City of St. Helena
Planning Commission
Regular Meeting
Tuesday, September 18, 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 four minutes.

Page

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL
Chairperson: Lester Hardy
Vice Chair: David Knudsen
Commissioners: 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 t he 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 four 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 September 4, 2018. 7 - 11
Commission Minutes 09-04-18

4.2. Adoption of a Resolution of Denial for a request by Eric Sklar for a Short-Term Rental Permit to rent the single-family home located at 1610 Kearney Street in the Medium Density Residential District in accordance with the requirements of the Short-Term Rental Ordinance. 13 - 15

CEQA Determination: Exempt pursuant to Section 15061(B)4 and 15270.
Prepared By: Aaron Hecock, Senior Planner
Staff Report

4.3. Request for a Design Review Exemption to perform minor exterior modifications to the existing residence located at 1513 Madrona in the Medium Density Residential Zoning District. 17 - 74

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

Prepared By: Lilly Bianco, Contract Planner
Recommendation:
Pursuant to St. Helena Zoning Code, Section Sec. 17.164.060 and given that the project poses no substantial design problems and meets the criteria for an exemption pursuant to Municipal Code Section 17.164.030 and as described herein, Staff 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 as a minor alteration and addition to an existing structure, and

2.Accept the required findings and approves the design review exemption for the modifications to 1513 Madrona Avenue.

Staff Report

5. PUBLIC HEARINGS

5.1. *This item is continued from the September 4, 2018 Planning Commission meeting and will be again continued to a date uncertain. *Request by Brian Moore on behalf of Verizon Wireless for adoption of a resolution granting design review approval in order to place a 12 foot high addition on an existing PG&E tower to accommodate 6 new panel antennas and associated equipment on the property located near the 1600 block of Grayson Avenue in the A-20 zoning district.

CEQA Determination: The project is exempt from the requirements of CEQA pursuant to Section 15301 and 15303.
Prepared By: Aaron Hecock, Senior Planner

5.2. * This Item was continued from the August 21, 2018 Hearing: Request by Gary Head for Design Review Approval to construct a new single family residence with detached accessory dwelling, landscaping, pool (under separate permit), and other appurtenant improvements at 1760 Dean York Lane in St. Helena. 75 - 136

CEQA Determination: The project is exempt from the requirements of CEQA pursuant to Section 15303, which exempts the construction of single-family residences, amongst other things.
Prepared By: Lilly Bianco, Contract Planner
Recommendation:
Staff finds that the proposed configuration of the site, the overall design elements and proposed materials/finishes are appropriate for the subject property and recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA, pursuant to Section 15303, which exempts the construction single-family residences.

1. Accept the required findings and grant design review approval for the Cypress House at 1760 Dean York Lane.

Staff Report

5.3. Request by Lydia Stehling for adoption of a resolution granting design review approval for an addition and remodel to an existing single-family residence on the property located at 917 Charter Oak Avenue in the Medium Density Residential zoning district. 137 - 191

CEQA Determination: Exempt pursuant to Section 15301, 15303 and 15331 of the CEQA Guidelines.
Prepared By: Aaron Hecock, Senior Planner
Recommendation:
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 Sections 15331, 15301 and 15303; and
2. Accept the required findings and approve a resolution granting design review approval for the remodeling and additions to the home located at 917 Charter Oak Avenue.

Staff Report
Public Comment (1)
Public Comment (2)
Public Comment (3)
Public Comment (4)

6. SCHEDULED MATTERS

6.1. None

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

8. AGENDA FORCAST
Below is a a link to a list of pending and upcoming projects which may be of interest to the community.

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.

A list of all current planning projects is available on our city website in the link below:
http://www.cityofsthelena.org/projects?term_node_tid_depth=21

Please contact the assigned project Planner for additional questions.

9. ADJOURNMENT
The next Regular Planning Commission meeting is scheduled for October 2, 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 September 6, 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://cityofsthelena.org and will be available for public review at the respective meeting.

MINUTES
City of St. Helena
Planning Commission Meeting
Tuesday, September 4, 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 Lester Hardy, Vice Chair David Knudsen, Commissioner Bobbi Monnette, and Commissioner John Ponte

Absent: None
Staff Present: Noah Housh, Planning & Community Improvement Director, Aaron Hecock, Senior Planner and Cindy Tzafopoulos, City Clerk

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

3. PUBLIC FORUM:

No public comment was received.

4. CONSENT ITEMS

4.1 Approval of Minutes: August 21, 2018

Commissioner Monnette pulled item 4.1 from Consent.

Commissioner Monnette requested item 4.3 (Request by Don Gallagher for adoption of a resolution granting a design review exemption in order to construct two storage sheds near an existing agricultural barn located at 1859 Hillview Place in the Twenty-acre Agriculture (A-20) district.) from the August 21, 2018 minutes be reconsidered to allow her to change her vote.

Commissioner Lester Hardy moved to reconsider the August 21, 2018 Planning Commission meeting item 4.3. The motion was seconded by Commissioner John Ponte and on roll call carried by the following vote:

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

Commissioner John Ponte moved to approve the August 21, 2018 Planning Commission meeting item 4.3 The motion was seconded by Commissioner Lester Hardy and on roll call carried by the following vote:

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

Commissioner John Ponte moved to adopt the August 21, 2018 minutes as amended. The motion was seconded by Commissioner Lester Hardy and on roll call carried by the following vote:

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

5. PUBLIC HEARINGS

5.1 Request by Eric Sklar for a Short-Term Rental Permit to rent the single-family home located at 1610 Kearney Street in the Medium Density Residential District in accordance with the requirements of the Short-Term Rental Ordinance.

CEQA Determination: Exempt pursuant to Section 15061(B)3
Prepared By: Aaron Hecock, Senior Planner

Recommendation:

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; and
2. Accept the required findings and approve a short-term rental permit at 1610 Kearney Street.

Chairperson Hardy recused himself due to personal conflict and left the meeting room at 6:08 pm.

Senior Planner Hecock reported on this item.

Commissioner Bobbi Monnette moved in Chair Hardy's absence to allow Commissioner Ponte to Chair only item 5.1 on behalf of Vice Chair Knudsen. The motion was seconded by Commissioner John Ponte and on roll call carried by the following vote:

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

Applicant Erica Sklar, Craig Smith, Susan Geary, Priscilla Upton, Cynthia Mean, Devin Dugan and Susanne Phillips addressed the Planning Commission.

Commissioner Bobbi Monnette moved to determine that the project is exempt from the requirements of CEQA pursuant to Section 15061(B)3; deny a short-term rental permit at 1610 Kearney Street; and direct staff to return to the next Planning Commission meeting with a denial resolution memorializing the action. The motion was seconded by Commissioner David Knudsen and on roll call carried by the following vote:

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

Commissioner Ponte called for a break.

Chair Hardy returned to the meeting room and dais at 6:46 pm.

Chair Hardy reconvened the meeting.

5.2 Consideration and recommendation to the City Council of an Ordinance amending St. Helena Municipal Code ("SHMC") Title 17, 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:
Staff recommends that the Planning Commission review the Draft Ordinance and proposed text amendments related to permitted and conditional uses in the CB and SC zoning districts and:

1. Determine that the proposed text amendments are exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15061; and

2. Recommend that the City Council approve the proposed Ordinance in order to update and modify existing zoning code regulations related to permitted and conditional uses in the CB and SC zoning districts.

Senior Planner Hecock and Planning & Community Improvement Director Housh reported on this item.

Anthony Micheli addressed the Planning Commission.

Commissioner John Ponte moved to determine that the proposed text amendments are exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15061. The motion was seconded by Commissioner David Knudsen and on roll call carried by the following vote:

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

Commissioner John Ponte moved to approve the proposed Ordinance with amendments in order to update and modify existing zoning code regulations related to permitted and conditional uses in the CB and SC zoning districts. The motion was seconded by Commissioner Bobbi Monnette and on roll call carried by the following vote:

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

5.3 *This item is continued from the July 17, 2018 Planning Commission meeting and will be again continued to September 18, 2018. *Request by Brian Moore on behalf of Verizon Wireless for adoption of a resolution granting design review approval in order to place a 12 foot high addition on an existing PG&E tower to accommodate 6 new panel antennas and associated equipment on the property located near the 1600 block of Grayson Avenue in the A-20 zoning district.

CEQA Determination: The project is exempt from the requirements of CEQA pursuant to Section 15301 and 15303.
Prepared By: Aaron Hecock, Senior Planner

Staff noted that item 5.3 is continued to September 18, 2018.

6. SCHEDULED MATTERS

6.1 None

7. DEPARTMENT REPORTS

Planning and Community Improvement Director Housh announced the publication of the General Plan and EIR will take place at about the end of September with additional review and comment periods.

8. AGENDA FORCAST

8.1 A list of all current planning projects is available on our city website in the link below:

http://www.cityofsthelena.org/projects?term_node_tid_depth=21

Please contact the assigned project Planner for additional questions.

9. ADJOURNMENT

Chair Hardy adjourned the meeting at 8:11 pm.

APPROVED:

_____
Lester Hardy, Chair

ATTEST:

_____
Noah Housh, Planning and Community Improvement Director

PLANNING COMMISSION REPORT

Planning Commission Meeting of September 18, 2018

AGENDA SECTION: Consent

FILE NUMBER: PL18-053

SUBJECT: Adoption of a Resolution of Denial for a request by Eric Sklar for a Short-Term Rental Permit to rent the single-family home located at 1610 Kearney Street in the Medium Density Residential District in accordance with the requirements of the Short-Term Rental Ordinance.

PREPARED BY: Aaron Hecock, Senior Planner

REVIEWED BY: Noah Housh, Planning & Community Improvement Director

APPROVED BY: Noah Housh, Planning & Community Improvement Director

LOCATION OF PROPERTY: 1610 Kearney Street

APN: 009-163-010

GENERAL PLAN/ZONING: Medium Density Residential (MR)

APPLICANT: Eric Sklar **PHONE:** (707) 484-8656

ATTACHMENTS
Resolution of Denial

CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
DENYING AN APPLICATION FOR A SHORT-TERM RENTAL PERMIT AT 1610 KEARNEY STREET IN THE MEDIUM DENSITY RESIDENTIAL DISTRICT
(File No. PL18-053)

PROPERTY OWNER: Eric & Erica Sklar **APN:** 009-163-010

Recitals

1. In July 2018, staff confirmed the applicant's 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. On July 5, 2018, the applicant submitted an application for a short-term rental permit at 1610 Kearney 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 July 24, 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 September 4, 2018 to consider the application whereby the Planning Commission voted to deny the application and directed staff to return with a Resolution of Denial at the following meeting (September 18, 2018).

Resolution

Now, therefore let it be found that the Planning Commission of the City of St. Helena, State of California hereby resolves to deny the request for a short-term rental permit at 1610 Kearney Street in the Medium Density Residential district on the following basis:

A. Incorporation of Recitals. The foregoing Recitals are true and correct and are incorporated herein and form a part of this Resolution.

B. Compliance with CEQA. The Planning Commission further finds that the Project is exempt from CEQA pursuant to Sections 15061(b)(4) and 15270 of the CEQA Guidelines, which exempts projects that will be denied from the requirements of CEQA.

C. Findings. Let it be further resolved that the Planning Commission finds it cannot make all of the findings required by St. Helena Municipal Code ("SHMC") Section 17.134.060 to approve a short-term rental permit given that the project has been found to demonstrate the following inconsistencies with the required findings:

   1. *The establishment of a short-term rental at the project site is not compatible with and will be detrimental to the character of the neighborhood and surrounding land uses in that the short-term rental would generate traffic, noise and safety concerns in the immediately surrounding neighborhood.*

D. Denial of Application. Based on the foregoing, the Planning Commission does hereby deny the request for a short-term rental permit at 1610 Kearney Street in the Medium Density Residential district.

I HEREBY CERTIFY that the foregoing short-term rental application was duly and regularly denied by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on September 18, 2018 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:	ATTEST:
_____	_____
Lester Hardy Chair, Planning Commission	Noah Housh Planning Director

PLANNING COMMISSION REPORT

Planning Commission Meeting of September 18, 2018

AGENDA SECTION: Consent

FILE NUMBER: PL18-059

SUBJECT: Request for a Design Review Exemption to perform minor exterior modifications to the existing residence located at 1513 Madrona in the Medium Density Residential Zoning District.

PREPARED BY: Lilly Bianco, Contract Planner

REVIEWED BY: Noah Housh, Planning & Community Improvement Director

APPROVED BY: Noah Housh, Planning & Community Improvement Director

APPLICATION FILED:07/27/18 **ACCEPTED AS COMPLETE:**08/27/18

LOCATION OF PROPERTY: 1513 Madrona Avenue

APN: 009-270-043

GENERAL PLAN/ZONING: Medium Density Residential (MR)

APPLICANT: Mary Sikes **PHONE:** (707) 963-8063

BACKGROUND

The subject property is located at 1513 Madrona Avenue on a 0.33 acre residential lot in the MR Zoning District and within the boundaries of the Adam Street Historic District. The property is developed with a modified c.1918 Craftsman residence. As detailed in the Historic Resource Evaluation prepared for the property (**Attachment 6**), the residence does not retain historic integrity and does not constitute a historic resource.

PROJECT DESCRIPTION

Applicant, Mary J. Sikes, on behalf of property owner, Cynthia Castillo, is requesting approval of a Design Review exemption to perform cosmetic modifications to an existing single family residence located at 1513 Madrona Avenue

Specifically, the applicant requests approval to:

1. Re-stucco building in hard tile finish (cream or pewter color)
2. Change the roofing material from composition shingle to standing seam roof
3. Replace wood framed windows to steel windows with divided lites
4. Replace front porch columns and guardrails – with smaller (width) columns and black steel guardrails.
5. Shorten the eaves
6. Remove wood brace details
7. Replace gutters and downspouts

**No changes to landscaping, building height, or footprint are proposed under this application.*

ANALYSIS

GENERAL PLAN

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

Relevant General Plan policies include:

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

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

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

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

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

ZONING

Consistent with the GP land use designation, 1513 Madrona Avenue exhibits a zoning designation of MR: Medium Density Residential. The MR zoning district allows for single-family detached homes, accessory dwelling units and other compatible uses insofar as they conform to the development standards prescribed by Municipal Code Section 17.40.060. As detailed on project plans (**Attachment 5),** there are no proposed changes to the footprint or height of the subject building and it would continue to comply with applicable development standards.

Historic Significance

The subject property is located within the boundaries of the "Adams Street Historic District," but as supported by a Historic Resource Evaluation prepared for the property (**Attachment 6**), it does not retain historic integrity and therefore no longer is considered a historic resource. As such, proposed exterior modifications would not negatively impact a historic resource. Further, the proposed cosmetic changes to the residence would allow the building to continue to be compatible within the overall context of the District.

DESIGN REVIEW

The purpose of design review is to, among other things, promote the qualities that bring value to the community and foster attractiveness and functional utility of the community as a place to live and work. Consistent with Zoning Code Section 17.164.060, the Commission may approve a design review exemption insofar as the project raises no substantial design problems of the sort enumerated in sections 17.164.010 to 17.164.030.

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

<u>Design Review Criteria.</u>

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 Findings

The proposed project is limited in scope to changes in materials and simplification of some of the existing details (i.e. removal of bracket details, shortening eaves). The changes would update and modernize the exterior, but would maintain the same form and mass of the building and fenestration pattern that is largely consistent with what is existing. Also, the proposed smooth stucco exterior treatment and steel detailing would be within the typical range of materials exhibited by other buildings in the neighborhood. Given the very limited alterations to areas visible to the public, staff finds the proposed modifications to be appropriate with the existing residence and in respect to the surrounding setting.

CEQA

The project is exempt from the requirements of CEQA pursuant to Section 15301, which exempts minor alterations and additions to existing private structures. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not located on or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a

hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts.

ISSUES
No issues have been identified.

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

STAFF RECOMMENDATION
Pursuant to St. Helena Zoning Code, Section Sec. 17.164.060 and given that the project poses no substantial design problems and meets the criteria for an exemption pursuant to Municipal Code Section 17.164.030 and as described herein, Staff 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 as a minor alteration and addition to an existing structure, and

2.Accept the required findings and approves the design review exemption for the modifications to 1513 Madrona Avenue.

ATTACHMENTS
1513 Madrona- ATTCH 1. Resolution
1513 Madrona- ATTCH 2. APN Map
1513 Madrona- ATTCH 3. Aerial View
1513 Madrona- ATTCH 4. Project Narrative
1513 Madrona- ATTCH 5. Project Plans
1513 Madrona- ATTCH 6. Historic Resource Evaluation

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA GRANTING APPROVAL OF A DESIGN REVIEW EXEMPTION FOR THE CASTILLO RESIDENCE LOCATED AT 1513 MADRONA AVENUE

PROPERTY OWNER: Ms. Cynthia Castillo **APN:** 009-270-043

Recitals

A. Ms. Mary J. Sikes, submitted an application for a Design Review Exemption to perform minor exterior modifications at the existing residence at 1513 Madrona Avenue in the MR: Medium Density Residential District and within the boundaries of the Adams Street Historic District, and

B. A Historic Resource Evaluation prepared by Evans and De Shazo Archeology and Historic Consultants on May 21, 2018 determined that the subject building does not constitute a historic resource.

C. A staff report dated September 18, 2018 and incorporated herein by reference analyzed the projects consistency with the Design Criteria enumerated in Section 17.164.030 of the Municipal Code, and

D. 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 18, 2018, and

E. **Now, therefore** let it be found that, the Planning Commission approves the Design Review Exemption and authorizes the modifications contained in said plans based on the findings below and subject to the conditions of approval enumerated herein.

Resolution

1. The project is categorically exempt from the requirements of CEQA pursuant to Section 15301, which exempts minor alterations and additions to existing private structures. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not located on or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts
2. DESIGN REVIEW

The purpose of design review is to, among other things, promote the qualities that bring value to the community and foster attractiveness and functional utility of the community as a place to live and work. Consistent with Zoning Code Section 17.164.060, the Commission approves a Design Review Exemption given that the project raises no substantial design problems of the sort enumerated in sections 17.164.010 to 17.164.030.

The project is found to be obviously consistent with the design criteria prescribed by Section 17.164.030 (detailed below) and exhibit a quality of design that is compatible with adjacent development; it would continue to feature a siting, scale, massing and architectural style that is generally consistent with the predominant development patterns, and that does not otherwise detract or negatively affect the established character of the surrounding neighborhood.

Design Review Criteria:

1. Consistency and compatibility with applicable elements of the general plan;
   The project is limited to minor cosmetic changes to an existing residence and is consistent with the General Plan
2. Compatibility of design with the immediate environment of the site;
   The minor cosmetic changes would continue to be compatible with the immediate environment.
3. Relationship of the design to the site;
   The cosmetic changes to the building exterior would not alter the relationship to the site.
4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
   The minor changes would be such that the subject building would continue to be compatible with the established character observed on Madrona Avenue and in the surrounding Adams Street Historic District.
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;
   The project would not affect transitions between land uses.
6. Compatibility with future construction both on and off the site;
   The project would maintain compatibility with future construction.
7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;
   The cosmetic changes would not affect the function of the site.
8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;
   No new buildings or functions are proposed.
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
   No changes to landscaping are proposed.
10. Whether sufficient ancillary functions are provided to support the main functions of the project and whether they are compatible with the project's design concept;
    The project would not generate a need for any ancillary functions.
11. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
    No changes to access are proposed.

12. Whether natural features are appropriately preserved and integrated with the project;
    No natural features would be impacted by 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;
    The proposed materials (stucco, steel) and neutral colors are typical of residential construction and appropriate for the project.
14. In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character;
    The minor changes would be such that the subject building would continue to be compatible with the established character observed on Madrona Avenue and in the surrounding Adams Street Historic Distict.
15. Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;
    No new landscaping is proposed.
16. Whether plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which is suitable to the climate of St. Helena;
    No new plant material is proposed.
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.
    All proposed work is required to comply with Title 24 Standards and would therefore meet the sustainability and energy efficiency requirements promulgated by the State of California.

As detailed above, the project is consistent with the design review criteria prescribed by Municipal Code Section 17.164.030 in that the proposed project is limited in scope to change in stucco finish, change from composition shingle roof to standing seam metal roof, replacement of wood framed windows with steel windows, minor changes to porch columns and guardrails, shortening of eaves, removal of wood brace details, and replacement of gutters and downspouts. The proposed modifications appear to be appropriate for the subject residence and compatible with the setting. It is therefore determined to be consistent with all applicable Design Review criteria.

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.

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

Review may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.030, Extension of Permits and Approvals.

3. This permit is valid for this 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 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 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. Pursuant to City Council Resolution 2003-65, the owner and applicant are informed of the following:

   In recognition of the need for additional affordable housing, and to mitigate the effects of this development on the supply and demand of affordable housing, the permitee shall be subject to a Housing Impact Fee, an inclusionary requirement, an in-lieu fee, and/or similar fair and appropriate mechanisms, to provide funds for or to develop additional affordable housing.

8. 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.

9. 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.

10. Provided they are in general compliance with the approved Design Review Exemption, minor modifications found to be in substantial conformance with the approved design may be approved by the Planning Director.

11. This 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.

12. 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.

13. Construction documents shall indicate compliance with the final approved plans and project description date stamped July 27, 2018, or otherwise revised through the Design Review process.

14. All conditions of approval shall be clearly identified and included on all plans submitted for building permit review and issuance.

15. 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.

16. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.

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

Public Works Conditions of Approval

18. 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.

19. 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.

20. 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.

21. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.

22. Provide details of any and all proposed fencing, gates, and/or walls on all plans submitted for building permit review.

23. The applicant shall install an approved backflow device behind the existing water meter prior to Certificate of Occupancy. If a current approved backflow device exists, then please provide current test certifications. 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.

24. 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.
25. The applicant shall incorporate water conservation practices into the proposed project. Any and all non-conforming appliances and plumbing fixtures shall be removed from the premises.

26. If the project includes 500 square feet or more of new landscaping and/or 2,500 square feet or more of rehabilitated landscape, the proposed landscaping shall comply with the State's Model Water Efficient Landscape Ordinance (MWELO).

27. All driveway approaches shall be per current City and ADA standards. Where none exists, or where deteriorating or non-standard driveway approaches exist, they shall be installed or replaced at the direction of the Public Works Department prior to Certificate of Occupancy. The driveway shall be replaced in order to conform to current ADA Standards.

28. 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.

29. Any missing or broken curb and gutter along the project frontage shall be constructed and/or replaced prior to Certificate of Occupancy, extent to be determined by the Public Works Department.

