



**City of St. Helena  
Planning Commission  
Regular Meeting  
Tuesday, April 3, 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.**

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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: February 20, 2018 and March 20, 2018 7 - 18  
[Commission Minutes 02-20-18](#)  
[Commission Minutes 03-20-18](#)
  - 4.2. Request by the City of St. Helena Public Works Department for sign permit approval in order to place a sign on the temporary Public Works building location at 1572 Railroad Ave in the Business and Professional Office Zoning District. 19 - 24  
  
CEQA Determination: Exempt  
Recommendation:  
Staff finds the sign is well designed and meets the Zoning Code criteria and therefore recommends that the Planning Commission:
    1. Determine that the signs are exempt from the requirements of CEQA pursuant to Section 15311, Class 11(a) of the CEQA Guidelines which exempts on-premise business signs; and
    2. Approve the request for a Sign Permit in order to place a new, illuminated, monument sign on the property located at 1475 Main

Street.

[1572 Railroad Ave. - Staff Report](#)

- 4.3. Administrative Determination that the Design Review approval allowing the construction of a new single-family home, second unit, and accessory structures on the property located at 1057 Pratt Avenue, be extended until March 2, 2019, due to delays in the City's completion of required utility infrastructure improvements. 25 - 45

CEQA Determination: Project is found to be exempt from the requirements of CEQA as a Class 3 Categorical Exemption under Section 15303 of the California Environmental Quality Act.

Prepared By: Noah Housh, Planning & Community Improvement Director

Recommendation:

It is recommended that the Planning Commission review the proposed Administrative Determination and concur with the findings. Alternatively, the Commission may choose to pull the item and discuss the action if found to be necessary or of interest by the Commission.

[1. 1057 Pratt Ave Admin Determination](#)

[2. PC2016-035 1057 Pratt Ave. D.R. Extension 09-20-16-Extension 1](#)

[3. PC2017-032 1057 Pratt Ave. D.R. & Demo Extension 9.05.17 Extension 2](#)

[4. Hinds Communication 2016.11.11 1057 Pratt Sewer](#)

[5. Hinds Communication 2017.03.06 Re Status of Upgrade of the Crinella Lift Station](#)

5. PUBLIC HEARINGS

- 5.1. Continuance of: 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. 47 - 130

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

Prepared By: Lilly Bianco, Contract Planner

Recommendation:

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

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

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

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



[\\*Applicant Presentation](#)

[\\*Planner Presentation](#)

- 5.2. Request by Mary Volkav for a Short-Term Rental Permit to rent her single-family home located at 1136 Hudson Street in the Medium Density Residential District in accordance with the requirements of the Short-Term Rental Ordinance.

131 - 151

CEQA Determination: The project is exempt from CEQA pursuant to Section 15061(B)3, which exempts any project where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

Prepared By: Lilly Bianco, Contract Planner

Recommendation:

The City has an adopted short-term rental ordinance that allows for a maximum of 25 short-term rental permits in the City; At the writing of this report, 6 of the 25 permits are available ( See **Attachment 6**, showing existing short term rental locations). Furthermore, short-term rentals are a permitted use (with a permit) within the Medium Density Residential district. The City would also benefit from Transient Occupancy Tax (TOT) revenue collected from an active short-term rental permit holder.

The applicant is a city resident who lives on-site and has owned her home for approximately 15 years. The house would be available for rent when she is away for work, but would otherwise be occupied by the current owner.

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

1.Determine that the project is exempt from the requirements of CEQA pursuant to Section 15061(B)3, which exempts any project where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; and

2.Accept the required findings and approve a short-term rental permit at 1136 Hudson Street.

[1136 Hudson St. - Staff Report](#)

6. SCHEDULED MATTERS

7. DEPARTMENT REPORTS

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

8. AGENDA FORCAST

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

8.1. Tentative Agenda

153 - 155

[Tentative Agenda 2018-March Update](#)

9. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for April 17, 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 29, 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**  
**Regular Meeting**  
**and**  
**\*Special Joint Planning Commission/City Council**  
**Meeting**  
**Tuesday, February 20, 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, and Commissioner Bobbi Monnette

Mayor Alan Galbraith, Vice-Mayor Peter White, Councilmember Paul Dohring, Councilmember Geoff Ellsworth, Councilmember Mary Koberstein

**Absent:** Commissioner John Ponte

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

**1. PLEDGE OF ALLEGIANCE**

**2. CALL TO ORDER AND ROLL CALL**

**3. PUBLIC FORUM:**

No public comment received.

**4. CONSENT ITEMS**

4.1 Approval of Minutes: February 6, 2018

4.2 Request by Isabelle Selby for adoption of a resolution granting a design review exemption in order to remodel an existing single-family home located at 1781 Spring Mountain Road in the Medium Density Residential (MR) district.

CEQA Determination: Exempt pursuant to CEQA Guidelines Section 15301.

Prepared By: Aaron Hecock, Senior Planner

**Recommendation:**

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

Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301; and

1. Approve a resolution finding that the project is exempt from design review thereby approving the exterior modifications to the single-family home located at 1781 Spring Mountain Road.

Vice-Chair Lester Hardy moved to approve the Consent Calendar as presented. The motion was seconded by Commissioner Bobbi Monnette and on roll call carried by the following vote:

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

NOES: None

ABSENT: John Ponte

ABSTAIN: None

RECUSE: None

Chair Kistner requested that item *6.2 Review of 2035 General Plan Update and Environmental Impact Report (EIR) Scope and Process* be heard prior to Public Hearing item 5.1. After finalizing the discussion, the City Council would be dismissed and the Regular Planning Commission meeting would resume.

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

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

NOES: None

ABSENT: John Ponte

ABSTAIN: None

RECUSE: None

The Special Joint Planning Commission/ City Council Meeting commenced at 6:05 p.m.

6.2 Review of 2035 General Plan Update and Environmental Impact Report (EIR) Scope and Process

CEQA Determination: This request for direction is not a project under CEQA however the 2035 General Plan Update itself will be analyzed for potential environmental impacts under an Environmental Impact Report (EIR) currently under way.

**Recommendation:**

Staff recommends the City Council and Planning Commission review the provided documents and analysis, discuss the various elements of them and provide direction to staff and the consultant regarding the overall scope of the General Plan Update and EIR.



City Manager Mark Prestwich addressed the City Council and Planning Commission providing options for how to proceed with the discussion of the item. The options were presented as follows:

1. Continue the item to a future meeting date.
2. Proceed with discussion of the item and provide direction to staff.
3. Proceed with discussion of the item while postponing formal direction.  
The City Council would act on the item and provide formal direction at a later City Council meeting.

It was the consensus of the City Council and Planning Commission to discuss and provide preliminary direction to staff and the consultants. The public would have another opportunity to provide additional public comment at a future (scoping session) City Council meeting for final review and confirmation.

Planning and Community Improvement Director Noah Housh provided a presentation to the City Council and Planning Commission.

The City Council and Planning Commission discussed and provided preliminary direction on a number of issues and questions posed by staff and the consultant.

Preliminary direction proceeded as follows:

1. Regularly Updating the General Plan – Add additional supporting language: *Section 1.9 Periodic Review and Updates to the General Plan by the City.*
- 2a. Low Medium Land Use Designation- Remove designation.
- 2b. Direction to Conduct a Comprehensive Zoning Review – Add additional section requiring comprehensive review and analysis of City's zoning district regulations.
- 2c. Managing Tourism Language- Add additional supporting language recommended by Vice Chair Hardy. ("Manage growth, tourist oriented uses, and the impacts of tourism.")
- 2d. Wineries Language – Add additional supporting language to Policy LU5.6
- 2e. Housing (Specific to Our Town St. Helena Comment Letter) – (LU5.3)  
Review policy areas where a development project proposed in non-Agricultural district could potentially be constrained by the presence of agricultural uses on the site and maintain language that protects existing agricultural lands designed in the General Plan, from development.

- 3a. Citizen's Voice Comments on Tourism – Preserve existing General Plan language.
- 3b. Consensus Items Regarding Citizen's Voice Comments – Staff to research potential options to include specifics to help draft cost benefit analysis policy. Preserve existing language in the General Plan regarding “local serving uses” and “chain” retail stores.
- 3c. Various Sustainable Tourism Goals –Concerns were voiced over the specific application of the policy only to certain zoning district as well as the housing incentives only applying to visitor serving uses.
- 3d. Various Sustainable Tourism Implementing Actions – Accept supporting changes.

Consultant Andrew Hill addressed the City Council and Planning Commission.

Chair Kistner opened public comment.

Tim Nieman, Vicky Bradshaw and Ann Nevero addressed the City Council and Planning Commission.

Chair Kistner closed public comment.

The Special Joint Planning Commission/ City Council Meeting adjourned at 8:11 p.m. and the City Council was dismissed. Chair Kistner subsequently called for a recess.

Chair Kistner reconvened the Planning Commission meeting at 8:22 p.m.

## 5. PUBLIC HEARINGS

- 5.1 Request by Caity Hoertkorn of 1111 Main Street SH, LLC for adoption of a resolution granting design review approval in order to accommodate exterior modifications and site improvements to the property located at 1111 Main Street in the Central Business (CB) district.

CEQA Determination: Exempt pursuant to CEQA Guidelines Section 15301 and 1503.

Prepared By: Aaron Hecock, Senior Planner

**Recommendation:**

Staff is in support of this application and therefore recommends that the Planning Commission:

- 1. Determine that the project is exempt from the requirements of CEQA pursuant to Sections 15301 and 15303; and

2. Accept the required findings and approve a resolution granting Design Review approval for the applicant to make modifications to the building located at 1111 Main Street.

Senior Planner Aaron Hecock reported on the item.  
Edwin Wilson and Don Blayney addressed the Commission.

Chair Kistner opened public comment.

Chair Kistner closed public comment.

## 6. SCHEDULED MATTERS

- 6.1 Consideration of amendments to the City's Zoning Ordinance, St. Helena Municipal Code ("SHMC") Title 17, potentially revising Section 17.148, Signs, to be consistent with current case law as deemed appropriate by the Planning Commission.

CEQA Determination: Exempt pursuant to CEQA Guidelines Section 15061.  
Prepared By: Aaron Hecock, Senior Planner

**Recommendation:**

It is recommended by the Planning and Community Improvement Department that the Planning Commission review the suggested changes described above and provide direction to staff regarding which, if any, they would like made.

Senior Planner Aaron Hecock reported on the item.

The Planning Commission provided direction to staff.

- 6.2 ~~Review of 2035 General Plan Update and Environmental Impact Report (EIR) Scope and Process~~

**Recommendation:**

~~Staff recommends the City Council and Planning Commission review the provided documents and analysis, discuss the various elements of them and provide direction to staff and the consultant regarding the overall scope of the General Plan Update and EIR.~~

## 7. DEPARTMENT REPORTS

## 8. AGENDA FORECAST

- 8.1 Tentative Agenda  
Planning and Community Improvement Director Noah Housh reported on item.

## 9. ADJOURNMENT

Chair Kistner adjourned the meeting at **9:02 p.m.**

The February 20, 2018 minutes were approved at the \_\_\_\_\_ Planning Commission meeting.

**APPROVED:**

\_\_\_\_\_  
Grace Kistner, Chair

**ATTEST:**

\_\_\_\_\_  
Noah Housh, Planning and Community  
Improvement Director

**MINUTES**  
**City of St. Helena**  
**Planning Commission Meeting**  
**Tuesday, March 20, 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 (arrived at 6:01 p.m.), 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, and Xinia Gamero, Administrative Assistant

**1. PLEDGE OF ALLEGIANCE**

**2. CALL TO ORDER AND ROLL CALL**

**3. PUBLIC FORUM:**

No public comment received.

**4. CONSENT ITEMS**

Chair Kistner pulled item 4.2 on the Consent Calendar.

**4.1 Approval of Minutes: March 6, 2018**

Commissioner John Ponte moved to approve the Minutes from the March 6, 2018 meeting. 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: Lester Hardy

RECUSE: None

- 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**  
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.

Contract Planner Lilly Bianco reported on the item.

Commissioner John Ponte moved to approve staff recommendation. The motion was seconded by Vice-Chair Lester Hardy 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 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.

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.

Contract Planner Lilly Bianco reported on the item.

Vice-Chair Hardy disclosed visiting project site.

Paul Kelly and property owner John Murphy addressed the Commission.

Chair Kistner opened public comment.

No public comment received.

Chair Kistner closed public comment.

Commissioner John Ponte moved to approve staff recommendation as amended. The motion was seconded by Vice-Chair Lester Hardy 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

- 5.2 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.

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.

Senior Planner Aaron Hecock reported on the item.

Applicant, Jay Behmke addressed the Commission.

Chair Kistner opened public comment.

Susan Leonard addressed the Commission.

Chair Kistner closed public comment.

Commissioner Bobbi Monnette moved to approve staff recommendation. The motion was seconded by Vice-Chair Lester Hardy and on roll call carried by the following vote:

AYES: Lester Hardy, Bobbi Monnette, and John Ponte

NOES: Grace Kistner and David Knudsen

ABSENT: None

ABSTAIN: None

RECUSE: None

Chair Kistner called for a recess at 7:29 p.m.

Chair Kistner reconvened the meeting at 7:36 p.m.

- 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.

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.

Contract Planner Lilly Bianco reported on the item.

Applicant, Susan Duprey addressed the Commission.

Chair Kistner opened public comment.

Frank Leeds, Mark Oberschutle and Pastor Burke addressed the Commission.

Chair Kistner closed public comment.

Chair Kistner reopened public comment.

Tom Trainor addressed the Commission.

Chair Kistner closed public comment.



Vice-Chair Lester Hardy moved to continue item to a date certain of April 3, 2018. 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

## 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

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.

Public Works Director and City Engineer Erica Ahmann Smithies reported on the item.

Commissioner John Ponte moved to approve staff recommendation. 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

- 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.

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.

Senior Planner Aaron Hecock reported on the item.

It was the general consensus of the Commission to 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 of April 17, 2018.

**7. DEPARTMENT REPORTS**

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

**8. AGENDA FORCAST**

8.1 Tentative Agenda- March 2018 Update

**9. ADJOURNMENT**

Chair Kistner adjourned the meeting at **9:17 p.m.**

The March 20, 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 April 3, 2018

**AGENDA SECTION:** CONSENT

**FILE NUMBER:** PL18-022

**SUBJECT:** Request by the City of St. Helena Public Works Department for sign permit approval in order to place a sign on the temporary Public Works building location at 1572 Railroad Ave in the Business and Professional Office Zoning District.

**APPLICATION FILED:**03/07/18

**ACCEPTED AS COMPLETE:**03/26/18

**LOCATION OF PROPERTY:** 1572 Railroad Ave

**APN:** 009-193-002

**GENERAL PLAN/ZONING:** BPO: Business and Professional Office

**APPLICANT:** City of St. Helena Public Works Department

**PHONE:** 707-968-2658

**BACKGROUND**

The building which is owned and operated by the City of St. Helena is located on a 0.93 acre parcel in the Business and Professional Office District (BPO). Formerly, the California Department of Forestry, it is now the temporary Public Works Administration Building. The parcel is also home to the St. Helena Department of Parks and Recreation which is located next door.

**PROJECT DESCRIPTION**

The applicant (Public Works Department) is requesting approval of a sign permit in order to install an 80" by 22" identification sign that will be mounted to the front of the building to help people find the new Public Works location located at 1572 Railroad Ave. The colors will be as shown in the picture and designed to match the City logo colors. The sign is made of digital print on 1/4" DiBond (aluminum laminate product) and will not be illuminated. The lettering size and order will be as follows:  
Line 1) PUBLIC WORKS 3.5"

Line 2) Administration Building 3.12"

Line 3) 1572 RAILROAD AVE. 2.12"

## **ANALYSIS**

### **CEQA**

This project is exempt from the requirements of CEQA pursuant to Section 15311 of the CEQA Guidelines, which exempts on-premise business signs.

### **General Plan/Zoning**

The project site is located in the Business and Professional Office (BPO) District. This designation provides for professional and administrative offices, medical and dental offices, laboratories, financial institutions, public and quasi-public uses and similar and compatible uses. In the BPO District, signs are regulated by Municipal Code Section 17.148.040(C)(3)(a). This includes signs in addition to those permitted with an administrative sign permit. The purpose of the Planning Commission sign permit is to allow the consideration of illuminated signs (including neon), signs that are larger, or signs in addition to those permitted with an administrative sign permit. The planning commission shall consider the compatibility of the sign to the site, the appropriateness of the materials and colors in relation to the project, the compatibility of the sign to the small town character of St. Helena, and the impact the sign may have on surrounding properties.

