatic valve	Kohler	#K-2976-KS	\$579.15		\$404.64	
Transfer valve trim	Kohler Stillness	#K-T10944-4-BN	\$270.25		\$134.95	
3/4" Transfer valve		#K-728-K	\$191.85		\$130.46	
Total			\$11,155.95		\$9,187.01	

LAUNDRY

Date last completed

Plumbing Fixtures	Description	Model	MSRP	Quote	Market	Flow Rate
Faucet at laundry sink	Blanco 1.5 GPM Sonoma Faucet with Pull-Down Spray, Stainless Steel	#441762	\$223.59		\$209.43	1.5 GPM
Laundry Sink	Signature Hardware 24" Farmhouse Sink	#20221	\$604.95		\$604.95	
Total			\$828.54		\$814.38	

BATHROOM AT MAIN HOUSE

Plumbing Fixtures	Description	Model	MSRP	Quote	Market	Flow Rate
Faucet trim	Hansgrohe Metris S Wall-Mounted Single Handle Faucet Trim	31163001	\$320.00		\$199.80	1.2 GPM
Faucet valve	Hansgrohe Rough, Wall Mounted Faucet	13622181	\$262.00		\$163.80	
Handshower	Hansgrohe Raindance E 100 AIR Green 3-Jet Wallbar Set	4519000	\$289.00		\$171.38	2.0 GPM
Wall Outlet	Hansgrohe Wall Outlet, Chrome	27454002	\$54.00		\$35.10	
Thermostatic Trim With Volume Control And Diverter	Hansgrohe S Thermostatic Trim With Volume Control And Diverter, Chrome	4231000	\$530.00		\$244.80	
Shower Rough Valve	Hansgrohe iBox Universal Plus Rough with Service Stops, 3/4-Inch	1850181	\$166.00		\$76.80	
Tub Spout	Hansgrohe S Tub Spout, Chrome	14413001	\$150.00		\$100.08	
Bathtub	Bellwether 60 In. x 30 In. Alcove Bath with Integral Apron, Tile Flange, and Right-Hand Drain, White	K-838-0	\$739.25		\$604.44	
Toilet	Toto UltraMax II 1G one Piece Elongated Toilet with Sana Gloss, White	MS604114CUGF#01	\$805.00		\$475.80	1.0 GPF
Vessel Sink	Kohler Vessel Bathroom Sink	#K-14800	\$197.60		\$148.20	
Total			\$197.60		\$148.20	

BATHROOM AT GRANNY UNIT

Plumbing Fixtures	Description	Model	MSRP	Quote	Market	Flow Rate
Faucet trim	Hansgrohe Metris S Wall-Mounted Single Handle Faucet Trim	31163001	\$320.00		\$199.80	1.2 GPM
Faucet valve	Hansgrohe Rough, Wall Mounted Faucet	13622181	\$262.00		\$163.80	
Handshower	Hansgrohe Raindance E 100 AIR Green 3-Jet Wallbar Set	4519000	\$289.00		\$171.38	2.0 GPM
Wall Outlet	Hansgrohe Wall Outlet, Chrome	27454002	\$54.00		\$35.10	
Thermostatic Trim With Volume Control And Diverter	Hansgrohe S Thermostatic Trim With Volume Control And Diverter, Chrome	4231000	\$530.00		\$244.80	
Shower Rough Valve	Hansgrohe iBox Universal Plus Rough with Service Stops, 3/4-Inch	1850181	\$166.00		\$76.80	
Tub Spout	Hansgrohe S Tub Spout, Chrome	14413001	\$150.00		\$100.08	

Bathtub	Bellwether 60 In. x 30 In. Alcove Bah with Integral Apron, Tile Flange, and Left-Hand Drain, White	K-837-0	\$739.25	\$604.44
Toilet	Toto UltraMax II 1G one Piece Elongated Toilet with Sana Gloss, White	MS604114CUFG#01	\$805.00	\$475.80 1.0 GPF
Vessel Sink	Kohler Vessel Bathroom Sink	#K-14800	\$197.60	\$148.20
Total			\$197.60	\$148.20

POWDER ROOM AT GRANNY UNIT

Plumbing Fixtures	Description	Model	MSRP	Quote	Market	Flow Rate
Faucet trim	Hansgrohe Metris S Wall-Mounted Single Handle Faucet Trim	31163001	\$320.00		\$199.80	1.2 GPM
Faucet valve	Hansgrohe Rough, Wall Mounted Faucet	13622181	\$262.00		\$163.80	
Toilet	Toto UltraMax II 1G one Piece Elongated Toilet with Sana Gloss, White	MS604114CUFG#01	\$805.00		\$475.80	1.0 GPF
Vessel Sink	Kohler Vessel Bathroom Sink	#K-14800	\$197.60		\$148.20	
Total			\$1,584.60		\$987.60	

From: Melissa Email
To: [Lilly Bianco](#)
Subject: 1827 Vineyard Ave
Date: Wednesday, March 07, 2018 1:24:31 PM

Hi Lilly,

I received the notice of application for the project located at 1827 Vineyard Ave. I have spent some time reviewing the plans and feel that the design and footprint of the project works well with our neighborhood. I am very pleased that it is a one story structure and the overall size seems appropriate for the lot. The contemporary design is well done and in keeping with the majority of the new construction in the area.

I would appreciate you passing my comments on to the planning commission.

Best,

Melissa Griggs

Sent from my iPad

The United Methodist Church
of Saint Helena

Serving the Heart of the Napa Valley since 1853

RECEIVED
PLANNING DEPARTMENT

MAR 15 2018

CITY OF ST. HELENA

March 15, 2018

To the City of St Helena Planning Department

On behalf of the St Helena United Methodist Church, I write as resident of the parsonage at 1835 Vineyard Avenue, directly next door to the projected demolition and new building plan proposal from Susan Duprey under consideration by the Planning Commission.

The St. Helena United Methodist Church has been sole owner of this property for nearly fifty years, and has always worked to be a good neighbor, respectful of nearby residents and the surrounding community. As a faith community, in St Helena since 1853, we understand the importance of clear communication and respecting the needs of our neighbors too. As it is said in Luke 10:27,

"You must love the Lord your God with all your heart, with all your being, with all your strength, and with all your mind, and love your neighbor as yourself."

No matter one's religion or beliefs, this is the most important commandment of all and one we, as a church, try to live by. The concerns I have about this new demo and new home construction have nothing to do with Ms. Duprey or her desire for a home. I look forward to getting to know her and her family in time and hope we can build a good relationship together as neighbors. However, there are two key elements which are of concern in this project but I know that a way can be found forward allowing all to continue to thrive in this lovely neighborhood and the vital community of St Helena.

In looking at the proposed plans, on-line thru the planning commission website, as well as in person at Ms. Duprey's home recently, I see two areas of concern. One is the demolition of the current property, which, to the best of my knowledge, has been vacant for nearly three years since Joe Potter passed away. As a result of this lack of care, the property has become more and more bedraggled in appearance and, it appears, in stability. There are three buildings, one a shed, all of which appear to be havens for questionable wildlife; birds, wild cats, insects and vermin. This has already been an issue in that creatures cross over to our yard area on a regular basis, resulting in numerous rats coming into our property and attempting to enter the house. Our exterminator has noticed this increase when they come out to check traps and do spot inspections for vermin on the property. My concern is that once this adjacent property's house and its out buildings are demolished, that there will be a new and massive influx of critters, especially vermin, running into our property as well as other adjacent homes.

I would ask that all possible, effective and safe measures be taken in the planning and action of the property demolition so that as little new infestation as possible occurs in the property's surrounding 1827 Vineyard Avenue.

The United Methodist Church of Saint Helena

Serving the Heart of the Napa Valley since 1853

The second area of concern is the planned building construction to the rear of our property at 1835 Vineyard Avenue. The 1827 Vineyard Avenue property has an L shape, with the majority of the property facing Vineyard Avenue, running to the adjacent vineyard property line behind it. A northerly extension of the 1827 property runs behind our property at 1835 Vineyard, as well as behind the next-door property at 1703 Doris Avenue.

The current plans call for the building of a new home at 1827 Vineyard, two sections of which are to the east of our property in the usual fashion of every other home on our block and on the surrounding neighborhood blocks. However, the other two sections of this expansive home, four sections all-together, are designed to be built directly behind our property, and behind the 1703 Doris Avenue property also. This brings me to the heart of my concern, which are the sightlines at 1835 Vineyard, that will be severely reduced and even eliminated as result of this new home construction project. The current sightlines allow our property a consistently clear view of the Mayacamas mountains, of the adjacent vineyards and of the many trees and wild hawks that are part of this agricultural environment. The planned new buildings at 1827 Vineyard will remove the sightlines we currently enjoy, eliminating the vineyards, mountains, hawks, sky, clouds and sunset. The new house plans as shown on sheet 9 of the architectural drawings on-line, indicate the height of the proposed new house roof line, at the point directly behind our backyard, to be 15ft, 9 inches. The current existing fence, in this same area, which separates our yard at 1835 from the property at 1827, is a six-foot fence. As the house at 1835 is a one story home, we currently view the top of the vineyard and all the adjacent trees, mountains and the Mayacamas ridgeline above our property and up toward the Newton Vineyards estate. An existing wooden shed, to the left of our property, behind the previously mentioned fence and so closer to the easterly section of the 1827 property, is 12 feet high and blocks our view of both vineyards and mountains. If the new plans are approved and the house is built as designed, we will have no sightlines, as the new house roof line will be close to 16 ft high. Instead of the view that has been part of this home at 1835 Vineyard, we will be faced with a view of two sections of the new house at 1827 Vineyard, with a cutaway that allows us to view only the backyard of the proposed newly built property. In other words, the sightlines will be eliminated and our property will be completely surrounded by other homes walls, windows and doors.

Even though we will continue to live adjacent to a large viticultural area just behind prime St Helena benchland vineyards and with the majestic Mayacamas Mountains above us, none of this will be visible from the formerly picturesque setting at 1835 Vineyard, where generations of Methodist pastors have lived and where, God willing, many more generations will live in future. These sightlines are a key element in the joy and satisfaction we experience in this beautiful neighborhood. Given the work of a minister, which is fulfilling but not lucrative, the house setting at 1835 Vineyard Avenue is a significant part of the compensation package for those who serve as pastors at the St Helena Methodist Church.

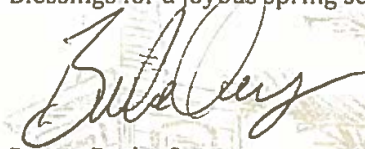
The United Methodist Church
of Saint Helena

Serving the Heart of the Napa Valley since 1853

On behalf of our Methodist community, our pastor and Church Trustees, we humbly request that these new home plans for 1827 Vineyard Avenue be adjusted to preserve the sightlines and quality of life that the church parsonage at 1835 Vineyard Avenue currently enjoys. We suggest that the new home building site be relocated so that the parsonage continues to view the splendor of this blessed neighborhood. In addition, we ask that the demolition process be undertaken in a thoughtful manner in order to control and reduce the amount of vermin infestation that would otherwise result in the adjacent properties.