30. 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.

31. 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.

32. An encroachment permit shall be required for any work performed in the public right of way.

Fire Department Conditions of Approval

33. Plans submitted for building permit shall exhibit compliance with the current St. Helena Fire Code, as adopted and codified in St. Helena Municipal Code Chapter 15.36.

34. Installation of approved interior fire sprinkler system is required, unless waived by the Fire Chief.

35. One hour minimum fire resistant construction on all exterior walls within 10' of property boundary is required. Fire resistant construction of interior walls shall be determined by type of occupancy.

36. 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.

Building Department Conditions of Approval

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

38. If Demolition work is proposed, Demolition permits are required to be obtained from the Building Division and have separate fees in addition to the fees paid for the discretionary Planning entitlements.

39. A building permit is required for each separate structure which could include demolition permit(s) for the main dwelling and/or garage. If structures are attached, such as the main dwelling and the garage, only one permit would be required.

40. 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 Building Codes.

41. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist which includes three (3) full sets of plans as well as one (1) set of reduced sized civil drawings.

42. The applicant shall provide a construction waste management plan with the building permit application.

43. 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.

44. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.

45. 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.

46. Properties which rely on septic systems and which are 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.

47. Plan check fees are due the time of Building plan submission. Fee amounts differ based on the scope of the project.

I HEREBY CERTIFY that the foregoing Design Review Exemption was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on September 18, 2018 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:	ATTEST:
Lester Hardy Chair, Planning Commission	Noah Housh, Planning and Community Improvement Director

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

Tax Area Code 3002

9-27

OCT 09 2015

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

	8-13-92
PTN 270-36,37 RS	7-14-06
270-53 & 54 PM	9-17-07
270-05 RS	4-3-15
270-55 CFAP	5-26-15
REVISION	DATE

1.	S59°21'30"E	1.97'
2.	S60°32'E	5.50'

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

CITY OF ST. HELENA
Assessor's Map Bk. 9 -Pg. 27
County of Napa, Calif.
1954-60-61

Untitled Map
Write a description for your map.
Legend
1513 Madrona Ave
Main St
St James St
Impo Ct
Alexander Ct
Library Ln
Railroad Ave
Granger
Crail Ct
Elmhurst Ave
Spring Mountain Ct
Kearney St
Andrea Ave
Oak Ave
Doris Ct
Hillview Pl
Madrona Ave
1513 Madrona Ave
Money Way
Vineyard Ave
Adams St
Scott St
Tanner St
Spring St
Alline Ave
Pine St
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1000 ft

MARY SIKES
&
ASSOCIATES

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707 963-1066 FACSIMILE
MSASSOC@NETWIZ.NET

RECEIVED
PLANNING DEPARTMENT
JUL 27 2018
CITY OF ST HELENA

July 20, 2018

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

Re: Castillo Project, APN: 009-270-043

To Whom it may concern:

The Castillo Project consists of a minor interior residence remodel and a modification in exterior style of the existing residence from a modified Craftsman to a more contemporary design within the existing footprint. A historic evaluation from Evans & De Shazo is included in the application package.

Included on the exterior are a change in roofing material from composition roofing to standing seam, a replacement of wood frame windows with steel windows with divided lites, replacement of the front porch columns and guardrails, shortening of the eaves, removal of wood braces, and replacement of gutters and downspouts.

The modifications to the interior of the residence at the lower story include a replacement of the existing fireplace facade, replacement of the existing cabinetry in the dining room with a glass and steel wine cabinet, removal of trim in some areas, a change in door openings, and raising of door and window headers in some areas.

Modifications at the second story include a closet remodel incorporating a stacked washer/dryer, opening of the second story landing to the stairwell, addition of a wall fireplace in the sitting room, replacement of railings, and raising of door and window openings.

The remodel does not include changes in landscaping, or an increase in building height or footprint.

Respectfully,

Mary J. Sikes
Architect

STRUCTURAL SPECIFICATIONS

PLYWOOD SHEATHING

1. STRUCTURAL PLYWOOD SHALL CONFORM TO PS1-83, STAMPED AND GRADED BY APA, WITH EXTERIOR GLUE. PLYWOOD SHEETS SHALL ABUT ALONG CENTERLINE OF FRAMING MEMBER WITH NAILING SPACED NOT LESS THAN 3/8" FROM EDGE OF SHEETS. GUN NAILING AND NAILS TO BE APPROVED BY THE ENGINEER PRIOR TO USE. PLYWOOD NAILS OF COMMON WIRE WITH FULL ROUND HEADS ARE REQUIRED.

SHEAR WALL (S.W.) SCHEDULE NOTES

1. P.E.N.= PLYWOOD EDGE NAILING. BLOCK ALL UNSUPPORTED EDGES WITH 2X MATERIAL U.N.O.
2. FIELD NAILING TO BE 12" O.C. U.N.O.
3. ALL EXTERIOR WALLS NOT DESIGNATED AS S.W. ARE TO BE SHEATHED IN 1/2" PLY (32/16) CDX OR 7/16" OSB AND NAILED WITH 8D @ 6" O.C. EDGES AND 12" O.C. FIELD.
4. SHEARWALL LENGTHS, WHERE NOTED, ARE MINIMUM. DO NOT LOCATE HOLD-DOWNS FROM THESE DIMENSIONS. S.A.D. FOR ACTUAL WALL LENGTHS.
5. HD REFERS TO SIMPSON CO. HOLD-DOWNS.
6. EDGE NAIL WALL PLY TO STUDS OR POSTS WITH HOLD-DOWNS.

GLUED-LAMINATED BEAMS

1. ALL GLUED-LAMINATED BEAMS SHALL BE D.F., COMBINATION 24-F-V-4 FOR SIMPLE SPANS; COMBINATION 24-F-V-8 FOR CONTINUOUS BEAMS AND CANTILEVERS. APPEARANCE TO BE INDUSTRIAL, WITH EXTERIOR GLUE CONFORMING TO CURRENT CBC STANDARDS AND GLUED-LAMINATED FABRICATION SHALL BE PERFORMED IN AN APPROVED FABRICATOR'S SHOP IN ACCORDANCE WITH CBC 1704.2.2. GLUED-LAMINATED BEAM CAMBERS ARE AS SPECIFIED ON DRAWINGS IF NO CAMBER SHOWN MEANS NO CAMBER TO BE PROVIDED.
2. ALL GLUED-LAMINATED BEAM INSPECTION CERTIFICATES SHALL BE SUBMITTED TO FIELD INSPECTOR PRIOR TO COMPLETION OF FRAME INSPECTION IN ACCORDANCE WITH CBC 1704.6.2. THE CONTRACTOR SHALL COORDINATE WITH THE COUNTY TO ENSURE SPECIAL INSPECTION IS PROVIDED PER COUNTY REQUIREMENTS. THE SPECIAL INSPECTOR SHALL BE EMPLOYED BY THE OWNER AND MUST DEMONSTRATE HIS QUALIFICATIONS TO THE ARCHITECT/ENGINEER OF RECORD AND THE BUILDING OFFICIAL.

CONCRETE CONSTRUCTION

1. ALL SOILS WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS, THE REQUIREMENTS OF THE SOILS REPOST NOTED BELOW AND CHAPTER 18 OF THE CURRENT CBC. FOUNDATION DESIGN PRESSURES ARE 1500 PSF DL & LL. ALL FOUNDATIONS SHALL BEAR ON FIRM, UNDISTURBED NATIVE SOILS OR ENGINEERED FILL AT OR EXCEEDING DEPTHS SHOWN ON THE DRAWINGS. INCREASE DEPTH AS REQUIRED BY SOILS ENGINEER. ALL FOOTING EXCAVATIONS SHALL BE AS NEAT AS PRACTICABLE. OVER-EXCAVATIONS IN DEPTH SHALL BE FILLED WITH CONCRETE, AND IN WIDTH MAY BE FILLED WITH LEAN CONCRETE OR COMPACTED APPROVED BACKFILL. ALL LOOSE SOILS SHALL BE REMOVED FROM EXCAVATIONS PRIOR TO PLACEMENT OF REINFORCING OR CONCRETE.
2. USE 5/8"X10" (18"@ CURBS) ANCHOR BOLTS (AB) @4'-0" O.C. WHERE NOT OTHERWISE NOTED. ANCHOR BOLTS ARE TO BE TIED IN PLACE PRIOR TO PLACEMENT OF CONCRETE. ALL ANCHOR BOLTS SHALL HAVE 3X3X0.229" PLATE WASHERS.
3. TYPICAL SLAB: 4" CONCRETE REINFORCED WITH #3 @ 18" O.C. EA. WAY @ MID-DEPTH OVER 2" SAND, 10 MIL. WATERPROOF MEMBRANE AND 4" MIN. BASEROCK ON UNDISTURBED SUBGRADE. (OMIT SAND AND WATERPROOF MEMBRANE AT EXTERIOR SLABS AND AS NOTED.)
4. PROVIDE DOWEL JOINT PER PLAN @ 15' O.C. MAXIMUM U.N.O.. POUR SLAB IN ALTERNATE STRIPS BETWEEN DOWEL JOINTS. ALLOW 24 HOURS MINIMUM BETWEEN POUR OF ALTERNATE STRIPS AND CLOSING STRIP. INSTALL DOWEL JOINTS AT FACE OF STUDS OF WALL WHERE POSSIBLE. PROVIDE CONTROL JOINTS PER PLAN @ 15' O.C. MAXIMUM U.N.O.
5. DRILLING FOR CAST IN PLACE CONCRETE PIERS REQUIRES OBSERVATION AND APPROVAL OF GEOTECHNICAL ENGINEER. ALL PIERS SHALL BE POURED IN ONE CONTINUOUS POUR WITH STEEL IN PLACE. ALL PIERS TO BE VIBRATED WHILE POURING CONCRETE.
6. CONCRETE SHALL BE HARD ROCK CONCRETE 5 SACK MIN. MIX + 1 SACK FLY ASH (MIN 20% OF TOTAL CEMENT) AND MEET THE FOLLOWING MINIMUM ULTIMATE COMPRESSIVE STRENGTHS AT 28 DAYS:

Location	Min. Strength 28 Days PSI	Max. Aggregate Size-Inches	Slump Inches	Tolerance
Slab on grade	2500	1"	3-1/2"	+1/2"
Foundations	2500	1-1/2"	3-1/2"	+1/2"
Pier & Grade Beams	3000	1-1/2"	3-1/2"	+1/2"

7. CONCRETE MIX DESIGN AND TESTING SHALL MEET THE REQUIREMENTS OF SECTION 1903 AND 1701 OF THE CBC, AND THESE SPECIFICATIONS.
8. REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60 FOR #6 AND LARGER AND GRADE 40 FOR OTHERS AND DOWELS AND TIES. STEEL SHALL BE KEPT CLEAN AND FREE OF RUST. (SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO INSTALLATION.)
9. WELDED WIRE FABRIC SHALL CONFORM WITH ASTM A-185, AND SHALL BE LAPPED 12" MIN.
10. SLABS AND OTHER CONCRETE SHALL BE KEPT CONTINUOUSLY WET FOR 48 HOURS, AFTER PLACEMENT, AND SHALL BE KEPT DAMP FOR 7 DAYS AFTER PLACEMENT. SLABS SHALL HAVE CURE/SEALER APPLIED IMMEDIATELY AFTER FINISHING IF OTHER FINISHES ARE NOT AFFECTED. CURE SHALL BE OF A TYPE THAT WILL NOT BE DETRIMENTAL TO SEALERS TO BE APPLIED LATER.

CONCRETE MASONRY CONSTRUCTION

1. CONCRETE MASONRY UNITS SHALL BE GRADE N. CONCRETE MASONRY CONSTRUCTION SHALL BE PER 2016 CBC, CHAPTER 21. USE DOUBLE OPEN END WHERE POSSIBLE AND SINGLE OPEN AND OTHERWISE. ALL CELLS TO BE GROUTED SOLID. ALL CMU TO BE LAID RUNNING BOND.
2. GROUT SHALL BE 2000 PSI MINIMUM IN 28 DAYS AND SHALL BE 7 SACK MIX MINIMUM.
3. MORTAR SHALL BE TYPE M OR S PROPORTIONED PER THE 2007 CBC, CHAPTER 21; 1800 PSI MINIMUM @ 28 DAYS.
4. REINFORCING STEEL SHALL BE BENT AND LAPPED AT ALL CORNERS AND INTERSECTIONS. THE MINIMUM LAP SPLICE SHALL BE 24" U.N.O. ALL STEEL SHALL BE POSITIONED AND TIED PRIOR TO GROUTING.
5. GROUT SHALL BE PLACED IN 48" LIFTS MAXIMUM WITHOUT CLEAN OUTS. MAXIMUM LIFT IS 8'-0" WITH CLEAN OUTS. GROUT FOR EACH POUR SHALL BE STOPPED 1-1/2" BELOW THE TOP OF THE LAST COURSE OF BLOCK. ALL GROUT TO BE THOROUGHLY CONSOLIDATED BY VIBRATING IMMEDIATELY AFTER PLACING.
6. AN INVERTED BOND UNIT IS TO BE PLACED AT THE FOUNDATION LEVEL AND AT THE BOTTOM OF EACH LIFT TO FACILITATE CLEAN OUT. CLEAN OUTS SHALL BE PROVIDED AS NECESSARY IN THE BOND UNIT LEVEL.
7. PROVIDE DOWELS FROM FOUNDATION TO MATCH WALL VERTICAL REINFORCEMENT. EXTEND DOWELS FROM FOUNDATION INTO WALL TO PROVIDE MINIMUM LAP WITH WALL VERTICAL REINFORCEMENT. INSTALL * DOWELS PER PLAN & ALL DOWELS TO EXTEND TO THE LOWEST FOUNDATION REINFORCEMENT AND END WITH A STANDARD HOOK.
8. WALL REINFORCING SHALL BE PER DETAILS.
9. PROVIDE 2-#4 IN BOND BEAM UNITS @ THE TOPS OF ALL WALLS.
10. PROVIDE SASH UNITS @ ALL OPENINGS TYPICAL U.N.O.
11. SET ALL LEDGER AND CONNECTOR BOLTS WITH TEMPLATES. 1" GROUT AROUND BOLT REQUIRED.
12. MASONRY UNITS WITH A "STANDARD" FINISH ARE TO BE PROVIDED WHERE NOT EXPOSED TO VIEW AT THE EXTERIOR. ARCHITECTURAL UNITS WHERE EXPOSED TO BE CHOICE OF BLOCK TYPE.

STRUCTURAL STEEL

1. STEEL GRADES:

SHAPED, PLATES & ANCHOR BOLTS	ASTM A-36
TUBES	ASTM A-500, GRADE B
MACHINE BOLTS	ASTM A-307 (M.B.)
PIPE	ASTM A-53
HIGH STRENGTH BOLTS	ASTM A-325 (H.S.M.)

2. BOLT HOLES SHALL BE 1/16" LARGE IN DIAMETER THAN THE BOLT.
3. WELDING ELECTRODES SHALL MEET AWS REQUIREMENTS AND ELECTRODES SHALL BE E70XX FOR SHIELDED METAL ARC, F7XX-EXXX FOR SUBMERGED ARC, AND E70-X FOR GAS METAL ARC, UNLESS NOTED OTHERWISE.
4. ALL STRUCTURAL WELDS SHALL BE INSPECTED AND CERTIFIED BY A QUALIFIED TESTING AGENCY. CERTIFICATION SHALL BE SUBMITTED TO THE ARCHITECT AND THE BUILDING DEPT.
5. GROUT UNDER COLUMN BASE PLATES TO BE MASTER BUILDERS EMBECO #713. DRILLED EXPANSION CONCRETE BOLTS ARE BY WEJ-IT CORP. SELF-DRILLING ANCHORS ARE PHILLIPS RED HEAD. CONCRETE INSERTS AND FERRULE LOOP INSERTS ARE BY BURKE CONCRETE COMPANY.

WOOD CONSTRUCTION (CARPENTRY)

1. ALL BEAMS AND JOISTS SHALL BE SEAT CUT FOR FULL UNIFORM BEARING AT SUPPORTS, BEAM SEATS AND COLUMN CAPS.
2. THE GENERAL CONTRACTOR SHALL MEASURE GLU-LAM BEAM SIZES AND CAMBERS AS DELIVERED TO THE JOB SITE AND SHALL REPORT HIS FINDINGS TO THE DESIGNER AND/OR ENGINEER PRIOR TO ERECTION. NO CAMBER SHOWN MEANS NO CAMBER TO BE PROVIDED.
3. TYPICAL FLOOR SHEATHING: 3/4" T & G PLY (48/24) CD WITH 10D @ 6" O.C. EDGES (P.E.N.) AND 10" O.C. FIELD. LAY PERPENDICULAR TO AND GLUE TO FRAMING MEMBERS. BLOCK EDGES WITH 2X4 LAID FLAT WHERE SO NOTED ON THE PLANS AND DETAILS.
4. TYPICAL ROOF SHEATHING: 1/2" PLY (32/16) CD WITH 8D @ 6"O.C. EDGES (P.E.N.) AND 12" O.C. FIELD. ALL UNSUPPORTED PLYWOOD EDGES TO BE BLOCKED WITH 2X4 LAID FLAT. NO PANELS LESS THAN 24" WIDE SHALL BE USED. PLY CLIPS AT UNBLOCKED EDGES AT PITCHED ROOF.
5. ALL PLYWOOD NAILS TO BE OF COMMON WIRE WITH FULL ROUND HEADS. NAIL LENGTH TO BE SUFFICIENT TO MEET UBC PENETRATION REQUIREMENTS. NAIL MUST NOT BE OVERDRIVEN.
6. STUDWALLS ARE 2X4 @ 16" O.C. U.N.O. DOUBLE TOP PLATE WITH MINIMUM LAP OF 48" AT SPLICES. LAP PLATE AT INTERSECTING WALLS. FIREBLOCK AT CEILINGS, FLOORS, FURRED DOWN CEILINGS, SOFFITS, AND STAIRS.
7. MINIMUM HEADER SIZES AT SINGLE STORY:
   4X6 FOR 4' SPAN
   4X8 FOR 6' SPAN
   4X10 FOR 8' SPAN
8. ALL MECHANICAL SUPPLYS AND RETURN OPENINGS TO BE BETWEEN FRAMING U.N.O.
9. PROVIDE DOUBLE JOISTS AT ALL PARALLEL PARTITION WALLS AND BLOCKING AT PERPENDULAR BEARING PARTITION WALLS
10. FRAMING LUMBER TO HAVE A MAXIMUM OF 19% MOISTURE CONTENT AT TIME OF CONSTRUCTION

WOOD CONSTRUCTION (CARPENTRY) CONT.

9. JOIST AND RAFTERS ARE PER PLAN, WITH "U" HANGERS (SKEWED AS REQUIRED) AT FLUSH BEAMS. SOLID BLOCK 2X12 JOISTS AT 8' O.C. MAXIMUM.
10. WALL BRACING-UNLESS NOTED OTHERWISE ALL WALLS SHALL BE BRACED AS FOLLOWS:
    A. ALL TOP FLOOR EXTERIOR WALLS AND MAIN CROSS-STUD PARTITIONS SHALL BE BRACED BY ONE OF THE FOLLOWING:
       I. GYPSUM BOARD (SHEATHING 1/2" THICK BY 4' WIDE, WALL BOARD OR VENEER BASE) ON STUDS NOT OVER 24" O.C. AND NAILED AT 7" O.C. TO ALL BLOCKS (IF REQUIRED) PLATES AND STUDS WITH NAILS AS REQUIRED BY CBC TABLE NO. 2508.5
       II. PLYWOOD SHEATHING OR SIDING WITH A THICKNESS NOT LESS THAN 3/8" IN ACCORDANCE WITH CBC TABLE NO.2306.4.1
       I.J. ALL EXTERIOR WALLS AND MAIN CROSS STUD PARTITIONS BELOW THE TOP STORY AND ALL EXTERIOR CRIPPLE WALLS SHALL BE SHEATHED IN ACCORDANCE WITH ITEM 10-A (II).
11. ALL BOLTED OR NAILED STRAP CONNECTIONS SHALL HAVE AN EQUAL NUMBER OF BOLTS OR NAILS EACH SIDE OF THE SPLICE JOINT. THE FIRST BOLT OR NAIL FROM EACH SIDE OF THE SPLICED OR STRAPPED MEMBER SHALL BE EQUIDISTANT FROM THE SPLICE.
12. VERIFY WEIGHTS AND LOCATIONS OF MECHANICAL UNITS WITH MECHANICAL ENGINEER PRIOR TO PLACEMENT. UNITS VARYING OVER 10% IN WEIGHT SHALL BE REVIEWED BY THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION. (MECHANICAL WEIGHTS SHOWN ARE APPROXIMATE.) CONTRACTOR TO VERIFY MECHANICAL UNIT SIZES PRIOR TO INSTALLATION OF SPECIAL FRAMING TO ENSURE CORRECT PLACEMENT DIRECTLY UNDER CURBS, ETC.
13. TS OR PIPE COLUMN @ ENDS OF WALLS OR @ WALL OPENINGS ARE TO BE TRIMMED WITH STUD ATTACHED TO COLUMN WITH 1/2" STUD BOLT OR C.B. @ 32" O.C. AND 12" FROM ENDS. REFER TO DETAILS FOR OTHER REQUIREMENTS.
14. SLOTTED HOLES IN STEEL PLATES SHALL BE 1/16" WIDER THAN THE BOLT DIAMETER AND HAVE A LENGTH OF TWO TIMES THE BOLT DIAMETER. THE DIRECTION OF THE SLOTTED LENGTH IS INDICATED ON THE DETAILS. INSTALL BOLT AT THE CENTER LINE OF THE HOLE.
15. MINIMUM GRADES OF SAWN LUMBER (UNLESS NOTED OTHERWISE): POSTS AND BEAMS (4X AND LARGER, JOISTS AND RAFTERS, D.F.#1; JOIST, PLATES AND 2X6 STUDS, D.F.#2; 2X4 STUDS, CONSTRUCTION GRADE. BEAMS AND POSTS TO BE FREE OF HEART CENTER (F.O.H.C.).
16. NAILS TO BE OF COMMONWIRE WHERE NAILING IS SPECIFIED ON THE DRAWINGS. CEMENT COATED SINKER NAILS MAY BE SUBSTITUTED FOR 16D COMMON NAILS IN NON-SHEAR APPLICATIONS. NAILS USED IN EXTERIOR APPLICATIONS TO BE GALVANIZED. PREDRILL NAIL HOLES WHERE WOOD TENDS TO SPLIT.
17. METAL FRAMING CLIPS, HANGERS, ETC. ARE BY SIMPSON STRONG TIE, P.O. BOX 1568, SAN LEANDRO, CA., 2013 CATALOG OR MOST CURRENT. NAILING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS WITH A NAIL PROVIDED FOR EACH PUNCHED HOLE.
18. BOLTS SHALL BE UNFINISHED MACHINE BOLTS PER ASTM-A307. LENGTH OF BOLTS SHALL BE SUCH THAT THE BOLT PROJECTION IS NOT LESS THAN 1/16" NOR MORE THAN 1/2" PAST END OF NUT. BOLT HOLES IN WOOD SHALL BE 1/32" LARGER THAN BOLT SIZES (U.N.O.). PROVIDE WASHERS UNDER HEAD AND NUT WHERE BOLT HEADS WOULD BEAR ON WOOD. NUTS SHALL BE TIGHTENED WHEN PLACED AND RETIGHTENED BEFORE CLOSING IN OF WALLS OR OTHER CONSTRUCTION. DO NOT CRUSH WOOD WHEN TIGHTENING.
19. WOOD AGAINST BLOCK OR CONCRETE SHALL BE PRESSURE TREATED D.F. AS NOTED. FOR PRESSURE-TREATED OR FIRE RETARDANT TREATED WOOD SPECIFY ANCHORS AND FASTENERS USING HOT-DIPPED ZINC COATED GALVINIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. COATING WEIGHTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM B 695, CLASS 55 MINIMUM. CBC 2304.9.5.

GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL MEET OR EXCEED ALL LOCAL, STATE, AND FEDERAL CODES AND REQUIREMENTS. SHOULD THE CONTRACTOR OR SUBCONTRACTORS FIND ANY DISCREPANCIES OR OMISSIONS FROM THESE DRAWINGS OR DOCUMENTS SHOULD THERE BE ANY DOUBT AS TO THEIR MEANING OR INTENT, HE SHOULD NOTIFY THIS OFFICE AT ONCE.
2. DETAILS NOT FULLY SHOWN SHALL BE OF SAME NATURE AS OTHER SIMILAR CONDITIONS.
3. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALING.
4. EXISTING DIMENSIONS AND CONDITIONS SHOWN ARE APPROXIMATE. CONDITIONS NOT SHOWN OR FORESEEN MAY REQUIRE ADDITIONAL WORK. CONTRACTOR SHALL PROVIDE ARCHITECT WITH WRITTEN VERIFICATION OF DIMENSIONS AND CONDITIONS SHOWN PRIOR TO COMMENCEMENT OF NEW WORK.
5. ALL DIMENSIONS, ROOF PITCHES, GRADES, ETC. RELATED TO EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AND SUBMITTED IN WRITING TO THE BUILDING DESIGNER FOR REVIEW PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR AND SUB-CONTRACTORS ARE HERE-IN ADVISED TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH THE CONDITIONS UNDER WHICH THEY WILL BE OBLIGED TO EXECUTE THEIR WORKS.
7. ALL MATERIAL AND/OR EQUIPMENT SHALL BE HANDLED AND INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
8. SUBCONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL UTILITY SERVICES AND COORDINATE, AS REQUIRED BY THEIR RESPECTIVE AREA OF THE CONSTRUCTION INDUSTRY, NOTIFYING THE PRIME CONTRACTOR OF VARIATIONS OR CONFLICTS.
7. CONTRACTORS AND SUBCONTRACTORS AT ALL TIME SHALL KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR OPERATIONS. AT THE TIME OF COMPLETION OF THEIR WORK, THEY SHALL REMOE ALL WASTE MATERIALS AND RUBBISH FROM AND ABOUT THE PROJECT AS WELL AS THEIR TOOLS, CONSTRUCTION EQUIPMENT MACHINERY, AND SURPLUS MATERIALS.
9. IF NOT SPECIFICALLY DEFINED IN THESE CONSTRUCTION DOCUMENTS, MATERIALS AND/OR EQUIPMENT SHALL BE IDENTIFIED BY THE SUBCONTRACTOR TO THE PRIME CONTRACTOR WITHIN A REASONABLE TIME TO ALLOW SELECTION, PURCHASE, AND DELIVERY SO AS TO PREVENT DELAY ON THE JOB SCHEDULE.
10. MATERIAL SUBSTITUTION SHALL BE APPROVED BY THE PRIME CONTRACTOR PRIOR TO PURCHASE EITHER VERBALLY OR IN WRITING AS APPLICABLE TO THE CONDITION.
11. ALL COLORS AND/OR COLOR SAMPLES SHALL BE SUBMITTED TO THE PRIME CONTRACTOR WHO WILL CONSULT WITH THE DESIGNER OR OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION OR APPLICATION.
12. PRIME CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS IN A QUALITY, QUANTITY AND LOCATION AS REQUIRED BY LOCAL FIRE DEPARTMENT OR GOVERNMENT FIRE PROTECTION AGENCIES, (TO BE PROVIDED PRIOR TO OCCUPANCY), OR AS SHOWN ON THE CONSTRUCTION DOCUMENTS.
13. DEVICES THAT GENERATE A SPARK OR FLAME SHALL NOT BE INSTALLED WITHIN 18" OF THE FLOOR IN ANY ROOM IN WHICH VOLATILE FLAMMABLE LIQUIDS OR GAS ARE USED OR STORED PER SECTION 708.
14. GLASS DOORS AND GLASS PANELS CLOSER THAN 18" TO FINISH FLOOR AND OVER 18" WIDE SHALL BE TEMPERED GLASS OR SHALL BE PROTECTED (INCLUDING SHOWER ENCLOSURES).
15. LOW-RISE RESIDENTIAL BUILDINGS SHALL MEET OR EXCEED THE MINIMUM STANDARD DESIGN REQUIRED BY THE CALIFORNIA ENERGY STANDARDS.
16. VERIFICATION OF COMPLIANCE WITH THE CGBCS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONSBUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICHSHOW SUBSTANTIAL CONFORMANCE.
17. AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.

SITE NOTES

A PLAN IS DEVELOPED AND IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. (4.106.2 CGBCS)

THE SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. CONSTRUCTIONPLANSSHALL INDICATE HOW SITE GRADING OR A DRAINAGE SYSTEM WILLMANAGE ALL SURFACE WATER FLOWS.(4.106.3 CGBCS)

PROVIDE FRENCH DRAIN @ DRIPLINE OF ROOF WHERE GUTTERS ARE NOT INSTALLED.

AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED. (4.304.1 CGBCS)

A MINIMUM OF 50 PERCENT OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE. (4.408.1 CGBCS)

WHERE A LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE ENFORCING AGENCY. (4.408.2 CGBCS)

GREEN BUILDING PROVISIONS

A. SITE

1. PROTECT TOPSOIL AND MINIMIZE DISRUPTION OF EXISITING PLANTS AND TREES
   a. PROTECT TOPSOIL FROM EROSION AND REUSE AFTER CONSTRUCTION
   b. LIMIT AND DELINEATE CONSTRUCTION FOOTPRINT (INCLUDING VEHICLE PARKING) FOR MAXIMUM PROTECTION
2. RECYCLE CONSTRUCTION WASTE, INCLUDING GREEN WASTE. DIVERSION MUST BE CERTIFIED AS IN COMPLIANCE.
   a. MINIMUM 50% WASTE DIVERSION BY WEIGHT (RECYCLE OR REUSE) OR USE UPPER VALLEY DISPOSAL ON SITE DUMPSTER (CONSTRUCTION WASTE PROGRAM)
3. USE RECYCLED CONTENT AGGREGATE (MINIMUM 25%)
   a. WALKWAY AND DRIVEWAY
   b. ROADWAY BASE
4. USE PERMEABLE HARDSCAPE MATERIAL

B. FOUNDATION

1. REPLACE PORTLAND CEMENT IN CONCRETE WITH RECYCLED FLYASH OR SLAG, MINIMUM 20% FLYASH OR SLAG
2. ALL NEW PLANTS HAVE TRUNK BASE OR STEM AT LEAST 36" FROM FOUNDATION

C. LANDSCAPING

1. CONSTRUCT 75% RESOURCE-EFFICIENT LANDSCAPES
   a. PLANTS ARE DROUGHT-TOLERANT CALIFORNIA NATIVES, MEDITERRANEAN OR OTHER APPROPRIATE SPECIES AND/OR EDIBLE
2. MAXIMUM 25% TURF AREAS WITH TYPE OF TUFT THAT HAS A WATER REQUIREMENT THAT IS LESS THAN OR EQUAL TO TALL FESCUE. (MANDITORY REQUIREMENTS FOR MUNICIPAL WATER USERS, OPTIONAL REQUIREMANT FOR PROPERTIES WITH WELL WATER)
3. INSTALL HIGH EFFICENCY IRRIGATION SYSTEMS WITH ONLY DRIP, BUBBLERS, LOW-FLOW SPRINKLERS OR SMART CONTROLLERS
4. REDUCE LIGHT POLLUTION FROM SITE LIGHTING BY SHEILDING FIXTURES AND/OR DIRECTING LIGHT DOWNWARD

D. EXTERIOR FINISHING

1. USE DURABLE AND NONCOMBUSTIBLE SIDING MATERIALS
2. USE DURABLE AND NONCOMBUSTABLE ROOFING MATERIALS

E. INSULATION

1. INSTALL INSULATION WITH 75% RECYCLED CONTENT
   a. WALL AND/OR FLOORS
   b. CEILINGS

F. PLUMBING

1. DISTRIBUTE DOMESTIC HOT WATER EFFICIENTLY
   a. INSULATE ALL HOT WATER PIPES
2. INSTALL HIGH EFFICIENCY WATER HEATER
3. PLUMBING EFFICIANCIES REQUIREMENTS:
   - WATERS CLOSETS:1.28 GAL/FLUSH PER 2016 CGBSC 4.303.1.1
   - SINGLE SHOWERHEADS: 2.0 GPM @ 80 PSI PER 2016 CGBSC 4.303.1.3
   - RESIDENTIAL LAVATORY FAUCETS: 1.2 GPM @ 60 PSI PER 2016 CGBSC 4.303.1.4.1
   - KITCHEN FAUCETS: 1.8 GPM @ 60 PSI; TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM. PER 2016 CGBSC 4.303.1.4.4

G. HEATING, VENTILATION & AIR CONDITIONING

1. DESIGN AND INSTALL HVAC SYSTEM TO ACCA MANUAL J,D, AND S RECOMMENDATIONS
2. INSTALL SEALED COMBUSTION UNITS
   a. FURNACES
   b. WATER HEATERS
3. INSTALL EFFECTIVE EXHAUST SYSTEMS IN BATHROOMS AND KITCHENS
   a. INSTALL ENERGY STAR BATHROOM FANS VENTED TO THE OUTSIDE
   b. INSTALL KITCHEN RANGE HOOD VENTED TO THE OUTSIDE
4. INSTALL HIGH EFFICIENCY AIR CONDITIONING WITH ENVIRONMENTALLY RESPONSIBLE REFRIGERANTS
5. DESIGN AND INSTALL EFFECTIVE DUCTWORK
   a. INSTALL HVAC UNIT AND DUCTWORK WITHIN CONDITIONED SPACE
   b. USE DUCT MASTIC ON ALL DUCT JOINTS AND SEAMS
   c. PRESSURE BALANCE THE DUCTWORK SYSTEM
   d. PROTECT DUCTS DURING CONSTRUCTION AND CLEAN ALL DUCTS BEFORE OCCUPANCY
6. INSTALL HIGH EFFICIENCY HVAC FILTER (MERV 6+)

H. BUILDING PERFORMANCE

1. DESIGN AND BUILD HIGH PERFORMANCE HOMES- 15% ABOVE TITLE 24

I. FINISHES

1. USE LOW-VOC OR ZERO-VOC PAINT AND/OR RECYCLED-CONTENT PAINT FOR INTERIORS
2. USE LOW-VOC, WATER BASED WOOD FINISHES
3. USE LOW-VOC CAULK AND CONSTRUCTION ADHESIVES (170 gpl VOC's) FOR ALL ADHESIVES

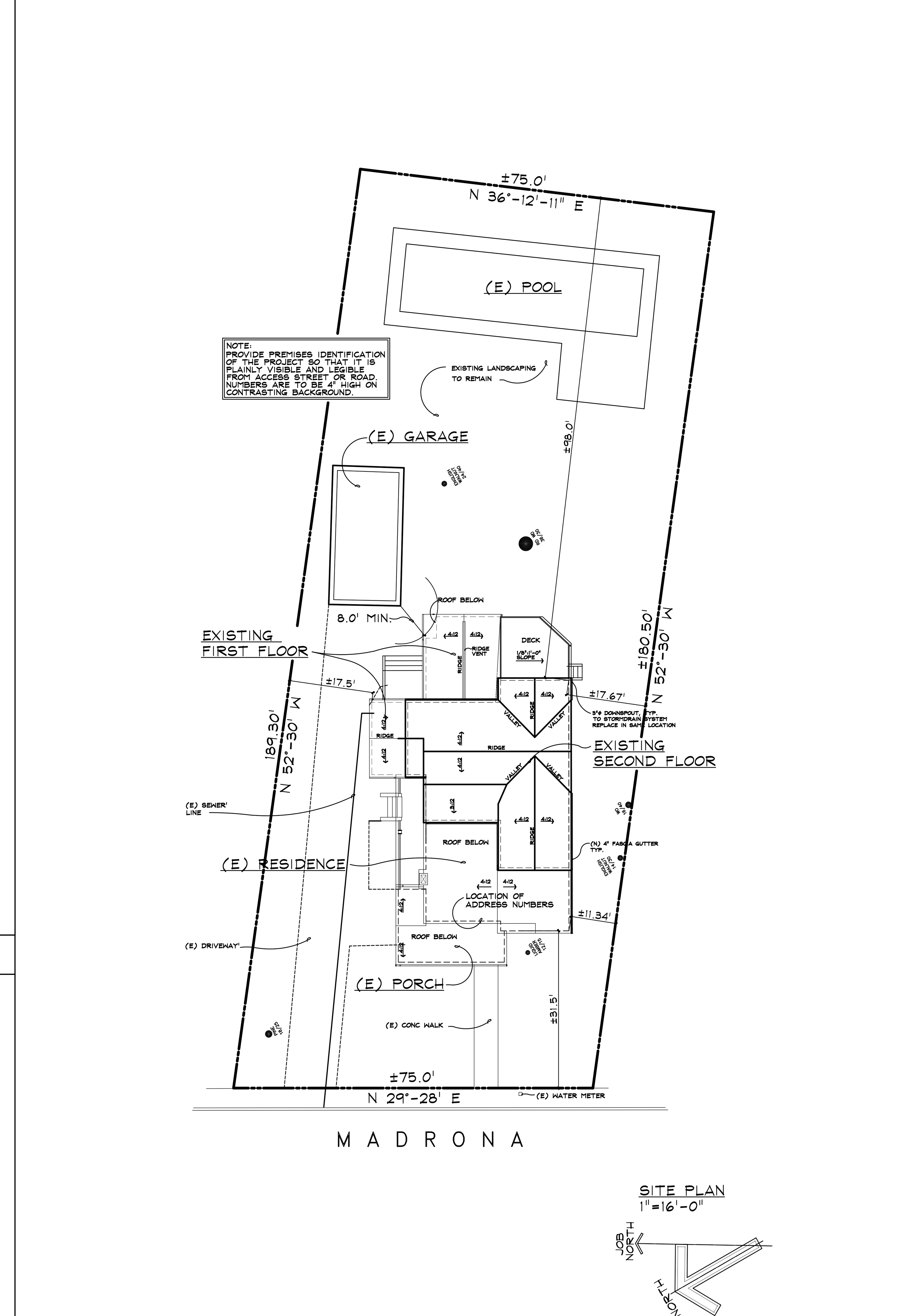
J. APPLIANCES

1. INSTALL WATER AND ENERGY EFFICIENT DISHWASHER
   a. ENERGY STAR OR DISHWASHER USES NO MORE THAN 6.5 GALLONS/CYCLE
2. INSTALL WATER AND ENERGY EFFICIENT CLOTHES WASHING MACHINE
3. INSTALL ENERGY STAR REFRIGERATOR

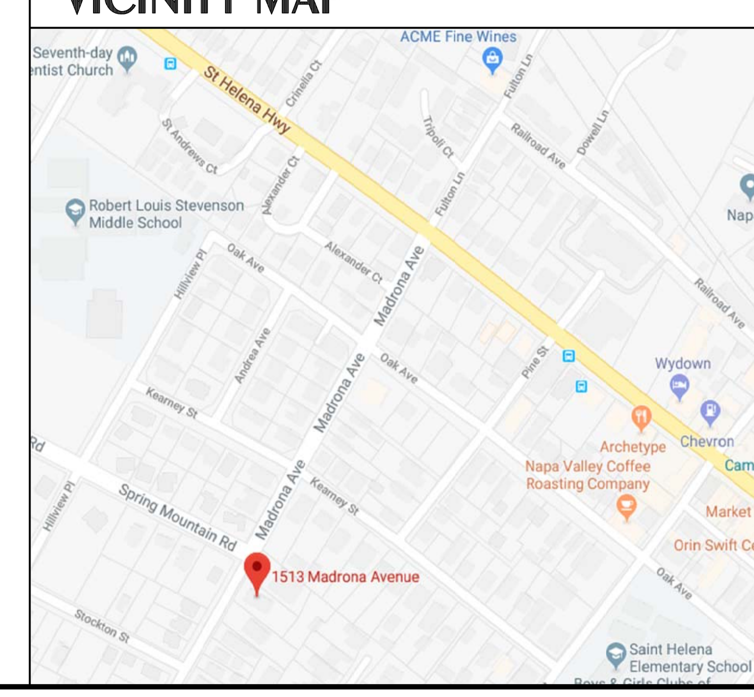
ABBREVIATIONS

L	ANGLE	KD	KILN DRIED
AB	ANCHOR BOLT		
AC	ASPHALT CONCRETE	LAM	LAMINATE(D)
AGG	AGGREGATE	LAV	LAVATORY
ALUM	ALUMINUM		
@	AT	MAT'L	MATERIAL
		MAX	MAXIMUM
BL	BLOCK	MB	MACHINE BOLT
BLDG	BUILDING	MC	MEDICINE CABINET
BLKG	BLOCKING	MIN	MINIMUM
BM	BEAM	MIW	MALLEABLE IRON WASHER
BN	BOUNDARY NAIL	MTL	METAL
BOTT	BOTTOM		
℄	CENTER LINE	(N)	NEW
CB	CARRIAGE BOLT	NAT	NATURAL
CER	CERAMIC	NEC	NATIONAL ELECTRICAL CODE
CI	CAST IRON	NO.	NUMBER
CLG	CEILING	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT		
CONC	CONCRETE	O/	OVER
CONT	CONTINUOUS	OC	ON CENTER
CSK	COUNTERSINK	OH	OVERHEAD
CSMT	CASEMENT	OP'G	OPENING
CW	CUT WASHER		
		PEN	PLYWOOD EDGE NAIL
ø	DIAMETER	PL	PLATE
D	DRYER	PLYWD	PLYWOOD
DBL	DOUBLE	PT	PRESSURE TREATED
DET	DETAIL		
DF	DOUGLAS FIR	R	RADIUS
DH	DOUBLE HUNG	R	RISER
DIAG	DIAGNOL	RAR	RETURN AIR REGISTER
DISP	DISPOSAL	REFR	REFRIGERATOR
DO.	DITTO	RO	ROUGH OPENING
DS	DOWNSPOUT	RWD	REDWOOD
DW	DISHWASHER		
		S4S	SURFACE FOUR SIDES
(E)	EXISTING	SAD	SEE ARCHITECTURAL DRAWING
EA	EACH	SB	SOLID BLOCKING
EF	EACH FACE	SC	SOLID CORE
ELEV	ELEVATION	SCR	SCREEN
EQ	EQUAL	SH	SINGLE HUNG
EQUIV	EQUIVALENT	SIM	SIMILAR
ES	EACH SIDE	SL	SLIDER, SLOPE
EW	EACH WAY	SL GL DR	SLIDING GLASS DOOR
EXIST'G	EXISTING	SW	SHEAR WALL
EXT	EXTERIOR		
		T	TREAD
FB	FLAT BAR	T&G	TONGUE AND GROOVE
FDN	FOUNDATION	TC	TRASH COMPACTOR
FN	FACE NAIL	TEMP	TEMPERED
FOC	FACE OF CONCRETE	THERM	THEMOSTAT
FOHC	FACE OF HEART CENTER	TN	TOE NAIL
FOM	FACE OF MASONRY	TOC	TOP OF CONCRETE
FOS	FACE OF STUD	TOC	TOP OF CURB
FTG	FOOTING	TOF	TOP OF FRAMING
FURN	FURNACE	TOP	TOP OF PLYWOOD
		TOS	TOP OF STEEL
G	GAS	TS	TUBE STEEL
GA	GAUGE	TYP	TYPICAL
GD	GARBAGE DISPOSAL		
GFI	GROUND FAULT CIRCUIT INTERRUPTER	UBC	UNIFORM BUILDING CODE
		UMC	UNIFORM MECHANICAL CODE
GI	GALVANIZED IRON	UNO	UNLESS NOTED OTHERWISE
GL	GLASS	UON	UNLESS OTHERWISE NOTED
GLB	GLUE LAMINATED BEAM		
GR	GRADE	VERT	VERTICAL
GSM	GALVANIZED SHEET METAL		
GT	GIRDER TRUSS	W	WASHER
GYP BD	GYPSUM BOARD	W/	WITH
HB	HOSE BIBB	WC	WATER CLOSET
HC	HOLLOW CORE	WFSB	WIDE FLANGE STEEL BEAM
HD	HOLDDOWN	WH	WATER HEATER
HDR	HEADER	WM	WIRE MESH
HORIZ	HORIZONTAL	WP	WATER PROOF
HT	HEIGHT	WWF	WELDED WIRE FABRIC
IJ	I-JOIST PLYWOOD WEB 2X4 NOMINAL WOOD FLANGE	WWM	WELDED WIRE MESH
	BUILT UP JOIST		