In the BPO District, an Administrative Sign Permit can only be issued for non illuminated signs provided they are in compliance with the following specified regulations:

- i. The business name on a directory sign for which a sign permit has previously been authorized;
- ii. The business name, address, and hours of operation painted on a door or window and limited to four square feet in size.

Staff Response: Since the request is for a new sign and there are no records showing a previous sign permit was previously authorized for this building approval must be considered and granted by the Planning Commission rather than through the administrative process.

According to Municipal Code Section 17.148.040(C)(3)(b), the maximum cumulative sign area, including both sides of a two-sided sign, of all identification signs on the primary frontage per business is forty (40) square feet and there is a maximum of two (2) identification signs permitted on the primary frontage of the building. The applicant is proposing a one sided sign measuring 22" by 80" which totals 12.2 square feet.

## **ISSUES**

As of the completion of this report, no issues have been identified.

**CORRESPONDENCE**

As of the completion of this report, no comments on the proposed sign have been received by staff.

**STAFF RECOMMENDATION**

Staff finds the sign is well designed and meets the Zoning Code criteria and therefore recommends that the Planning Commission:

1. Determine that the signs are exempt from the requirements of CEQA pursuant to Section 15311, Class 11(a) of the CEQA Guidelines which exempts on-premise business signs; and
2. Approve the request for a Sign Permit in order to place a new, illuminated, monument sign on the property located at 1475 Main Street.

**ATTACHMENTS**

[Resolution](#)

[Sign Plans](#)

**CITY OF ST. HELENA, STATE OF CALIFORNIA  
SIGN PERMIT NO. PL18-022  
GRANTED TO 1572 RAILROAD AVE**

**PROPERTY OWNER:** City of St. Helena

**APN:** 009-193-002

**RECITALS**

1. The applicant requests a sign permit in order to place a new identification sign at 1572 Railroad Ave in the Business and Professional Office (BPO) Zoning district.
2. New signage proposed includes a new, 80" x 22" non-illuminated identification sign to be mounted across the front of the building.
3. The Planning Commission of the City of St. Helena, State of California, considered the sign, staff report, and all testimony, written and spoken, at a hearing on February April 3<sup>rd</sup> 2018

**RESOLUTION**

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

- A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff reports, City files for this matter, correspondence, presentations and other materials.
- B. The Planning Commission hereby finds that this project is exempt from the California Environmental Quality Act pursuant to Section 15311, Class 11 (a), which exempts installation of on premise signs.
- C. The Planning Commission hereby finds that the proposed signs are in compliance with the requirements of Municipal Code Section 17.148 relating to the placement of signs in the Business and Professional Office district.
- D. The Sign Permit for the above described is granted subject to compliance with the following conditions. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed:
  1. The permit shall be in conformance with all City ordinances, rules, regulations and policies in effect at the time of issuance of a building permit should one be required.
  2. The Permit shall be vested within one (1) year from the date of approval. The Permit may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals. Any request for an extension of the Sign Permit must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
  3. This permit will expire if the use is discontinued pursuant to existing ordinances and regulations.

*1572 Railroad Ave  
Sign Permit  
April 3<sup>rd</sup> 2018*

4. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
5. This Sign 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.
6. The sign authorized by this Sign Permit shall conform to the details and dimensions shown on the Exhibits which were reviewed and approved by the Planning Commission at their April 3<sup>rd</sup> 2018 meeting.
7. Only enough lighting to illuminate posted materials shall be used; light spillover outside of the sign cabinet is not permitted.
8. An Encroachment Permit shall be obtained by the applicant prior to installation of the sign if work involves locating of any person or structure on public property, such as a sidewalk, driveway, or street, if necessary.
9. Provided they are in general compliance with the Sign Ordinance, minor modifications may be approved by the Planning Director.

**I HEREBY CERTIFY** that the foregoing sign 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 April 3<sup>rd</sup> 2018 by the following roll call vote:

**AYES:**  
**NOES:**  
**ABSENT:**  
**ABSTAIN:**

APPROVED:

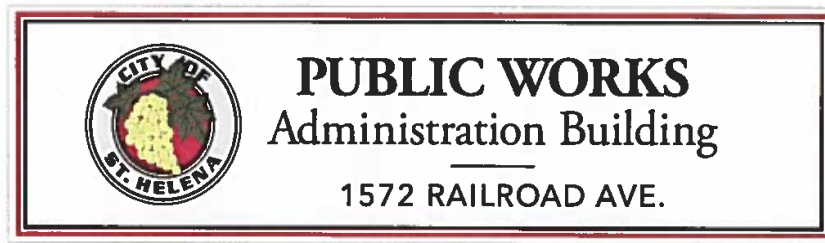
ATTEST:

\_\_\_\_\_  
 Grace Kistner  
 Chair, Planning Commission

\_\_\_\_\_  
 Noah Housh  
 Planning Director

*1572 Railroad Ave  
 Sign Permit  
 April 3<sup>rd</sup> 2018*

80"



22"





# ADMINISTRATIVE DETERMINATION



**DATE:** March 29, 2018

**TO:** Neighboring Property Owners and Interested Citizens

**FROM:** Noah Housh, Planning and Community Improvement Director

**RE:** Administrative Determination that the Design Review approval allowing the construction of a new single-family home, second unit, and accessory structures on the property located at 1057 Pratt Avenue, be extended until March 2, 2019, due to delays in the City's completion of required utility infrastructure improvements.

## PROJECT DESCRIPTION

On August 18, 2015, the Planning Commission granted Design Review approval to allow the construction of a new single-family home, second unit, and accessory structures on the property located at 1057 Pratt Avenue in the MR: Medium Density Residential district. Per Public Works Condition No. 20 (Resolutions attached), this approval required the project applicant to annex into the City of St Helena Sewer District No. 1, and pay all associated annexation, connection, and impact fees. However, the ultimate connection of this property to the City's wastewater treatment system was contingent on completion of the improvements to the Crinella lift station, to be completed by the Las Alcobas Hotel project.

Subsequently, there were delays by the hotel contractor in completing these repairs (see attached email correspondence). In keeping with Municipal Code Section 17.08.120, which identifies that a discretionary approval is valid for a period of one year from the date such approval becomes effective, the project applicant requested an Extension of this discretionary approval (per 17.08.130) to maintain the validity of the action, while waiting for the lift station work to be completed. This Extension was approved on September 20, 2016, and a second Extension was approved on September 5, 2017, extending the project approval to September 2, 2018.

Given the delay in completing the lift station improvements (finished in March 2017), required for the project to connect to the City's sewer system, staff finds that granting additional time to the life of the project entitlement is appropriate, due to factors outside the control of the owner, which directly affected the ability for the project to be completed.

Based on the first extended expiration date of September 2, 2016, and the lift station improvements being completed in March 2017, staff finds that the project shall be granted an additional six-months (beyond the current expiration date) extending the project approval to March 2, 2019.

## APPEALS

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

*Administrative Determination  
1057 Pratt Avenue  
March 29, 2018*

Notice of this Determination will be provided to the Planning Commission at their next regularly scheduled meeting April 3, 2018.

Thank you for your attention to this matter.

A handwritten signature in black ink, appearing to read "Noah Housh", written in a cursive style.

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

*Administrative Determination  
1057 Pratt Avenue  
March 29, 2018*

**CITY OF ST. HELENA PLANNING COMMISSION**

**RESOLUTION PC2016-035**

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

**PROPERTY OWNER:** Donna & Rusty Hinds

**APN:** 009-142-003

**Recitals**

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

**Resolution**

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

1057 Pratt Avenue  
Design Review Extension  
September 20, 2016

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

#### **Planning Department Conditions of Approval**

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

1057 Pratt Avenue  
Design Review Extension  
September 20, 2016

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

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

#### **Public Works Department Conditions of Approval**

12. Approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with, the most current version at the time of improvement plan submittal, Caltrans Standards and

1057 Pratt Avenue  
Design Review Extension  
September 20, 2016

Specifications, the City of St. Helena Municipal Code, the St. Helena Water and Sewer Standards, the St. Helena Street, Storm Drain and Sidewalk Standards, and all current federal, state and county codes governing such improvements.

13. For any improvements outside the existing building envelope, a grading and drainage plan showing topographic data, all easements, infrastructure onsite and directly adjoining, and an erosion control plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit. If the project entails more than 50 cubic yards of soil disturbance, 10,000 square feet of disturbance area, a cut or fill of 3 feet or more, or alteration of any drainage pattern, a grading permit shall be required.
14. Drainage needs to be routed to prevent inundation of neighboring properties. Grading and/or site improvement plans shall show how 2-year and 10-year storm flows shall be infiltrated on site and/or diverted at the property lines to prevent inundation of neighboring properties. All stormwater and erosion control plans shall conform to the latest State and City codes at a minimum.
15. Prepare and implement a Stormwater Control Plan as required by the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual, dated July 14, 2014.
16. The applicant shall incorporate water conservation practices into the proposed project per the Theoretical Water Use Report prepared by James McCalligan of JMA Architecture, dated June 15, 2015, including installing 1.28 gal toilets, 1.5 gpm faucets, and 2.0 gpm low flow showerheads. Any and all non-conforming appliances and plumbing fixtures shall be removed from the premises. The water conservation requirements shall be replicated in full on the architectural plans.
17. Site plan shall show location of any trees within the project area.
18. The applicant shall install an approved backflow device behind the existing water meter prior to Certificate of Occupancy. Any new and modified existing water laterals, meters and backflow prevention devices shall be required and constructed in accordance with the current requirements of the City of St. Helena's Water Standards and the California Department of Health Standards. Existing meter boxes located within a driveway shall be retrofitted with a traffic-rated box. New laterals shall be located perpendicular to the water main and outside any driveway/drive aisle.
19. Remodels or new construction which require fire sprinklers shall install an appropriately-sized water service with appropriate backflow and meter devices prior to Certificate of Occupancy. Fire system calculations shall be submitted with the Grading and Drainage Plan to verify fire service lateral and meter sizing. Deferred submittals are not accepted.

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

**Building Department Conditions of Approval**

25. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. At this time the City of St. Helena utilizes the 2013 Title 24 codes.
26. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
27. The applicant shall provide a construction waste management plan with the building permit application.
28. The plans for construction shall include a checklist for compliance with the California Green Buildings Standards Code, mandatory measures. Provide a reference on the checklist indicating where the mandatory measures can be found on the plans.
29. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
30. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.

**I HEREBY CERTIFY** that the foregoing design review extension was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on September 20, 2016 by the following roll call vote:

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

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

**NOES:** None

**ABSENT:** Commissioner Parker

**RECUSED:** None

**APPROVED:**

  
\_\_\_\_\_  
Grace Kistner  
Chair, Planning Commission

**ATTEST:**

  
\_\_\_\_\_  
Noah Housh  
Planning Director



**CITY OF ST. HELENA PLANNING COMMISSION**

**RESOLUTION NO. PC2017-032**

**GRANTING A ONE-YEAR DEMOLITION PERMIT AND DESIGN REVIEW  
EXTENSION TO 1057 PRATT AVENUE (PL17-051)**

**PROPERTY OWNER:** Donna & Rusty Hinds

**APN:** 009-142-003

**Recitals**

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

**Resolution**

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

1057 Pratt Avenue  
Design Review Extension  
September 5, 2017

3. *That design review of the proposed replacement structures was approved in conjunction with the demolition permit.*
- D. In accordance with the design review criteria identified in Municipal Code Section 17.164.030, the Planning Commission hereby finds that the project demonstrates the following:
1. *Consistency and compatibility with applicable elements of the general plan in that it is a single-family home in a residentially designated area;*
  2. *Compatibility of design with the immediate environment of the site in that it is construction of a single-family home on a residentially designated parcel;*
  3. *Relationship of the design to the site is found to be consistent in that the project was designed by a licensed architect in consideration of the unique characteristics of the site;*
  4. *That the design is compatible in areas considered by the board as having a unified design or historical character in that the home is not in an area of with a unified design or historical character;*
  5. *The design promotes a harmonious transition in scale and character in areas between different designated land uses in that the project was designed by a licensed architect in consideration of the unique characteristics of the site;*
  6. *Compatibility with future construction both on and off the site in that it is construction of a single-family home on a residentially designated parcel;*
  7. *That the architectural design of structures and their materials and colors are appropriate to the function of the project in that project was designed by a licensed architect in consideration of the unique characteristics of the site;*
  8. *That the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community in that the project was designed by a licensed architect in consideration of the unique characteristics of the site;*
  9. *That the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures in that the open space and landscaping has been designed to accommodate the site;*
  10. *That sufficient ancillary functions are provided to support the main functions of the project and that they are compatible with the project's design concept in that the project meets all City requirements for the construction of a single-family home;*
  11. *That access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles in that access to the site will remain from Pratt Avenue;*
  12. *That natural features are appropriately preserved and integrated with the project in that the open space and landscaping has been designed to accommodate the site;*

- 13. That the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and that they are compatible with the adjacent and neighboring structure and functions in that the project was designed by a licensed architect in consideration of the unique characteristics of the site;*
- 14. In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character in that the home is not in an area of with a unified design or historical character;*
- 15. That the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site in that the open space and landscaping has been designed to accommodate the site;*
- 16. That plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which is suitable to the climate of St. Helena in that the open space and landscaping has been designed to accommodate the site;*
- 17. That sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials in that construction will meet all California Building Codes and City of St. Helena development standards.*

**Planning Department Conditions of Approval**

- E. The Planning Commission approves the design review extension for the above-described project with the following conditions of approval. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.
  1. The design review shall be vested within one (1) year from the date of final action. A building permit for the use allowed under this approval shall have been obtained within one (1) year from the effective date of this action or the approval shall expire.
  2. The approvals shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.
  3. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.

1057 Pratt Avenue  
Design Review Extension  
September 5, 2017

4. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
5. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
6. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
7. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with the Building Official, Fire Inspector and or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.
8. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on September 5, 2017, except as modified herein.
9. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.
10. During construction, the project site shall be adequately fenced and secured to prevent trespassing.
11. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The City Engineer must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

**Public Works Department Conditions of Approval**

12. Approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with, the most

*1057 Pratt Avenue  
Design Review Extension  
September 5, 2017*

- 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.
13. For any improvements outside the existing building envelope, a grading and drainage plan showing topographic data, all easements, infrastructure onsite and directly adjoining, and an erosion control plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit. If the project entails more than 50 cubic yards of soil disturbance, 10,000 square feet of disturbance area, a cut or fill of 3 feet or more, or alteration of any drainage pattern, a grading permit shall be required.
  14. Drainage needs to be routed to prevent inundation of neighboring properties. Grading and/or site improvement plans shall show how 2-year and 10-year storm flows shall be infiltrated on site and/or diverted at the property lines to prevent inundation of neighboring properties. All stormwater and erosion control plans shall conform to the latest State and City codes at a minimum.
  15. Prepare and implement a Stormwater Control Plan as required by the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual, dated July 14, 2014.
  16. The applicant shall incorporate water conservation practices into the proposed project per the Theoretical Water Use Report prepared by James McCalligan of JMA Architecture, dated June 15, 2015, including installing 1.28 gal toilets, 1.5 gpm faucets, and 2.0 gpm low flow showerheads. Any and all non-conforming appliances and plumbing fixtures shall be removed from the premises. The water conservation requirements shall be replicated in full on the architectural plans.
  17. Site plan shall show location of any trees within the project area.
  18. The applicant shall install an approved backflow device behind the existing water meter prior to Certificate of Occupancy. Any new and modified existing water laterals, meters and backflow prevention devices shall be required and constructed in accordance with the current requirements of the City of St. Helena's Water Standards and the California Department of Health Standards. Existing meter boxes located within a driveway shall be retrofitted with a traffic-rated box. New laterals shall be located perpendicular to the water main and outside any driveway/drive aisle.
  19. Remodels or new construction which require fire sprinklers shall install an appropriately-sized water service with appropriate backflow and meter devices prior to Certificate of Occupancy. Fire system calculations shall be submitted with the Grading and Drainage Plan to verify fire service lateral and meter sizing. Deferred submittals are not accepted.
  20. Annex into the City of St Helena Municipal Sewer District No. 1, and pay all annexation, connection, and impact fees.
  21. Construct a concrete driveway approach, including sidewalk, per current City and ADA standards prior to Certificate of Occupancy.