Thank you for your consideration and attention to these matters.

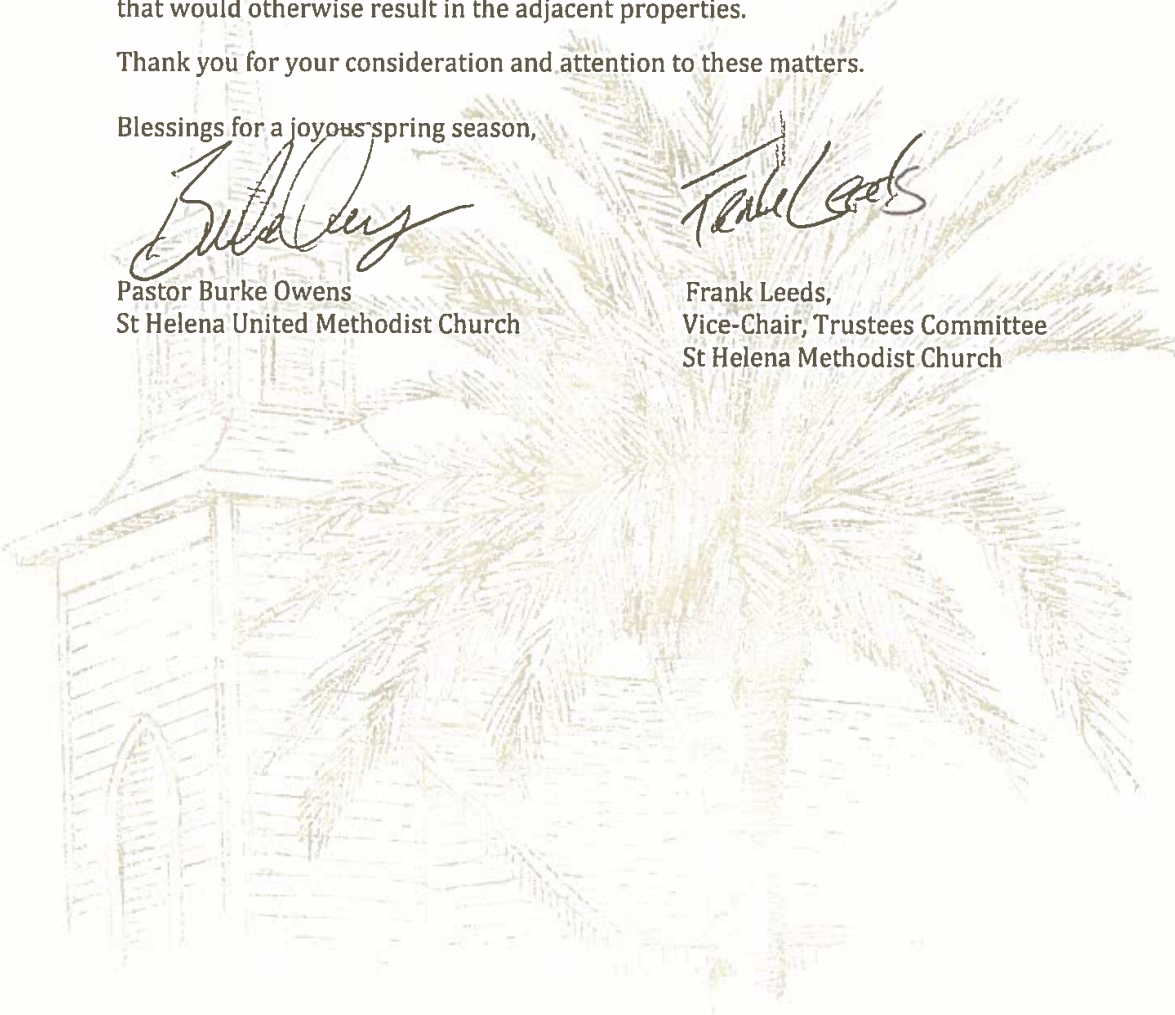
Blessings for a joyous spring season,



Pastor Burke Owens
St Helena United Methodist Church



Frank Leeds,
Vice-Chair, Trustees Committee
St Helena Methodist Church



March 10, 2018

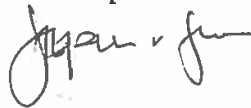
To: Lilly Bianco
City of Saint Helena Planning Department

Re: Notice of Application
1827 Vineyard Avenue
APN # 009-412-003

Lilly ,
I am the son and trustee for the Margaret A. Shaw property located at 1770 Scott Street.

Susan Duprey has shown her plans to me and discussed them with me. Her project does not impact our property; in fact the removal of the sheds on her property will be a great improvement. I support her plans

Thank you,
Stephen Shaw

A handwritten signature in black ink, appearing to read "Stephen Shaw", written over the printed name.

From: Stephanie [<mailto:stephwg@aol.com>]
Sent: Thursday, March 08, 2018 7:38 AM
To: Lilly Bianco
Subject: 1827 Vineyard Avenue

March 8th, 2018

Dear City of Saint Helena Planning Department,

I am writing in support of Susan Duprey's project on Vineyard Avenue.

My husband and I own land adjacent to hers to the west.

Her quiet modern plan is a reflection of her neighbor directly to the south and with landscaping and traditional lighting, it will be a continuation of what already exists in our site line.

Susan has been very communicative, and understanding of our needs as growers.

If you have any questions, please call me at 707-696-7140.

Sincerely,

Stephanie Gamble
1801 Scott Street
Saint Helena, CA 94574

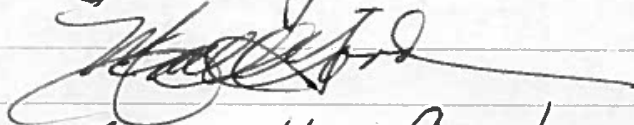
Lilly Brince, Contract Planner
 City of St. Helena Planning Department
 1480 Main Street
 St. Helena, CA 94574

1827 Vineyard Avenue, St. Helena CA 94574
 is in the Verde Vista subdivision.

It is in Block # 2 - Lot # 3
 front line 42.59' - Left side line 113.23'
 Right line 100.90' - Back line 60.18'.
 Verde Vista rules are attached to the
 titles of all the lots in this
 subdivision.

I feel the 1827 Vineyard Ave Lot # 3
 wanting a 3071 sq ft residence and accessory
 dwelling unit of 624 sq ft. does not
 conform with the neighborhood.

I live at 1900 Vineyard Ave and
 I am dealing with an illegal fence.
 Thank you!



MANUELLA GOODMAN
 1900 VINEYARD AVE
 ST. HELENA, CA 94574
 707-963-3024

I have owned my home since 1967.

Xinia Gamero

From: Lilly Bianco
Sent: Tuesday, March 20, 2018 9:31 AM
To: Xinia Gamero
Cc: Noah Housh
Subject: FW: 1827 Vineyard Avenue

Xinia,

Would you please print the comment, below, for this evening's hearing?

Thanks,

Lilly

Lilly Bianco
Contract Planner
City of St. Helena
1480 Main Street
St. Helena, CA 94574
(707) 968-2748

From: Sharon Crull [<mailto:sharon@terraceswine.com>]
Sent: Tuesday, March 20, 2018 9:29 AM
To: Bobbi Monnette; Grace Kistner; Noah Housh; Lilly Bianco
Cc: Chuck Vondra; Susan Duprey
Subject: 1827 Vineyard Avenue

Hi Noah, Lilly, Grace and Bobbi-

My husband and I own the house located at 1703 Doris Avenue. Our property is immediately adjacent to the back portion of 1827 Vineyard Avenue.

I am unable to attend the Planning Commission meeting tonight because my daughter attends college in Ohio and it is her spring break week so I had a preplanned trip.

The Duprey's proposed home is a large project in this modest neighborhood, and it may have significant impacts. I have asked for a two week continuance so I can attend the hearing. As you know, the neighbors only find out about these hearings in a short window. For a project of this scope, I think it is important to have full neighbor participation so I am hoping you will give us this courtesy.

In the event the commission is not inclined to grant this continuance, I offer the following thoughts and questions:

First, let me just say that I like Susan Duprey very much. She is a lovely person and I anticipate she will be a great neighbor. I just wish she had involved the neighbors in her plans before they became immutable. Nevertheless, I completely respect her property rights and I like the overall design of her proposed home.

Second, the Methodist church raised the issue of the vermin during the demolition. I am more worried about the possibility of toxic waste. I would hope there is some assurance that if there is toxic waste present, it is identified and handled appropriately.

Third, like the home owned by the Methodist church, our view shed will be obliterated by this home. The main part of the house and the guesthouse span the entire length of the area behind our houses, and, in fact, visually present as one building as the roof extends over the patio separating the two structures. When Susan showed me her plans, at the end of February, I noticed that moving the guest unit just 5-10 feet north toward Doris would preserve some of our view shed as it would render the bulk of the building mostly behind our garage rather than in front of the master bedroom. She agreed to check in with her husband and her architect to see if it could be shifted. On March 14, she advised me that making that change would be too expensive so they were unwilling to do it. Altering the roof over the patio to be open rather than solid would be helpful, too.

This is an L shaped lot so it is difficult for me to tell how you determined what was the side, back, front, and side yard portions. This is important because the set backs for a front, rear and side is 20' yet the buildings that border our house and the Methodist church lot are set back 10 feet. "Side yards" can be set back 10 feet but what is the difference between a side and a side yard in this type of lot configuration? The orientation of the house and the sheer bulk of the house as well as the placement of the mechanicals makes it feel like the border between our homes is a rear or side rather than a side yard but I may be wrong about that. Also, why would the set back be 20' on the lot line parallel to ours (the Gambles) but not ours? If ours is a side yard, wouldn't that be one too? Susan tells me that one of the reasons the guest unit is located where it is is that the City required a 20' setback from the vacant area to the north of the property. I am guessing that the city considered this the rear in which case we would support a variance.

I know the Dupreys have spent a lot of time and money getting to this point. But given the many unanswered questions presented by this ambiguous lot, and the impact on the neighbors, I hope you will grant the continuance.

Thank you,

Sharon

The Terraces
[707-963-1707](tel:707-963-1707) winery
[415-519-0106](tel:415-519-0106) mobile

--

The Terraces
 707-963-1707 winery
 415-519-0106 mobile

From: Melissa Email
To: [Lilly Bianco](#)
Subject: 1827 Vineyard Ave
Date: Wednesday, March 07, 2018 1:24:31 PM

Hi Lilly,

I received the notice of application for the project located at 1827 Vineyard Ave. I have spent some time reviewing the plans and feel that the design and footprint of the project works well with our neighborhood. I am very pleased that it is a one story structure and the overall size seems appropriate for the lot. The contemporary design is well done and in keeping with the majority of the new construction in the area.