SITE PLAN



VICINITY MAP



SHEET INDEX

SHEET 1.0	STRUCTURAL SPECS. SITE/PLAN ABBREVIATIONS	GENERAL NOTES INDEX ROOF PLAN
SHEET 2.0	AS BUILT/DEMO FLOOR PLANS	
SHEET 3.0	AS BUILT NORTHEAST & NORTHWEST ELEVATIONS	
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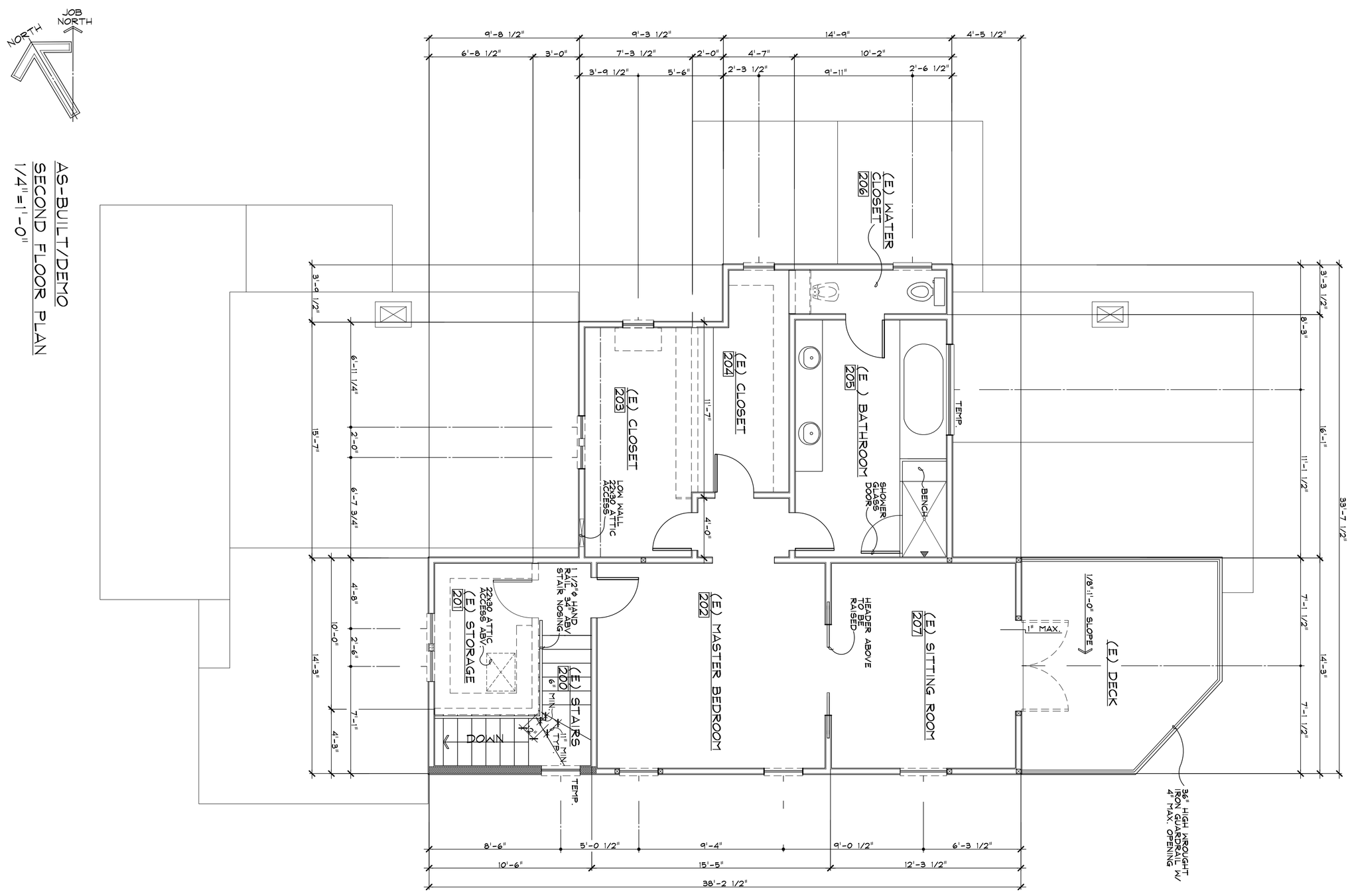
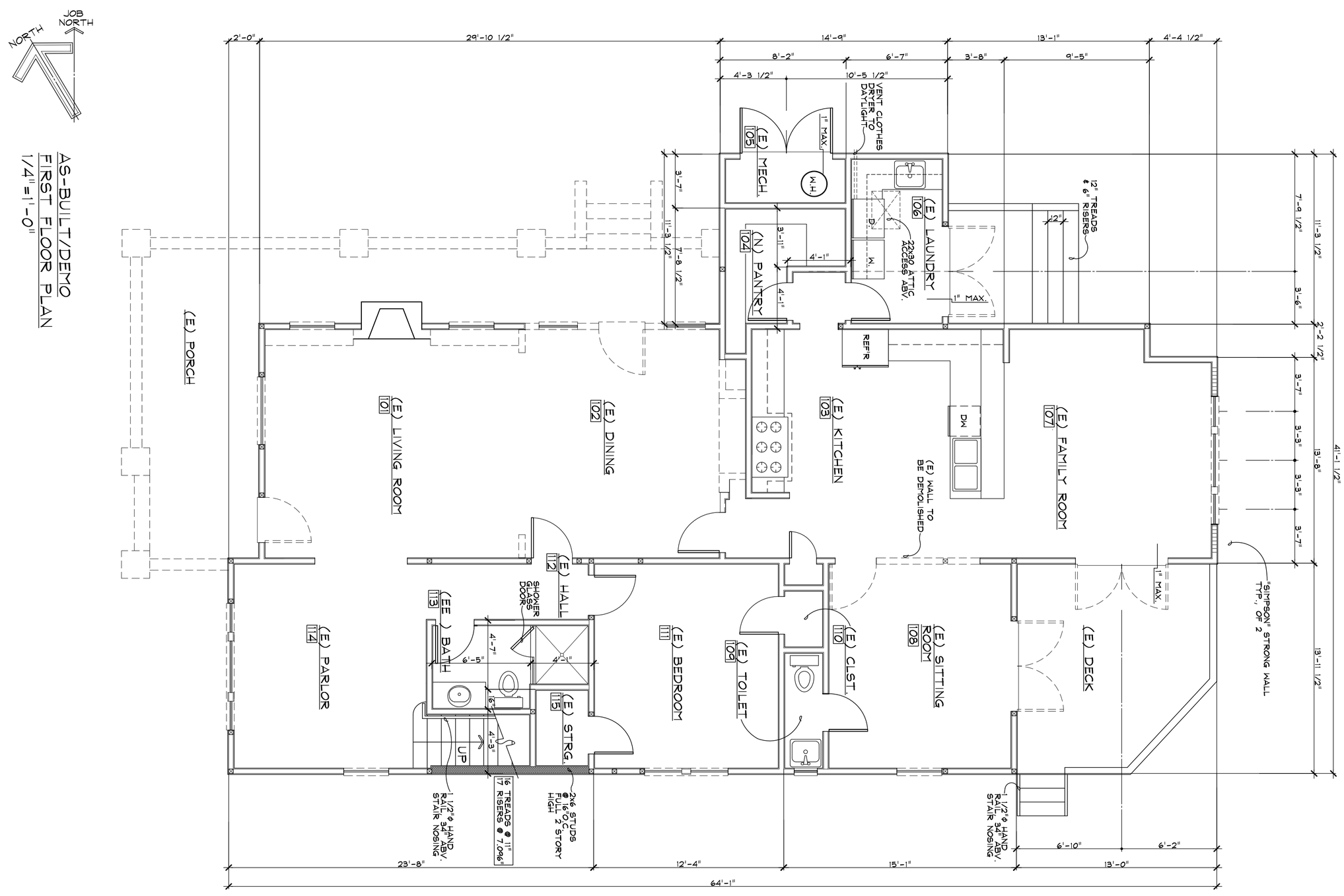
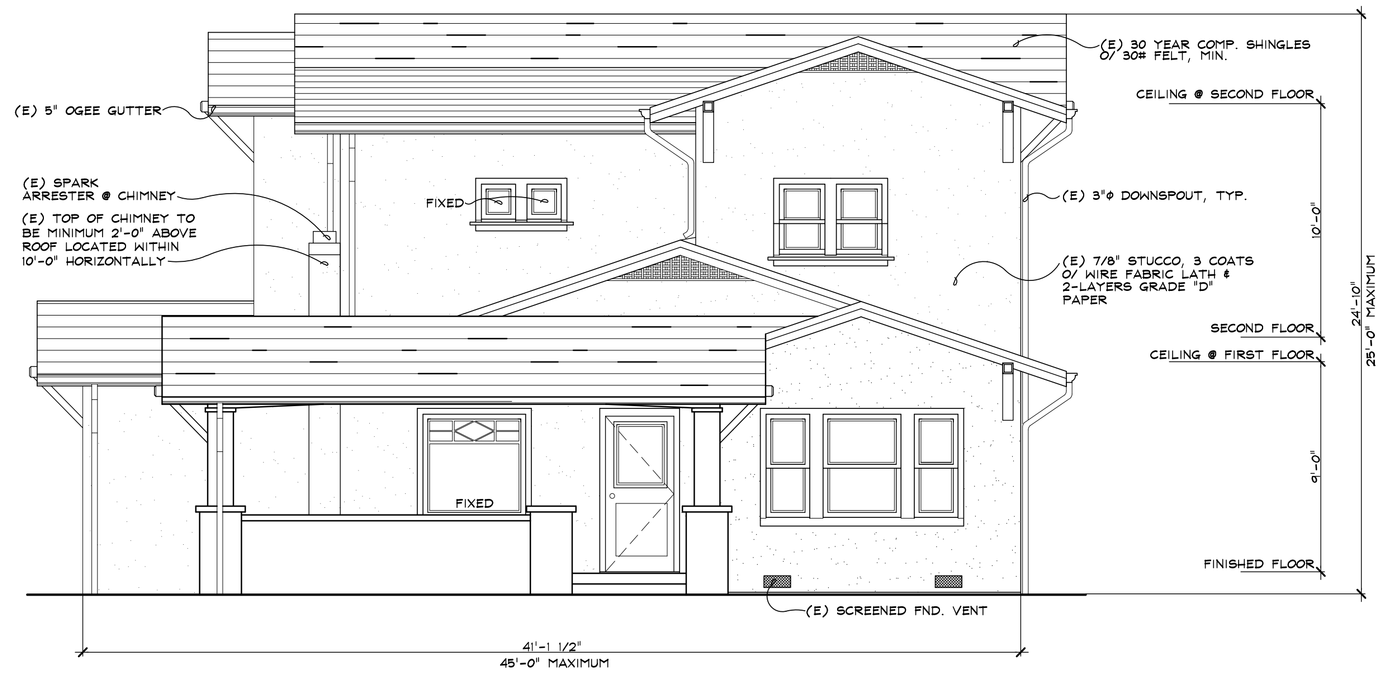
SHEET NUMBER:	PROJECT:	SITE LOCATION:	SHEET DESCRIPTION:	DATE:	CONSULTANTS:	ARCHITECT:
1.0	CASTILLO ADDITION/ REMODEL	009-270-043 1513 MADRONA AVE. ST. HELENA, CA	STRUCTIRAL SPECIFICATION GENERAL NOTES ABBREVIATIONS SITE PLAN INDEX ROOF PLAN	07/24/18	VAL PIZZINI, ENG. 3000 CLEVELAND AVE. SANTA ROSA, CA 527-9802	MARY SIKES & ASSOC. 1472 RAILROAD AVENUE ST. HELENA, CA 963-8063





SHEET NUMBER:	PROJECT:	SITE LOCATION:	SHEET DESCRIPTION:	DATE:	CONSULTANTS:	ARCHITECT:
2.0	CASTILLO REMODEL/ ADDITION	009-270-043 1513 MADRONA AVE. ST. HELENA, CA	FIRST & SECOND FLOOR AS-BUILT/DEMO PLAN	07/24/18	VAL PIZZINI, ENG. 3000 CLEVELAND AVE. SANTA ROSA, CA 527-9802	MARY SIKES & ASSOC. 1472 RAILROAD AVENUE ST. HELENA, CA 963-8063



AS-BUILT NORTHWEST ELEVATION
1/4"=1'-0"

AS-BUILT NORTHEAST ELEVATION
1/4"=1'-0"

ARCHITECT:
MARY SIKES & ASSOC.
1472 RAILROAD AVENUE
ST. HELENA, CA 963-8063

CONSULTANTS:
VAL PIZZINI, ENG.
3000 CLEVELAND AVE.
SANTA ROSA, CA 527-9802

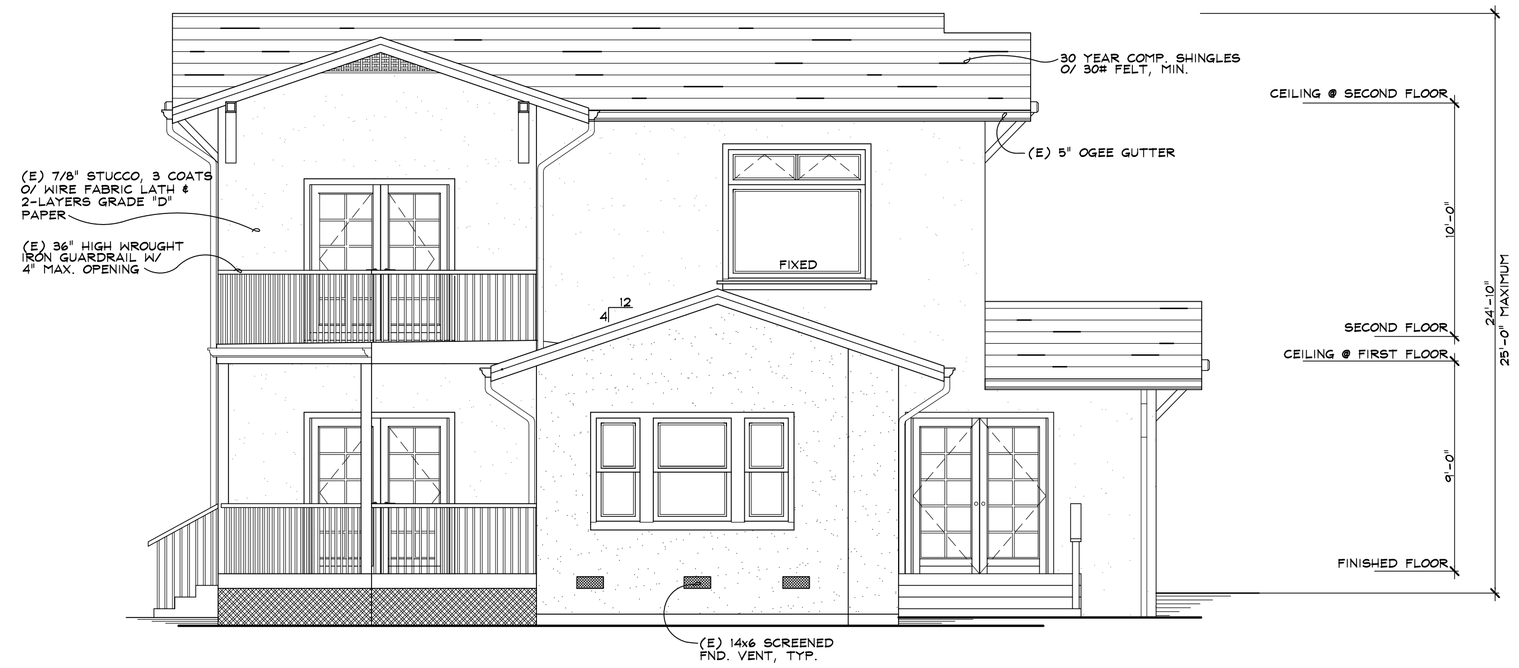
DATE: 07/24/18

SHEET DESCRIPTION: EXTERIOR ELEVATIONS

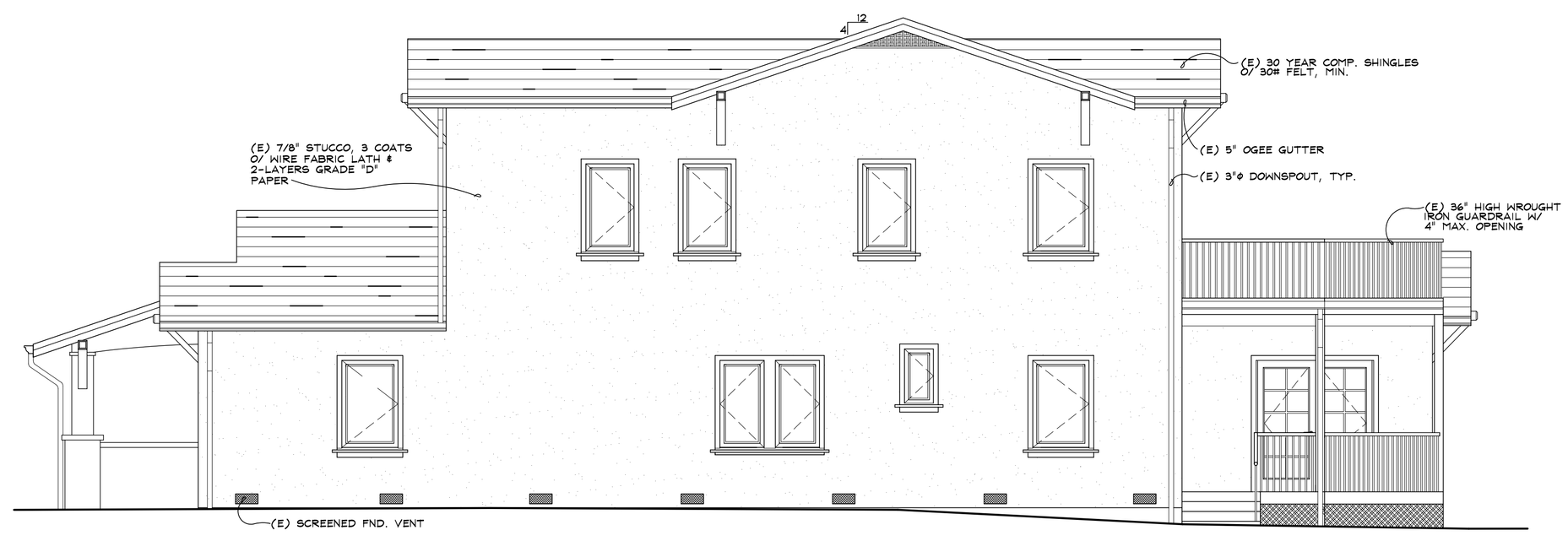
SITE LOCATION:
009-270-043
1513 MADRONA AVE.
ST. HELENA, CA

PROJECT:
CASTILLO
REMODEL/ ADDITION

SHEET NUMBER:
3.0



AS-BUILT SOUTHEAST ELEVATION
1/4"=1'-0"



AS-BUILT SOUTHWEST ELEVATION
1/4"=1'-0"