22. The applicant shall repair all public improvements that are damaged by the construction process in accordance with the City Water/Sewer/Street/Storm Drain/Sidewalk Standards prior to Certificate of Occupancy.
23. Existing streets being cut by new utility services will require edge grinding and an A.C. overlay per City standards, extent to be determined by the Public Works Department.
24. An encroachment permit shall be required for any work performed in the public right of way.

**Building Department Conditions of Approval**

25. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. At this time the City of St. Helena utilizes the 2013 Title 24 codes.
26. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
27. The applicant shall provide a construction waste management plan with the building permit application.
28. The plans for construction shall include a checklist for compliance with the California Green Buildings Standards Code, mandatory measures. Provide a reference on the checklist indicating where the mandatory measures can be found on the plans.
29. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
30. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.

**Fire Department Conditions of Approval**

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

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

**AYES:** Commissioners Knudsen, Hardy, Ponte and Kistner

**NOES:** Commissioner Monnette

**ABSENT:** None

**ABSTAIN:** None

1057 Pratt Avenue  
Design Review Extension  
September 5, 2017

APPROVED:



Grace Kistner  
Chair, Planning Commission

ATTEST:



Noah Housh,  
Planning and Community  
Improvement Director





**From:** Mike Muelrath  
**To:** [Steve Palmer](#)  
**Cc:** [Erica Ahmann Smithies](#); [Donna Hinds](#); [Hinds Rusty](#)  
**Subject:** 1057 Pratt Sewer  
**Date:** Friday, November 11, 2016 2:01:41 PM  
**Attachments:** [Pages from 14-107 Erosion Control Plan in progress.pdf](#)

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Hi Steve,

I hope all is well with you!

A while back Donna and I met with you regarding the possibility of connecting the property at 1057 Pratt Avenue to the City Sewer in Crinella by crossing a neighboring private property (see attached drawing). Donna has reached an agreement with the neighbor and they are going to allow an easement for Donna to install the private sewer lateral across their property.

One contingency of their agreement is that the portion from Donna's property line to their neighbor's front yard has to be bored (directional drilling) to minimize impact to the neighbor's yard. We have consulted with a contractor and found that this is a feasible and cost effective way to install the private lateral. Of course the portion of the lateral from the neighbor's property line at Crinella to the City Sewer in the street would be excavated conventionally.

The second contingency is that the easement can only be 8' to 9' wide because that is all of the room there is between the house and the property line. It seems that this is plenty to be able to access and repair the private line but I wanted to point this out as we could not find a minimum easement width in the City standards.

We want to make sure this arrangement is going to be acceptable to the City before formalizing the easement with the neighbor. Can you confirm this plan, with the contingencies described above, will be acceptable and let me know if you need anything else to make this determination?

Thank you,

Mike

Mike Muelrath, P.E.  
Principal



2074 West Lincoln Avenue  
Napa, CA 94558

(707) 320-4968 (Telephone)  
(707) 320-2395 (Facsimile)  
(707) 227-7166 (Mobile)  
[www.appliedcivil.com](http://www.appliedcivil.com)

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**From:** [Erica Ahmann Smithies](#)  
**To:** [Donna Hinds](#)  
**Subject:** Re: Status of Upgrade of the Crinella Lift Station  
**Date:** Monday, March 6, 2017 3:45:43 PM

---

Hi Donna,  
The contractor has the new 6" pipeline all the way up to the pump station, but has not connected it as of yet. They shut down for a dry weather window, materials, and to schedule their subcontractor to do the work. I have not seen an update on to when the work will be completed, but will check today. As you are already aware they cannot open until the pump station work is completed.  
Thank you,  
Erica

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---

From: Donna Hinds <[dhinds@me.com](mailto:dhinds@me.com)>  
Sent: Saturday, March 4, 2017 4:37 PM  
Subject: Fwd: Status of Upgrade of the Crinella Lift Station  
To: Erica Ahmann Smithies <[esmithies@cityofsthelena.org](mailto:esmithies@cityofsthelena.org)>

Erica,

Do you mind giving me an update on the status of the upgrade of the Crinella Lift Station that is required to be completed by the Los Alcobas prior to the hotel opening?

Best,

Donna

Begin forwarded message:

From: Steve Palmer <[spalmer@cityofsthelena.org](mailto:spalmer@cityofsthelena.org)>  
Subject: Re: Status of Upgrade of the Crinella Lift Station  
Date: November 30, 2016 at 10:46:48 AM PST  
To: Donna Hinds <[dhinds@me.com](mailto:dhinds@me.com)>  
Cc: Erica Ahmann Smithies <[ESmithies@cityofsthelena.org](mailto:ESmithies@cityofsthelena.org)>

Hi Donna,

I'm sorry for the delay; I've been a bit caught up in the utility rate study and holiday. The City Council approved the new rates last night 5-0.

The new sewer force main needs to be complete before your project can connect to the City sewer. The force main construction started this week. The developer's goal is to complete the construction before December 31, but the City does not control that timeline.

Since the force main construction is already underway, your project construction can start and

connect to the sewer; but occupancy will not be approved until the force main is complete.

Thanks,

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

Office: 707-968-2624  
Mobile: 707-312-0259

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From: Donna Hinds <[dhinds@me.com](mailto:dhinds@me.com)>  
Sent: Tuesday, November 29, 2016 10:33 PM  
To: Steve Palmer  
Subject: Re: Status of Upgrade of the Crinella Lift Station

Steve,

I am resending my email from Nov. 19th. I would like to get a response as soon as possible as I have listed this property for sale and need to answer these questions for prospective buyers.

Best,

Donna Hinds  
707-799-4844

On Nov 19, 2016, at 9:33 AM, Donna Hinds <[dhinds@me.com](mailto:dhinds@me.com)> wrote:

Steve,

I have a couple of questions related to our proposed project at 1057 Pratt Avenue. Our planning commission approval resolution for construction at 1057 Pratt Avenue does not mention the upgrade of the Crinella lift station as a condition. For clarification, is the upgrade of the Crinella lift station a condition on our project?

If the answer is yes, I have a few more questions:

1. What is the status of completion of the Crinella lift station upgrade? My understanding is that the hotel cannot open until the upgrade has been completed;
2. Is the condition on getting the certificate of occupancy or is it on starting construction?

Thank you for your attention to answering these questions in a timely manner.

Best,

Donna Hinds  
707-799-4844

On Sep 15, 2016, at 10:13 AM, Steve Palmer <[spalmer@cityofstheleena.org](mailto:spalmer@cityofstheleena.org)> wrote:

Donna

The plans for the upgrade has been approved. The developer/contractor has not yet been issued an encroachment permit to start the work.

Since this is not a City project, I do not have any more detailed information; and I do not have control of their schedule.

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

Office: 707-968-2624  
Mobile: 707-312-0259

-----Original Message-----

From: Donna Hinds [<mailto:dhinds@me.com>]  
Sent: Wednesday, September 14, 2016 9:37 PM  
To: Steve Palmer  
Subject: Status of Upgrade of the Crinella Lift Station

Steve,

When the planning commission approved our building project for 1057 Pratt Avenue (one year ago), you stated that the house cannot be connected to the city sewer until the Crinella lift station has been upgraded (by the Las Alcobas Hotel). Our project is on the calendar for renewal on Tuesday, September 20th. Do you mind updating me on the status of the upgrade of the Crinella Lift Station?

Best,

Donna Hinds  
707-799-4844





**PLANNING COMMISSION REPORT**  
Planning Commission Meeting of April 3, 2018

**AGENDA SECTION:** Public Hearing

**FILE NUMBER:** PL17-067

**SUBJECT:** Continuance of: 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:** Robert Gregory

**PHONE:** (707) 480-4396

**BACKGROUND**

The Planning Commission originally heard the project at the March 20, 2018 hearing, at which time it was continued until April 3, 2018. The motion to continue the project was done in response to a neighbor request and in order to provide the applicant time to install story poles, as requested by the Planning Commission to inform their decision.

**PROJECT DESCRIPTION**

Applicant, Robert Gregory, 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.

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.

### **ANALYSIS**

The project was originally heard by the Planning Commission on March 20, 2018. In conducting the analysis, Staff had concluded that the project met all applicable MR Development criteria, and met the findings needed to approve a Demolition permit and Design Review. The full analysis can be found in the March 20th staff report (**Attachment 2**).

After reviewing the proposed project design and hearing all public comments, the Planning Commission continued the item to a date certain, April 3, 2018, to provide a period of time in which the applicant could install story poles and thereby allow the Public and Planning Commissioners to obtain a better understanding of the viewshed impacts to be anticipated from the new construction.

### **ISSUES**

Issues raised at the March 20th hearing were largely related to potential viewshed impacts.

### **CORRESPONDENCE**

No new comments have been received as of the writing of this staff report. Previous comments letters are included as **Attachment 3**.

### **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. March 20, 2018 Staff Report and Attachments](#)

[1827 Vineyard Attch 3. Public Comments](#)

**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 Dec 8, 2017** 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 and continued to the project to date certain to allow the applicant sufficient time to install story poles to further inform the Planning Commission's deliberations.

**C.      On April 3, 2018** the Planning Commission of the City of St. Helena, State of California, and reconsidered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing.

**D.      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 April 3, 2018 by the following roll call vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

APPROVED:

ATTEST:

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Grace Kistner  
Chair, Planning Commission

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Noah Housh,  
Planning and Community  
Improvement Director



## 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:** RG Architecture, 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, 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          |
| <b>COVERED PARKING EXEMPTION</b> | <b>- 200 SQ-FT</b> |
| ADU                              | 624 SQ-FT          |
| <b>ADU EXEMPTION</b>             | <b>- 400 SQ-FT</b> |
| <hr/>                            |                    |
| 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), proposed height of 18' (as prescribed by CC& R's) is less than the max 30' allowed in 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 as prescribed in the zoning standards in that it includes two residential buildings which are consistent with the minimum 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 Sections 15301(L)(1) and 15303(A) as a Class 1 and Class 3 Categorical Exemption 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 inconspicuous 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 be 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:

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.

**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°25'E    | 25.26    |
| 2.  | R=20'       | L=32.07' |
| 3.  | R=20'       | L=19.23' |
| 4.  | N62°00'W    | 25.82    |
| 5.  | N29°52'E    | 8.34     |
| 6.  | R=20'       | L=35.74' |
| 7.  | N60°25'E    | 9.51     |
| 8.  | S33°19'W    | 12.78    |
| 9.  | N62°00'W    | 27.89    |
| 10. | N35°16'47"E | 25.30    |
| 11. | R=58'       | L=28.85' |
| 12. | R=20'       | L=17.50' |
| 13. | R=20'       | L=31.42' |
| 14. | R=135'      | L=14.14' |
| 15. | R=539'      | L=10.98' |
| 16. | R=108'      | L=27.02' |
| 17. | R=108'      | L=14.45' |
| 18. | R=58'       | L=17.07' |
| 19. | R=83'       | L=6.76'  |
| 20. | N62°15'W    | 8.03     |
| 21. | R=30'       | L=11.39' |
| 22. | R=155.92'   | L=16.83' |
| 23. | R=621'      | L=6.87'  |
| 24. | N26°56'50"E | 6.23     |
| 25. | N61°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







## **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@bernsteinshur.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 3341 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