I would appreciate you passing my comments on to the planning commission.

Best,

Melissa Griggs

Sent from my iPad

From: Sharon Crull [<mailto:sharon@terraceswine.com>]

Sent: Tuesday, March 20, 2018 4:02 PM

To: Noah Housh

Subject: 1827 Vineyard

Hi Noah-

If the hearing goes forward, I would like to propose Ascher a solution the the roof over the patio either be remove or the height lowered.

Thanks,

Sharon

--

The Terraces
707-963-1707 winery
415-519-0106 mobile



PLANNING COMMISSION REPORT

Planning Commission Meeting of March 20, 2018

AGENDA SECTION: Scheduled Matters

SUBJECT: Consideration and proposed approval of a resolution determining that the FY 2018/19 Capital Improvement Program (CIP) is in conformance with the General Plan

PREPARED BY: Erica Ahmann Smithies, Public Works Director and City Engineer

APPLICATION FILED:

LOCATION OF PROPERTY: Citywide

APPLICANT: City of St. Helena Public Works Department

BACKGROUND

Sections 65401 and 65402 of the California Government Code require that the Capital Improvement Program (CIP) be in conformance with the General Plan. State Law also mandates that this determination of conformance be made by a designated planning agency. For the City of St. Helena, the designated planning agency is the Planning Commission. The purpose of this staff report is to have the Planning Commission make a determination of consistency with the adopted General Plan.

PROJECT DESCRIPTION

The Planning Commission is tasked with reviewing the planned CIP for fiscal year 2018/2019 and making the finding that the activities proposed for inclusion in the CIP are in conformance and consistent with the General Plan.

General Plan conformity can best be described as furthering the eventual achievement of the goals, policies, and infrastructure identified in the General Plan. For example, the construction of a roadway would be consistent with the General Plan if the roadway is depicted on the Circulation Element, identified in the goals and policies, or listed as an implementation program/activity.

Staff has reviewed the proposed FY 2018/2019 capital projects and has evaluated the proposed improvements for consistency with the classifications contained in the

General Plan. As shown in the tables below, these activities are consistent with several of the policies contained in the General Plan.

Number	Name	Description	General Policy Plan
C-82	Downtown Restrooms	Construct restrooms in parking lot on Money Way	Tourism Management Guiding Policy 3.4.2, 3.4.7
C18-83	ADA Transition Plan - Facilities	ADA upgrades to existing City buildings	Maintenance of City Infrastructure
C19-01	Lyman Park Improvements	Rehabilitate the existing park and bathrooms	Maintenance of City Infrastructure
C19-02	Rehabilitate Crane Park Tennis Courts	Rehabilitate the existing tennis courts at Crane Park	Maintenance of City Infrastructure
R-29	Curb, Gutter & Sidewalk Repair	Replace/repair damaged curb, gutter, sidewalk throughout the City	Transportation Guiding Policy 5.8.1
R-77	Railroad Avenue Curb Ramp Upgrade	Remove and reconstruct 6 existing non-compliant ADA curb ramps	Transportation Guiding Policy 5.8.1
R18-79	Pavement Restoration (Annual Project)	Rehabilitate streets throughout the City with various surface treatments (i.e. slurry seal, microsurface and overlay). Curb ramp upgrades may be part of projects as needed. Council approved a five-year list of streets on February 13, 2018	Maintenance of City Infrastructure
R18-80	ADA Transition Plan – Curb Ramps	ADA upgrades to existing curb ramps	Maintenance of City Infrastructure
S-52	WWTRP Upgrades Phase 1	Feasibility study, workplan and Phase 1 improvements as required by CDO Regional Board Order R2-2016-0004	Public Facilities and Services Guiding Policy 9.3.1
S-53	Reclamation Field	Improve irrigation system	Public Facilities and

	Improvements	at wastewater reclamation field	Services Guiding Policy 9.3.1
S-61	Pond 2 & 3 Levee	Repair levees around Ponds 2 and 3	Public Facilities and Services Guiding Policy 9.3.1
S-62	Facilities Automation: Supervisory, Control and Data Acquisition System (SCADA)	Integrate system controls with SCADA to monitor and control plant and/or equipment	Public Facilities and Services Guiding Policy 9.3.1
S-66	Install New Well	Install new well at wastewater treatment facility to serve employees	Public Facilities and Services Guiding Policy 9.3.1
S-67	Sludge Removal	Remove sludge in Ponds 1 and 2	Public Facilities and Services Guiding Policy 9.3.1
S18-70	Replace 1% Sewer Mains Annually	Replacement of City sewer mains	Maintenance of City Infrastructure
S18-71	Crinella Pump Station Upgrade	Update the structure and pumping systems as well as including a filter system to control odors	Maintenance of City Infrastructure
S18-74	Update GIS Maps of Sewer System	Update the current GIS Maps of the City sewer system	Public Facilities and Services Guiding Policy 9.3.1
S18-75	Sewer Master Plan	Estimate sewer collection capacity, the age and capability of the existing collection system; including recommendations for system improvements, replacement and estimated project costs	Public Facilities and Services Guiding Policy 9.3.1
W-26	Upper York Creek Ecosystem Restoration	Remove Upper York Creek Dam, improve fish passage, and revegetate	Public Facilities and Services Guiding Policy 9.2.2
W-27	Meadowood Tank Upgrades	Replace three existing water tanks and upgrade water delivery systems	Public Facilities and Services Guiding Policy 9.2.2
W-80	Dwyer Road Booster Station	Contribute a fair share contribution to a project to construct a booster station that will increase	Public Facilities and Services Guiding Policy 9.2.2

		water system pressure	
W-85	Bell House Valve Replacement	Replace the bell house valve at the base of the Bell Canyon dam per the requirements of the Division of Safety of Dams	Public Facilities and Services Guiding Policy 9.2.2
W-86	Holmes Tank Upgrade	Upgrade pumps and piping that feed Holmes Tanks	Public Facilities and Services Guiding Policy 9.2.2
W-91	Bell Canyon Creek Inflow	Install device to measure inflow from Bell Canyon Creek into Bell Canyon Reservoir	Public Facilities and Services Guiding Policy 9.2.2
W-101	Tank 2 Rehabilitation	Rehabilitate Tank 2	Public Facilities and Services Guiding Policy 9.2.2
W-106	Pump Station Upgrades	Upgrade existing pump stations with back-up power in the event of a power outage as required by the State Department of Health.	Public Facilities and Services Guiding Policy 9.2.2
W-108	Lower Reservoir Dam Rehabilitation	Replace valves and perform geotechnical investigation as required by Division of Dam Safety	Public Facilities and Services Guiding Policy 9.2.2
W-109	Bell Canyon Intake Tower Replacement	Replace intake tower at Bell Canyon Reservoir	Public Facilities and Services Guiding Policy 9.2.2
W-110	Rutherford Pump Upgrade	Upgrade electrical equipment and install a permanent structure	Public Facilities and Services Guiding Policy 9.2.2
W18-112	Spill Containment at Bell Creek	Develop spill containment at the chemical building located at the base of the Bell Canyon Dam	Public Facilities and Services Guiding Policy 9.2.2
W18-114	Spill Containment at the Stonebridge Wells	Develop spill containment at the chemical building located adjacent to the Stonebridge Wells	Public Facilities and Services Guiding Policy 9.2.2 Public Facilities and Services Guiding Policy 9.2.2

W18-115	Remove Restriction at Rutherford Pump Station	This project will locate and remove the restriction(s) in order to maximize water delivery	Public Facilities and Services Guiding Policy 9.2.2
W18-117	Water Master Plan Update	Update the 2006 comprehensive study and identify recommendations for system improvements, replacement and estimated project costs	Public Facilities and Services Guiding Policy 9.2.2
W18-119	Bell Canyon Phreatic Surface Monitoring and Assessment	A new requirement of the Division of Dam Safety as a direct result of the 2017 Oroville Dam incident	Public Facilities and Services Guiding Policy 9.2.2
W18-120	Bell Canyon Spillway Stability Assessment	A new requirement of the Division of Dam Safety as a direct result of the 2017 Oroville Dam incident. Work will include a reconnaissance-level assessment of the spillway reviewing the geologic, structural or performance issues that could jeopardize its ability during a flood event.	Public Facilities and Services Guiding Policy 9.2.2

Once the Planning Commission makes the finding that the 2018/2019 CIP is consistent with the General Plan, it will be brought to City Council for adoption along with anticipated expenditures and projects over a five-year period at a meeting in May or June 2018.

ANALYSIS

The City's 2018/2019 CIP consists of 35 projects in four divisions. Some of the utility projects may be combined into one as the budgeting process continues for fiscal year 2018/2019. The fiscal impact of the CIP will be identified in the operating budget for Fiscal Year 2018/2019 which will be heard at City Council later this year.

STAFF RECOMMENDATION

Adopt the attached resolution determining that Fiscal Year 2018/19 Capital Improvement Program is in conformance with the General Plan.

ATTACHMENTS

[Attachment 1 Fiscal Year 2018/2019 CIP Resolution](#)

[Attachment 2 5-Year CIP Street Program](#)

ATTACHMENT 1

CITY OF ST. HELENA

RESOLUTION NO. _____

**DETERMINING THAT THE FISCAL YEAR 2018/19
CAPITAL IMPROVEMENT PROGRAM IS IN
CONFORMANCE WITH THE CITY OF ST.
HELENA GENERAL PLAN**

RECITALS

- A. The City of St. Helena adopted its General Plan on September 28, 1993.
- B. The City Council of the City of St. Helena has designated the City Planning Commission as the planning agency for the City of St. Helena.
- C. State Law requires that designated planning agencies review their agency's capital improvement program for the ensuing year to ensure compliance with the adopted General Plan.
- D. The City has identified a number of capital improvement projects, including civic, street, water, and wastewater improvements for implementation in fiscal year 2018/2019.
- F. On March 20, 2018 the Planning Commission, during a regularly scheduled meeting, considered the projects and programs for Fiscal Year 2018/19 in the City's Capital Improvement Program and their conformity to the adopted City General Plan.

RESOLUTION

The Planning Commission of the City of St. Helena hereby makes the following finding:

- A. The proposed Fiscal Year 2018/19 capital improvement projects and programs of are consistent with the City of St. Helena's adopted General Plan by furthering the goals and policies as discussed in the staff report dated March 20, 2018.