ARCHITECT:
MARY SIKES & ASSOC.
1472 RAILROAD AVENUE
ST. HELENA, CA 963-8063

CONSULTANTS:
VAL PIZZINI, ENG.
3000 CLEVELAND AVE.
SANTA ROSA, CA 527-9802

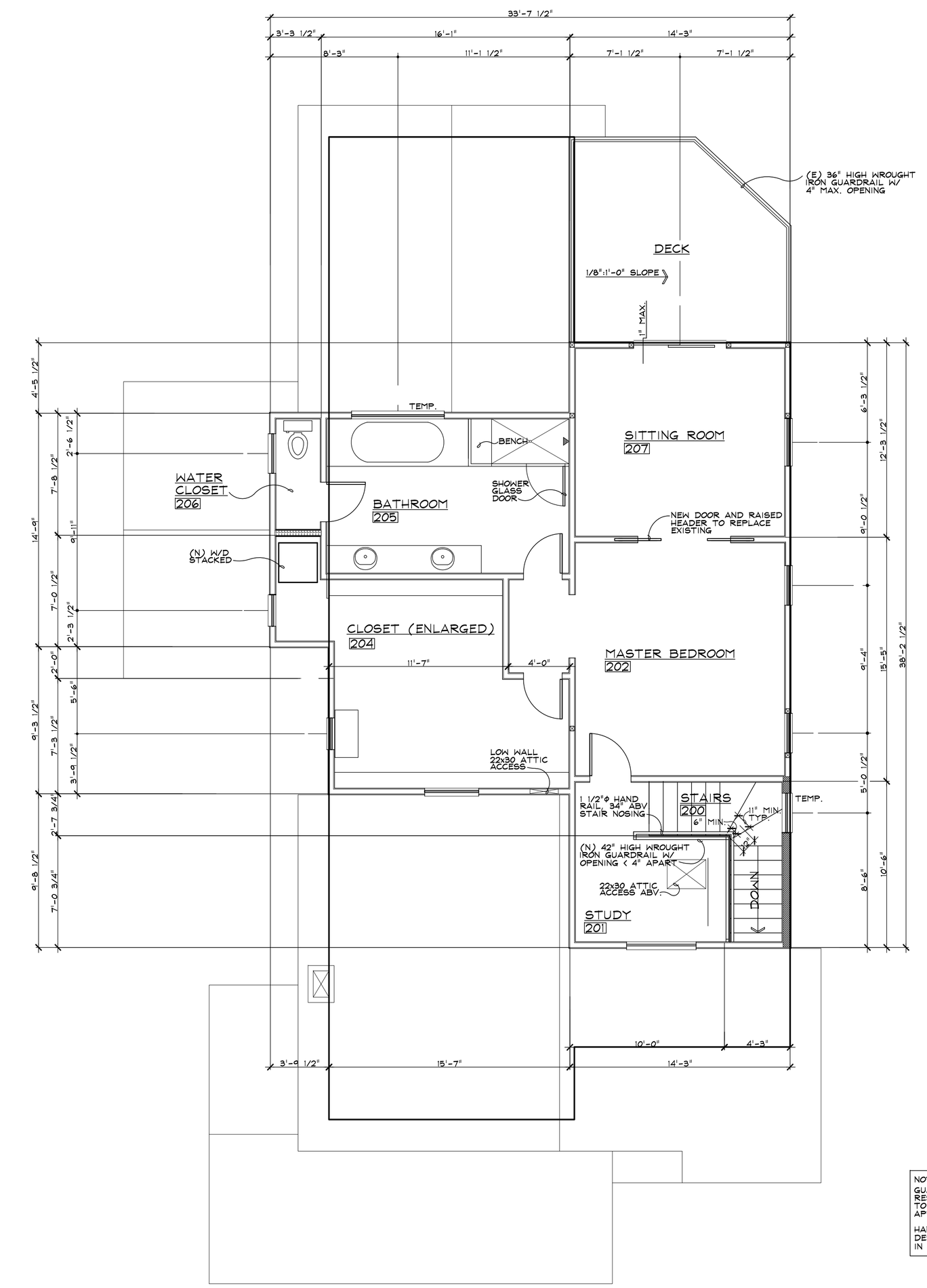
DATE: 04/28/03

SHEET DESCRIPTION: EXTERIOR ELEVATIONS

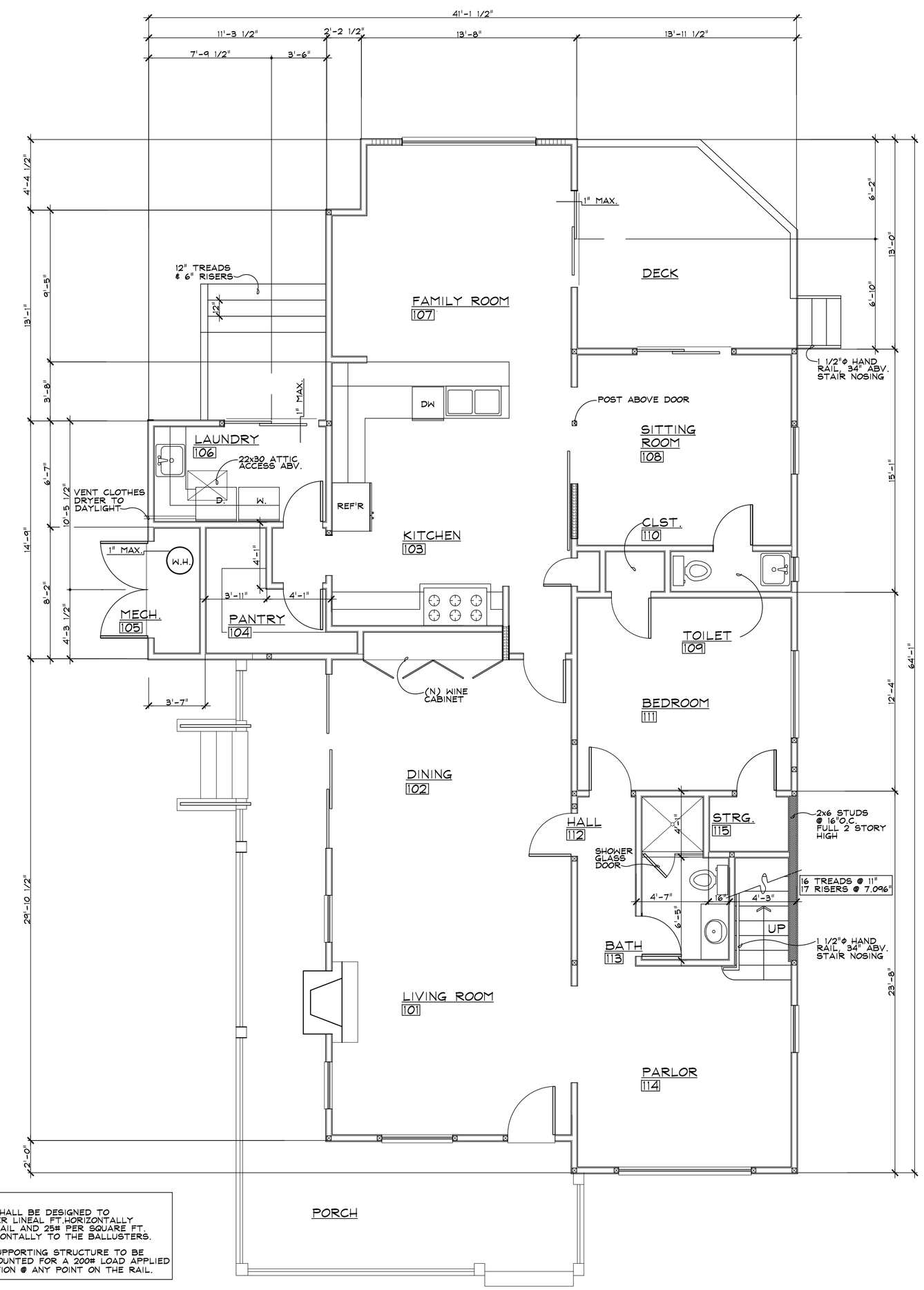
SITE LOCATION:
009-270-043
1513 MADRONA AVE.
ST. HELENA, CA

PROJECT:
CASTILLO
REMODEL/ ADDITION

SHEET NUMBER:
3.1



PROPOSED SECOND FLOOR PLAN
1/4"=1'-0"



NOTE:
GUARDRAILS SHALL BE DESIGNED TO RESIST 20# PER LINEAL FT HORIZONTALLY TO THE TOP RAIL AND 25# PER SQUARE FT. APPLIED HORIZONTALLY TO THE BALLUSTERS.

HANDRAIL & SUPPORTING STRUCTURE TO BE DESIGNED & MOUNTED FOR A 200# LOAD APPLIED IN ANY DIRECTION @ ANY POINT ON THE RAIL.

PROPOSED FIRST FLOOR PLAN
1/4"=1'-0"

ARCHITECT:
MARY SIKES & ASSOC.
1472 RAILROAD AVENUE
ST. HELENA, CA 963-8063

CONSULTANTS:
VAL PIZZINI, ENG.
3000 CLEVELAND AVE.
SANTA ROSA, CA 527-9802

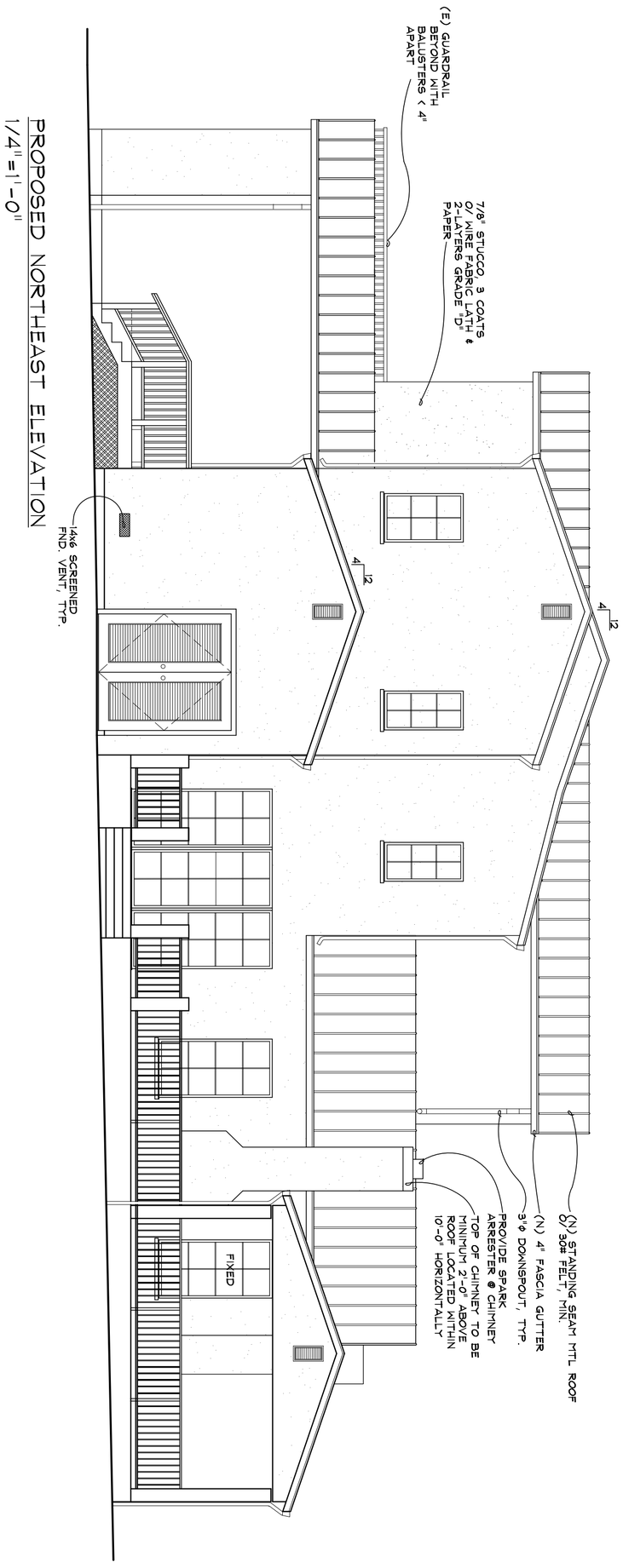
DATE: 07/24/18

SHEET DESCRIPTION: FIRST & SECOND FLOOR PLAN

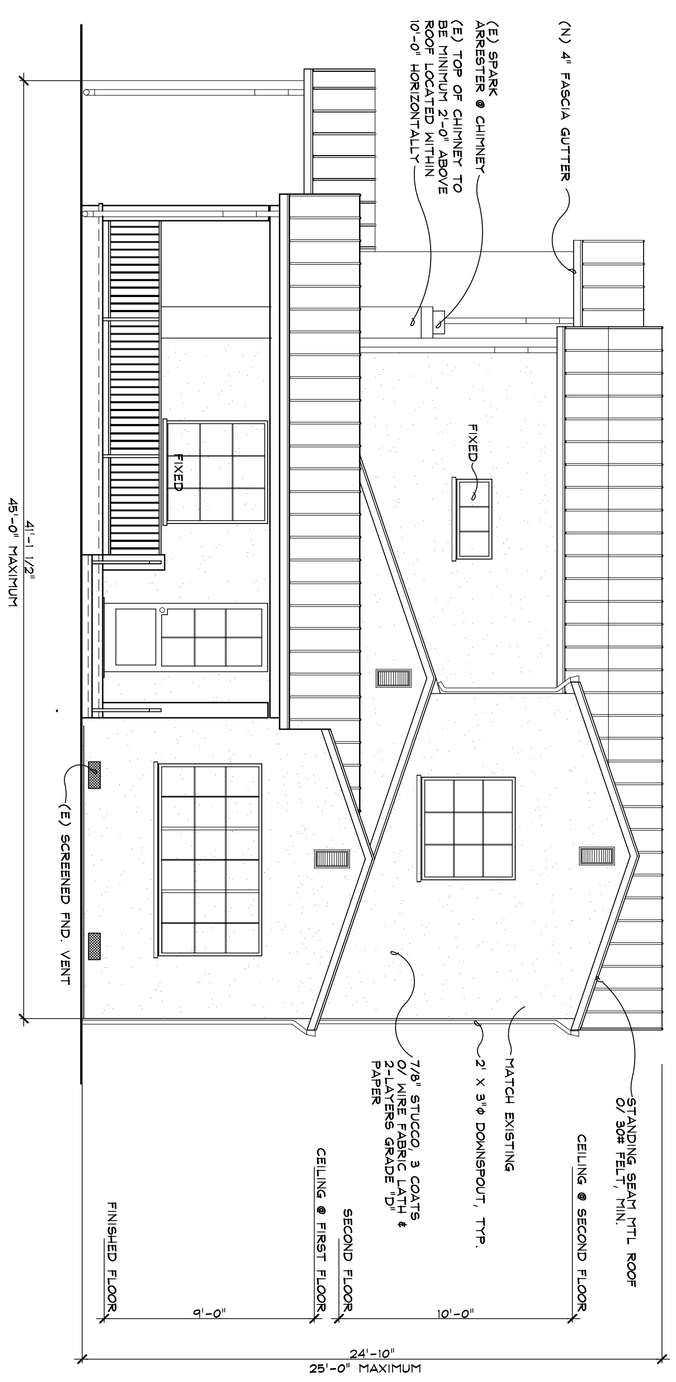
SITE LOCATION:
009-270-043
1513 MADRONA AVE.
ST. HELENA, CA

PROJECT:
CASTILLO
REMODEL/ ADDITION

SHEET NUMBER:
4.0

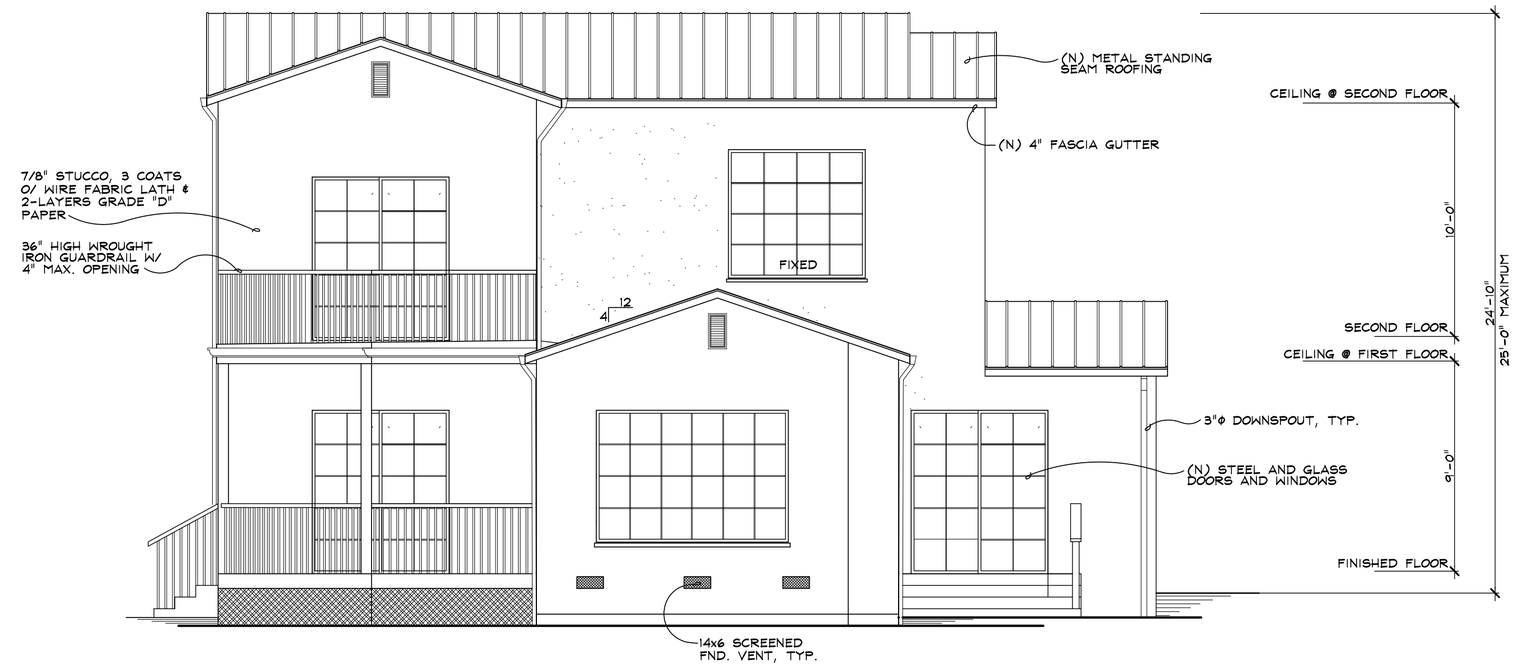


PROPOSED NORTHEAST ELEVATION
1/4" = 1'-0"

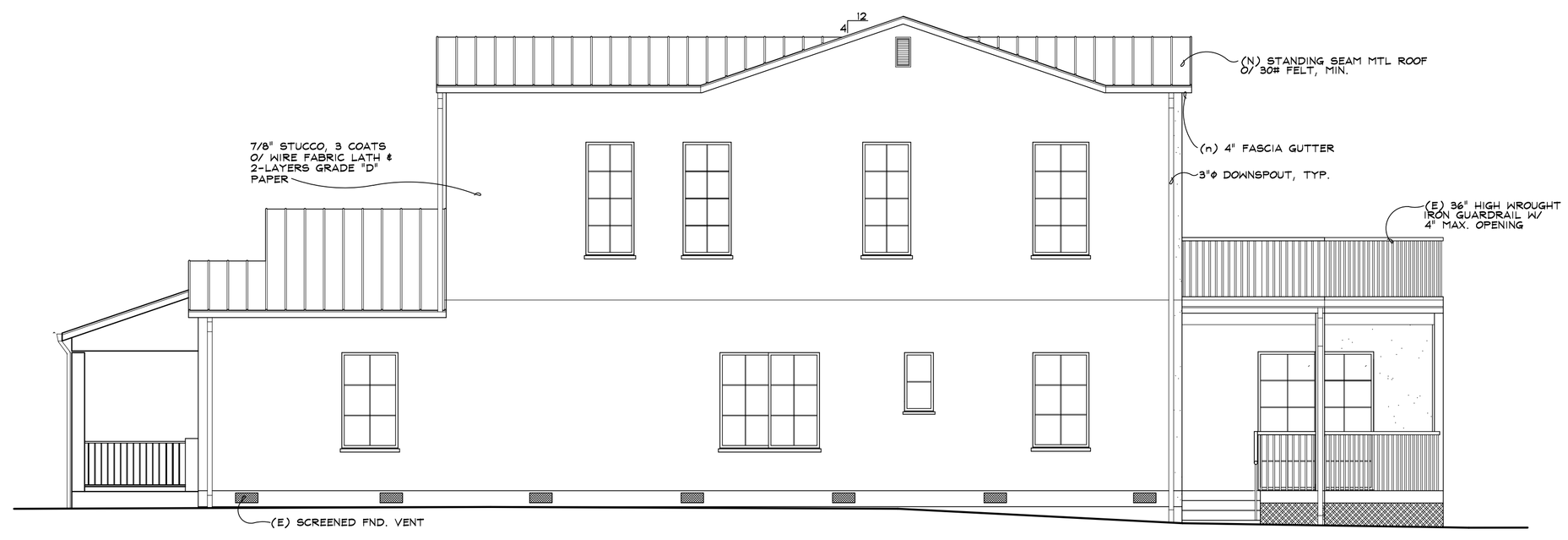


PROPOSED NORTHWEST ELEVATION
1/4" = 1'-0"

SHEET NUMBER:	PROJECT:	SITE LOCATION:	SHEET DESCRIPTION:	DATE:	CONSULTANTS:	ARCHITECT:
5.0	CASTILLO REMODEL/ ADDITION	009-270-043 1513 MADRONA AVE. ST. HELENA, CA	EXTERIOR ELEVATIONS	07/24/18	VAL PIZZINI, ENG. 3000 CLEVELAND AVE. SANTA ROSA, CA 527-9802	MARY SIKES & ASSOC. 1472 RAILROAD AVENUE ST. HELENA, CA 963-8063



PROPOSED SOUTHEAST ELEVATION
1/4"=1'-0"



PROPOSED SOUTHWEST ELEVATION
1/4"=1'-0"

ARCHITECT:
MARY SIKES & ASSOC.
1472 RAILROAD AVENUE
ST. HELENA, CA 963-8063

CONSULTANTS:
VAL PIZZINI, ENG.
3000 CLEVELAND AVE.
SANTA ROSA, CA 527-9802

DATE: 07/24/18

SHEET DESCRIPTION: EXTERIOR ELEVATIONS

SITE LOCATION:
009-270-043
1513 MADRONA AVE.
ST. HELENA, CA

PROJECT:
CASTILLO
REMODEL/ ADDITION

SHEET NUMBER:
5.1

EVANS & DE SHAZO
ARCHAEOLOGY HISTORIC PRESERVATION

HISTORIC RESOURCE EVALUATION FOR 1513 MADRONA AVENUE, ST. HELENA, NAPA COUNTY, CALIFORNIA

SUBMITTED TO:

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Mary Sikes & Associates
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May 21, 2018

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EVANS & DE SHAZO, INC
ARCHAEOLOGY HISTORIC PRESERVATION

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INTRODUCTION

Evans & De Shazo, Inc. (EDS) was contracted by Mary Sikes to conduct a Historic Resource Evaluation (HRE) of the property located at 1513 Madrona Avenue, St. Helena, Napa County, California. The property contains a ca. 1918 house and ca. 1960 accessory building that is situated within the 0.33-acre lot known as Assessor's Parcel Number (APN) 009-270-043-000 (Project Area). Neither the ca. 1918 house nor the ca. 1960 accessory building are currently listed on any local, state, or federal historic inventory. The project entails proposed alterations to the ca. 1918 house (Project) and, as such, the City of St. Helena is requiring an HRE be completed by a qualified professional architectural historian in compliance with the California Environmental Quality Act (CEQA) and the City of St. Helena General Plan Historic Resources Element (Chapter 6) to determine if alterations to the ca. 1918 house could impact historical resources.

The HRE is based on specific guidelines and evaluation criteria of the California Register of Historical Resources (CRHR) (14 CCR §15064.5 and PRC§ 21084.1) and the City of St. Helena historic preservation policies and ordinances. The HRE was completed by EDS Senior Architectural Historian, Brian Matuk, who holds an M.S. in Historic Preservation and exceeds the *Secretary of Interior's Professional Qualification Standards* for Architectural History and History.

PROJECT DESCRIPTION AND LOCATION

The proposed Project entails exterior alterations to the ca. 1918 house that include changes to the eaves and removal of wood brackets, replacement of existing composite single roofing with standing seam roofing, replacement of existing windows with "industrial-style" metal windows, and replacement of existing railings with an open metal railing. An HRE was required by the City of St. Helena to address potential significant impacts to historical resources under CEQA. The HRE will ensure compliance with CEQA and the City of St. Helena General Plan Historic Resources Element (Chapter 6).

The Project Area includes the parcel (APN 009-270-043-000) at 1513 Madrona Avenue, located approximately 75 feet south of Spring Mountain Road and 250 feet northeast of Stockton Street. The Project Area is located on USGS St. Helena 7.5-minute (1960; 1993) quadrangle map within the Mexican-era land grant of Carne de Humana within unsectioned land of Township 8 North, Range 6 West, extended (Figure 1).