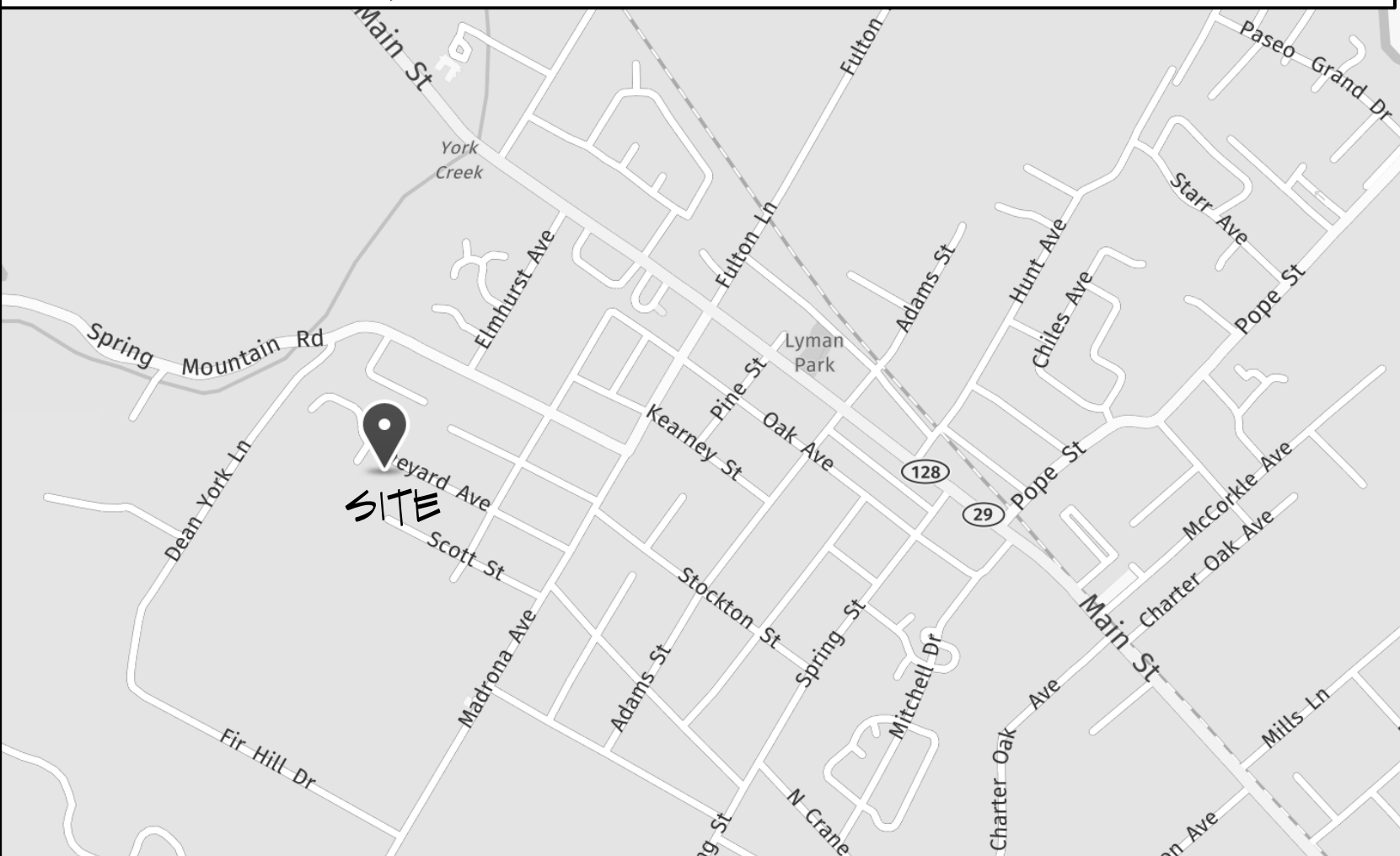
### ARCHITECTURAL

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

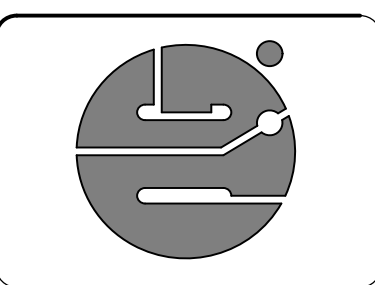
## VICINITY MAP



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

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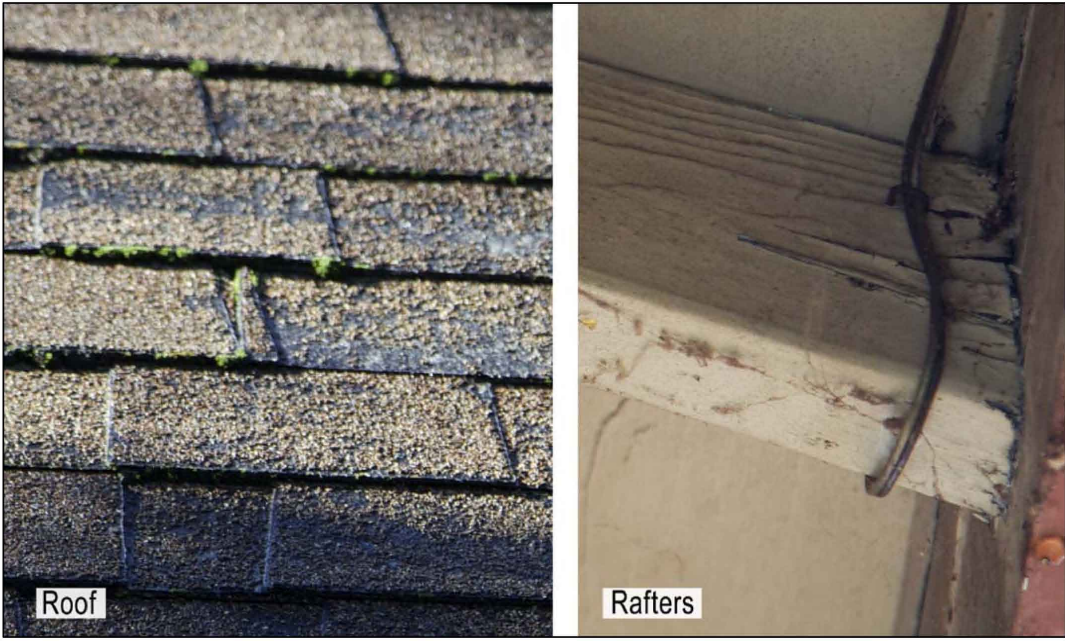
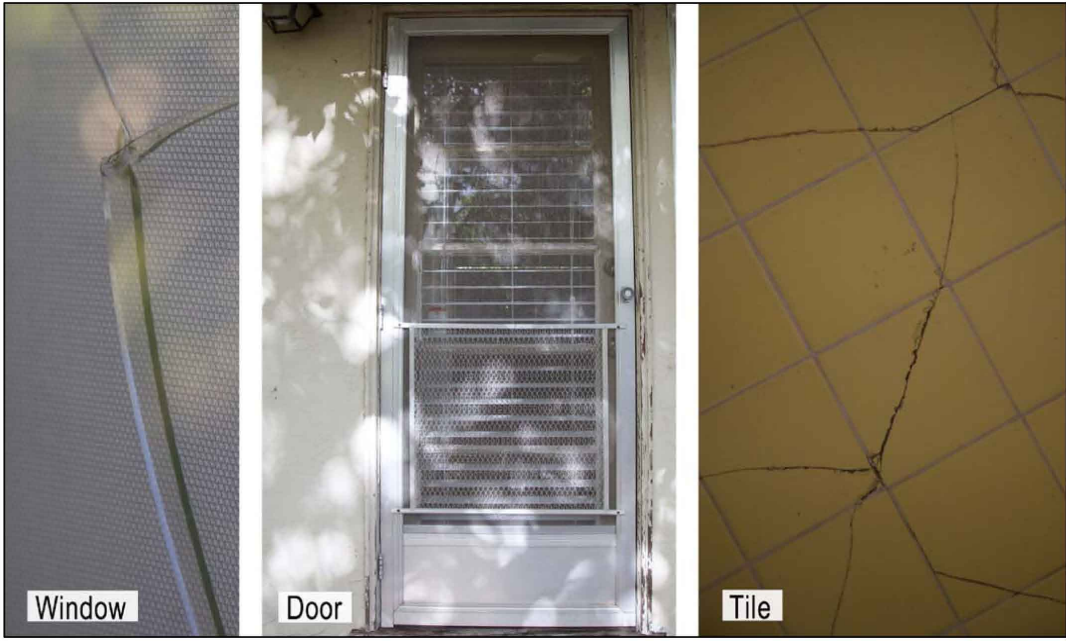
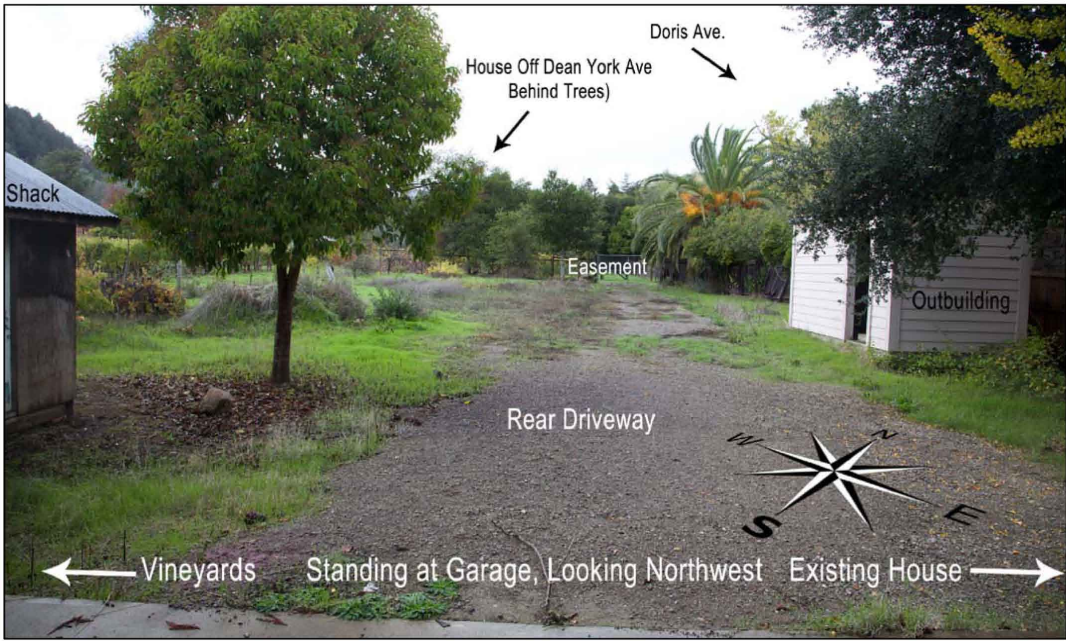
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LICENSE NO. C 9870  
926 CHAMPION LN, DEER PARK, CA 94576  
PHONE: 707-963-7650, CELL: 707-480-4396  
WEB: WWW.RGARCHITECTURE.COM



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



EXISTING CONDITIONS (1 of 2) - 1827 Vineyard Ave

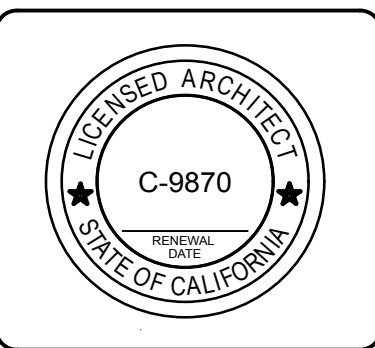
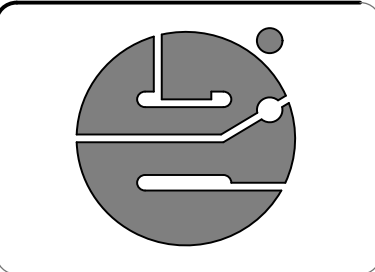


|       |         |
|-------|---------|
| DATE: | 1/19/18 |
|-------|---------|

|       |         |
|-------|---------|
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JOB 1827 VINEYARD AVENUE  
1827 VINEYARD AVE., ST. HELENA, NAPA, CA. 94574

SHEET DESCRIPTION  
IMAGES - EXISTING CONDITIONS

SHEET 2 OF 12



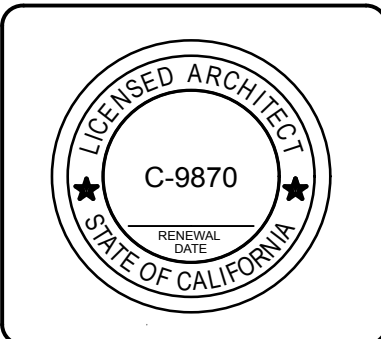
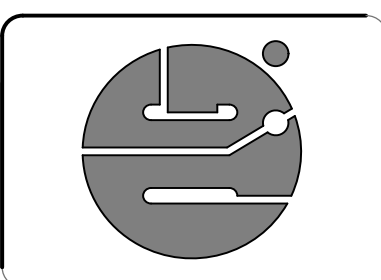
EXISTING CONDITIONS (2 of 2) - 1827 Vineyard Ave



|              |           |               |
|--------------|-----------|---------------|
| DRAWN        | CHECKED   | DATE: 1/19/18 |
| APPROVED BY: | ARCHITECT | OWNER         |
| REVISIONS    | KEY       | DATE          |

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1827 VINEYARD AVE., ST. HELENA, NAPA, CA. 94574

SHEET DESCRIPTION  
IMAGES - EXISTING CONDITIONS

SHEET  
13  
OF 12





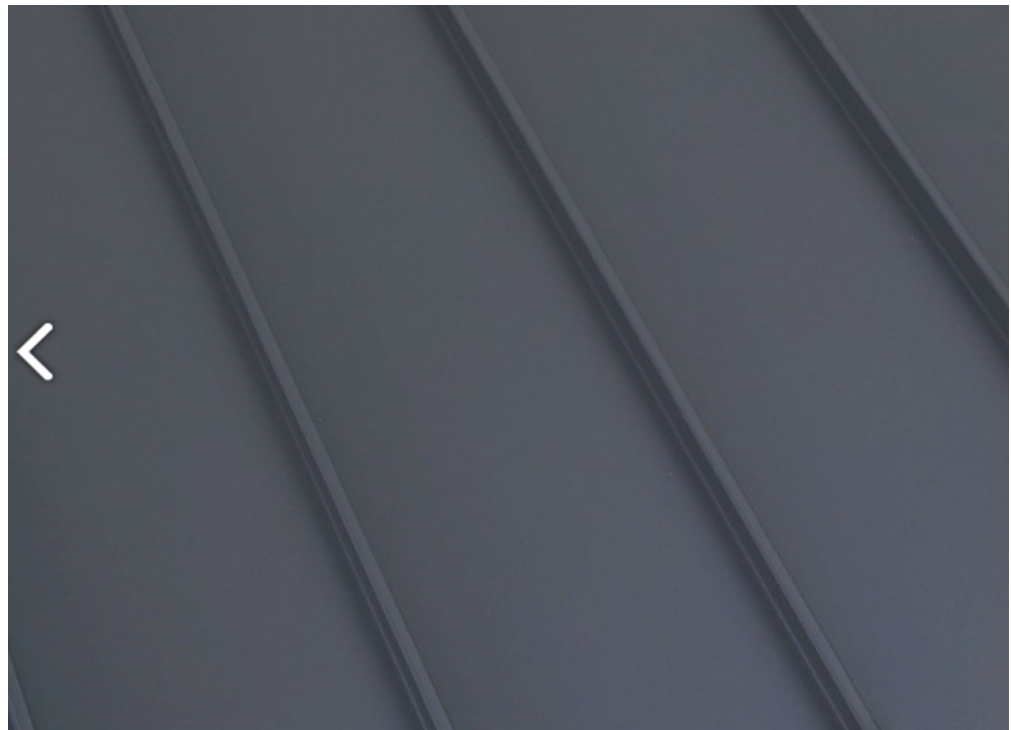
4 STONE PAVERS  
PHOTO FROM RGARCHITECTURE



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

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DRAWN

CHECKED

APPROVED BY:

ARCHITECT

OWNER

DATE: 1/19/18

REVISIONS

KEY

DATE





| STRUCTURES TO BE DEMOLISHED |            |
|-----------------------------|------------|
| (E) HOUSE:                  | 1,688 S.F. |
| (E) STORAGE BLDG:           | 1,162 S.F. |
| (E) SHED:                   | 150 S.F.   |
| TOTAL:                      | 3,000 S.F. |

JOB

1827 VINEYARD AVENUE  
1827 VINEYARD AVE., ST. HELENA, NAPA, CA. 94574

SHEET

11

OF 12

THE USE OF THE PLANS  
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DATE:

1/19/18

DRAWN

CHECKED

APPROVED BY:

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OWNER

REVISIONS

KEY

DATE

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EXISTING VICINITY PL & VEGETATION MAP

LICENSED ARCHITECT

C-9870

RENEWAL DATE

STATE OF CALIFORNIA

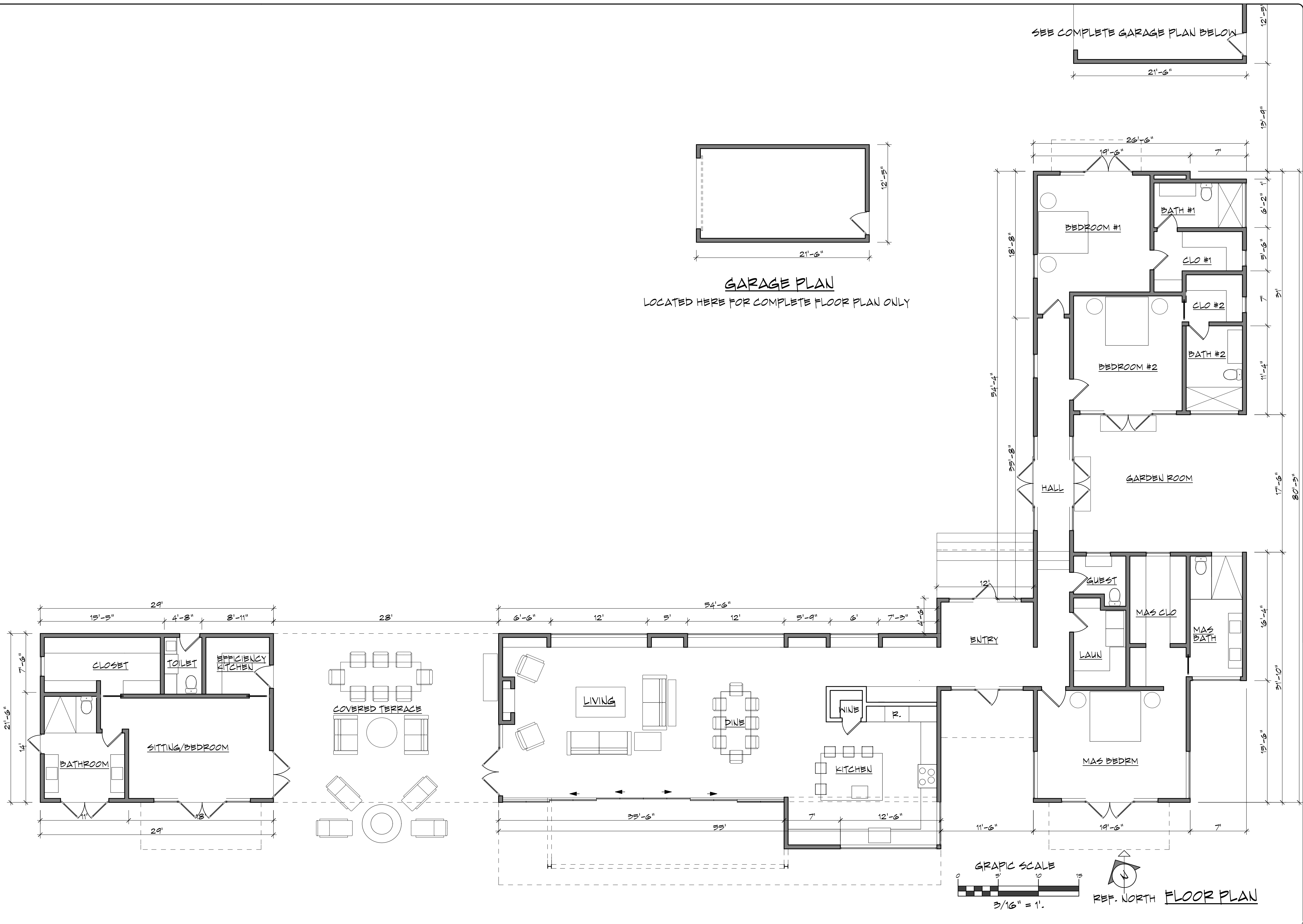








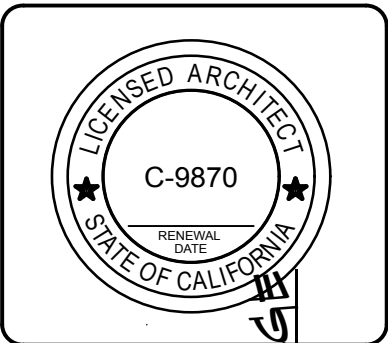
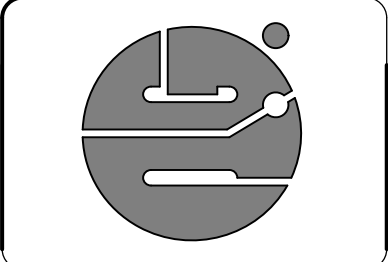




|              |           |       |         |
|--------------|-----------|-------|---------|
| DRAWN        | CHECKED   | DATE: | 1/19/18 |
| APPROVED BY: | ARCHITECT | OWNER |         |
| REVISIONS    | KEY       | DATE  |         |