Approved at a Regular Meeting of the St. Helena Planning
Commission on March 20, 2018 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

CITY OF ST. HELENA
5-YEAR CIP STREET PROJECTS
February 13, 2018

ROAD NAME	BEGINNING LOCATION	END LOCATION	DESCRIPTION OF WORK	PCI CURRENT	PROJECT COST
YEAR 2018/19					
EL BONITA AV	LA QUINTA WY	COP (CHANGE OF PAVEMENT)	2" AC OL w/Fabric, curb ramps, and striping	44	\$24,750
EL BONITA AV	COP (CHANGE OF PAVEMENT)	DAHLIA ST	2.5" AC OL w/Fabric, curb ramps, and striping	25	\$22,026
EL BONITA AV	DAHLIA ST	BCR @ MAIN ST	2.5" AC OL w/Fabric, curb ramps, and striping	9	\$224,216
EL BONITA CT	EL BONITA AVE	END	2.5" AC OL w/Fabric, curb ramps, and striping	22	\$51,375
KENNEDY CT	LA QUINTA WY	END (W)	2.5" AC OL w/Fabric, curb ramps, and striping	26	\$84,381
LA QUINTA WY	END (N)	END (S)	2.5" AC OL w/Fabric, curb ramps, and striping	35	\$80,228
ANDREA AV	KEARNEY ST	OAK AV	2" AC OL w/Fabric, curb ramps, and striping	36	\$86,014
GROVE CT	HUNT AV	END (N)	2" AC OL w/Fabric, curb ramps, and striping	41	\$71,400
KEARNEY ST	HILLVIEW PL	MADRONA ST	2" AC OL w/Fabric, curb ramps, and striping	45	\$113,400
KEARNEY ST	MADRONA ST	PINE ST	2" AC OL w/Fabric, curb ramps, and striping	52	\$55,260
SPRING ST	CHARDONNAY WY	SYLVANER AV (E)	2" AC OL w/Fabric, curb ramps, and striping	49	\$159,251
SPRING ST	SYLVANER AV (E)	VALLEY VIEW ST	2" AC OL w/Fabric, curb ramps, and striping	35	\$104,296
SPRING ST	CITY LIMITS	639' W/O SYLVANER AV	2" AC OL, curb ramps, and striping	67	\$109,503
MONTE VISTA	HUNT AV	END (N)	2.5" AC OL w/Fabric, curb ramps, and striping	32	\$81,135
HWY 29/MAIN STREET	MITCHELL DRIVE	BRITTON WY/PINE ST	Downtown sidewalk improvements (Design Only)	N/A	\$150,000
HUNT AVENUE	MONTE VISTA	JUNE LANE	Sidewalk, curb, gutter, and ramps	N/A	\$125,000
Total Estimated Project Cost in 2018/19					\$1,542,233
YEAR 2019/20					
VOELKER CT	CRINELLA DR	END (E)	2.5" AC OL w/Fabric, curb ramps, and striping	31	\$45,437
VORHEES CIR	MITCHELL DR (E)	MITCHELL DR (W)	2" AC OL w/Fabric, curb ramps, and striping	52	\$122,519
BROWN ST	ALLISON AV	END (W)	2.5" AC OL w/Fabric, curb ramps, and striping	10	\$99,932
CRINELLA DR	MAIN ST	PARK ST	2.5" AC OL w/Fabric, curb ramps, and striping	14	\$79,847
CRINELLA DR	PARK ST	PUMP STATION	2.5" AC OL w/Fabric, curb ramps, and striping	14	\$162,843
CRINELLA DR	PUMP STATION	PARK ST	2.5" AC OL w/Fabric, curb ramps, and striping	25	\$150,917
PARK ST	PRATT AVENUE	CRINELLA DR	2" AC OL w/Fabric, curb ramps, and striping	39	\$123,951
PARK ST	CHRISTINE CT	CRINELLA DR	2.5" AC OL w/Fabric, curb ramps, and striping	23	\$107,952
CHRISTINE CT	PARK ST	END (E)	2.5" AC OL w/Fabric, curb ramps, and striping	23	\$42,828
HENRY CT	PARK ST	END (E)	2.5" AC OL w/Fabric, curb ramps, and striping	28	\$24,473
SPRING ST	SYLVANER AV (W)	CHARDONNAY WY	MicroSurfing, curb ramps, and striping	72	\$23,517
SPRING ST	639' W/O SYLVANER AV	SYLVANER AV (W)	Slurry Seal - Type II	95	\$4,964

ROAD NAME	BEGINNING LOCATION	END LOCATION	DESCRIPTION OF WORK	PCI CURRENT	PROJECT COST
KEARNEY ST	PINE ST	ADAMS ST	MicroSurfacing, curb ramps, and striping	66	\$13,767
ARROWHEAD DR	BCR @ SULPHUR SPRINGS RD	END (S)	MicroSurfacing, curb ramps, and striping	72	\$21,882
MCCORKLE AV	END (W)	ALLISON AV	MicroSurfacing, curb ramps, and striping	73	\$7,163
CHURCH ST	HUNT AV	POPE ST	Slurry Seal - Type II	84	\$7,443
HUDSON AV	MADRONA ST	ADAMS ST	Slurry Seal - Type II	77	\$10,677
HUDSON AV	ADAMS ST	SPRING ST	Slurry Seal - Type II	83	\$10,994
MONEY WY	SPRING ST	ADAMS ST	Slurry Seal - Type II	75	\$6,476
PAULSON CT	POPE ST	END (N)	Slurry Seal - Type II	84	\$5,736
GRAYSON	MAIN ST/HWY 29	SOUTH CRANE	Road reconstruction, curb ramps, striping (Design Only)	22	\$75,000
SOUTH CRANE	SULPHUR SPRINGS	GRAYSON	Road reconstruction, curb ramps, striping (Design Only)	27	\$75,000
HWY 29/MAIN STREET	MITCHELL DRIVE	BRITTON WY/PINE ST	Downtown sidewalk improvements (Design Only)	N/A	\$150,000
Total Estimated Project Cost in 2019/20					\$1,373,313
YEAR 2020/21					
ALEXANDER CT	MAIN ST	MAIN ST	2" AC OL w/Fabric, curb ramps, and striping	54	\$54,107
PINE ST	KEARNEY ST	OAK AV	2" AC OL w/Fabric, curb ramps, and striping	53	\$53,046
PINE ST	OAK AV	MAIN ST	2" AC OL, curb ramps, and striping	68	\$49,970
CHABLIS CIR	PINOT WAY	END	2.5" AC OL w/Fabric, curb ramps, and striping	22	\$40,974
EDWARDS ST	HUNT AV	POPE ST	2.5" AC OL w/Fabric, curb ramps, and striping	15	\$147,996
HILLVIEW PL	END (W)	SCOTT ST	2.5" AC OL w/Fabric, curb ramps, and striping	10	\$25,920
HILLVIEW PL	SCOTT ST	VINEYARD AV	2.5" AC OL w/Fabric, curb ramps, and striping	16	\$66,837
HILLVIEW PL	VINEYARD AV	STOCKTON ST	2.5" AC OL w/Fabric, curb ramps, and striping	14	\$62,382
HUNT AV	CHURCH ST	EDWARDS ST	2.5" AC OL w/Fabric, curb ramps, and striping	43	\$74,100
OAK AV	ADAMS ST	TAINTER ST	2.5" AC OL w/Fabric, curb ramps, and striping	56	\$114,359
OAK AV	TAINTER ST	SPRING ST	2.5" AC OL w/Fabric, curb ramps, and striping	42	\$104,817
OAK AV	SPRING ST	MITCHELL DR	2.5" AC OL w/Fabric, curb ramps, and striping	53	\$111,269
COLUMBARD CT	CHARDONNAY WY	END (W)	2" AC OL, curb ramps, and striping	66	\$62,727
KEARNEY ST	TAINTER ST	SPRING ST	Slurry Seal - Type II	90	\$3,696
KIDD RANCH RD	MCCORKLE AV	END (S)	Slurry Seal - Type II	91	\$6,704
PINE ST	MAIN ST	FIRE STATION	Slurry Seal - Type II	94	\$2,067
POPE ST	BEGIN BRIDGE	SILVERADO TRAIL	Slurry Seal - Type II	88	\$4,814
ADAMS ST	ALLYN AV	STOCKTON ST	Slurry Seal - Type II	79	\$10,398
ADAMS ST	HUDSON AV	ALLYN AV	Slurry Seal - Type II	82	\$6,378

ROAD NAME	BEGINNING LOCATION	END LOCATION	DESCRIPTION OF WORK	PCI CURRENT	PROJECT COST
BIRCH ST	VALLEYVIEW ST	NORTH CRANE AV	Slurry Seal - Type II	79	\$10,782
FULTON LN	25 MPH SIGN	END (E)/CITY LIMITS	Slurry Seal - Type II	90	\$7,734
HARVEST LN	STARR AV	END (W)	Slurry Seal - Type II	80	\$3,042
HUDSON AV	SPRING ST	BIRCH ST	Slurry Seal - Type II	87	\$15,422
LIBRARY LN	ADAMS ST	END (N)	Slurry Seal - Type II	76	\$7,130
SPRING MOUNTAIN CT	SPRING MOUNTAIN RD	END (S)	Slurry Seal - Type II	81	\$9,677
TAINTER ST	ALLYN AV	STOCKTON ST	Slurry Seal - Type II	92	\$9,324
TAINTER ST	STOCKTON ST	KEARNEY ST	Slurry Seal - Type II	86	\$8,625
TAINTER ST	KEARNEY ST	OAK AV	Slurry Seal - Type II	81	\$4,739
HWY 29/MAIN STREET	MITCHELL DRIVE	BRITTON WY/PINE ST	Downtown sidewalk Construction (Grant Match)	N/A	\$100,000
Total Estimated Project Cost in 2020/21					\$1,179,032
YEAR 2021/22					
HILLVIEW PL	STOCKTON ST	SPRING MOUNTAIN RD	2.5" AC OL w/Fabric, curb ramps, and striping	19	\$70,809
MCCORKLE AV	ALLISON AV	MARIPOSA LN	2.5" AC OL w/Fabric, curb ramps, and striping	13	\$48,887
MCCORKLE AV	MARIPOSA LN	END (E)	2.5" AC OL w/Fabric, curb ramps, and striping	13	\$144,503
MITCHELL DR	NORTH CRANE AV	VOORHEES CIR	2.5" AC OL w/Fabric, curb ramps, and striping	27	\$57,041
MITCHELL DR	VOORHEES CIR (W)	VOORHEES CIR (E)	2.5" AC OL w/Fabric, curb ramps, and striping	32	\$111,230
MITCHELL DR	VOORHEES CIR (E)	ST JAMES DR	2.5" AC OL w/Fabric, curb ramps, and striping	42	\$89,222
MITCHELL DR	ST JAMES DR	OAK AV	2.5" AC OL w/Fabric, curb ramps, and striping	18	\$115,655
PINE ST	HUDSON AV	ALLYN AV	2.5" AC OL w/Fabric, curb ramps, and striping	13	\$131,981
STOCKTON ST	PINE ST	ADAMS ST	MicroSurfacing, curb ramps, and striping	75	\$10,473
STOCKTON ST	ADAMS ST	TAINTER ST	MicroSurfacing, curb ramps, and striping	72	\$10,178
STOCKTON ST	TAINTER ST	BCR @ SPRING ST	MicroSurfacing, curb ramps, and striping	72	\$9,335
PINE ST	STOCKTON ST	END (E)	Slurry Seal - Type II	95	\$6,296
STOCKTON ST	MADRONA ST	PINE ST	Slurry Seal - Type II	78	\$4,137
ADAMS ST	COP @ LIBRARY LN	COP BEFORE RAILROAD A	Slurry Seal - Type II	95	\$5,022
Total Estimated Project Cost in 2021/22					\$814,764
YEAR 2022/23					
ADAMS ST	COP BEFORE RAILROAD AV	60' E/O MAIN ST	2.5" AC OL w/Fabric, curb ramps, and striping	59	\$78,141
CHABLIS CIR	PINOT WAY	500' NE/O PINT WAY (E)	2.5" AC OL w/Fabric, curb ramps, and striping	36	\$111,426
PINE ST	ALLYN AV	END (E)	2.5" AC OL w/Fabric, curb ramps, and striping	27	\$106,970
PINOT WY	SYLVANER AV	CHABLIS CIR	2.5" AC OL w/Fabric, curb ramps, and striping	28	\$64,628