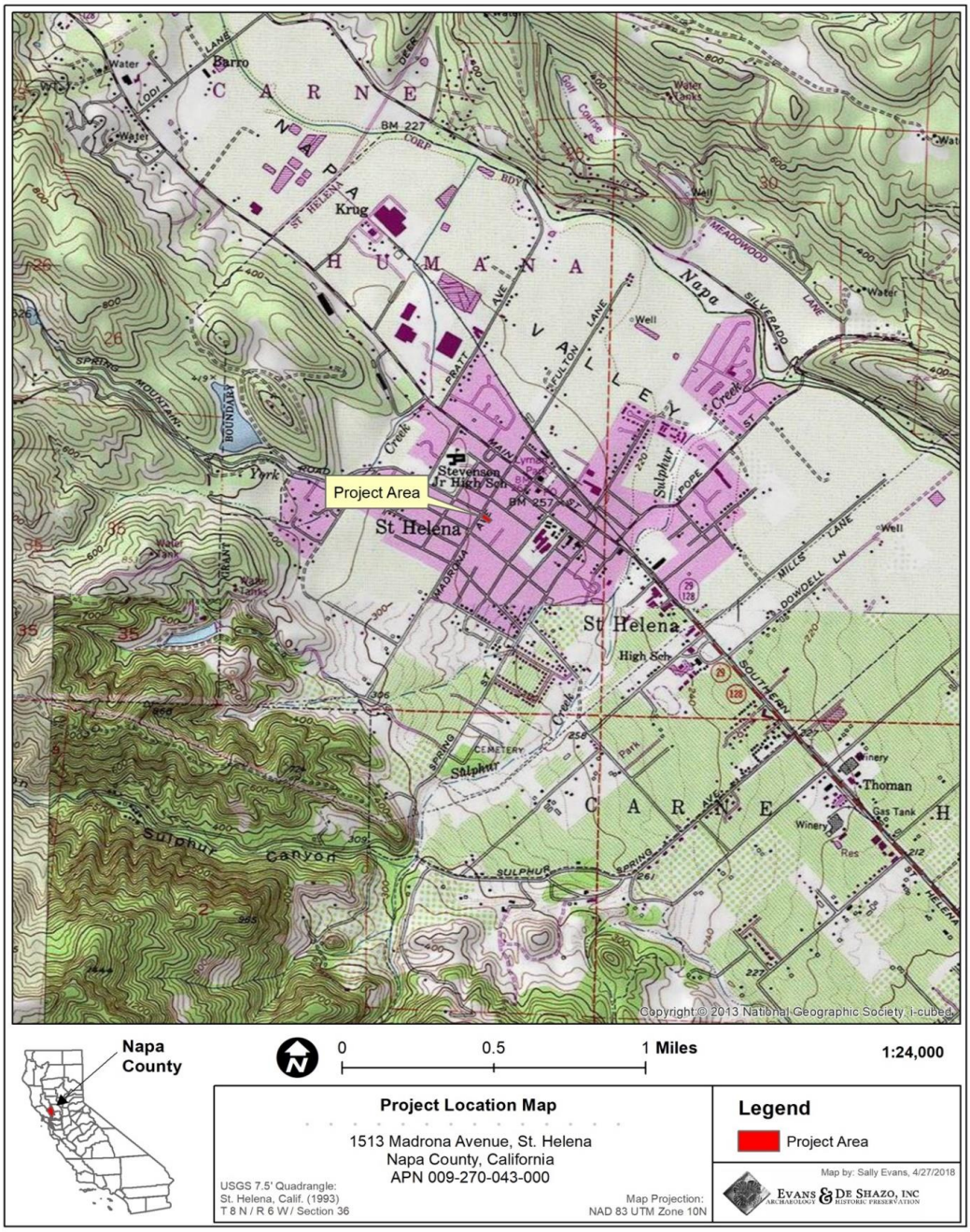

Figure 1. Project Area location map.

REGULATORY SETTING

Prior to the approval of the proposed Project, the City of St. Helena has determined that the Project must comply with CEQA regulations and guidelines, as well as local City of St. Helena historic preservation policies and ordinances. The following section outlines the regulatory framework for this HRE.

California Environmental Quality Act

CEQA and the Guidelines for Implementing CEQA (State CEQA Guidelines, Section 15064.5) give direction and guidance for evaluation of properties and the preparation of Initial Studies, Categorical Exemptions, Negative Declarations and Environmental Impact Reports. Pursuant to California State law, the City of St. Helena is legally responsible and accountable for determining the environmental impact of any land use proposal it approves. Cultural resources are aspects of the environment that require identification and assessment for potential significance under CEQA (14 CCR 15064.5 and PRC 21084.1). There are five classes of cultural resources defined by the State Office of Historic Preservation (OHP). These are:

- **Building**: A structure created principally to shelter or assist in carrying out any form of human activity. A "building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.
- **Structure**: A construction made for a functional purpose rather than creating human shelter. Examples include mines, bridges, and tunnels.
- **Object**: Construction primarily artistic in nature or relatively small in scale and simply constructed. It may be movable by nature or design or made for a specific setting or environment. Objects should be in a setting appropriate to their significant historic use or character. Examples include fountains, monuments, maritime resources, sculptures and boundary markers.
- **Site**: The location of a significant event. A prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing building, structure, or object. A site need not be marked by physical remains if it is the location of a prehistoric or historic event and if no buildings, structures, or objects marked it at that time. Examples include trails, designed landscapes, battlefields, habitation sites, Native American ceremonial areas, petroglyphs, and pictographs.
- **Historic District**: Unified geographic entities which contain a concentration of historic buildings, structures, or sites united historically, culturally, or architecturally.

According to California Code of Regulations Section 15064.5, cultural resources are historically significant if they are:

- Listed in, or eligible for listing in the California Register of Historical Resources (CRHR) (Public Resources Code 5024.1, Title 14 CCR, Section 4850 et. seq.);
- Listed in, or eligible for listing in, the National Register of Historic Places (NRHP);
- Included in a local register of historical resources, as defined in an historical resource survey meeting

the requirements of Section 5024.1(g) of the Public Resource Code; or

- Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the lead agency's determination is supported by substantial evidence in-light of the whole record.

California Register of Historical Resources

A resource may be listed as an historical resource in the CRHR if it has integrity and meets any of the following criteria:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
2. Associated with the lives of persons important to local, California or national history;
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

Buildings, sites, structures, objects, and districts representative of California and United States history, architecture, archaeology, engineering, and culture convey significance when they also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A resource has integrity if it retains the characteristics that were present during the resource's period of significance. Enough of these characteristics must remain to convey the reasons for its significance.

Local Regulations

CITY OF ST. HELENA HISTORIC RESOURCE ELEMENT (7.0)

St. Helena has more than 220 historic resources throughout the City that were identified and recorded within two major surveys in 1978 and 2006 that provides the basis for most of the historic resources identified in the City. These potential historical resources were combined in a master list that identifies resources that were not evaluated, listed, eligible for listing, or not eligible. The City currently has a Historic Preservation (HP) Overlay District zoning regulation that enables the City to create an HP District for one property (the Kraft Winery on Madrona is an example) or a group of related properties. Exterior remodeling and demolition requests for buildings with an HP District require City approval based on findings in the zoning code. Currently, other than the Kraft Winery property, there are no other HP District properties in the City. The following policies of the Historic Resources Element serves as a vehicle to focus the City's historic preservation efforts within the context of the General Plan.

Guiding Policies

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

7.5.2 Protect the historic resources that exist in the downtown commercial area.

7.5.3 Encourage new commercial and office development in all districts to be compatible with the image and character of the historic Main Street area.

7.5.4 Include the preservation of the City's historic resources in all future planning decisions where identified historic resources may be affected.

Implementing Policies

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

7.5.6 Use the Historic Resources Inventory in future planning decisions.

7.5.7 Include the preservation of historic resources in an urban design plan.

7.5.8 Establish downtown design guidelines to protect historic buildings and guide facade changes.

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

7.5.10 Amend the existing zoning regulations to require City review prior to demolition of the City's historic resources and apply the regulations citywide.

7.5.11 Develop a program to mitigate the life-safety risks posed by unreinforced masonry buildings that is flexible yet achieves a reasonable minimum level of safety while recognizing the economic impact on building owners and tenants.

METHODS

The following HRE was prepared by EDS Senior Architectural Historian in compliance with CEQA guidelines and the City of St. Helena ordinances. EDS utilized research obtained from the Northwest Information Center (NWIC), St. Helena Public Library, and St. Helena Historical Society, as well as various online sources. EDS also conducted a reconnaissance field survey to document the Project Area and formulate assessments within the context of the neighborhood, architecture, and property ownership. EDS also completed Department of Parks and Recreation (DPR) forms for the ca. 1918 house (Attachment A).

HISTORIC SETTING

Mexican Period (1821 – 1848)

In 1821, Mexico gained independence from Spain, and by 1834 the Spanish Missions, developed by the Franciscans, were secularized. Subsequently, the land that had previously been owned by the church was distributed among the elite of Mexican Californio society and ranchos were established. The land of Napa Valley was dominated by the Vallejo family, headed by Mexican General Mariano Guadalupe Vallejo, who was responsible for clearing the area of its native inhabitants and securing the region for Mexican colonization. Many of his loyal soldiers and friends, as well as his family members were rewarded with land grants in Napa Valley. Dr. Edward Turner Bale, a British surgeon who arrived in Monterey, California in 1939, became Surgeon-In-Chief of the Mexican Army under General Vallejo. On March 21, 1839, Bale married Vallejo's niece, Maria Ignacia Soberanes, and he became a citizen of Mexico. In 1841, Bale was granted Rancho Carne Humana

by Governor Juan Alvarado, a 17,962-acre (72.69 km2) Mexican land grant that included present day St. Helena. In 1846, Bale constructed a water-powered grist mill along a section of the rancho approximately 3.8 miles northwest of the Project Area. That same year, the Mexican-American War began, and by the end of the war in 1848 Mexico had lost nearly half of its territory, including California. Bale had his share of financial and personal troubles during this time and in 1848 Bale sold his saw mill to James Harbin and traveled north to Sutter's Fort in search for gold.[1] After Bale died on October 9, 1849, his family began selling other portions of Rancho Carne Humana. In 1854, Henry Still and Charles Walters bought 126-acres of land from Bales' widow, Maria, that included present day St. Helena.

American Period (1848 - Present)

The American Period in California is marked by the end of the of the Mexican-American War when the U.S. took possession of the territories of California and New Mexico in the signing of the Treaty of Guadalupe Hidalgo (1848). The Treaty provided the resident Mexicans their American citizenship and guaranteed title to land granted to them during the Mexican period. Shortly before the signing of the Treaty, on January 24, 1848, James W. Marshall discovered gold along the American River in California. News of the discovery brought thousands of immigrants (known as "49ers") to California from all over the U.S, as well as other countries. In 1850, when California became a state, Napa County became one of the original 27 counties created. California statehood drew land speculators to Napa Valley. Bale died in 1849, and his heirs began selling portions of the original land grant to locals as well as land speculators.

Development of the Town of St. Helena

On May 16, 1854, J. Henry Stills and Charles Walters purchased 126-acres of the original Bale rancho from Bale's heirs that encompassed the land from along the north side of Sulphur Creek to what is now Madrona Avenue in the Town of St. Helena. Just prior to the purchase of the land, in 1853, Stills had constructed a house and the first commercial building in St. Helena, which was located south of Main Street near Oak Avenue. Stills then laid out a road that led to his store, which sold general merchandise. But Stills also needed to promote growth in the area to ensure the success of his business, so Stills with his partner Walter, purchased the 126-acres land and donated lots along what would become Main Street to anyone who would agree to open a business.[2] In February 1855, Walters sold his share to Still for $500, perhaps the same amount he had contributed to its purchase.[3] By 1857, Main Street consisted of a hotel, a blacksmith shop, a wagon and carriage manufactory, several general merchandise stores, and a saddlery business. However, in March 1857, Stills was in a financial hole and was forced to sell his store and house, and by the end of the year Stills left the town of St. Helena.[4]

By 1870, St. Helena consisted of 1,500 residents that included Chinese, German, and Italian immigrants who

[1] Napa County Historical Society, "Napa County History," accessed 23 April 2018, http://wordpress.napahistory.org/wordpress/local-history/napa-county-history/.
[2] City of St. Helena, "Our History" [Electronic document], accessed 29 November 2016, http://www.ci.st-helena.ca.us/content/our-history.; Marguerite Hunt and Harry Lawrence Gunn, *History of St. Helena* (Chicago: The S. J. Clarke Publishing Co., 1926).
[3] St. Helena Historical Society, *The Electroiler*, Vol. 12, May 2014, 2.
[4] Ibid.

came to work in the growing agricultural region.[5] On March 24, 1876, St. Helena was incorporated and by 1890 neighborhoods southwest of the Main Street's commercial center had developed.[6] By 1890, Napa Valley was considered America's premier wine region and the town of St. Helena was thriving; however, by the late 1890s the root disease *phylloxera* nearly destroyed the wine industry in Napa Valley and the economic stability of St. Helena. Vineyards had to be removed and agricultural land that was once covered in vines was replaced by prunes and walnuts, which were considered more stable crops.

During the early 1900s, the wine industry had begun its slow recovery from *phylloxera*; however, in 1920 the Volstead Act (commonly known as Prohibition) was passed, which outlawed the production and consumption of alcohol and greatly affected the economy of St. Helena and Napa County. During this time most wineries closed, and vineyards were again removed and replaced with a variety of architectural crops. In 1933, the Volstead Act was repealed; however, only a few wineries in area of St. Helena survived and with America in the grips of the Great Depression, economic recovery for the winery industry was slow. It was not until after World War II that the wine industry began to rebuild.[7] During the 1950s and 1960s, St. Helena was still a quiet rural town that was home to farmers and local business owners; however, change was again on the horizon when in 1976 the Paris Tasting (known as the Judgement of Paris) gave international recognition to Napa Valley vintners, wines, and methods of grape growing and wine production. Today, St. Helena is a center of the Napa Valley wine business and the local wine tourism industry with a flourishing and stable economy.[8]

Craftsman Architecture (ca. 1905 – 1930)

The following section is intended to provide a brief understanding of the architectural style associated with the ca. 1918 house within the Project Area that is designed in the Craftsman architectural style, which was popular design in California and St. Helena in the first decades of the twentieth century.

The American Craftsman style is the quintessential home style of America. More popular and more replicated than most others it is the sum of all that America is. It stands for simplicity, excellence and utility. Simplicity in design, excellence in craftsmanship and utility in its functionality. Craftsman houses were inspired mainly by two California brothers – Charles Sumner Greene and Henry Mather Greene who practiced together in Pasadena from 1893 to 1914 (i.e. California Craftsman or California Bungalow Craftsman). In about 1903, they began to design simple Craftsman-type bungalows. By 1909, they had designed and executed several exceptional landmark examples. Influenced by the English Arts and Crafts Movement, an interest in oriental wooden architecture, and their early training in the manual arts appear to have lead the Greene's to design and build these intricately detailed buildings. These and similar residences were given extensive publicity in some of the most popular magazines of the day, thus familiarizing the rest of the nation with the style. As a result, a flood of pattern books appeared, offering plans for Craftsman bungalows; some even offered completely pre-cut packages of lumber and detailing to be assembled by local labor. Through these vehicles,

[5] Brunzell Historical, "Historical Evaluation of the building at 1761 Stockton Street, St. Helena, Napa County, California, 2015.
[6] Page & Turnbull, *City of St. Helena, Historic Resources Inventory*, 2009.
[7] Ibid.
[8] City of St. Helena, "Our History" [Electronic document], accessed 29 November 2016, http://www.ci.st-helena.ca.us/content/our-history.

the one-story Craftsman house quickly became the most popular and fashionable smaller house in the country.[9]

Common architectural design features of Craftsman architecture include the following:

- Low-pitched roof lines gabled or hipped roof
- Deeply overhanging eaves
- Front or side gable roofs with exposed rafters or decorative brackets under eaves
- Front porch beneath extension of the main roof
- Tapered, square columns ("battered" columns) supporting the roof
- 3-over-1 or 6-over-1 double-hung windows
- Hand-crafted stone or woodwork
- Mixed materials throughout structure

LITERATURE SEARCH AND REVIEW

NWIC Record Search and Review

EDS completed a literature search at the NWIC on April 20, 2018 (NWIC File # 17-2523) to determine if the Project Area had been previously evaluated for cultural resources and if there were any known cultural resources within 1/4-mile of the Project Area.

The literature search at the NWIC also included the review of the following inventories:

- National Register of Historic Places
- California Register of Historical Resources
- California Inventory of Historic Resources
- California Historical Landmarks
- California Points of Historical Interest
- Historic Properties Directory (HPD) Listing (OHP 2012)

Local and Online Research

EDS also conducted local and online research to obtain primary and secondary resources such as photographs, maps, published local histories and documents related to the ownership and development history of the Project Area, and further develop the historic context for which to evaluate the built environment resources.

Local research included;

- St. Helena Public Library

[9] Virginia McAlester and Lee McAlester, *A Field Guild to American Houses*. New York, Alfred A. Knopf. Munro-Fraser, J.P. 2009.

- Napa County Assessor/Recorder Office
- EDS main office in Sebastopol

Online research included:

- www.newspapers.com
- www.ancestry.com
- www.calisphere.com (University of California)
- http://www.ci.st-helena.ca.us/ (City of St. Helena)
- St. Helena Historical Society (http://www.shpl.org/)
- Napa County Historical Society (www.napacountyhistoricalsociety.org)

Results of the Literature Search and Review

The NWIC literature search and review indicated that the Project Area, which includes the ca. 1918 house situated within APN 009-270-043-000, has not been previously evaluated for historical resources[10]. In addition, the record search at the NWIC within 1/4-mile of the Project Area revealed that there have been no previous cultural resource studies; however, there are 17 NRHP and/or CRHR-listed and eligible resources located within 1/4-mile of the Project Area that are shown in Table 1.

Table 1. NRHP and/or CRHR-listed and eligible resources, historic districts, and landmarks within a 1/4-mile of the Project Area.

Name	Address/Details	NRHP	CRHR	NR Historic District	Landmark
A. Forni House, Forni House	1551 Oak St	X	X		
A. N. Bell House, Stralla House	1459 Kearney St	X	X		
Alexander Court	Alexander Ct	X	X		
Dr. Davis House	1467 Oak St	X	X		
Frank L. Alexander House	1207 Alexander Ct	X	X		
George W. Schmidt House	1611 Adams St	X	X		
Greenfield House	1508 Main St	X	X		
Gus Jursch House	1637 Spring Mountain Rd	X	X		
Klubescheidt House	1445 Oak St	X	X		
Mackinder – Baldwin House, Starr B	1651 Spring Mountain Rd	X	X		
Martinelli House	1709 Spring Mountain Rd	X	X		
Site of Turner Hall, Lyman Park	Main St	X	X		
St. Helena Elementary School	1325 Adams St	X	X		
St. Helena Public Library	1360 Oak St	X	X		

[10] Defined by CEQA as buildings, structures, or archeological resources.

Name	Address/Details	NRHP	CRHR	NR Historic District	Landmark
United Methodist Church of St. Helena	1310 Adams St	X	X		
Walter Metzner House	1407 Kearney St	X	X		
William Bell House	1605 Spring Mountain Rd	X	X		

Property History

As part of the literature search, EDS reviewed historic maps, city directories, newspaper articles, as well as documents available online to determine previous property ownership history and development of the Project Area. The following section provides an overview of the property history.

The Project Area is located within what was once part of a 17,962-acre Mexican land grant known as Rancho Carne Human, owned by Edward Turner Bale. During this time, it appears that the area was utilized from cattle grazing and agricultural crops such as vineyards for winemaking, fruit, and grains. In 1854, Stills and Walters purchased 126-acres of the original Bale grant from his heirs, which included the Project Area. According to the 1881 survey map of Napa Valley and the Town of St. Helena, the land where the Project Area is located was part of the original platted town of St. Helena.[11] The Project Area appears to have remained undeveloped until the early 1900s.

According to the 1910 Sanborn map, the Project Area was part of a larger parcel owned by the "St. Helena Bottling & Cold Storage Company" that included four buildings (Figure 2), including the St. Helena Bottling & Cold Storage Company building (extant), located to the north of the Project Area, and three accessory buildings (no longer extant). It is unclear when the three accessory buildings were demolished or removed from the parcel, but none appear on the 1910-1944 (updated) Sanborn map (Figure 3).

According to the 1910-1944 (updated) Sanborn map (Figure 3), it appears that the ca. 1918 house was constructed within the larger parcel owned by the St. Helena Bottling and Cold Storage Company. However, at some point after 1944, it appears that the parcel was divided to separate the ca. 1918 house from the St. Helena Bottling & Cold Storage Company Building. Despite performing a thorough research on ownership and occupancy history, it is undetermined who was first association with the ca. 1918 house while it was located within the St. Helena Bottling & Cold Storage Company parcel. However, it appears likely, that the current parcel within which the ca. 1918 house is located (Project area), was split from the larger parcel containing St. Helena Bottling & Cold Storage Company at some point after 1910.

An accessory building was constructed immediately to the north of the ca. 1918 house at some point after 1944, however, historic aerial photographs and appearance of the overall building composition suggests that this accessory building was constructed ca. 1960. This ca. 1960 accessory building has been altered over time, and no longer displays historic materials at the exterior from the period of construction.

[11] M.G. King and T.W. Morgan, Map *of the Central Portion of* Napa Valley *and the Town of St. Helena*, Published by E.W. Woodward & Co., St. Helena (1881)

Joseph B. and Minnie Chiles, and family

The earliest known owner of the ca. 1918 house was Joseph B. Chiles, Jr. and his wife Minnie Chiles (neé Roberts), who purchased the ca. 1918 house in either 1928 or 1929.[12] Joseph Jr. was one of ten children born to Colonel Joseph Ballinger Chiles, an early pioneer in Napa County, and for whom the Chiles Valley is named. Joseph Jr. was born on January 5, 1860, on the property now known as Inglenook near Rutherford, where his father had constructed a house in ca. 1856 (still extant).[13] In his early childhood, his family relocated to the area now known as Chiles Valley, and Joseph Jr. worked on the family's grain and cattle ranch into his early twenties. The Chiles ranch was located on the massive rancho granted to Colonel Chiles by the Spanish government in 1843.[14]

In his young adulthood, Joseph Jr. operated a butcher shop in Calistoga until trying his luck mining in Mexico—returning to California without fortune.[15] After several years working as a guard at the prison at San Quentin, Joseph Jr. returned to cattle ranching in Chiles Valley, and lived at the Old Adobe (still extant, though altered) owned by his father.[16] In June 1922, at age 62, Joseph Jr. married Minnie Roberts, a California-native and the widow of Phineas Chiles (Joseph Jr.'s first cousin).[17] Minnie was also the child of a Napa County pioneer, born to J. C. Roberts in 1875.[18] Joseph Jr. and Minnie lived together at the Old Adobe until either 1928 or 1929, when Joseph Jr. and Minnie Chiles purchased the ca. 1918 house on Madrona Street.[19] Joseph Jr.'s obituary suggests that the house was purchased for he and Minnie to live out their retirement. On January 25, 1934, Joseph Jr. died at the ca. 1918 house after a long illness.[20]

By 1940, Maryann Roberts moved into the ca. 1918 house to live with daughter Minnie.[21] Maryann was the great grandniece of steamboat inventor Robert Fulton, and an early settler of the Napa Valley.[22] Minnie died unexpectedly at the ca. 1918 house on June 25, 1941.[23] After Minnie's passing, her sister, Lena Edington, moved into the house on Madrona until her mother's death at the Calistoga Hospital on September 9, 1943.[24] Around this same time, Lena was admitted to the St. Helena Sanitarium, and died on October 12, 1943—just a month after Maryann's death.[25]

After Maryann's death in 1943, the occupants of the ca. 1918 house is not entirely clear; however, according to the 1947 Polk's St. Helena Directory, Henry and Vera Hamon are recorded as living at the house in 1947.[26]

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[12] "Joe B. Chiles is Summoned," *St. Helena Star*, 26 January 1934.
[13] Ibid.
[14] Ibid.
[15] Ibid.
[16] Ibid.
[17] Affidavit for Marriage License: Joseph B. Chiles and Minnie Chiles, 6 June 1922.
[18] "Mrs. Minnie Chiles Dies Suddenly," *St. Helena Star*, 27 June 1941.
[19] "Joe B. Chiles is Summoned," *St. Helena Star*, 26 January 1934.
[20] Ibid.
[21] "Grandneice of Steamboat's Inventor," *St. Helena Star*, 27 December 1940.
[22] Ibid.
[23] "Mrs. Minnie Chiles Dies Suddenly," *St. Helena Star*, 27 June 1941.
[24] "Mrs. Lena Edington Passes After Long Illness," *St. Helena Star*, 15 October 1943.
[25] Ibid.
[26] www.ancestry.com

Henry was a California native born on August 22, 1906 and was a sheet metal worker.[27] Little information was found on the life of Henry's wife Vera or if they had children. Henry and Vera are only listed as living at this address in 1947, according to city directories.