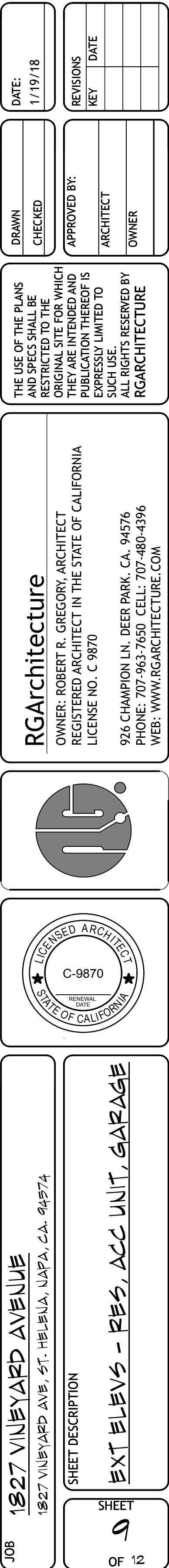
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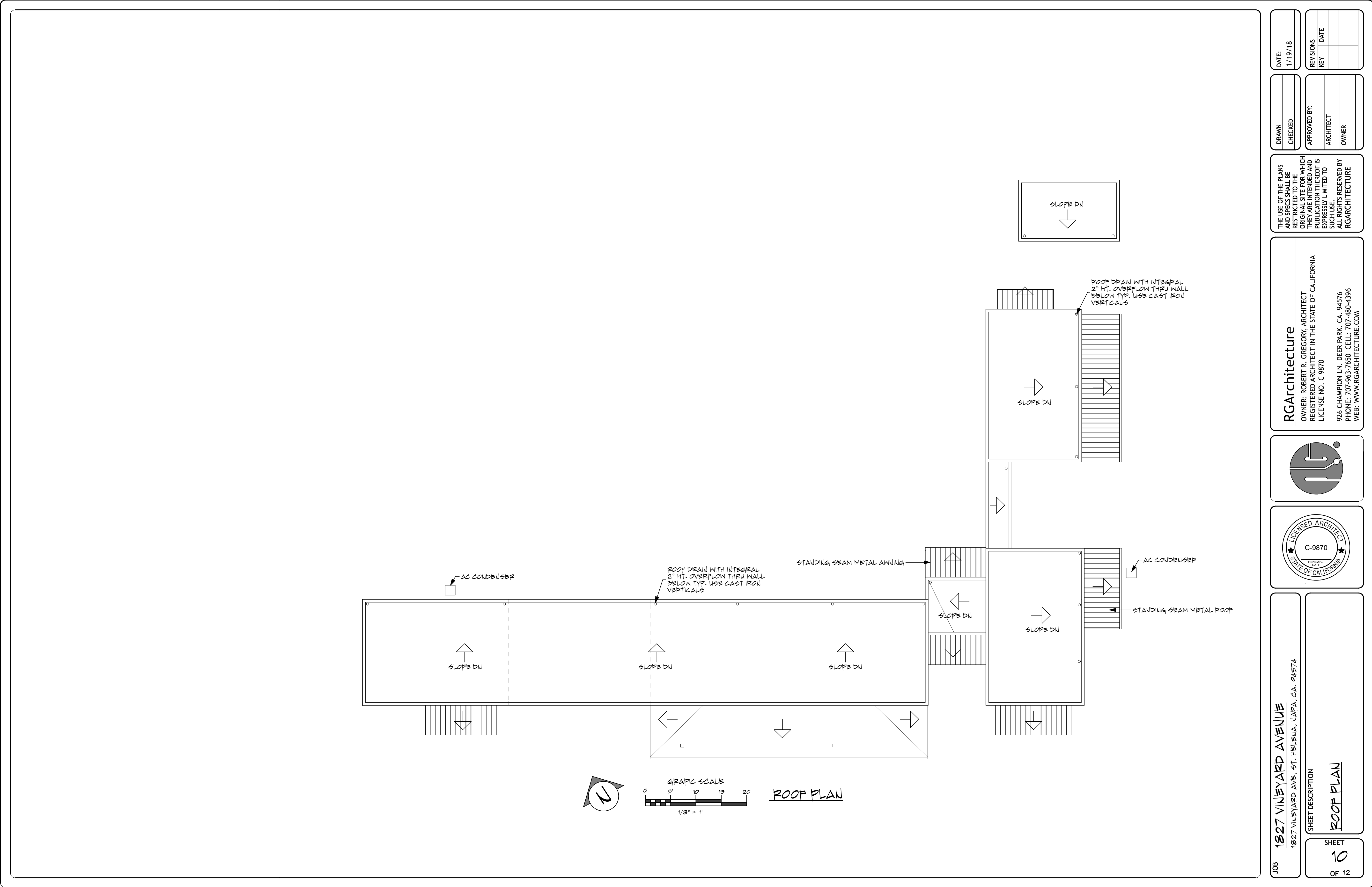


|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| JOB               | 1827 VINEYARD AVENUE<br>1827 VINEYARD AVE., ST. HELENA, NAPA, CA. 94574 |
| SHEET DESCRIPTION | 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).



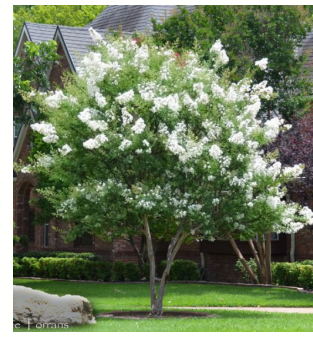
#### IRRIGATION HYDROZONES

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.

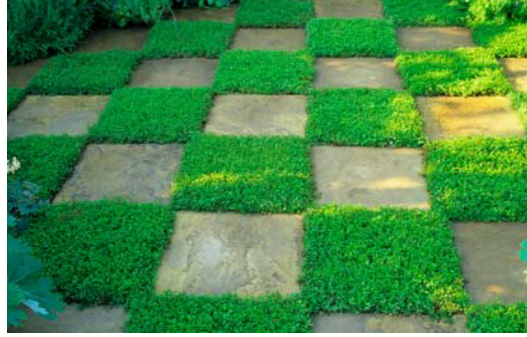
Overhead spray landscape area – 150 sq. ft.  
Drip landscape area – 1677 sq. ft.  
Total landscape area – 1827 sq. ft.

#### 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'



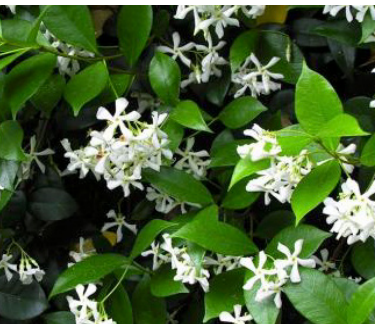
13.) Bearded iris



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



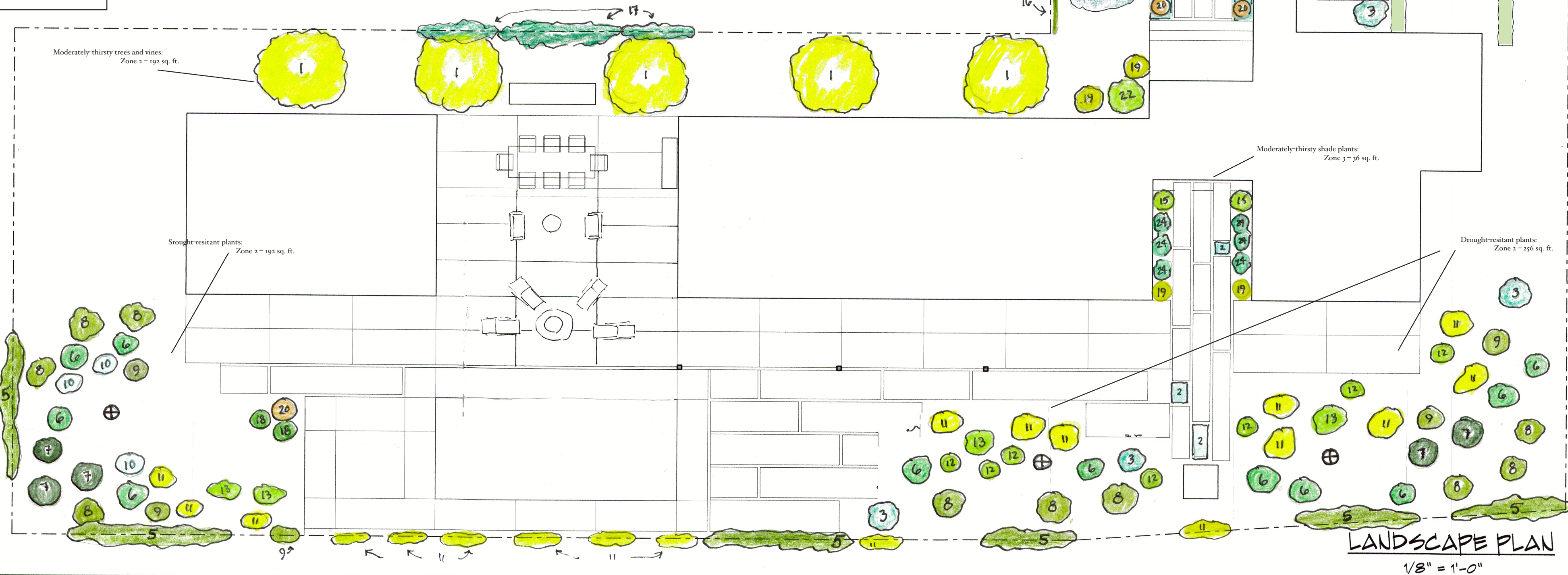
25.) Pomegranate tree



26.) *Xylosma congestum*

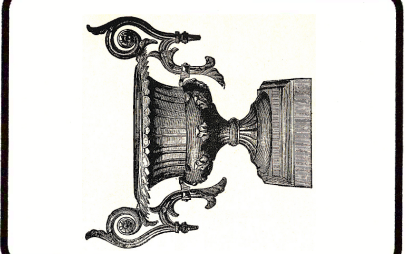


27.) Carolina laurel



|              |           |              |
|--------------|-----------|--------------|
| 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  
L - 1  
of one sheet



## Stillwater Civil Design

1090 Shetler Ave., Napa, CA 94559 – (707) 974-9261 – [rangel@stillwatercivil.com](mailto: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](mailto: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<br>gal/min or<br>gal/flush |   | Flow Duration<br>(min., flush,<br>load, etc.) |   | Daily Uses<br>per Occupant |   | Number of<br>Occupants |   | Gallons<br>per Day |
|------------------|--------------------------------------|---|-----------------------------------------------|---|----------------------------|---|------------------------|---|--------------------|
| Showerheads      | 5.6                                  | x | 8                                             | x | 1                          | x | 6                      | = | <b>268.8</b>       |
| 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                      | = | <b>81.0</b>        |
| 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                |
|                  |                                      |   |                                               |   |                            |   |                        |   | <b>446.0</b>       |

### 2.Occupant Calculation:

| Occupants |     |                     |
|-----------|-----|---------------------|
| # of      | per | Total               |
| Bedrooms  | x   | bedroom = Occupants |
| 4         | 2   | 8                   |

### 3.Proposed Water Usage:

| Fixture            | Flow Rate<br>gal/min or<br>gal/flush |   | Flow Duration<br>(min., flush,<br>load, etc.) |   | Daily Uses<br>per Occupant |   | Number of<br>Occupants |   | Gallons<br>per Day |
|--------------------|--------------------------------------|---|-----------------------------------------------|---|----------------------------|---|------------------------|---|--------------------|
| Showerheads*       | 2                                    | x | 8                                             | x | 1                          | x | 8                      | = | <b>128.0</b>       |
| Lavatory Faucets** | 1.2                                  | x | 0.25                                          | x | 3                          | x | 8                      | = | <b>7.2</b>         |
| Kitchen Faucet***  | 1.5                                  | x | 4                                             | x | 1                          | x | 8                      | = | <b>48.0</b>        |
| Toilet****         | 1                                    | x | 1                                             | x | 3                          | x | 8                      | = | <b>24.0</b>        |
| 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                |
|                    |                                      |   |                                               |   |                            |   |                        |   | <b>245.1</b>       |

\* 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   |       | <b>\$199.80</b> | 1.2 GPM   |
| Faucet valve      | Hansgrohe Rough, Wall Mounted Faucet                                  | 13622181        | \$262.00   |       | <b>\$163.80</b> |           |
| 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 |       | <b>\$987.60</b> |           |

**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.

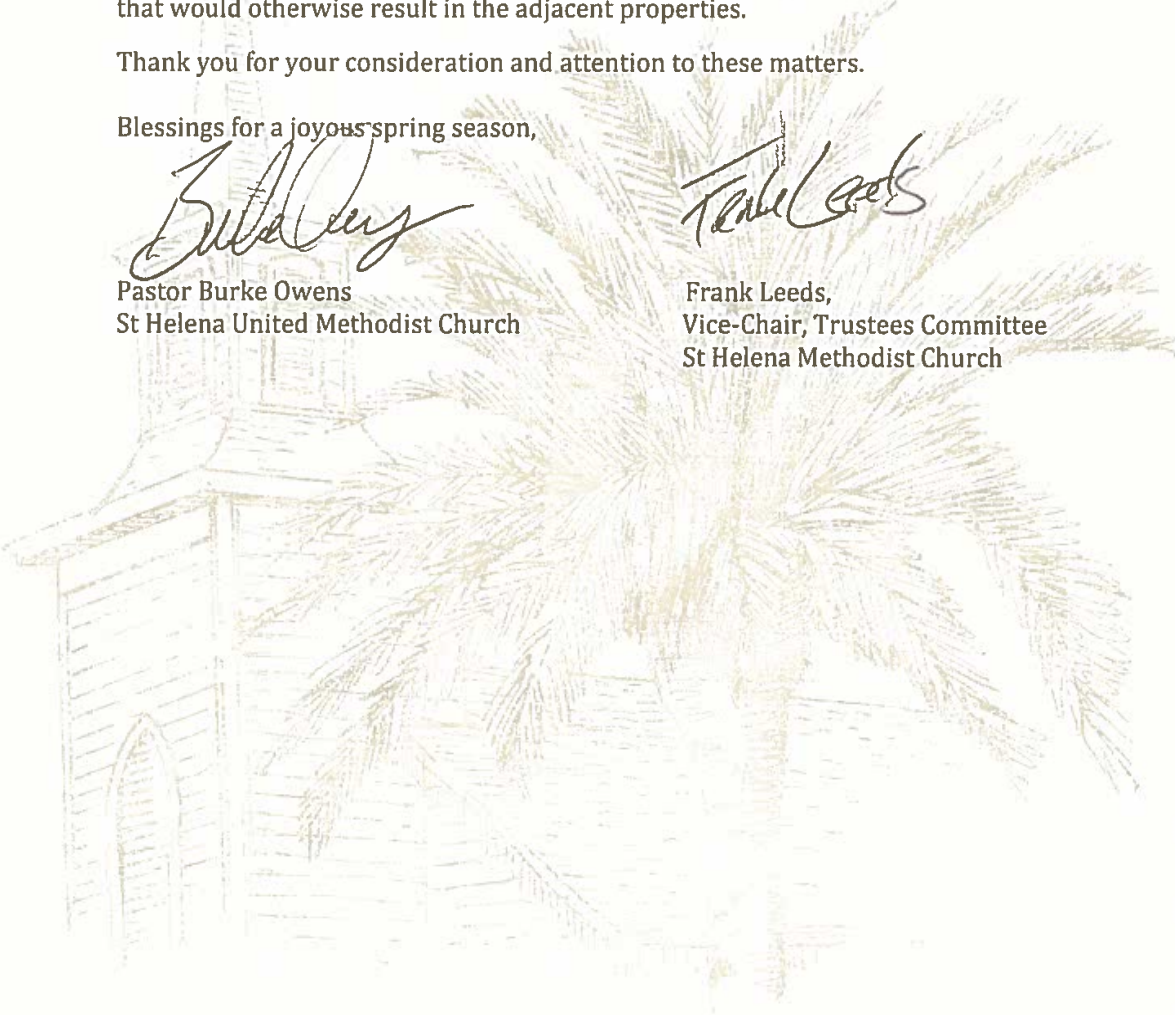
Blessings for a joyous spring season,



Pastor Burke Owens  
St Helena United Methodist Church



Frank Leeds,  
Vice-Chair, Trustees Committee  
St Helena Methodist Church



March 10, 2018

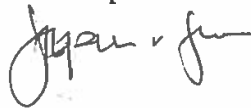
To: Lilly Bianco  
City of Saint Helena Planning Department