ROAD NAME	BEGINNING LOCATION	END LOCATION	DESCRIPTION OF WORK	PCI CURRENT	PROJECT COST
PINOT WY	CHABLIS CIR	CHARDONNAY WY	2.5" AC OL w/Fabric, curb ramps, and striping	10	\$82,455
PINOT WY	CHARDONNAY WY	END (E)	2.5" AC OL w/Fabric, curb ramps, and striping	32	\$128,141
RIESLING WY	SYLVANER AV	MADRONA ST	2.5" AC OL w/Fabric, curb ramps, and striping	32	\$117,437
SCOTT ST	HILLVIEW PL	END (N)	2.5" AC OL w/Fabric, curb ramps, and striping	22	\$113,453
SCOTT ST	MADRONA ST	HILLVIEW PL	2.5" AC OL w/Fabric, curb ramps, and striping	16	\$116,694
STARR AV	HARVEST LN	POPE ST	2.5" AC OL w/Fabric, curb ramps, and striping	62	\$128,987
ADAMS ST	KEARNEY ST	OAK AV	2" AC OL, curb ramps, and striping	73	\$75,035
ADAMS ST	COP @ BUSINESS CENTER DWY	COP @ LIBRARY LN	Slurry Seal - Type II	96	\$4,790
ADAMS ST	END (E)	COP @ BUSINESS CENTER	Slurry Seal - Type II	96	\$4,470
DAHLIA ST	MAGNOLIA AVE	EL BONITA AV (N)	Slurry Seal - Type II	96	\$2,985
MAGNOLIA AVE	ROSEBUD LN	E END	Slurry Seal - Type II	95	\$2,031
MAGNOLIA AVE	ROSEBUD LN	DAHLIA ST	Slurry Seal - Type II	95	\$6,054
MILLS LN	MAILBOX 458 (COP)	END (E)	Slurry Seal - Type II	96	\$7,068
OLIVE AV	HUDSON ST	VALLEYVIEW ST	Slurry Seal - Type II	96	\$8,949
ROSEBUD LN	EL BONITA AV	SULPHUR SPRINGS	Slurry Seal - Type II	96	\$8,675
Total Estimated Project Cost in 2021/22					\$1,168,385

TOTAL ESTIMATED 5-YEAR CIP **\$6,077,727**



Capital Improvement Program

2018-2019

By: Erica Ahmann Smithies
Public Works Director/City Engineer

Public Works Department

March 20, 2018 Planning Commission



Introduction

- **Maintain and improve City infrastructure**
- **Four Categories:**
 - **Civic**
 - **Streets**
 - **Wastewater**
 - **Water**



General Plan Consistency

- **Sections 65401 & 65042 of California Government Code**
 - **65401 – Coordinated program of proposed public works for the ensuing fiscal year shall be submitted to the city planning agency for review and report as to conformity with the general plan.**
 - **65402 – No property shall be acquired or disposed until the planning agency has reviewed and reported as to conformity with the general plan.**



General Plan Consistency

- **Proposed CIP Projects are to maintain and rehabilitate existing infrastructure**
- **No increase in capacity**



General Plan Consistency

- **Exception**
 - **C-82 – New City owned restroom on Money Way**
 - **Tourism Management Guiding Policy 3.4.2 & 3.4.7**



General Plan Consistency

- **3.4.2 – Support the development of a responsible visitor-serving component to the City’s economy as a valuable source of jobs, tax revenues, and cultural amenities**
- **3.4.7 – Encourage alternate modes of travel and reduce the number and length of vehicle trips generated by visitors to the community.**



General Plan Consistency

Number	Name	Description	General Plan Policy
C-82	Downtown Restrooms	Construct restrooms in parking lot on Money Way	Tourism Management Guiding Policy 3.4.2, 3.4.7
C18-83	ADA Transition Plan – Facilities	ADA upgrades to existing City buildings	Maintenance of City Infrastructure
C19-01	Lyman Park Improvements	Rehabilitate the existing park and bathrooms	Maintenance of City Infrastructure
C19-02	Rehabilitate Crane Park Tennis Courts	Rehabilitate the existing tennis courts at Crane Park	Maintenance of City Infrastructure
R-29	Curb, Gutter & Sidewalk Repair	Replace/repair damaged curb, gutter, sidewalk throughout the City	Transportation Guiding Policy 5.8.1
R-77	Railroad Avenue Curb Ramp Upgrade	Remove and reconstruct 6 existing non-compliant ADA curb ramps	Transportation Guiding Policy 5.8.1



General Plan Consistency

Number	Name	Description	General Plan Policy
R18-79	Pavement Restoration (Annual Project)	Rehabilitate streets throughout the City with various surface treatments (i.e. slurry seal, microsurface and overlay). Curb ramp upgrades may be part of projects as needed. Council approved a five-year list of streets on February 13, 2018	Maintenance of City Infrastructure
R18-80	ADA Transition Plan – Curb Ramps	ADA upgrades to existing curb ramps	Maintenance of City Infrastructure
S-52	WWTRP Upgrades Phase 1	Feasibility study, workplan and Phase 1 improvements as required by CDO Regional Board Order R2-2016-0004	Public Facilities and Services Guiding Policy 9.3.1
S-53	Reclamation Field Improvements	Improve irrigation system at wastewater reclamation field	Public Facilities and Services Guiding Policy 9.3.1
S-61	Pond 2 & 3 Levee	Repair levees around Ponds 2 and 3	Public Facilities and Services Guiding Policy 9.3.1



General Plan Consistency

Number	Name	Description	General Plan Policy
S-62	Facilities Automation: Supervisory, Control and Data Acquisition System (SCADA)	Integrate system controls with SCADA to monitor and control plant and/or equipment	Public Facilities and Services Guiding Policy 9.3.1
S-66	Install New Well	Install new well at wastewater treatment facility to serve employees	Public Facilities and Services Guiding Policy 9.3.1
S-67	Sludge Removal	Remove sludge in Ponds 1 and 2	Public Facilities and Services Guiding Policy 9.3.1
S18-70	Replace 1% Sewer Mains Annually	Replacement of City sewer mains	Maintenance of City Infrastructure
S18-71	Crinella Pump Station Upgrade	Update the structure and pumping systems as well as including a filter system to control odors	Maintenance of City Infrastructure
S18-74	Update GIS Maps of Sewer System	Update the current GIS Maps of the City sewer system	Public Facilities and Services Guiding Policy 9.3.1



General Plan Consistency

Number	Name	Description	General Plan Policy
S18-75	Sewer Master Plan	Estimate sewer collection capacity, the age and capability of the existing collection system; including recommendations for system improvements, replacement and estimated project costs	Public Facilities and Services Guiding Policy 9.3.1
W-26	Upper York Creek Ecosystem Restoration	Remove Upper York Creek Dam, improve fish passage, and revegetate	Public Facilities and Services Guiding Policy 9.2.2
W-27	Meadowood Tank Upgrades	Replace three existing water tanks and upgrade delivery systems	Public Facilities and Services Guiding Policy 9.2.2
W-80	Dwyer Road Booster (Pump Station)	Contribute a fair share contribution to a project to construct a booster station that will increase water system pressure	Public Facilities and Services Guiding Policy 9.2.2



General Plan Consistency

Number	Name	Description	General Plan Policy
W-85	Bell House Valve Replacements	Replace the bell house valve at the base of the Bell Canyon dam per the requirements of the Division of Safety of Dams	Public Facilities and Services Guiding Policy 9.2.2
*W-86	Holmes Tank Upgrade	Upgrade pumps and piping that feed Holmes Tank and Elmhurst pressurized zones	Public Facilities and Services Guiding Policy 9.2.2
W-91	Bell Canyon Creek Inflow	Install device to measure inflow from Bell Canyon Creek into Bell Canyon Reservoir	Public Facilities and Services Guiding Policy 9.2.2
W-101	Tank 2 Rehabilitation	Rehabilitate Tank 2	Public Facilities and Services Guiding Policy 9.2.2
W-106	Pump Station Upgrades	Upgrade existing pump stations with back-up power in the event of a power outage as required by the State Department of Health.	Public Facilities and Services Guiding Policy 9.2.2



General Plan Consistency

Number	Name	Description	General Plan Policy
W-108	Lower Reservoir Dam Rehabilitation	Replace valves and perform geotechnical investigation as required by Division of Dam Safety	Public Facilities and Services Guiding Policy 9.2.2
W-109	Bell Canyon Intake Tower Replacement	Replace intake tower at Bell Canyon Reservoir	Public Facilities and Services Guiding Policy 9.2.2
W-110	Rutherford Pump Station Upgrade	Upgrade electrical equipment and install a permanent structure	Public Facilities and Services Guiding Policy 9.2.2
W18-112	Spill Containment at Bell Creek	Develop spill containment at the chemical building located at the base of the Bell Canyon Dam	Public Facilities and Services Guiding Policy 9.2.2
W18-114	Spill Containment at the Stonebridge Wells	Develop spill containment at the chemical building located adjacent to the Stonebridge Wells	Public Facilities and Services Guiding Policy 9.2.2 Public Facilities and Services Guiding Policy 9.2.2
W18-115	Remove Restriction at Rutherford Pump Station	This project will locate and remove the restriction(s) in order to maximize water delivery	Public Facilities and Services Guiding Policy 9.2.2



General Plan Consistency

Number	Name	Description	General Plan Policy
W18-117	Water Master Plan Update	Update the 2006 comprehensive study and identify recommendations for system improvements, replacement and estimated project costs	Public Facilities and Services Guiding Policy 9.2.2
W18-119	Bell Canyon Phreatic Surface Monitoring and Assessment	A new requirement of the Division of Dam Safety as a direct result of the 2017 Oroville Dam incident	Public Facilities and Services Guiding Policy 9.2.2
W18-120	Bell Canyon Spillway Stability Assessment	A new requirement of the Division of Dam Safety as a direct result of the 2017 Oroville Dam incident. Work will include a reconnaissance-level assessment of the spillway reviewing the geologic, structural or performance issues that could jeopardize its ability during a flood event.	Public Facilities and Services Guiding Policy 9.2.2



Next Steps

- **City Council adoption in April or May 2018**



Questions?