In 1947 or 1948, Laverne and Mabelle C. Bates purchased the ca. 1918 house following Laverne's retirement.[28] Laverne was a Nebraska native born on May 9, 1877, but details regarding his life could not been determined.[29] Mabelle was also a Nebraska native, born on August 18, 1882 and, similarly, details regarding her life could not be determined.[30] During the Bates ownership and residence, a fire occurred on August 30, 1951, caused by an iron that had not been disconnected; however, the damage was negligible.[31] Laverne died on July 2, 1953 and Mabelle died on January 10, 1968.[32] Both Laverne and Mabelle are buried at the St. Helena Cemetery.[33]

The next known occupants of the ca. 1918 house were John and Bette Kern, who are recorded as residents of the property in 1956.[34] According to city directory research, John was a teacher.[35] Little information was found on the life of Bette or John.

A St. Helena Star article from 1960 suggests that Stan (Eastman) Long, Jr. and Nancy Long resided at the ca. 1918 house in 1960, as the newspaper lists an announcement of the Long's daughter's birth and the Long's address at the time.[36] However, city directories were unable to confirm this. Eastman was born on January 1, 1933 and was raised in the City of Napa and worked as an appliance repair technician after serving in the Air Force and working at Travis Air Force Base.[37] Eastman died on September 18, 2015.[38] Little information was found on the life of Nancy Long, but at the time of this report, it appears she is still living.

The next known occupant of the ca. 1918 house was Jean Snyder, who was recorded as living at the house in 1962.[39] According to city directories, Jean was a teacher; however, other available information about Jean's life is limited. On July 14, 1962, there was a small fire at the ca. 1918 house, which was quickly extinguished, but which caused minor smoke damage at the house.[40] Successive occupancy from 1962 to 1982 is not definitive, due to limited available information. There is no information to show that any events important to local, state, or national history occurred at the ca. 1918 house.

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[27] Ibid.
[28] "Laverne Bates Dies After Long Illness," *St. Helena Star*, 9 July 1953.
[29] Ibid.
[30] www.ancestry.com
[31] *St. Helena Star*, 30 August 1951.
[32] "Laverne Bates Dies After Long Illness," *St. Helena Star*, 9 July 1953.; www.ancestry.com.
[33] Find A Grave Index, St. Helena Cemetery, St. Helena, California, Laverne Bates.; Find A Grave Index, St. Helena Cemetery, St. Helena, California, Mabelle Bates.
[34] www.ancestry.com.
[35] Ibid.
[36] "Born," *St. Helena Star*, 19 May 1960.
[37] "Stan Eastman Long Jr." [Obituary], *St. Helena Star*, 22 September 2015.
[38] Ibid.
[39] "Stove Grass Fires," *St. Helena Star*, 19 July 1962.
[40] Ibid.

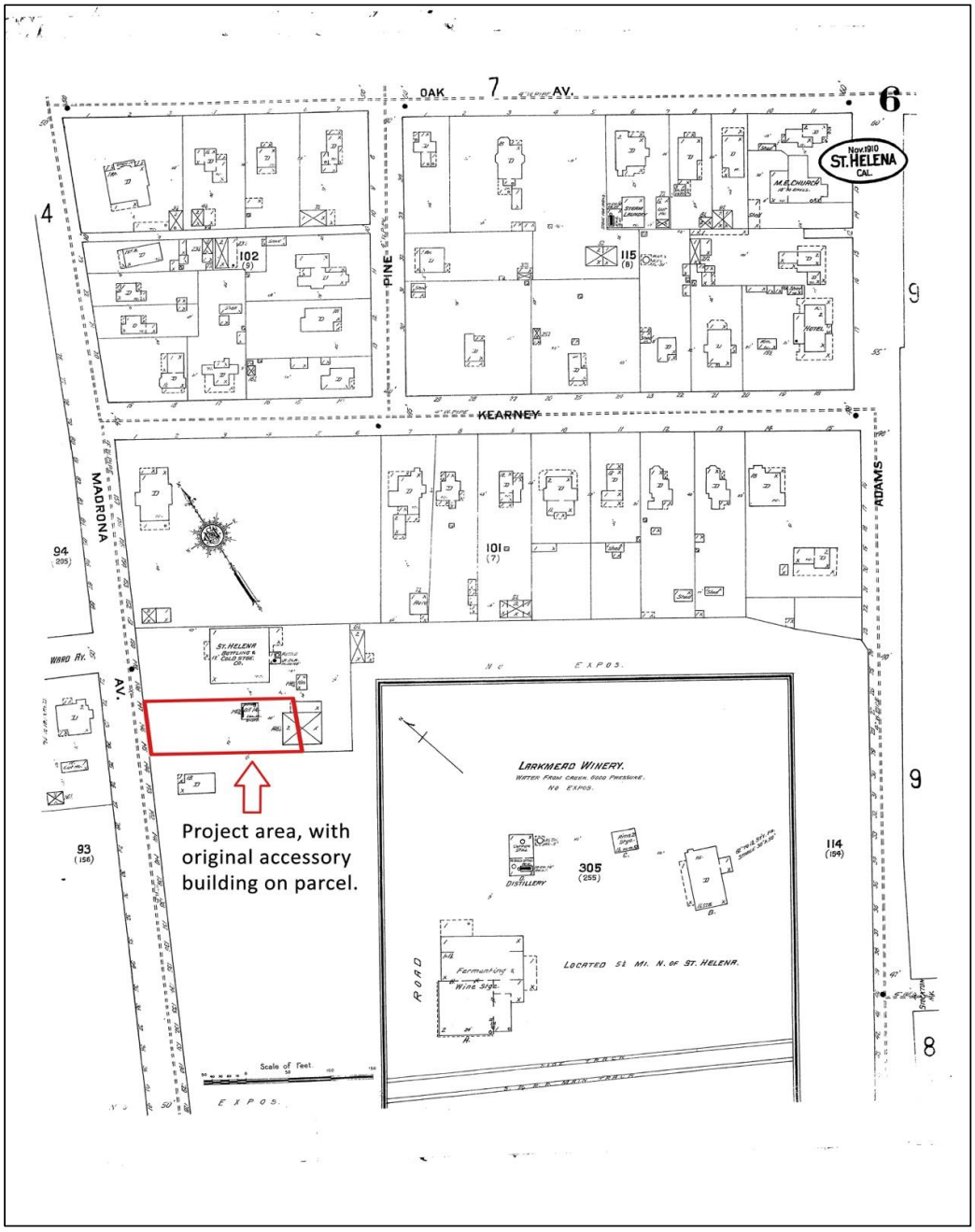

Figure 2. 1910 Sanborn map showing the previous accessory buildings located within the Project Area, prior to construction of the ca. 1918 house.

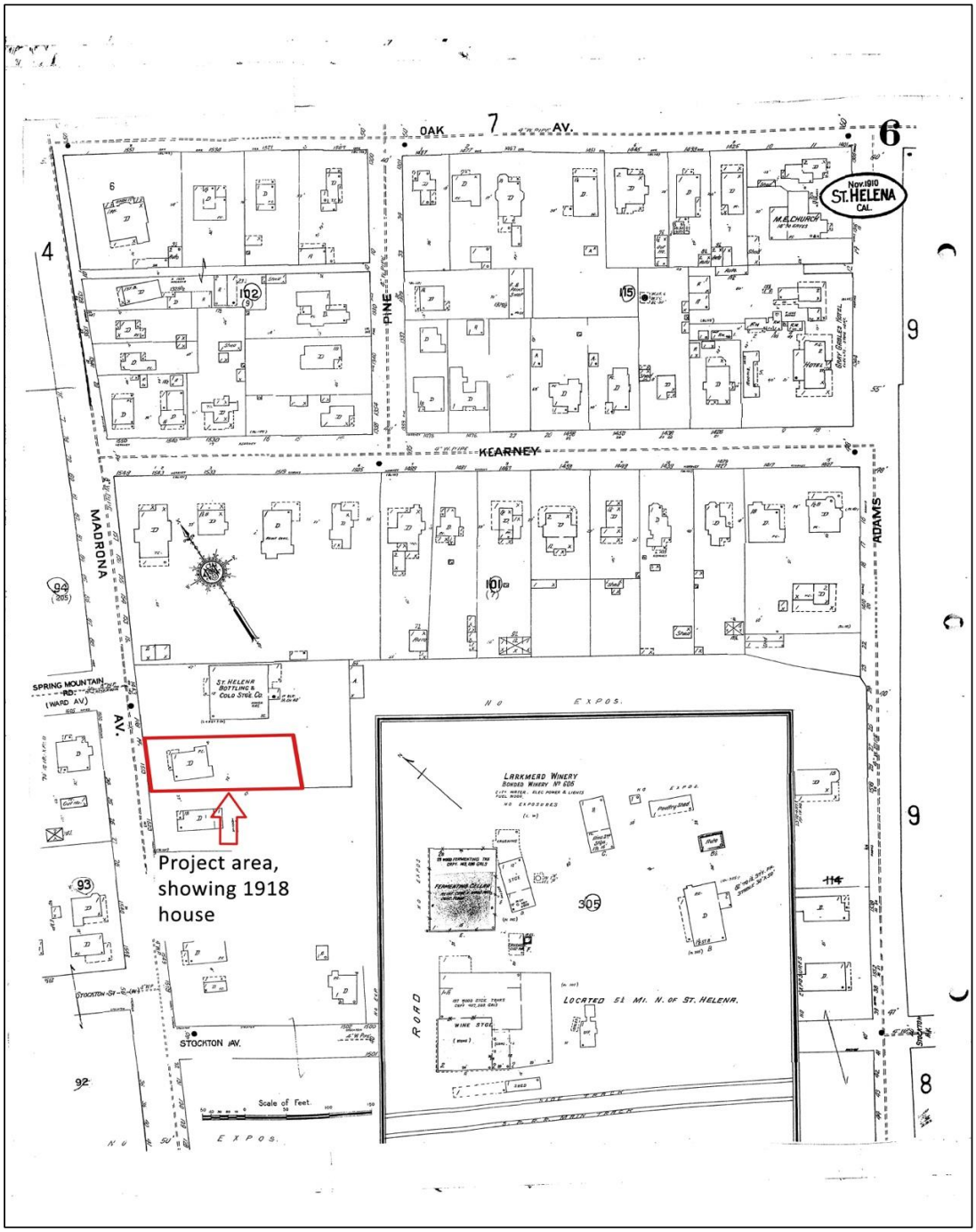

Figure 2. 1910 Sanborn map updated in 1944 showing the ca. 1918 house within the Project Area.

HISTORIC ARCHITECTURAL FIELD SURVEY

On April 20, 2018, EDS Senior Architectural Historian, Brian Matuk, M.S., conducted an intensive level field survey of the Project Area to assess and document the ca. 1918 house and ca. 1960 accessory building within the Project Area. The following section documents the results of the field survey.

ca. 1918 house

The ca. 1918 house is a two-story single-family residential building with an irregular plan. Originally constructed as a one-story house in the Craftsman architectural style, the original building now displays a contemporary second-story addition as well as other changes. The wood-frame house displays an asymmetrical design with one dominant gable and one lower gable at the first story, with an L-shape partial-width porch that wraps around the northwest and northeast elevations, as well as intersecting gables at the contemporary second-story addition (Figure 6). The house is mainly clad in medium-dash stucco,[41] with wood latticework in the gable ends—including contemporary second-story gables—with wood brackets in the gable ends and exposed rafter tails. The low-pitch roof is clad in asphalt shingles, with wide wood fascia lining the moderately overhanging gable eaves.

The house appears to rest on a concrete perimeter foundation. The ca. 1918 house is situated toward the northwest section of the parcel, and is located behind mature trees, shrubbery, and a metal tube fence.

Figure 3. Photo showing the primary façade of the ca. 1918 house, from Madrona Avenue, facing southeast.

[41] Dash refers to a stucco texture with peaks. The depth of these peaks varies by application, and may result in light-dash (limited depth), medium-dash (medium depth), or heavy-dash (greatest depth).

Northwest Elevation (Primary Façade)

The northwest elevation consists of the original asymmetrical design that includes a dominant front gable and a lower gable, as well as the second-story front gable of the 2003 addition (Figure 7). All three gables have wood latticework in each gable end. The lower gable at the northwest elevation has a vinyl tripartite, or three-part, window consisting of a single fixed window flanked by double-hung vinyl windows on either side. The second-story front gable at the addition displays a pair of contemporary vinyl double-hung windows that are slightly off-center from the gable apex. The intersecting gable wing at the second-story addition which attaches to this front gable has a contemporary, vinyl sliding sash window.

The wraparound porch retains the stucco-clad heavy square piers, as well as the stucco-clad fascia with angled arches; however, the original porch floor has been replaced with poured-in-place concrete, and the railing appears to have been replaced with a stucco-clad railing topped by coping of the same material. The main entry consists of a contemporary paneled wood front door with multi-light glazing in the upper third portion of the door. To the north of the main entry door is a window opening that may or may not be of original size and dimensions, with a replacement window that appears to be vinyl and consists of a large fixed glazing topped by a multi-light "transom" that exhibits a prominent diamond shape—all within the same window frame (Figure 8).

Figure 4. Photo showing the northwest elevation, facing southeast.

Figure 5. Photo showing the Northwest elevation, facing east.

Figure 6. Photo showing the lower gable of the original ca. 1918 house form at the northwest elevation, facing southeast.

Figure 7. Front porch of ca. 1918 house with northwest elevation visible at left, facing southwest.

Northeast elevation

The northeast elevation is heavily altered, and generally consists of an extension of the wraparound porch, which follows the northeast elevation until terminating at a northeast-facing gable wing (Figure 11). There is a dominate second story gable addition that is situated and set-back from a projecting single story northeast facing gable wing. At the gable end there is a porch overhang that occurs at the northernmost corner of this elevation and is adjacent to a stucco-clad eave wall chimney topped by two courses of brick and a metal chimney cap (Figure 12). Fenestration at the first story consists of two vinyl hopper windows, two vinyl double-hung windows flanking either side of a contemporary side-entry vinyl door with glazing at the upper half, as well as metal vented double doors at the mechanical room. Fenestration at the northeast elevation of the second-story addition consists of three vinyl double-hung windows. There is a set of concrete stairs with contemporary metal railing that lead to a rear entry door (Figure 13).

Figure 8. Photo showing the gable end of porch overhang of the ca. 1918 house, facing west.

Figure 9. Photo showing the northeast elevation of the ca. 1918 house, facing southwest, showing second-story addition with porch overhang gable visible at far right.

Figure 10. East corner of the ca. 1918 house, with southeast and northeast elevations of the second-story addition visible at left and center, facing west.

Southeast Elevation

The southeast elevation has been heavily modified from its original form and composition and consists of a contemporary gable wing at the first story (Figure 14)—constructed during the 2003 renovations—as well as an adjacent covered concrete deck located to the south (Figure 15). Due to the extent of alterations, including additions and lack of original windows and doors, the original fenestration and general appearance of this elevation could not be determined. The southeast elevation of the northeast gable wing addition features a contemporary vinyl Dutch door with glazing at the upper half and paneling at the lower half, which is adjacent to a contemporary vinyl double-hung window. The Dutch door leads to a contemporary raised deck and set of stairs consisting of a pressure-treated wood frame and composite treads and risers; both deck and stairs are bordered by a contemporary metal tube railing. The contemporary gable wing addition at the southeast elevation is asymmetrical with walls and contemporary vinyl tripartite window. The tripartite window consists of a fixed center window flanked by double-hung windows on either side. The deck overhang located directly to the south of the gable wing addition at the southeast elevation also serves as a usable second story deck. Both decks were constructed as part of the 2003 renovations; however, it appears that the first-story deck existed prior to the renovations and was altered to accommodate a new concrete deck surface and a combination of concrete and composite stairs. Both decks are bordered by the same metal tube railing that exists at the first-story deck along the eastern corner of the ca. 1918 house. Fenestration at the first-story, within the recess of the deck, consists of two contemporary multi-light double doors that appear to be vinyl.

The southeast elevation of the second-story addition consists of southeast-facing gable wing, which consists of single-glazed double-doors. Directly to the northeast of this gable wing is the southeast elevation of the intersecting gable wing that consists of a contemporary fixed vinyl window with two operable vinyl awning windows at the “transom.”

Figure 11. Rear, southeast elevation of ca. 1918 house, facing northwest.

Figure 12. Southeast elevation of ca. 1918 house, facing north.

Southwest Elevation

The southwest elevation is the simplest of the elevations (Figure 16) and is relatively unadorned, with the exception of the wood latticework in the gable end. Fenestration at the first and second stories of this elevation consist of vinyl contemporary casement windows.

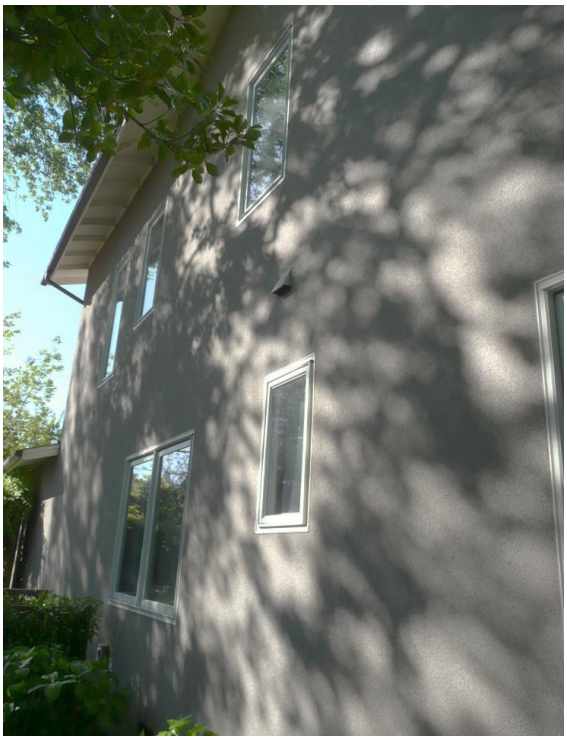

Figure 13. Southwest elevation of ca. 1918 house, facing north.

ca. 1960 Accessory Building

There is a front-gabled ca. 1960 accessory building located to the northeast of and oriented parallel to the ca. 1918 house. While the date of construction for this accessory building is unclear, it appears it may have been constructed ca. 1960. Little original material remains, as the siding, windows, doors, and roofing has all been replaced with contemporary materials that appear to have been replaced within the past twenty years. While no available documentation can affirm this assumption, it appears that the accessory building was originally constructed as a garage with adjacent dwelling unit, given the size and pattern of fenestration.

The ca. 1960 accessory building consists of a low-pitch, front facing gable roof, and is clad in contemporary metal raised seam roofing material and vertical board-and-batten composite siding. The front, northwest elevation is dominated by contemporary, paneled double doors, with each leaf displaying six lights in the upper one-third, which is topped by a shed roof overhang (Figure 17). A square vent is situated immediately above the shed roof overhang, and a concrete pad spanning is located in front of both double doors, spanning the width of the opening. The northeast elevation faces the parcel boundary and has a single vinyl hopper window. The rear, southeast elevation consists of a centered contemporary vinyl door with nine lights in the upper half and two panels in the lower half. The southern one-third of the southeast elevation is clad in corrugated metal siding, with a contemporary shower head mounted on the exterior. What appears to be a water heater is located near the eastern corner of this elevation. The southwest elevation consists of two, contemporary double-hung vinyl windows and a contemporary paneled door (Figure 18).

Figure 147. Northwest elevation of accessory building, facing southeast.

Figure 18. Southeast elevation of accessory building, facing north.

Figure 159. Southwest elevation of accessory building, facing northeast.

Site Setting

The front yard setback consists of a row of shrubs along the northwest parcel boundary, with several mature trees and rosebushes set among wood-chip ground cover. The driveway located to the northeast of the ca. 1918 house consists of decomposed granite, with a contemporary tarp sheltering the section of driveway adjacent to the northeast gable wing addition.

The rear yard mostly consists of a contemporary patio clad in contemporary pavers, with wood constructed raised beds, and a rectangular shaped pool located near the southeast section of the parcel (Figure 20). Small shrubs and other vegetation are planted near the perimeter of both the ca. 1918 house and the accessory building, some of which are vines climbing on wood lattice structures, with others planted in the ground, and others in pots. There are areas of at-grade planting beds, as well as several mature trees that line the inside parcel perimeter. The pool has a narrow concrete deck that surrounds, as well as areas of artificial turf.

Figure 16. Rear yard, view toward pool (background), facing south.

Current Neighborhood Setting

The neighborhood setting of Madrona Avenue, between Spring Mountain Road and Stockton Street consists of a primarily single-family houses that range in date from approximately 1875 to 1930. Directly north/northeast and adjacent to the Project Area is what appears to be an original St. Helena Bottling & Cold Storage Company building (now home to the Napa Valley Auto Upholstery). Directly across the street from the Project Area is a single-family house constructed in ca. 1875. Adjacent and southwest of the Project Area is a single-family house constructed in ca. 1904.