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:stephgw@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

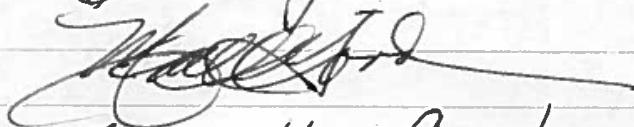


Lilly Brince, Contract Planner  
City of St. Helena Planning Department  
1480 Main Street  
St. Helena, CA 94574

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



## **View from Vineyard Avenue frontage**

Facing 1835 Vineyard and 1703 Doris



## **View from opposite side of Vineyard Avenue**

Facing 1835 Vineyard and 1703 Doris



## View of Story poles at 1827 Vineyard

Delineating proposed heights from *finished grade and accounting for variations in topo:*

ADU:14'3"

Patio:12'3

Main House:





## **View from backyard at 1835 Vineyard**

Standing at patio front



## **View from backyard at 1835 Vineyard**

Standing at patio rear



## **View from backyard of 1835 Vineyard**

Sitting at patio





## **View from bedroom at 1703 Doris**

Standing in middle of bedroom





## **View from bedroom at 1703 Doris**

Standing at bedroom doorway looking SW

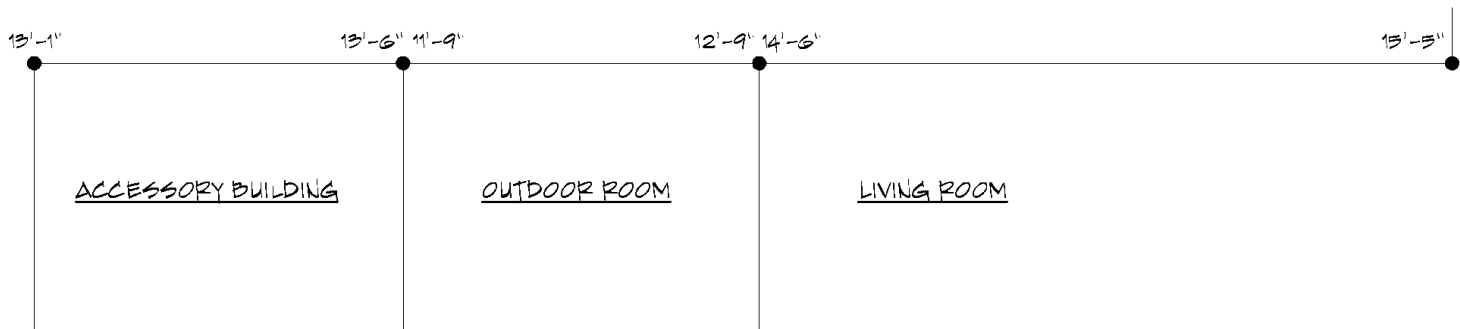


## **View from bedroom at 1703 Doris**

Standing at bedroom doorway looking NW



1827 VINEYARD AVENUE  
HEIGHT FROM TOP OF STOREY POLES TO EXISTING GRADE







# 1827 Vineyard Avenue

## Design Review

# Vineyard Ave. backyard views



# Vineyard Ave. backyard views







## Vineyard Ave. backyard views

# Vineyard Ave. backyard views



# Existing house in neighborhood





## Existing house in neighborhood





# Existing house in neighborhood



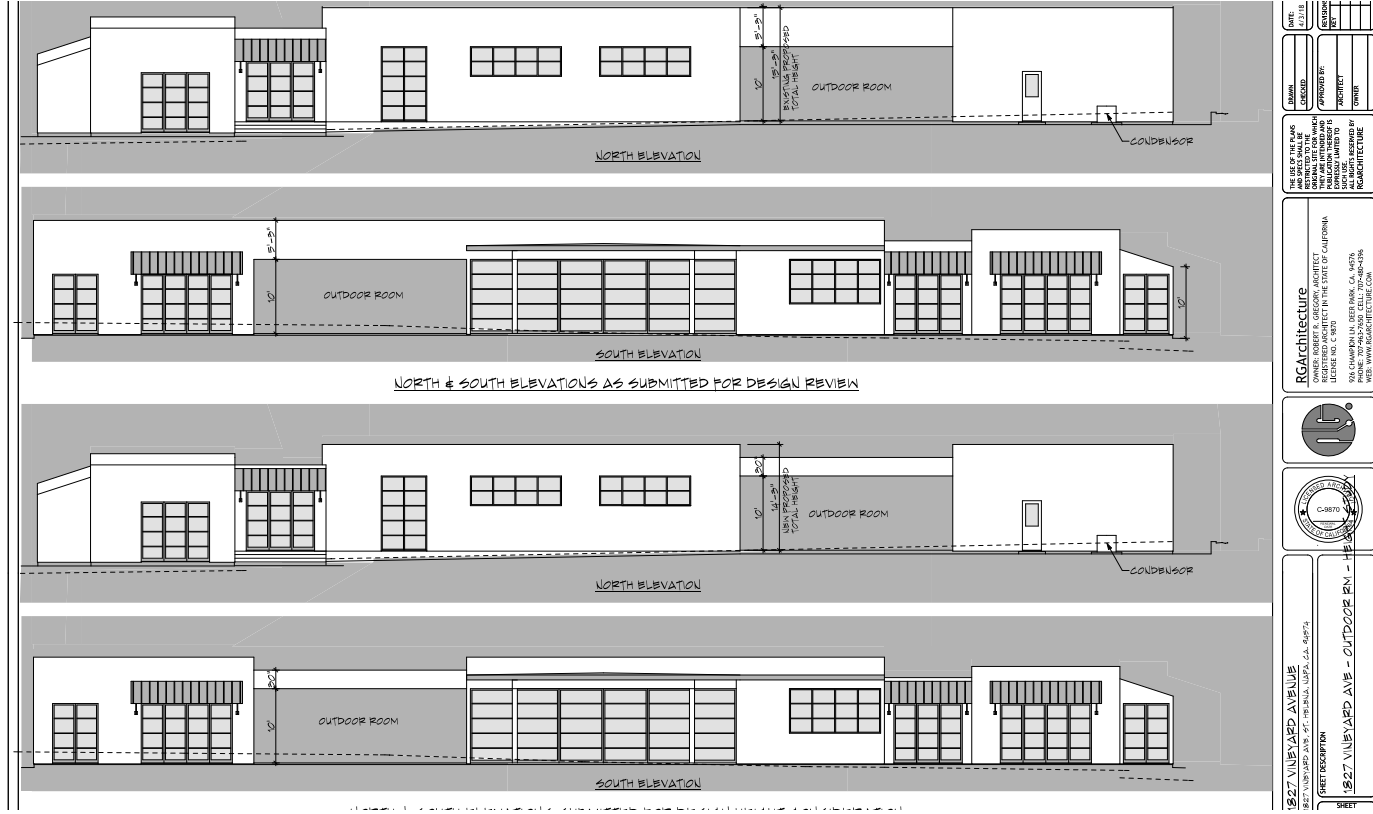
# View from Crull house with story poles



# View from Methodist Church house with story poles



# Revisions to Design- height reduction





# Conclusion

- This one story house meets all of the design review guidelines. The architectural style is compatible with the neighborhood.
- In the MR zoning, the maximum allowed building height is 30 feet. The maximum building height of this house is 18 feet.
- There are no variances that are proposed with this application, and the house complies with the floor area ratio requirements.



**PLANNING COMMISSION REPORT**  
Planning Commission Meeting of April 3, 2018

**AGENDA SECTION:** Public Hearing

**FILE NUMBER:** PL18-05

**SUBJECT:** Request by Mary Volkav for a Short-Term Rental Permit to rent her single-family home located at 1136 Hudson Street in the Medium Density Residential District in accordance with the requirements of the Short-Term Rental Ordinance.

**PREPARED BY:** Lilly Bianco, Contract Planner

**REVIEWED BY:** Noah Housh, Planning & Community Improvement Director

**APPROVED BY:** Noah Housh, Planning & Community Improvement Director

**APPLICATION FILED:**02/01/18

**ACCEPTED AS COMPLETE:**03/05/18

**LOCATION OF PROPERTY:** 1136 Hudson Street

**APN:** 009-421-010

**GENERAL PLAN/ZONING:** Medium Density Residential: MR

**APPLICANT:** Mary Volkav

**PHONE:** (415) 420-6255

**BACKGROUND**

The applicant had been listed on the the Short term rental wait list. Upon permits becoming available and in accordance with Zoning Code Section 17.134.040(P) specifying "local preference," staff notified the applicant of their eligibility. Subsequently, on February 1, 2018 the property owner submitted an application for a Short Term Rental permit.

In accordance with the Short Term Rental Ordinance, a Notice of Application was sent to all residents and property owners within 300 feet of the subject parcel on February 15, 2018 informing them of the application and notifying them that they may submit

written comments on the application. At the conclusion of the 30 day public comment period, the application was scheduled on a publicly noticed Planning Commission agenda and all residents and property owners within 300 feet were notified of the meeting.

### **PROJECT DESCRIPTION**

Applicant and property owner, Mary Volkav, submitted an application to rent her three bedroom home at 1136 Hudson Street on a short term basis. The subject residence is located in a traditional residential neighborhood in southwest St. Helena. As described in the project narrative (**Attachment 4**), she would like the ability to rent out her home when travelling for work. A property management service would assist with the process of selecting and servicing tenants.

### **ANALYSIS**

The property has a General Plan and Zoning designation of Medium Density Residential (MR). This district provides for single-family detached homes, accessory dwelling units and compatible uses. Short-term rentals which are defined as a use in which overnight accommodations are provided to guests for compensation for periods of less than thirty (30) days in a single-family dwelling require permit approval in the MR district.

### **SHORT-TERM RENTAL PERMIT**

Municipal Code Section 17.134 regulates short-term rentals within the City. The purpose of the Short Term Rental ordinance is to establish a permitting process and appropriate restrictions and standards for short-term rental of single-family dwellings; to provide a visitor experience and accommodation as an alternative to the hotel, motel, and bed and breakfast accommodations currently existing in the city; to ensure the collection and payment of transient occupancy taxes; to minimize the negative secondary effects of short-term rental use on surrounding residential neighborhoods; and to retain the character of the neighborhoods in which any such use occurs.

In accordance with Municipal Code Section 17.134.060(A), the Planning Commission shall review and either approve or deny the application after considering the effects the proposed use would have on surrounding uses and the cumulative impacts within the community. In approving a Short term Rental application, the planning commission must make the following findings:

*1. The establishment of a short-term rental at the subject property is consistent with the purpose of the general plan, including policies regarding the displacement of rental units in the housing stock.*

*2. The establishment of a short-term rental at the subject property will not be detrimental to a building, structure or feature of significant aesthetic, cultural, architectural or engineering interest or value of a historical nature.*

*3. The establishment of a short-term rental at the project site is compatible with and will not be detrimental to the character of the neighborhood and surrounding land uses.*

*4. The establishment of a short-term rental at the project site will provide an enhanced visitor experience and accommodation as an alternative to the hotel, motel, and bed and breakfast accommodations currently existing in the city and will help to ensure the collection and payment of transient occupancy taxes.*

Per Section 17.134.090 of the Short Term Rental Ordinance, a permit may be revoked by the Planning Director if any of the following occur:

*1. The owner-applicant gave false or misleading information during the application process;*

*2. There has been a violation of any of the terms, conditions and restrictions on the use of the dwelling unit for short-term rental use;*

*3. The owner-applicant has violated any provision of the ordinance; or*

*4. The owner-applicant has failed to timely pay the transient occupancy tax as required by this code.*

*Staff Response:* *The applicant is a city resident, lives on-site, as substantiated by a copy of the 2017 home-owner's exemption; and has owned her home for approximately 15 years. In this case, the applicant is a good candidate for a short-term rental permit as the application meets all the criteria established by the City Council for a preferred permit holder.*

#### **CEQA**

The project is exempt from CEQA pursuant to Section 15061(B)3, which exempts any project where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

#### **ISSUES**

No Issues have been identified.

#### **CORRESPONDENCE**

Staff did not receive any comments related specifically to the merits of this project. However, Staff did receive correspondence from a neighboring property owner in regards to this application, but focused more broadly on the City's allowance of short term rentals in general. (**Attachment 5**).

#### **STAFF RECOMMENDATION**

The City has an adopted short-term rental ordinance that allows for a maximum of 25 short-term rental permits in the City; At the writing of this report, 6 of the 25 permits are



available ( See **Attachment 6**, showing existing short term rental locations). Furthermore, short-term rentals are a permitted use (with a permit) within the Medium Density Residential district. The City would also benefit from Transient Occupancy Tax (TOT) revenue collected from an active short-term rental permit holder.

The applicant is a city resident who lives on-site and has owned her home for approximately 15 years. The house would be available for rent when she is away for work, but would otherwise be occupied by the current owner.

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

1.Determine that the project is exempt from the requirements of CEQA pursuant to Section 15061(B)3, which exempts any project where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; and

2.Accept the required findings and approve a short-term rental permit at 1136 Hudson Street.

#### **ATTACHMENTS**

[1136 Hudson ATTCH 1. Resolution](#)

[1136 Hudson ATTCH 2. APN Map](#)

[1136 Hudson ATTCH 3. Floor Plan](#)

[1136 Hudson ATTCH 4. Project Narrative](#)

[1136 Hudson ATTCH 5. Public Comment- in reverse chronological order](#)

[1136 Hudson ATTCH 6.Short Term Rental Location Map](#)

**CITY OF ST. HELENA, STATE OF CALIFORNIA  
SHORT-TERM RENTAL PERMIT NO.  
GRANTED TO 1136 HUDSON STREET (#PL18-015)**

**PROPERTY OWNER:** Mary Volkav

**APN:** 009-421-010

**RECITALS**

1. In February 2018, staff confirmed the applicants eligibility to apply for a short-term rental permit under the short-term rental ordinance's Restrictions and Standards (Municipal Code Section 17.134.040).
2. The applicant submitted an application for a short-term rental permit at 1136 Hudson Street in the Medium Density Residential (MR) district.
3. In accordance with the short-term rental ordinance, a Notice of Application was sent to all residents and property owners within 300 feet of the subject parcel on February 15, 2018 informing them of the short-term rental application and notifying them that they may submit written comments on the application.
4. The Planning Commission of the City of St. Helena, State of California, held a duly noticed public hearing on April 3, 2018 to consider the application.

**RESOLUTION**

- A. The Planning Commission hereby finds that the project is exempt from CEQA pursuant to Section 15061(B)3, which exempts any project where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.
- B. The Planning Commission hereby finds that the Short-Term Rental Permit application complies with the following required findings pursuant to Section 17.134.060 of the St. Helena Municipal Code:
  - a. The establishment of a short-term rental at the subject property is consistent with the purpose of the general plan, including policies regarding the displacement of rental units in the housing stock in that the City Council has adopted a short-term rental ordinance limiting the number of permitted short-term rental in the City to twenty-five (25).
  - b. The establishment of a short-term rental at the subject property will not be detrimental to a building, structure or feature of significant aesthetic, cultural, architectural or engineering interest or value of a historical nature in that no modifications to a structure will occur as a result of a short-term rental permit being issued.
  - c. The establishment of a short-term rental at the project site is compatible with and will not be detrimental to the character of the neighborhood and surrounding land uses in that the short-term rental would operate occasionally when the property owner is away for work, but would otherwise be occupied by a long term resident.