PLANNING COMMISSION REPORT

Planning Commission Meeting of March 20, 2018

AGENDA SECTION: Scheduled Matters

FILE NUMBER: N/A

SUBJECT: Consideration of amendments to the City's Zoning Ordinance, St. Helena Municipal Code ("SHMC") Title 17, potentially revising Section 17.48 (Central Business District) and 17.52 (Service Commercial), to modify the list of permitted and conditional uses 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: 03/20/18

ACCEPTED AS COMPLETE: 03/20/18

LOCATION OF PROPERTY: Citywide

APN: N/A

GENERAL PLAN/ZONING: Central Business (CB) and Service Commercial (SC)

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 prioritized 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; and
10. Update Telecommunication regulations to be consistent with State and Federal law.

To date, staff has brought forth and the Commission has provided direction on items 1 and 2 above. 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

Staff has identified several issues and concerns in regards to uses that are permitted by right versus those that require a use permit in the Central Business (CB) and Service Commercial (SC) zoning districts. In addition, staff is aware that both the City Council and Planning Commission have concerns with these same issues specifically related to the number of vacant storefronts on Main Street. As an example, clothing stores currently require use permit approval in the CB district. As a very low impact use, staff feels clothing stores should be a permitted use not subject to use permit approval.

In addition, the code is both overly specific and repetitive. Numerous retail uses are individually listed when they could be combined under a "General Retail" category. Furthermore, offices uses are listed time and time again when they can be easily classified under a broader "Office Use" category.

In order to resolve many of these issues, staff has scheduled a discussion with the Planning Commission to gain input and direction on potentially amending the City's Zoning Code to modify the list of permitted and conditional uses in the CB and SC districts. The purpose of this discussion is to allow the Commission an opportunity to provide staff with input on their concerns, and direction on how they may be addressed. Staff will then utilize this direction to formulate code modifications to bring back before the Commission for review and further input prior to taking an ordinance before the City Council to implement these directed changes.

ANALYSIS

To address the issues described above, staff has provided a suggested list of revisions to the Municipal Code (attached for review). Staff suggested additions are shown in underline and deletions are shown in ~~strike through~~. For example, as shown below, staff has suggested that clothing stores be a permitted use in the CB district while tobacco shops should be a conditional use:

Central Business District

17.48.020 Permitted uses.

The following uses are permitted in the CB district within usable floor areas of two hundred (200) square feet or greater. A use permit shall be required when a business consists of two or more of the following permitted uses:

Clothing store, limited to the sale of new clothing and clothing accessories;

~~Tobacconist;~~

17.48.030 Conditional uses.

The following list of uses require approval of a use permit as regulated by Chapter 17.168. A use permit is also required for a business which consists of two or more of the permitted uses listed in Section 17.48.020. Approval of a use permit is subject to finding the use consistent with the policies of the general plan and the purpose of the CB zoning district. When a use permit is considered for a use in the CBD, the standard use permit findings included in Section 17.168.050 shall be made to determine consistency of the use with the policies of the general plan and the purpose of the CB zoning district:

~~Clothing store, limited to the sale of new clothing and clothing accessories;~~

Tobacco/smoke shop, including the sale of tobacco, tobacco products and equipment for smoking;

See the attached Municipal Code sections for a comprehensive list of staff suggested changes as well as questions for the Commission to consider.

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

As noted above, staff is looking for direction from the Planning Commission on where to amend the Municipal Code with respect to permitted and conditional uses within the CB and SC districts. Because of the volume of uses to consider in both districts, staff is suggesting that the Planning Commission receive this item and review it for discussion at a later date (likely the April 17, 2018 meeting of the Commission).

CORRESPONDENCE

As this is a discussion item, staff has received no correspondence regarding this item at this time.

STAFF RECOMMENDATION

It is recommended by the Planning and Community Improvement Department that the Planning Commission review the attached list of permitted and conditional uses along with the suggested changes provided by staff and provide direction to staff at a future meeting date regarding which, if any, they would like made.

ATTACHMENTS

[CB and SC Code Sections](#)

CENTRAL BUSINESS (CB) DISTRICT

17.48.020 Permitted uses.

The following uses are permitted in the CB district within usable floor areas of two hundred (200) square feet or greater. A use permit shall be required when a business consists of two or more of the following permitted uses:

Auto supply store;

Bakery, limited to products baked on the premises ~~subject to the following:~~

~~1. No seating;~~

~~2. Excluding the sale of snack foods prepared off premises;~~

Bank and savings and loan institutions;

Bicycle and four-stroke moped (that meet standard manufacturer specifications) rental businesses, excluding motorcycles (as a primary or accessory use);

Bicycle store, retail sales, repairs, and rentals;

1. Storage or display of rental vehicles shall not be permitted within the public right-of-way, except where the city has jurisdiction over the sidewalk and as may be allowed by use permit with the following conditions in subsection (2) below.

2. For those vehicle rental businesses that wish to establish storage or display of rental bicycles on a sidewalk, the following will be required:

a. One-and-one-half-foot "recovery zone" from the edge of curb that must be kept free of obstructions (CalTrans requirement).

b. A four-foot clear path of travel along the sidewalk must be maintained to provide disabled access.

c. Bicycles must be brought indoors when the business is closed.

d. An encroachment permit must be obtained from the city of St. Helena. Application must include documentation of required liability insurance. The city of St. Helena maintains the preeminent right to use the sidewalk and suspend the right to encroach whenever the city needs use of the sidewalk for other public use or for repair.

Bookstore;

Chamber of Commerce office;

Clothing store, limited to the sale of new clothing and clothing accessories;

Computer and computer supply store;

Confectionery shop;

Dry cleaners, drop-off and pick-up only;

The St. Helena Municipal Code is current through Ordinance 17-3, passed October 24, 2017.

~~Electronics store, radio, television, computer, video equipment;~~

Commented [AH1]: Falls under General Retail category.

Florist;

Frame shop (gallery allowed only as accessory to the primary use);

~~Furniture store, new and unfinished;~~

~~General Retail, the sale of goods in small quantities directly to the consumer except those uses prohibited in Section 17.48.060;~~

Hardware store;

Hobby, toy, and game store;

~~Home furnishings and interior decorating stores, limited to establishments engaged in the retail sale of such items as china, glassware, and metalware for kitchen and table use; bedding and linen; brooms and brushes; lamps and shades; mirrors and pictures; carpets and rugs; and window coverings;~~

~~Ice cream, frozen yogurt and shaved ice shops as regulated by Section 17.48.090(C) including sale of these items as accessory to an approved food establishment;~~

~~Household appliance and repair shop;~~

Commented [AH2]: Moved to Conditional Use.

~~Insurance office;~~

Commented [AH3]: Falls under broader Office Use category.

~~Locksmith;~~

Commented [AH4]: Moved to Conditional Use.

~~Medical office;~~

Commented [AH5]: Falls under broader Office Use category.

~~Mortgage company;~~

Commented [AH6]: Falls under broader Office Use category.

Music store;

~~Newspaper office;~~

Commented [AH7]: Falls under broader Office Use category.

Newsstand;

Office use, local-serving business and professional offices, upper floors only for properties with frontage on Main Street unless the access and frontage of the office space is not located on Main Street. Off-site winery offices are permitted with no wine tasting;

Opticians and optometrist shop;

Paint and wallpaper store;

Pharmacy and drugstore;

Photographic supply store;

~~Photography studio;~~

Commented [AH8]: Staff sees this as similar to an art gallery and has moved it to the Conditional Use list.

Postal services;
Printing and copy services;
Real estate services located in spaces without frontage on Main Street;

~~Sewing, needlework, and fabric store;~~

~~Shoe repair and shoeshine shop;~~

~~Shoe store;~~

~~Sporting goods store;~~

~~Stamp and coin store;~~

~~Stationery supply store;~~

~~Stockbrokers;~~

Tailor and dressmaking;

~~Title companies;~~

~~Tobacconist;~~

~~Travel agency;~~

~~Video rental store, including the sale and rental of VCR equipment, video tapes, promotional posters related to the video tapes which are for sale or lease, laser discs, and sale of pre-packaged snack foods not involving preparation or refrigeration on premises;~~

Watch and clock shop, provided the business includes on-premises repair;

Watch, clock, and/or jewelry repair shops;

Other similar uses found consistent with the general plan and the CB district pursuant to Chapter 17.08. (Ord. 11-5 § 2 (Exh. B); Ord. 10-8 § 2 (Exh. A (part)); Ord. 09-6 § 2 (Exh. A (part)); Ord. 04-8 § 2: prior code § 27.71)

17.48.030 Conditional uses.

The following list of uses require approval of a use permit as regulated by Chapter 17.168. A use permit is also required for a business which consists of two or more of the permitted uses listed in Section 17.48.020. Approval of a use permit is subject to finding the use consistent with the policies of the general plan and the purpose of the CB zoning district. When a use permit is considered for a use in the CBD, the standard use permit findings included in Section 17.168.050 shall be made to determine consistency of the use with the policies of the general plan and the purpose of the CB zoning district:

Antique store;

Art gallery;

Commented [AH9]: Each fall under General Retail category.

Commented [AH10]: Falls under broader Office Use category.

Commented [AH11]: Falls under broader Office Use category.

Commented [AH12]: Move to Conditional Use list.

Commented [AH13]: Falls under broader Office Use category.

Commented [AH14]: Antiquated use, no longer necessary.

~~Bakery, limited to products baked on premises subject to the following:~~

Commented [AH15]: Listed as a Permitted Use.

- ~~1. Seating permitted only as accessory to the primary bakery use and subject to the on-site parking requirements of Chapter 17.124;~~
- ~~2. Excluding the sale of snack foods prepared off premises;~~
- ~~3. Regulations as specified in Section 17.48.090;~~

Barber shop/beauty shop, including manicures, pedicures, make-up, facials, waxing, electrolysis, piercing, massage, and tanning when accessory to the primary use of hairstyling;

Catering establishments;

Cleaners;

~~Clothing store, limited to the sale of new clothing and clothing accessories;~~

Commented [AH16]: Moved to Permitted Use list.