- d. The establishment of a short-term rental at the project site will provide an enhanced visitor experience and accommodation as an alternative to the hotel, motel, and bed and breakfast accommodations currently existing in the city and will help to ensure the collection and payment of transient occupancy taxes in that an additional rental space will become available.
- C. The Short-Term Rental Permit for the above described property is granted subject to compliance with the following conditions.

#### **CONDITIONS OF APPROVAL**

1. The permit shall be in conformance with all City ordinances, rules, regulations and policies in effect at the time of issuance of the 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. Pursuant to the St. Helena Municipal Code, Section 17.134.040. Short-Term Rentals shall be subject to the following restrictions and standards:
  - a. The short-term rental use shall be permitted in no more than one single-family dwelling per lot.
  - b. The short-term rental permit shall be in the name of the owner-applicant, who shall be an owner of the real property upon which the short-term rental use is to be permitted. One person may hold no more than one short-term rental permit. The permit shall not be transferable.
  - c. Short-term rental uses shall be limited to single-family dwellings existing and constructed as of the date of application for the short-term rental permit.
  - d. The total number of permits for short-term rental dwellings shall not exceed twenty-five (25) at any time.
  - e. The maximum number of bedrooms used for short-term rental use in the short-term rental dwelling shall be no greater than five. The total number of guests staying in the short-term rental dwelling at any one time shall be no greater than two times the number of bedrooms plus two persons, up to a maximum of twelve (12) persons.
  - f. Short-term rental dwellings shall meet all applicable building, health, fire and related safety codes at all times and shall be inspected by the fire department before any short-term rental activity can occur.
  - g. A minimum of two on-site parking spaces shall be provided for use by the short-term rental occupants.
  - h. The owner-applicant shall keep on file with the city the name, telephone number, cell phone number, and e-mail address of a local contact person who shall be responsible for responding to questions or concerns regarding the operation of the short-term rental. This information shall be posted in a conspicuous location within the short-term rental dwelling. The local contact person shall be available twenty-four (24) hours a day to accept telephone calls and respond physically to the short-term rental within thirty (30) minutes when the short-term rental is rented and occupied. The city shall post the name and contact information of the local

contact person associated with each short-term rental on the city's webpage.

3. The owner-applicant shall post "house policies" within each guest bedroom. The house policies shall be included in the rental agreement, which must be signed by the renter and shall be enforced by the owner-applicant or the owner-applicant's designated contact person. The house policies at a minimum shall include the following provisions:
  - a. Quiet hours shall be maintained from ten p.m. to seven a.m., during which noise within or outside the short-term rental dwelling shall not disturb anyone on a neighboring property.
  - b. Amplified sound that is audible beyond the property boundaries of the short-term rental dwelling is prohibited.
  - c. Except as permitted by the planning director, vehicles shall be parked in the designated on-site parking area and shall not be parked on the street overnight.
  - d. Parties or group gatherings which exceed the maximum number of allowed guests and/or which have the potential to cause traffic, parking, noise or other problems in the neighborhood are prohibited from occurring at the short-term rental property, as a component of short-term rental activities.
4. Auctions, weddings, commercial functions, and any other similar events which have the potential to cause traffic, parking, noise or other problems in the neighborhood are prohibited from occurring at the short-term rental property, as a component of short-term rental activities.
5. The owner-applicant shall ensure that the occupants and/or guests of the short-term rental use do not create unreasonable noise or disturbances, engage in disorderly conduct, or violate provisions of this code or any state law pertaining to noise, disorderly conduct, the consumption of alcohol, or the use of illegal drugs or be subject to fines and penalties levied by the city up to and including revocation of the short-term rental permit.
6. The owner-applicant, upon notification that occupants and/or guests of his or her short-term rental use have created unreasonable noise or disturbances, engaged in disorderly conduct or committed violations of this code or state law pertaining to noise, disorderly conduct, the consumption of alcohol or the use of illegal drugs, shall prevent a recurrence of such conduct by those occupants or guests or be subject to fines and penalties levied by the city up to and including revocation of the short-term rental permit.
7. All advertising for any short-term rental, including electronic advertising on short-term rental websites, shall include the number of the short-term rental permit granted to the owner-applicant.



8. The owner-applicant shall maintain city business licenses and pay all transient occupancy taxes in accordance with Chapter 3.28 as required.
9. Preference for the review and issuance of new short-term rental permits shall be given to current residents of St. Helena over nonresident applicants. Applicants whose primary residence is within the city of St. Helena shall be reviewed and acted on ahead of other nonresident applications to implement the local preference policy for short-term rental permits.
10. Applicants for short-term rental permits are required to have owned their homes for a minimum of three years prior to applying for and being issued a short-term rental permit.
11. Short-term rental permit holders are required to rent their properties on a short-term basis a minimum (average) of sixty (60) days per year. Individual permit holders who do not meet this minimum rental activity may (at the determination of the director) have their renewal denied and/or reviewed by the planning commission at a noticed public hearing. Short-term rental permit holders who utilize their primary residence for short-term rental activities are exempted from this requirement.
12. This permit is valid for 2 years and the owner must reapply for subsequent short-term rental permits to extend the use beyond this period.
13. 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.

**I HEREBY CERTIFY** that the foregoing short-term rental 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 April 3, 2018 by the following roll call vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

APPROVED:

ATTEST:

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Grace Kistner  
Chair, Planning Commission

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Noah Housh  
Planning Director

9-42

Tax Area Code  
3002

COUNTY ASSESSOR'S PARCEL MAP  
PTN. RANCHO CARNE HUMANA

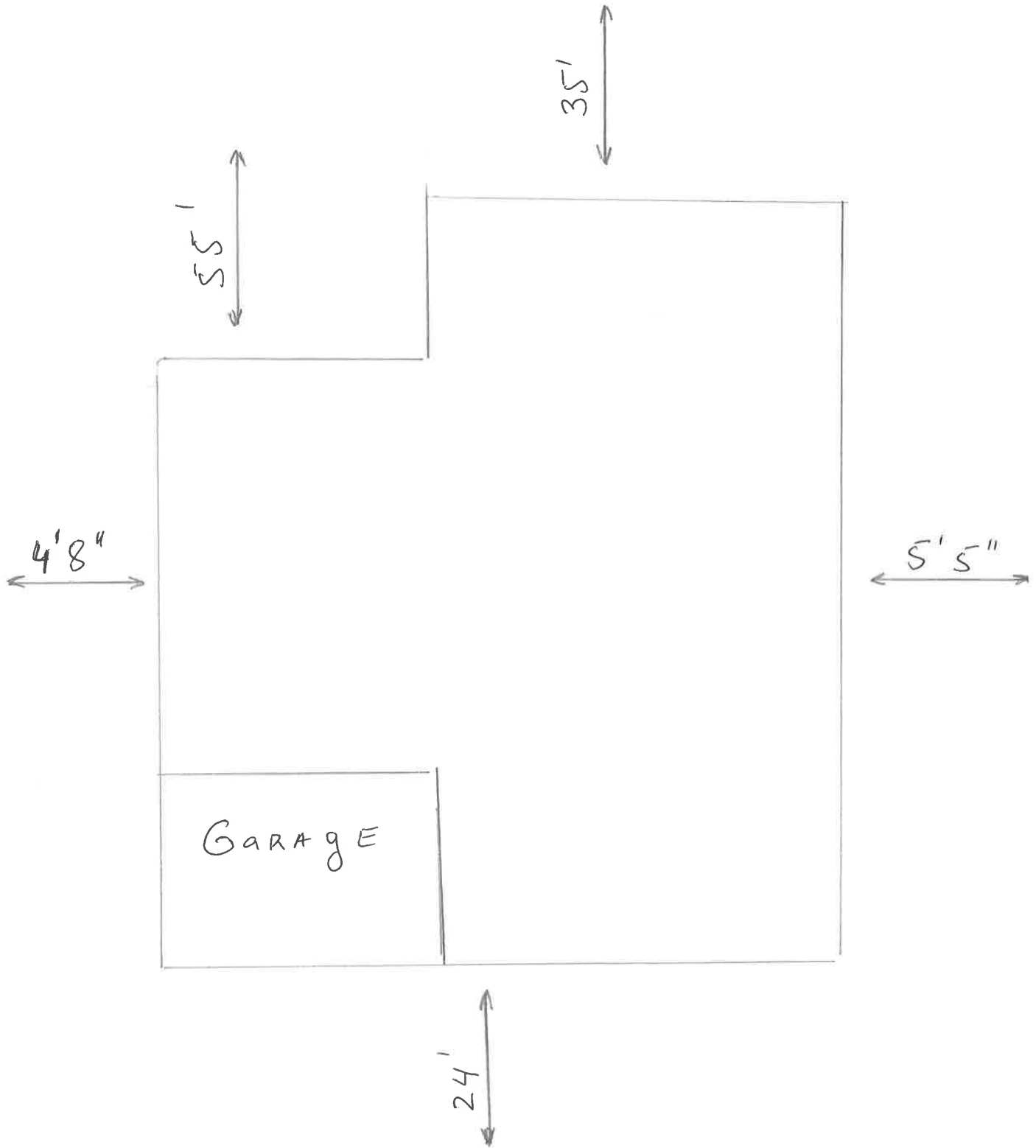


**NOTE:** This Map Was Prepared For  
Assessment Purposes Only. No  
Liability Is Assumed For The  
Accuracy Of The Data Delineated  
Hereon.

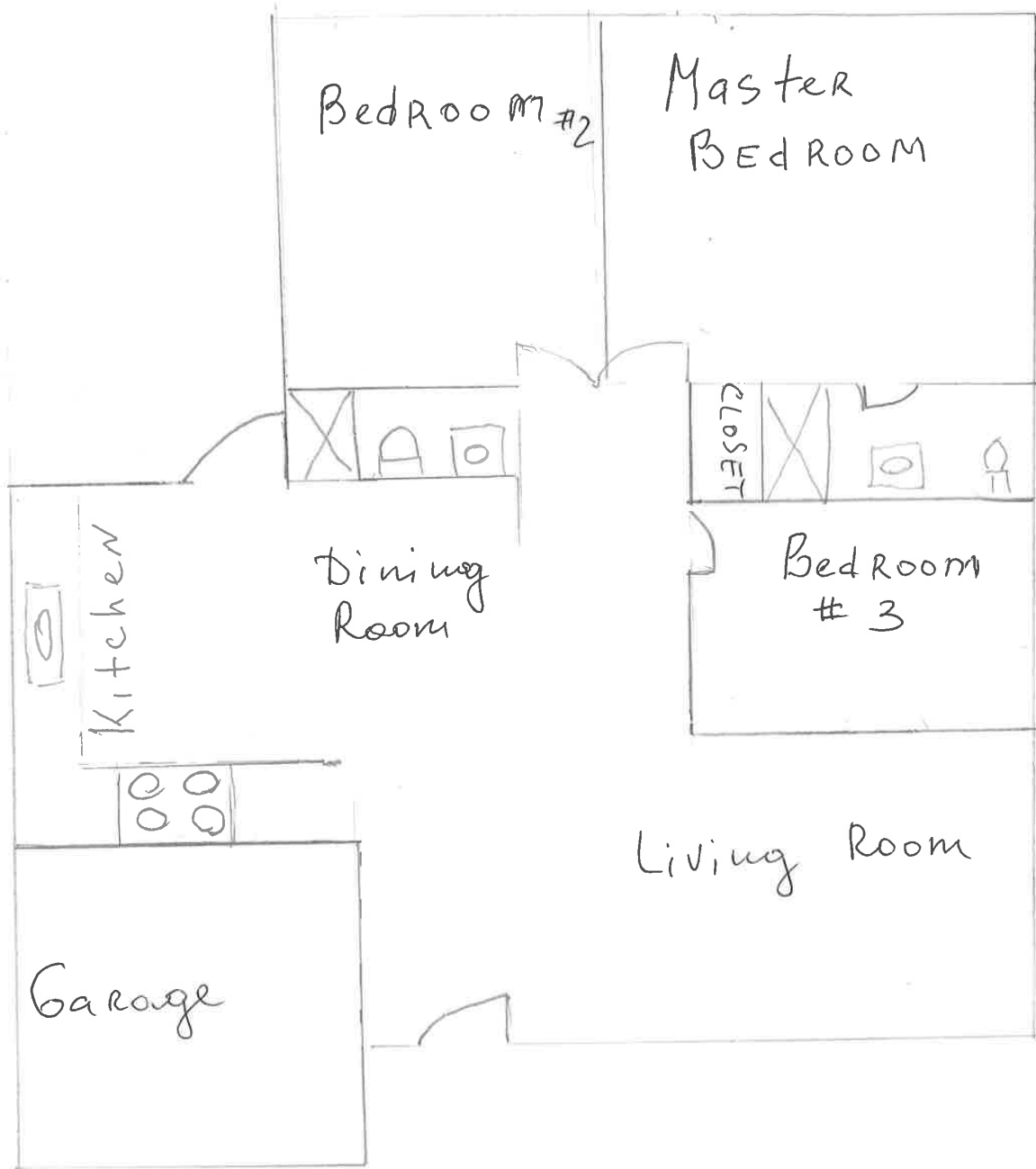
Assessor of Napa County  
4-15-1984 1984

Valleyview Terrace Unit No. 1 R.M. Bk. 6, Pg. 26

9-42



1136 Hudson  
Lot



1136 Hudson floor plan

January 31, 2018

To Whom It May Concern:

Dear Madam/Sir,

This letter is to explain my reasons for applying for a short term rental application.

I travel on business for at least two weeks, sometimes longer, each and every quarter. Since I live alone, during these times my house is unoccupied. The ability to rent my home out to a few thoroughly vetted short term tenants will provide me with a peace of mind, as well as help me to continue to take care of the house maintenance.

I have enlisted the expertise of the local property management company to help me with the process of selecting and servicing tenants. I have owned my home for 15 years and take pride in being a part of my community. If granted, I will adhere to and respect the rules of the City of St. Helena in operating my short term rentals permit.

Respectfully,



Mary Volkov



John V. Buckley  
45 Alton Avenue  
San Francisco, Ca. 94116

415-681-5789

also  
9700 Ave ST Helena

buckleysf@att.net

3-26-18



Lilly Branco  
Planning Dept

Lilly you might want to  
get a copy of the article  
in the SF Chronicle Sunday  
paper of 3-25-18

J Buckley



Mr & Mrs John V. Buckley  
45 Alton Avenue  
San Francisco, CA 94118

*also 970 Crane on  
St Helena*

*SF Chronicle  
Sunday March 25-18*

*set 3/24/18*

*First get c. copy  
of this complete  
article*

Whether because of occupation, gender or age, there

# Insuring homes is complicated for hosts of short-term rentals

In a groundbreaking announcement, Fannie Mae said last month it would accept Airbnb income on certain mortgage applications. But for hosts, getting the insurance Fannie requires is just as confusing and complex as ever.

Under Fannie's pilot project, borrowers who rent their primary residence on Airbnb can use their hosting income to qualify for a mortgage when they refinance with three lend-

KATHLEEN  
PENDER  
Net Worth



ers including giant Quicken Loans. If the pilot goes well, Fannie will expand the program within 90 days.

The problem: Borrowers whose loans are backed by Fannie Mae must have insurance that covers the home from fire and other hazards, but standard homeowner policies don't usually cover customers who regularly rent out their primary residence on Airbnb or other short-term rental sites. "The insurance industry as a whole hasn't come to terms with the concept because they

Rodolfo and Karen Cancino turned a bedroom in their S.F. house with a separate entrance into an Airbnb rental.



Liz Hehalla / The Chronicle

## For Airbnb hosts, insuring homes is complicated

*Pender from page D1*

don't know how to charge for the particular risk," said Kelson Herman, a broker with Riskguard Insurance Solutions in San Francisco. "From what I've seen, the majority of homeowners who are already doing Airbnb have not told their carriers. They are running the risk that they may not have their claims paid, because standard home-



Progressive said it's offering "on-demand" insurance through Slice. CBLZ sells a commercial insurance policy to people who rent out an entire second or vacation home to short-term tenants on sites such as Airbnb or VRBO. But this policy doesn't cover people renting out rooms in their primary residence. Foremost (part of the Farmers Insurance Group) offers a similar

**From:** John Buckley  
**To:** [Lilly Bianco](#)  
**Subject:** Re: Short Term Rental Notice of Application- 1136 Hudson St. Helena  
**Date:** Monday, March 19, 2018 5:52:38 PM

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I must say you have overlooked the most important part of LIFE -- it is TIME -- possibly you are not aware !