Consignment shop;

Delicatessen as regulated by Section 17.48.090(C);

Department store;

Drinking establishments serving alcoholic and/or nonalcoholic beverages as regulated by Section 17.48.090(C), provided the following are not allowed:

1. Establishments serving customers within their vehicles on the premises or preparing beverages or food intended for consumption within their vehicles on the premises,
2. Establishments primarily preparing beverages or food for consumption off the premises,
3. Music or entertainment which is not accessory to the approved use and/or audible beyond the confines of the building in which such music or entertainment is being performed,
4. Drive-in or walk-up window for take-out service;

Eating and drinking establishments as regulated by Section 17.48.090(C), provided the following are not allowed:

1. Establishments serving customers within their automobiles on the premises or preparing food intended for consumption within their automobiles on the premises,
2. Establishments primarily preparing food for consumption off the premises,
3. Music or entertainment which is not accessory to the approved use and/or audible beyond the confines of the building in which such music or entertainment is being performed,

4. The addition of on-site general liquor sales to any existing eating establishment when the operation of the eating place has been in violation of any city ordinance or any conditions of a use permit within the preceding two years and the premises do not conform in all respects with municipal code requirements,
5. Drive-in or walk-up window for take-out service,
6. Formula or take-out food establishments;*

Farmers' market;

Foodstore, no seating permitted;

Formula business. "Formula business" (not including formula restaurants, which are prohibited) means a business which is required by contractual or other arrangement to maintain any of the following: standardized services, decor, uniforms, architecture, signs or other similar features. This shall include, but not be limited to, retail sales and service, visitor accommodations, wholesale and industrial operations;

~~Furniture store, new and unfinished;~~

Commented [AH17]: Moved to Permitted Uses.

Health clubs;

~~Home furnishings stores, limited to establishments engaged in the retail sale of such items as china, glassware, and metalware for kitchen and table use; bedding and linen; brooms and brushes; lamps and shades; mirrors and pictures; carpets and rugs; and window coverings;~~

Commented [AH18]: Moved to Permitted Uses and combined with Interior Decorating Shop from below.

Hotel, rental of rooms limited to upper floors;**

~~Household appliance and repair shop;~~

~~Ice cream, frozen yogurt and shaved ice shops as regulated by Section 17.48.090(C) including sale of these items as accessory to an approved food establishment;~~

Commented [AH19]: Moved to Permitted Uses

~~Interior decorating shop;~~

Commented [AH20]: Combined with Home Furnishings stores and moved to permitted uses.

Jewelry store, provided the business includes on-premises repair;

Laundromat;

Laundry;

Liquor store;

Locksmith;

Market;

Massage salon;

Miscellaneous food establishments with no seating where food is not prepared for immediate consumption;

Off-site winery offices with nonpublic wine tasting. Tasting of wine may be offered to wine distributors and wine merchants;

Parking facilities when not required to serve an approved use;

Pawnshops, subject to police chief review of information included in state or local statutes;

Photography studio;

Real estate services when located on the first floor with access and frontage on Main Street;

Residential units, limited to upper floors only for nontransient occupancy;

Service station, pursuant to Section 17.136.080;

Spa;

Supportive housing, limited to upper floors only;

Tanning salon;

Tattoo and/or piercing salon;

Theaters, movie and legitimate;

Tobacco/smoke shop, including the sale of tobacco, tobacco products and equipment for smoking;

Transitional housing, limited to upper floors only;

Used merchandise store;

Variety store;

Wine shops. "Wine shops" are establishments that purchase and sell wines from multiple wineries and distributors. Wines may be made in other counties in California, other states or other countries. Incidental wine tastings may occur in wine shops. Wine shops are not owned by wineries and must possess a Type 20, 21, or 42 license from ABC;

Winery tasting rooms. "Winery tasting rooms" are establishments that sell wines on behalf of one or more wineries and enable consumers to taste wine (with and without charge) as a regular part of the sales process. The wines for tasting and for sale must be made from a minimum of seventy-five percent (75%) Napa Valley grapes and must be labeled Napa Valley or be a subappellation of the Napa Valley. The permit requires a Type 02 ABC license. Food may be provided if it is at no cost to the consumer, is made off premises and the facilities are approved by Napa County Environmental Management;

Other similar uses found consistent with the general plan and the CB district pursuant to procedures in Chapter 17.08.

* Note: The city has established a limit on the number of eating and drinking establishments within such establishments as listed in the regulated food and beverage establishments inventory. This inventory may be amended by action of the city council.

** Note: The city has established a limit on the number of transient occupancy rooms permitted in the city to those existing or approved on September 28, 1993, as listed in the hotel, motel, and B&B inventory. This inventory may be amended by action of the city council.

(Ord. 15-2 § 9: Ord. 10-8 § 2 (Exh. A (part))): Ord. 09-6 § 2 (Exh. A (part))): Ord. 04-8 § 3: Ord. 02-6 § 7: prior code § 27.72)

SERVICE COMMERCIAL (SC) DISTRICT

17.52.020 Permitted uses.

The following uses are permitted in the SC district within usable floor areas of two hundred (200) square feet or greater. A use permit shall be required when a business consists of two or more of the following permitted uses:

Accounting, auditing, and bookkeeping;

Appliance store;

~~Architectural office;~~

Audio-visual store;

~~Auditing office;~~

Auto supply store;

Automatic bank teller;

~~Automotive services, including repair;~~

Bakery, ~~commercial baking only with no retail sales or seating;~~

~~Bank, credit union or financial institution;~~

~~Beauty shop/barber shop, including manicures, pedicures, make-up, facials, waxing, electrolysis, and piercing, when accessory to the primary use of hairstyling;~~

Boat sales and service;

Bookkeeping services;

~~Cabinet shop;~~

Camera and photo supply store;

Catering establishments, no retail sales;

Commented [AH21]: Falls under broader Office Use category.

Commented [AH22]: Falls under broader Office Use category.

Commented [AH23]: Moved to Conditional Use and combined with sales.

Commented [AH24]: Moved to Conditional Uses as more appropriate in an industrial area.

Child care facilities consistent with state law;

Cleaning and janitorial services;

Clothing store, limited to the sale of new clothing and clothing accessories;

Commercial art/photography service;

Computer supply store and data processing services, including retail sales;

Credit institution;

Credit union office;

Commented [AH25]: Combined with banks above.

Dance studios and schools;

Emergency shelter;

Commented [AH26]: Recommend as a Conditional Use after conferring with state law.

Engineering, architectural and surveying services;

Engraving services;

Farm supply and Feed store;

Florist;

Frame shop;

Fruit and vegetable market;

Furniture stores, new and unfinished;

Glazing businesses;

Graphic design services;

Hardware store;

Hobby store;

~~Home~~ health care equipment and services;

Home furnishings and interior decorating stores, limited to establishments engaged in the retail sale of such items as china, glassware, and metalware for kitchen and table use; bedding and linen; brooms and brushes; lamps and shades; mirrors and pictures; carpets and rugs; and window coverings;

Insurance agents, brokers and service;

Legal services;

Commented [AH27]: Falls under broader Office Use category.

Locksmith;

St. Helena Municipal Code

Page 9/14

Luggage store;

~~Media representatives;~~

~~Medical offices;~~

Music recording studio;

Nail salon;

~~Newspaper distribution facilities, no retail sales;~~

Office use, local-serving business and professional offices; off-site winery offices are permitted with no wine tasting;

Opticians and optometrist shop, including repair;

Paint, glass and wallpaper store;

Painting contractor/services;

Party supplies and service;

~~Personnel services;~~

Pet store, services, supplies;

Plumbing and contractor/services;

~~Postal and mail service;~~

Printing and copy service;

~~Real estate services;~~

Repair shops, excluding the repair of heavy equipment;

Residential units, upper floor only in conjunction with a mixed use project;

Reupholstery and furniture repair;

Saddle and equestrian store and repair;

Saw, knife and tool sharpening shops;

~~Secretarial, mail, message and postal services;~~

Security services;

Shoe repair;

Sign maker;

Sporting goods store;

Commented [AH28]: Falls under broader Office Use category.

Commented [AH29]: Consider moving to Conditional Use?

Commented [AH30]: Added a staffing services use below.

Commented [AH31]: Falls under broader Office Use category.

Commented [AH32]: Created staffing service and postal service uses.

The St. Helena Municipal Code is current through Ordinance 17-3, passed October 24, 2017.

Staffing services:

Supportive housing, upper floor only in conjunction with a mixed use project;

~~Surveyor;~~

Telephone center, including sales and maintenance;

~~Title company;~~

~~Towing services;~~

Transitional housing, upper floor only in conjunction with a mixed use project;

~~Travel agency;~~

Trophy shop;

Used merchandise stores, including clothing, with no off-hours or exterior drop-off donation areas permitted;

Veterinary services without overnight boarding of animals;

~~Video rental store, including the sale and rental of VCR equipment, video tapes, promotional posters related to the video tapes which are for sale or lease, laser discs, and sale of pre-packaged snack foods not involving preparation or refrigeration on premises;~~

Other similar uses found consistent with the general plan and the SC district pursuant to Chapter 17.08. (Ord. 15-2 § 10: Ord. 10-8 § 2 (Exh. B (part)): Ord. 09-6 § 2 (Exh. A (part)): Ord. 04-8 § 5: prior code § 27.81)

17.52.030 Conditional uses.

The following list of uses require approval of a use permit as regulated by Chapter 17.168. A use permit is also required for a business which consists of two or more of the permitted uses listed in Section 17.52.020. Approval of a use permit is subject to finding the use consistent with the policies of the general plan and the purpose of the SC zoning district. When a use permit is considered for a use in the SC district the standard use permit findings included in Section 17.168.050 shall be made to determine consistency of the use with the policies of the general plan and the purpose of the SC zoning district:

Ambulance services;

Animal boarding facility;

Automobile, ~~and truck~~, and motorcycle rental;

Automobile sales, service and repair;

~~Beauty shop/barber shop, including manicures, pedicures, make up, facials, waxing, electrolysis, piercing, massage and tanning when accessory to the primary use of hairstyling;~~

Breweries, including tasting;

Commented [AH33]: Falls under broader Office Use category.

Commented [AH34]: Falls under broader Office Use category.

Commented [AH35]: Moved to Conditional Use.

Commented [AH36]: Falls under broader Office Use category.

Commented [AH37]: Antiquated use.

Commented [AH38]: Moved to permitted uses with the exception of massage and tanning which have remained conditional uses.

Cabinet making shop;

Car wash;

Catalogue office/retail center, including storage of merchandise;

Commented [AH39]: Remove, modify?

Child care facilities;

Commented [AH40]: Moved to permitted uses per state law.

Clothing store, limited to the sale of new clothing and clothing accessories;

Commented [AH41]: Moved to permitted uses.