I do not intend to share my TIME with you - It cannot be replaced. Evidently you did not give any of your TIME to see today's paper or call City of South Lake Tahoe AS I SUGGESTED. You did not want to waste your TIME. Your suggestions are a WASTE OF MY TIME. ----- Please do not contact me any more. I will contact you when I get a report .

John Buckley  
cc- jb NY

On Monday, March 19, 2018 12:33 PM, Lilly Bianco <[LBianco@cityofstheleena.org](mailto:LBianco@cityofstheleena.org)> wrote:

Good afternoon John,

Thank you for sharing your concerns. Planning Staff does not have any discretion as to whether or not short term rental permits are granted. The Planning Commission is the review body who ultimately makes the decision as to whether to approve or deny the permit request.

The City has an existing Short term rental ordinance which limits the number of short term rental permits that may be granted and imposes a number of operational requirements so as to limit impacts to existing neighborhoods. The Ordinance may be viewed here: <http://www.codepublishing.com/CA/StHelena/html/StHelena17/StHelena17134.html>

Given your concerns over the proposed short term rental I would suggest submitting a formal comment letter voicing your concerns and outlining specific issues you might have with this particular project that staff can then forward to the Planning Commissioners prior to a decision being made on the application.

Of course, feel free to reach out at any point if you'd like to discuss further.

Kind regards,

Lilly

Lilly Bianco  
Contract Planner  
City of St. Helena  
1480 Main Street  
St. Helena, CA 94574  
(707) 968-2748

---

**From:** John Buckley [<mailto:buckleysf@att.net>]

**Sent:** Monday, March 19, 2018 11:52 AM  
**To:** Lilly Bianco  
**Subject:** Re: Short Term Rental Notice of Application- 1136 Hudson St. Helena

We did not buy our house in St. Helena to get mixed up with Political doings fooling with short rentals. Wake Up. For the outcome of short term rentals please contact the Mayor of South Lake Tahoe and she will give you an ear full that you are not aware. Or better yet get a copy of today's S. F. Chronicle for March 19, 2018. You still have time to buy a copy in St. Helena today - maybe over at Safeway on your lunch hour. Read the article on South Lake Tahoe. I will pay for the cost of the paper - just tell me what you paid. If you don't read the article you are doing St. Helena an injustice.

John Buckley

On Monday, March 19, 2018 9:45 AM, Lilly Bianco <[L.Bianco@cityofstheleena.org](mailto:L.Bianco@cityofstheleena.org)> wrote:

Good Morning John,

I apologize for not getting back to you sooner. We received your follow up letter regarding the proposed short term rental for 1136 Hudson. The Notice of Application is intended to serve as a notification that a short term rental application has been received and Information included therein is therefore rather concise. Be aware that this application would not affect the MR zoning designation in any way.

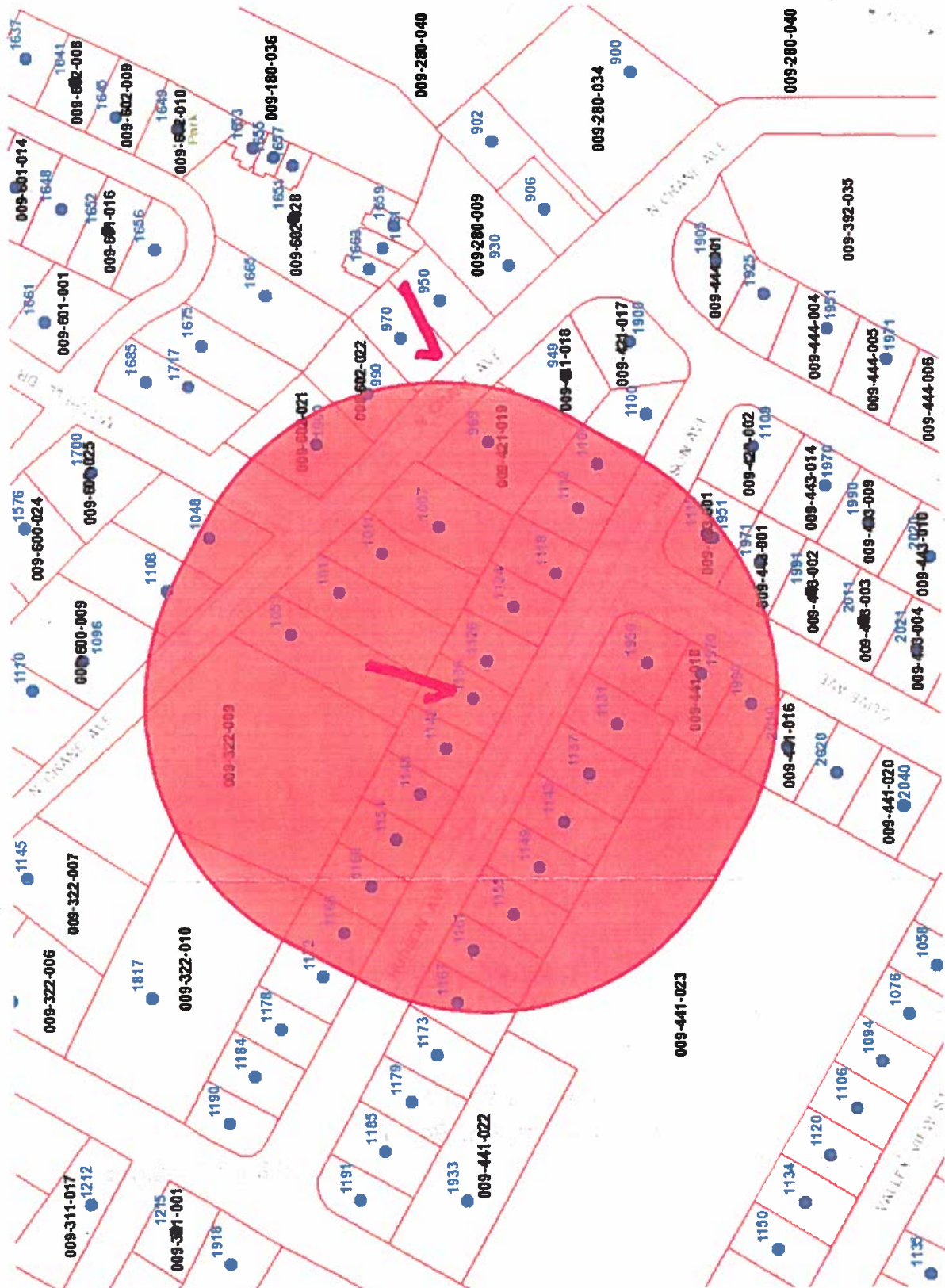
More information about the proposal can be found on the City's website, at this link: <http://cityofstheleena.org/planning/project/pl18-015-1136-hudson-st-short-term-rental>. A formal hearing notice will also be mailed 10 days in advance of the hearing. All comments received on the project will be included for review and consideration by the Planning Commission prior to them making a decision on the project. The project is tentatively scheduled for the April 3<sup>rd</sup> Planning Commission hearing.

Please don't hesitate to contact me should you have further questions or concerns after reviewing the project submittals on the City's website.

Kind regards,

Lilly

Lilly Bianco  
Contract Planner  
City of St. Helena  
1480 Main Street  
St. Helena, CA 94574  
(707) 968-2748







## NOTICE OF APPLICATION

February 15, 2018

**RE: Short-Term Rental Permit Application for 1136 Hudson (File No. PL18-015)**

To Neighboring Property Owners and Residents:

As a property owner/resident within 300 feet of the address above, the St. Helena Planning and Community Improvement Department is notifying you that it has received an application for a short-term rental permit for this address. A project description and related information are provided below:

Project Description: *Short-term Rental Permit Application (File No. PL18-015)*

Applicant: *Mary Volkav*

Address: *1136 Hudson Street*

Current Zoning: *Medium Density Residential*

The applicant's home has three bedrooms that would be available for short-term rentals. The subject property can accommodate at least 2 off-street parking spaces. **You may provide written comments within thirty (30) days of the postmark of this notice.** The application file and plans are available to review in the Planning and Community Improvement Department. You may send written comments to:

Lilly Bianco, Contract Planner  
Planning and Community Improvement Department  
1480 Main Street  
St. Helena, CA 95474  
Phone: (707) 968-2748  
E-mail: [lbianco@cityofstheleena.org](mailto:lbianco@cityofstheleena.org)

Thank you,

Lilly Bianco  
Contract Planner



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

1480 Main St • St Helena, CA 95474  
Phone: (707) 967-2792 • Fax Number (707) 963-7748  
[www.cityofstheleena.org](http://www.cityofstheleena.org)

BUCKLEY JOHN V & MARGARET H TR  
45 ALTON AVE  
SAN FRANCISCO CA 94116

Clear mail  
TO 3-12-18

Why NO  
Reply?

John V. Buckley  
45 Alton Avenue  
San Francisco, Ca. 94116

415-681-5789

buckleysf@att.net

2/17/18  
No reply  
resent copy  
3-12-18

Lilly Bianco  
Planning Dept ST. Helena Ca

We just received your letter dated  
2-15-18 - about Short term Rentals to  
be permitted by city of St Helena -  
Location 1136 Hudson street  
Now Zoned Medium Density Residential  
and wish to make Short Term Rentals  
Permit # PL 18-015 -

We are surprised - ST Helena is  
a small town - we are concerned  
your letter needs more information  
ST Helena is great with the Medium  
Density Residential - Please Reply  
cc/P.C./JB John Buckley

John V. Buckley  
45 Alton Avenue  
San Francisco, Ca. 94116

415-681-5789

buckleysf@att.net

2/17/17

Lilly Bianco

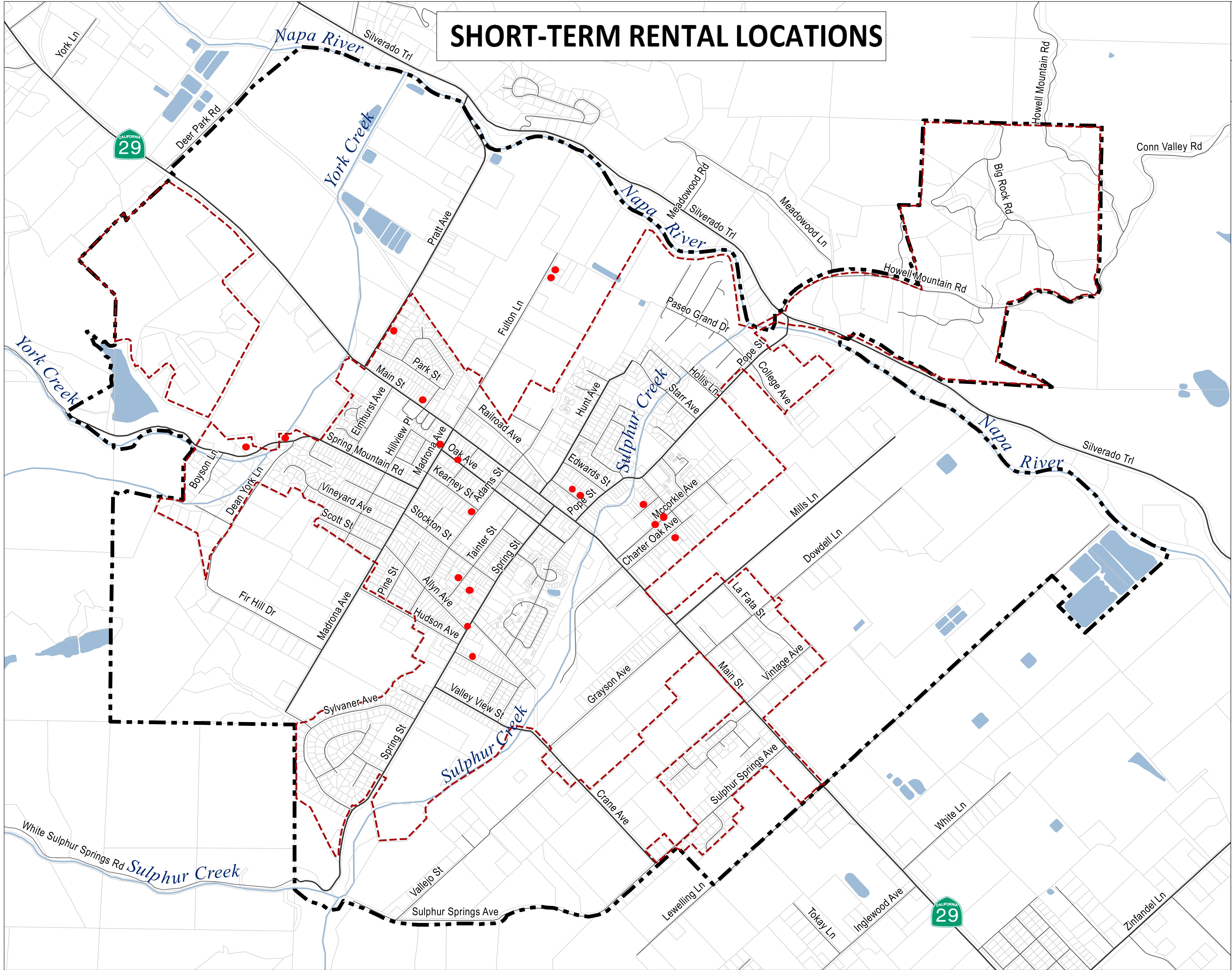
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# SHORT-TERM RENTAL LOCATIONS

CITY OF  
ST. HELENA

## Base Map

### LEGEND

- Major Roads
- Local Roads
- River/Stream/Creek
- Water Bodies
- Parcels
- St. Helena City Boundary
- Urban Limit Line
- Short-term Rental Locations (approximate)



SAINT HELENA







## Tentative Planning Commission Agenda Updated: March 29, 2018

### CURRENT AND PENDING MATTERS

|                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------|
| <b>March/April Important Dates:</b>                                                                                                        |
| 1. March 6, 2018 - April 13, 2018 Hunter EIR Scoping Period                                                                                |
| 2. April 2, 2018 thru May 1, 2018 2040 General Plan EIR Scoping Period                                                                     |
| 3. April 13, 2018 End of Hunter EIR Scoping Period                                                                                         |
| 4. April 17, 2018 2040 General Plan Update EIR Scoping Meeting-Planning Commission                                                         |
| 5. April 17, 2018, Commercial Land Use Zoning Code Discussion-Planning Commission                                                          |
| 6. April 24, 2018 Housing Element Update City Council Presentation                                                                         |
| <b>Active/Pending Projects In Process</b>                                                                                                  |
| 1. See City of St Helena Planning Projects List                                                                                            |
| <a href="http://www.cityofsthenana.org/projects?term_node_tid_depth=21">http://www.cityofsthenana.org/projects?term_node_tid_depth=21</a>  |
| <b>Citywide PC/CC Assignments Prioritized by Staff and Planning Commission 9-5-17:</b>                                                     |
| <b>Tier 1 Priorities-2017-2018</b>                                                                                                         |
| 1. 2040 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)                                                  |
| <b>Tier 2 Priorities 2018 +</b>                                                                                                            |
| 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?                                                                                                                                                                                                   |
| <b>Other PC/CC Assignments for Planning Department</b>                                                                                                                                                                                      |
| 1. Facilities Assessment RFP (CC Assigned 7-11-17) <b>RFP Issued 8-31-17</b>                                                                                                                                                                |
| SHAPE Committee Meeting On-Going                                                                                                                                                                                                            |
| 2. Water Update/Report from PW                                                                                                                                                                                                              |
| <b>Other Items of Interest to Planning Commission</b>                                                                                                                                                                                       |
| 1. Lot Line Adjustment Code Update-Potential                                                                                                                                                                                                |
| <b>Required &amp; On Going Items and Issues of Interest to Staff</b>                                                                                                                                                                        |
| 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                                                                                                                                             |
| <b>Recent Actions</b>                                                                                                                                                                                                                       |
| 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, 2017 Lilly 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.