Drinking establishments serving alcoholic and/or nonalcoholic beverages as regulated by Section 17.52.090(D), provided the following are not allowed:

1. Establishments serving customers within their vehicles on the premises or preparing beverages/food intended for consumption within their vehicles on the premises,
2. Establishments primarily preparing beverages/food for consumption off the premises,
3. Music/entertainment which is not accessory to the approved use and/or audible beyond the confines of the building in which such music/entertainment is being performed,
4. Drive-in or walk-up window for take-out service;

Eating and drinking establishments as regulated by Section 17.52.090(D), provided the following are not allowed:

1. Establishments serving customers within their automobiles on the premises or preparing food intended for consumption within their automobiles on the premises,
2. Establishments primarily preparing food for consumption off the premises,
3. Music/entertainment which is not accessory to the approved use and/or audible beyond the confines of the building in which such music/entertainment is being performed;
4. The addition of on-site general liquor sales to an existing eating establishment when the operation of the eating place has been in violation of any city ordinance or any conditions of a use permit within the preceding two years and the premises do not conform in all respects with municipal code requirements,
5. Drive-in or walk-up window for take-out service,
6. Formula or take-out food establishments;*

Commented [AH42]: Leave, modify, delete?

Electric and gas utilities;

Equipment rental and leasing;

Farm supply stores;

Commented [AH43]: Moved to permitted uses.

Farmers' market;

Food product development;

Formula business. "Formula business" (not including formula restaurants, which are prohibited) means a business which is required by contractual or other arrangement to maintain any of the following: standardized services, decor, uniforms, architecture, signs or other similar features. This shall include, but not be limited to, retail sales and service, visitor accommodations, wholesale and industrial operations;

~~Furniture stores, new and unfinished;~~

Commented [AH44]: Moved to permitted uses.

Grocery stores; limited to ten thousand (10,000) square feet in size with retail sales of meat, produce, dairy, baked goods, and groceries with accessory sales of household goods and delicatessen items;

Gunsmith;

~~Health club and fitness centers;~~

Commented [AH45]: Allow as a permitted use?

~~Home furnishings stores, limited to establishments engaged in the retail sale of such items as china, glassware, and metal ware for kitchen and table use; bedding and linen; brooms and brushes; lamps and shades; mirrors and pictures; carpets and rugs; and window coverings;~~

Commented [AH46]: Moved to Permitted Use.

Hotels and motels; **

Laundry, self-serve cleaning and garment services;

Light manufacturing uses;

Liquor stores, retail sales only;

Local passenger transportation and services, includes train depot;

Lumber and other building materials business;

~~Massage services;~~

~~Miscellaneous food establishments with no seating where food is not prepared for immediate consumption;~~

Commented [AH47]: Catering businesses are a listed permitted use.

Mortuary and funeral homes;

Motor vehicle sales, new and/or used vehicles;

Nursery, lawn and garden supply stores with retail sales;

Off-site winery offices with nonpublic wine tasting. Tasting of wine may be offered to wine distributors and wine merchants;

Parking facilities, commercial;

Performing arts facility;

~~Plant nurseries, including retail sales;~~

Commented [AH48]: Nursery use provided above.

Pool ~~and spa~~ supply and sales;

~~Sanitary-Janitorial~~ services;

Schools and educational services;

Service station, pursuant to Section 17.136.080;

Tanning salon;

Taxidermist;

Theater, movie and legitimate;

Towing services and yards;

Utilities;

~~Vehicle Bicycle and scooter~~ rental businesses, ~~including trucks, bicycles and four-stroke mopeds (that meet standard manufacturer specifications), but~~ excluding motorcycles;

Commented [AH49]: Auto, truck and motorcycle rental uses are listed above. This is specific to bikes and scooters.

1. Storage or display of rental vehicles shall not be permitted within the public right-of-way, except where the city has jurisdiction over the sidewalks and as may be allowed by use permit with the following conditions in subsection (2) below.

2. For those vehicle rental businesses that wish to establish storage or display of rental bicycles/scooters on a sidewalk, the following will be required:

- a. One-and-one-half-foot “recovery zone” from the edge of curb that must be kept free of obstructions (CalTrans requirement).
- b. A four-foot clear path of travel along the sidewalk must be maintained to provide disabled access.
- c. Bicycles/scooters must be brought indoors when the business is closed.
- d. An encroachment permit must be obtained from the city of St. Helena. Application must include documentation of required liability insurance. The city of St. Helena maintains the preeminent right to use the sidewalk and suspend the right to encroach whenever the city needs use of the sidewalk for other public use or for repair.

Warehouse and wholesale business, excluding retail sales;

Wine shops. “Wine shops” are establishments that sell wines from multiple wineries and distributors. Wines may be made in other counties in California, other states or other countries. Incidental wine tastings may occur in wine shops. Wine shops are not owned by wineries and must possess a Type 20, 21, or 42 license from ABC;

Wineries;

Winery tasting rooms. “Winery tasting rooms” are establishments that sell wines on behalf of one or more wineries and enable consumers to taste wine (with and without charge) as a regular

part of the sales process. The wines for tasting and for sale must be made from a minimum of seventy-five percent (75%) Napa Valley grapes and must be labeled Napa Valley or be a subappellation of the Napa Valley. The permit requires a Type 02 ABC license. Food may be provided if it is at no cost to the consumer, is made off-premises and the facilities are approved by Napa County Environmental Management;

Other similar uses found consistent with the general plan and the SC district pursuant to Chapter 17.08.

* Note: The city has established a limit on the number of eating and drinking establishments. Such establishments are listed in the regulated food and beverage establishments inventory. This inventory may be amended by action of the city council.

** Note: The city has established a limit on the number of transient occupancy rooms permitted in the city to those existing or approved on September 28, 1993, as listed in the hotel, motel, and B&B inventory. This inventory may be amended by action of the city council.

(Ord. 11-5 § 2 (Exh. A); Ord. 10-8 § 2 (Exh. B (part)): Ord. 10-4 § 5; Ord. 09-6 § 2 (Exh. A (part)): Ord. 04-8 § 6; prior code § 27.82)

-----Original Message-----

From: Crystal Feliciano [<mailto:styleandsoulboutique@gmail.com>]

Sent: Friday, March 16, 2018 12:17 PM

To: Noah Housh

Subject: Scheduled matters

To whom it may concern:

I am the owner of Style and Soul Boutique located at 1150 Main Street. This is a women's clothing boutique. I am writing this letter to voice my opinion on the Agenda Section labeled Scheduled matters because I am unable to attend the Meeting on March 20th, 2018.

As a business owner I am constantly thinking of ways to generate excitement and interest in my store. One of these ways is by having customer appreciation parties where I could treat my customers to various beverages including but not limited to wine/champagne tastings. At this time there is no permitting process through the city to do this. My store is limited by its use permit to only sell clothes and accessories.

As a member of the chamber, I would like to be able to host mixers in my store to help cultivate relationships with other businesses. I have spoken to a number of other business owners in the wine industry who are likewise interested in being able to have joint events where they can offer complimentary tastes while our customers browse the boutique. It has also been brought to my attention that the city used to have coordinated events such as "Cheers" and for whatever reason these are a thing of the past. I believe these are the kinds of events that need to come back to boost our local economy. Please strongly consider amending the current policies to include permitting for special events.

Thankyou for your consideration.

Sincerely,

Kimberly Reichmuth

Owner of Style and Soul Boutique

Sent from my iPhone

Tentative Planning Commission Agenda Updated: March 15, 2017

CURRENT AND PENDING MATTERS

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-On Going
3. Comprehensive Zoning Code Update-On-Going
3a. F.A.R. Review-To be conducted with Zoning Code Update-PC Discussion 2-6-18
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), existing Non-Conforming Uses, focusing on large Industrial Users
3h. Review of Small Lot Zoning Standards
3i. Update Sign Code Standards
3j. Review and Update Telecommunication regulations to be consistent with State and Federal Law
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
2. Short-Term Rental Ordinance Enforcement-On Going
3. Code Enforcement-On Going

4. PG&E Parking Lot Negotiation-On Going-Noah Housh
5. Growth Management Code Language Update and Annual Review (Sept)-Noah Housh
6. Fee Study-Pending
7. Review and Comment-Draft Tree Ordinance
8. AB 52 CEQA Process Implementation-Native American Consultation-On Going
9. PW & Planning - Ordinance to Amend Municipal Code Related to Exterior Fire Sprinklers
10.Affordable Housing Assistance; Contract Review; Term Negotiation; Etc.--On Going Noah Housh
Recent Actions
1. 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
2. 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
3. PL17-021 STR Permit 1764 Spring Street-Aaron Hecock-PC Approved
4. OTSH Concept for Affordable Housing on Railroad Property (CC Assigned 3/28/17) Presented to the CC
5. PL17-021 1764 Spring St New Short Term Rental-Aaron Hecock- Approved 6/6/17
6. RFP Selection Committee Recommendation on Adams Street RFP responses. Presented to the CC June 27, 2017.
7. PL17-045-1380 Main St-Sign Permit for New West Knife Works-Staff Approved-Aaron Hecock
8. PL17-039 1427 Kearney St DR for SFD Remodel + Addition –PC Approved-Lilly Bianco
9. PL17-019 1734 Scott St DR for Home and Second Unit Remodel-PC approved June 20, 2017 Lilly Bianco
10.PL17-028 1660 Kearney St DR for Residential Remodel + 455 Sq ft Addition-PC approved June 20, 2017Lilly Bianco
11.PL17-030 APN 009-362-015 LLA-Aaron Hecock- Approved 7/18/17
12.Joint PC/CC Meeting-August 22-Land Use 101CC and PC Reviewed 8-22-17
13.City Facilities Assessment RFP-CC to Review and Direct staff-Noah Housh CC Reviewed 8-22-17
14.HOME Grant Acceptance and Administration Contract-CC to Review and Act-Noah Housh-CC Approved 8-22-17
15.OTSH Fee Waiver Request-CC To Review and Provide Direction to Staff-Noah Housh-CC Approved 8-8-17
16.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
17.PL16-055 1045 Pratt Avenue-DR for new SFD on existing undeveloped flag lot. Lilly Bianco-Continued for Re-Approved 9-5-17
18.PL17-051 1057 Pratt Ave Second Extension for approved DR and Demo-Approved 9-5-17
19.PL17-046-627 Harvest Ln, Demolition of an Existing Barn –Aaron Hecock- Approved 11/7/17
20.PL17-057 1152 Church St-DR for Exterior Modifications to Existing Structure- Aaron Hecock-Approved 11/7/17

21. PL17-065 1226 Main St- Use Permit- Joseph Brockhoff approved 12/5/17
22. PL17-007 1178 Hudson Design Review Aaron Hecock- Approved 12/5/17
23. PL17-047-1916 Vineyard Ave-Demo and DR requesting to demolish existing SFD and construct a new SFD -Aaron Hecock- Approved 12/5/17
24. PL17-048 1843 Spring Mt Ct-DR for Exterior Building and Site Modifications-Lilly Bianco- Approved 12/5/17
25. PL17-059 1814 Spring St- DR for New SFR & Demo- Lilly Bianco Approved 12/19/17

*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.