EVALUATION FOR HISTORICAL SIGNIFICANCE

The ca. 1918 house and ca. 1960 accessory building, located within the Project Area were evaluated for listing on the CRHR. The two buildings were evaluated within the historic context and current setting.

EVALUATION CRITERIA

California Register of Historical Resources

The CRHR is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the CRHR through several methods. State Historical Landmarks and National Register-listed properties are automatically listed in the CRHR. Properties can also be nominated to the CRHR by local governments, private organizations, or citizens.

To qualify for listing in the CRHR, a property must possess significance under one of the four criteria and have historic integrity. The process of determining integrity consists of evaluating seven variables or aspects that include location, design, setting, materials, workmanship, feeling and association. According to the OHP, the criteria for evaluation for eligibility for listing in the California Register are based upon National Register criteria and include seven characteristics are defined as follows:

- **Location** is the place where the historic property was constructed.
- **Design** is the combination of elements that create the form, plans, space, structure and style of the property.
- **Setting** addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).
- **Materials** refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history.
- **Feeling** is the property's expression of the aesthetic or historic sense of a particular period of time.
- **Association** is the direct link between an important historic event or person and a historic property.

The following section examines properties eligibility for listing on the CRHR.

The following section examines the eligibility of the ca. 1918 house and the ca. 1960 accessory building for listing on the CRHR. After a thorough analysis, it was determined that both buildings do *not* appear to meet the criteria of significance for listing on the CRHR for the following reasons.

CRHR Evaluation

1. (Event): Associated with events that have made a significant contribution to the broad patterns of local regional history or the cultural heritage of California or the United States.

Based on extensive research, it was determined that neither the ca. 1918 house nor the ca. 1960 accessory building appear to be individually significant in association with historical events important to local regional history, California, or the nation.

Therefore, neither the ca. 1918 house nor the ca. 1960 accessory building is eligible for listing on the CRHR under Criterion 1.

2. (Person): Associated with the lives of persons important to local, California or national history.

Despite the accomplishments of Colonel Chiles in early California history, Joseph Jr. does not appear to have made significant contributions to the history of St. Helena, Chiles Valley, or any other area in Napa County. Newspaper articles published during Joseph Jr.'s life however, suggest that he and his wife—as well as many other Chiles children—were well-known in Napa County. Nevertheless, neither Joseph Jr., Minnie Chiles, nor any other known occupant of the ca. 1918 house appears to have been important to local, California or national history. Additionally, the accessory building does not appear to have been associated with the lives of persons important to local, California, or national history.

Therefore, neither the ca. 1918 house nor the ca. 1960 accessory building is eligible for listing on the CRHR under Criterion 2.

3. (Construction/Architecture): Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values.

The ca. 1918 house continues to display elements of the Craftsman architectural style; however, several additions and other modifications to the building has compromised the original integrity of the building. Additionally, the architect, builder, and/or engineer are not known, and the building does not appear to be the work of a master, nor does it possess high artistic value. In addition, the ca. 1960 accessory building does not appear to be of any discernable architectural style and does not appear to be the work of master, nor does it possess high artistic value.

Therefore, neither the ca. 1918 house nor the ca. 1960 accessory building is eligible for listing on the CRHR under Criterion 3.

4. (Information potential): Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Criterion 4 most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion 4 can also apply to buildings that contain important information. For a building to be eligible under Criterion 4, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

The ca. 1918 house and the ca. 1960 accessory building do not have the ability to convey information potential that is unique or unknown in regard to an architectural style. In addition, the property was not evaluated for archaeology, and so it cannot be determined if the property contains associated archaeological deposits that will yield, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

Historic Integrity

The following section provides details that specifically address integrity of the ca. 1918 house and ca. 1960 accessory building.

- **Location.** The ca. 1918 house retains integrity of location because it remains in the original location where it was constructed. Therefore, the ca. 1918 house has integrity of location. The ca. 1960 accessory building retains integrity of location because it remains in the original location where it was constructed. Therefore, the ca. 1960 accessory building retains integrity of location.
- **Design.** The ca. 1918 house design along the street-facing facade have been modified significantly, most recently in 2003 with a second-story addition that spans nearly the total footprint of the first-story. Additionally, this second-story addition and two gable wing additions mimic historic materials and features of the original ca. 1918 house, which creates a false sense of history. These modifications have affected the design of the building and there is not sufficient integrity of design to convey significance. Therefore, the ca. 1918 house does not have integrity of design. While the ca. 1960 accessory building has been altered with the replacement of original materials, it appears that the building retains the original design and overall form and composition. Therefore, the ca. 1960 accessory building retains integrity of design.
- **Setting.** The surrounding neighborhood has changed significantly since the date of construction, with the construction of single-family residential buildings on the block up through the circa 1930. While the setting has been altered with subsequent new construction in the two decades after construction of the ca. 1918 house, the setting nevertheless remains a primarily single-family residential neighborhood of one to two-story construction. Therefore, despite changes to the neighborhood over time, the ca. 1918 house appears to retain integrity of setting. Due to limited new construction in the surrounding neighborhood after 1940, the setting of the ca. 1960 accessory building appears to remain largely intact. Therefore, the ca. 1960 accessory building appears to retain integrity of setting.
- **Materials.** The building does not retain integrity of materials, as all original wood windows have been replaced with vinyl windows, and the building suffered loss of a substantial amount of historic material through the construction of the second story addition in 2003. Therefore, the ca. 1918 house does not retain integrity of materials. Due to extensive replacement of original materials at the ca. 1960 accessory building, including contemporary exterior composite siding, contemporary vinyl doors and windows, and a contemporary standing-seam metal roof, the ca. 1960 accessory building no longer displays historic materials from the period of construction. Therefore, the ca. 1960 accessory building does not retain integrity of materials.
- **Workmanship.** While some features of the ca. 1918 house that convey period workmanship are retained, such as wood brackets within the gable ends, other features, such as original wood windows and doors have been replaced. Therefore, the ca. 1918 house does not retain integrity of workmanship. Due to the extensive replacement of exterior materials, the ca. 1960 accessory building no longer conveys any particular craft or trade related to the period or type of construction. Therefore, the ca. 1960 accessory building does not retain integrity of workmanship.
- **Feeling.** Feeling is the quality that a historic property has in evoking the aesthetic or historic sense of a past period. The changes to the overall form and composition of the ca. 1918 house has diminished the sense of feeling associated with Craftsman architecture and the original one-story single-family

residential building. Although the building does evoke a feeling of a 1918 Craftsman style house, modifications in 2003 that mimic historic materials and features of the original ca. 1918 house have created a false sense of history and feeling that the second story may have been part of the original design. Therefore, it appears that the feeling of the building as a one-story Craftsman house from 1918 has been diminished significantly due to alterations and, therefore, the ca. 1918 house does not appear to retain integrity of feeling. While the original historic materials of the ca. 1960 accessory building have been replaced over time with contemporary materials, the building nonetheless continues to convey a feeling of an accessory building constructed for use as a garage and accessory dwelling unit.

- **Association.** Neither the ca. 1918 house nor the ca. 1960 accessory building have a direct link with significant events or persons; therefore, integrity related to association is not applicable.

The ca. 1918 house retains integrity of location and setting only, but does not retain integrity design, materials, workmanship, or feeling, and integrity of association is not applicable. Due to weakened integrity caused by incompatible alterations, the ca. 1918 house is not eligible for listing under any significance category in the CRHR. The ca. 1960 accessory building retains integrity of location, setting, design, and feeling, but does not retain integrity of materials or workmanship, and integrity of association is not applicable. While the ca. 1960 accessory building retains most aspects of integrity, it was not found to be significant under any historic context and is, thus, not eligible for listing under any significance category in the CRHR.

CONCLUSION

Historical Resources include properties eligible for listing on the CRHR or a local register of historical resources (as defined at Public Resources Code §5020.1(k)). According to Public Resources Code §15064.5(b), a project would have a significant impact on an Historical Resource if it would "cause a substantial adverse change in the significance" of that resource. Specifically, "substantial adverse change in the significance of an Historical Resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired."

The Project Area includes a ca. 1918 house and ca.1960 accessory building that were surveyed and evaluated to determine historic integrity and eligibility for listing on the CRHR. Based on the HRE that included a record search and review, field survey, and application of the CRHR criteria of significance, the ca. 1918 house nor the ca.1960 accessory building do not appear eligible for listing on the CRHR. Although, the ca. 1918 house does have some elements of Craftsman architecture, the subsequent modifications since the date of construction has rendered the property ineligible for listing on the CRHR due to lack of integrity necessary to support significance for this architectural style. Therefore, neither the ca. 1918 house nor the accessory building appear to qualify as historical resources under CEQA. A DPR 523 Primary Record, Continuation Record, and a Location Map Record were completed as part of the HRE and are included as Attachment A.

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Appendix A:

DPR Forms

PLANNING COMMISSION REPORT

Planning Commission Meeting of September 18, 2018

AGENDA SECTION: Public Hearing

FILE NUMBER: PL18-033

SUBJECT: This Item was continued from the August 21, 2018 Hearing: Request by Gary Head for Design Review Approval to construct a new single family residence with detached accessory dwelling, landscaping, pool (under separate permit), and other appurtenant improvements at 1760 Dean York Lane in St. Helena.

PREPARED BY: Lilly Bianco, Contract Planner

REVIEWED BY: Noah Housh, Planning & Community Improvement Director

APPROVED BY: Noah Housh, Planning & Community Improvement Director

APPLICATION FILED:04/24/18 **ACCEPTED AS COMPLETE:**07/23/18

LOCATION OF PROPERTY: 1760 Dean York Lane

APN: 009-680-018

GENERAL PLAN/ZONING: LR-1A: Low Density Residential- One Acre Minimum

APPLICANT: Gary Head **PHONE:** (415) 705 6200 Ext. 104

BACKGROUND

On May 8, 2018, the City mailed a Notice of Application (NOA) to neighboring property owners and tenants located within 300 feet of the subject property and notifying them that a Design Review application had been received. The NOA provided basic information about the project and a brief description of the proposal. Recipients of the letter were provided thirty days to submit written or oral comments on the project.

The subject property is a vacant residential lot of approximately 0.692 acres (30,056 sq-ft) and zoned LR-1A: Low Density Residential- One Acre Minimum. A House existed on

the property prior to 2012, at which time it was demolished and the property has remained vacant since (2012 Demolition Resolution included as **Attachment 8)**. The property is accessed via an existing private easement/access drive located off of Dean York Lane and does not exhibit frontage on a public street. Under the current code, Section 17.112.100 (H), easements may not provide access across lots and for this reason, the subject property is considered a legal non-conforming lot under the current code.

PROJECT DESCRIPTION

Applicant, Gary Head, is requesting Design Review approval on behalf of property owners, Shay Zak and Mary Moore, to construct a new single family residence with detached accessory dwelling, landscaping, pool (under separate permit), and other appurtenant improvements, including a covered dining area and covered porch, at 1760 Dean York Lane in St. Helena. The total enclosed square footage would amount to 4,704 square feet.

The proposed residence and accessory dwelling unit (ADU) would exhibit a traditional form and style. As detailed in the project narrative (**Attachment 4**), the buildings have been designed as multiple structures in order to reduce massing and enhance visual interest. The main residence (2,760sq-ft) would be single story and feature vaulted ceilings, an open floor plan and large folding glass doors at the front/rear elevations, a 792 sq-ft garage would be attached to the primary residence via a trellis. Like the main residence, the ADU (1,152 sq-ft) would also be a single story and would include vaulted ceilings and large sliding glass doors at the front and rear elevations.The maximum height measured at the peak of the roof would be 24' for the primary residence and 19' for the ADU.

The various buildings would be unified by a common architectural theme.The style would be a modern interpretation of agricultural structures found throughout St Helena and Napa County generally. The materials would consist of painted vertical wood siding, corrugated metal roofing and black painted metal doors and windows. A total landscape area of 15,113 square feet is proposed and would consist of lawn and water efficient landscape plantings. Other landscape elements would include an outdoor kitchen/patio area, a covered shade patio, a pool, and a spa. Also proposed is a series of raised planting beds at property rear. All proposed landscaping will be in compliance with the MWELO provisions as required by the Director of Public Works.

An 5' galvanized metal fence (and 5' wood fence around the "bump out" at property rear) would extend around the rear and side yard property lines with a lower, 3'6" fence located along a portion of the front of the property. To accommodate new landscaping and site improvements, the applicant proposes the removal of one existing fir tree and two redwood trees located at the front of the property.

ANALYSIS

GENERAL PLAN

The property has a General Plan designation of Low Density Residential (LR), providing for single-family detached homes, accessory dwelling units and other compatible uses. The construction of one single-family home is a permitted use under this land use designation. The LR designation is applied to areas where large, residentially subdivided parcels already exist, mainly near the City's perimeter.

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. E**ncourage varying lot widths and configuration, but limit the allowable building envelope by parcel size** to avoid overbuilt conditions.

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

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

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

Staff Analysis:
The proposed residence exhibits overall consistency with the policies enumerated above. While the property is currently vacant, it was developed with a residence pre-2012 and therefore exhibits ready access to utilities and services, which in turn precludes the need to extend utilities beyond the urban limit line and reduces pressure on areas outside of the urban service area. The design of the proposed residence gives a nod to traditional building forms and exhibits detailing reflective of St. Helena's agricultural character which further strengthens the neighborhood identity and complements other residences in the area. Further, the siting and configuration of the residence is appropriate for the lot and, generous landscaping proposed around the property will soften the look of the new residence and enhance the visual character. While located at the front of the lot, the orientation of the garage, presence of generous landscaping, and the fact that the property doesn't front a public street, ensure that the

garage remains unobtrusive and is appropriate within the overall context of the site. Accordingly, Staff finds the project to be consistent with applicable General Plan policies.

ZONING

Consistent with the GP land use designation, 1760 Dean York Lane exhibits a zoning designation of LR-1A: Low Density Residential- I acre minimum. The LR- 1A zoning designation allows for single-family detached homes, accessory dwelling units, limited agricultural use and other compatible uses insofar as they conform to the development standards prescribed by Municipal Code Section 17.36.060 to 17.36.070.

Staff Analysis

Under Zoning Code Section 17.36.070, a 30,056 sq-ft parcel is allowed a maximum floor area of 0.180, which equates to a maximum of 5,410 max gross floor area (or 6,010 with garage and ADU exemptions). Accordingly, the applicant is proposing a net floor area of 4,104 sq-ft (with exemptions) or an F.A.R of 0.136 which is below the maximum permitted, as detailed below.

NET FLOOR AREA:

MAIN DWELLING	2,760 SQ-FT
GARAGE	792 SQ-FT
ADU	1,152 SQ-FT
COVERED PARKING EXEMPTION	- 200 SQ-FT
ADU EXEMPTION	- 400 SQ-FT
TOTAL	4104 SQ-FT

FLOOR AREA RATIO: 4,104/30,056 = 0.136 (Maximum Allowed = 0.180)

The project meets FAR and other zoning standards and development criteria as detailed in project plans and in the table,below. The proposed project remains well within the height limits and setbacks prescribed for the zoning district , as well as lot coverage and FAR maximums.

Zoning Code Section 17.36.060 A. 6. identifies that the width of the front elevation of a building shall not exceed 60-percent of the lot frontage on which the building is located. Per Code Section 17.112.030," Normally, the front of a lot shall be the narrow dimension which abuts a public or *private right-of-way* opposite the rear of a lot." This definition is consistent with the front of the lot as depicted on project plans (Attachment 5). As the proposed design of the primary residence is an L-shaped layout with the garage serving as the forward most elevation of the structure, staff finds that it meets the 60 percent width restriction called for under the Code.

Given the particularities of this site and its location, the layout and location of the garage appear to be appropriate and unobtrusive. As described under the "General Plan Analysis," the garage would be oriented to the side, would feature architectural detailing to provide a level of visual interest, and would largely be screened by the presence of vegetation. For those reasons, the proposed site development

and layout seems appropriate and the project appears able to reasonably meet all development standards.

LR-1A Development Standard	Allowed	Existing/ Proposed	Consistent?
Density	1.0 unit	1.0 unit (+ ADU)	yes
Lot Area	1.0 acre*	.69 acres	yes
Lot Width	70 feet	131'- 5"	yes
Lot Frontage	70 feet	131'5"	yes
Lot Coverage	35%	13%	yes
Max Height	30 feet	24 feet	yes
Floor Area ratio	0.180	0.136	yes
Front Elevation width at lot frontage	60 %	16.7%	yes
Min Front Setback*	20 feet	22'7"	yes
Min Side (interior) Setback	10 feet	16'1" (SW); 11' (NE)	yes
Min Street side Setback	20 feet	N/A	N/A
Min Rear Setback	20 Feet	122' 7"	yes
Parking	I covered /I uncovered	3 covered/ 3 uncovered	yes

** Parcels created as a result of lot line adjustments may be less than 1 acre provided the number of parcels existing prior to the lot line adjustment does not increase and that no lots are less than 7,000 sq. ft. in size.*

As mentioned under "Background," the subject property is considered a legal non-conforming lot due to the unique site access which is provided via a private easement/access drive. Nevertheless, per Code Section 17.140.040 (C), "....one single family dwelling and customary accessory buildings may be permitted on any non-conforming lot in which a single family residence is permitted...." Therefore, the fact that the lot is legal non-conforming (by means of access) does not preclude it from being developed with residential use, as proposed under this project. In addition, Conditions of Approval will ensure that the access drive (bridge component, specifically) would continue to provide safe and convenient access to the lot.

WATER

Chapter 13.12.050 of the Municipal Code, sets forth mandatory water efficiency measures for new construction and water demand offset requirements. 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 applicant provided a water neutrality analysis (Attachment 6). The proposed total water usage (internal and external) is estimated to be 912 gallons per day (gpd). As the

baseline water use of the site amounts to 1,447 gpd, the applicant is not required to install any offsite retrofits. Note that the baseline reflects the water use of previously demolished residence and was substantiated by the Water Use Analysis submitted with the 2012 Demolition/Design Review application. The project is determined to be consistent with the water neutrality provisions.

GROWTH MANAGEMENT

The City of St. Helena has a Residential Growth Management System (GMS) that limits the number of residential building permits that can be issued each year (Municipal Code Chapter 17.152). The stated purpose of the GMS is to regulate the residential growth of the City to approximately 2% per year, while providing for both market rate and affordable housing. Generally, permits are regulated for market rate housing and not for exempt categories including all non-residential development, replacement or relocated housing, additions, guest cottages, second units and affordable housing. As this project constitutes "replacement housing" (replacing the house demolished in 2012), this project is not subject to the GMS and no allocation is needed.

DESIGN REVIEW

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

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

As described above, under "General Plan analysis," the project is consistent with applicable goals of the General Plan.

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

The proposed residence will feature a traditionally-inspired design and will be contemporary farmhouse style. The proposed design, while not particularly visible form the public way, will be appropriate for the surrounding environment and compatible with neighbors.

3.Relationship of the design to the site;

The siting and configuration of the proposed residence is generally consistent with that of the neighborhood and generous landscaping proposed around the property frontage and street site setback that includes shrubs and trees will soften the look of the new residence and allow it to blend in.

4.Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
The immediate vicinity is not identified as having a unified design or consistent historical character.

5.Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;
The subject parcel is entirely bordered by residential land uses.

6.Compatibility with future construction both on and off the site;
The design of the proposed residence gives a nod to traditional building forms and exhibits detailing reflective of St. Helena's agricultural character which further strengthens the neighborhood identity and complements other residences in the area and is expected to be compatible with any future development in the area.

7.Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;
The design of the proposed residence gives a nod to traditional agricultural building forms and exhibits detailing reflective of St. Helena's established character. The proposed uses (main residence,ADU, garage) are housed in quasi-distinct structures so as to reduce massing while also maintaining site functionality.

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 siting and configuration of the residence, ADU, and garage is appropriate for the lot and reduces the massing while being reminiscent of historical agricultural properties. Last, generous landscaping proposed around the property frontage will soften the look of the new residence and provide continuity with the surrounding environment.

9.Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
The siting and configuration of the residence is generally consistent with that of the neighborhood. Last, generous landscaping proposed around the property will soften the look of the new residence and provide continuity with the surrounding environment.

10.Whether sufficient ancillary functions are provided to support the main functions of the project and whether they are compatible with the project's design concept;
The proposed residence is located within the urban limit line and is well served by public utilities and services.

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

Site access will not substantially change and would not inhibit safe and convenient pedestrian, bicycle or vehicular access in the vicinity of the subject site. An existing bridge that provides access to the property will be upgraded to meet current standards and will be required per condition of approval.

12.Whether natural features are appropriately preserved and integrated with the project;
Existing natural features will be integrated into the site design to the extent feasible. As a vacant residential lot, the important natural features requiring preservation are limited, the project does require the removal of two redwood trees and fir trees, none of which are heritage trees.

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;
All structures are unified with similar paint and trim color choices. The proposed materials, colors, and design elements are traditionally-inspired and are readily consistent with those typified by other residential buildings in the neighborhood.

14.In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character;
As stated above, the subject property is not located in an area identified as having a unified design or historical character. It is also not readily visible from the public roadway.

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;
Generous landscaping proposed around the property that includes shrubs and trees will soften the look of the new residence and provide continuity with the immediate environment of the site and at a level commensurate with that exhibited by other properties in the neighborhood.

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 vegetation is common throughout this region and readily adaptable to the climate and capable of being easily maintained.

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 proposed residence will use energy and water efficient fixtures and comply with Title 24 energy requirements.

CEQA
The project is exempt from the requirements of CEQA pursuant to Section 15303, which exempts the construction of single-family residences, amongst other things.

ISSUES
No Issues have been identified at the writing of this staff report.

CORRESPONDENCE
As of the completion of this report, staff had received one comment letter/question in response to the Notice of Application sent out to neighboring properties (**Attachment 7)**. The Commenter inquired as to whether a pool equipment enclosure was to be included. In response to the neighbor comment, the applicant agreed to include a pool equipment enclosure and a condition of approval was also added.

STAFF RECOMMENDATION
Staff finds that the proposed configuration of the site, the overall design elements and proposed materials/finishes are appropriate for the subject property and recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA, pursuant to Section 15303, which exempts the construction single-family residences.

1. Accept the required findings and grant design review approval for the Cypress House at 1760 Dean York Lane.

ATTACHMENTS
1760 Dean York Lane- Attch 1. Draft Resolution
1760 Dean York Lane- Attch 2. APN Map
1760 Dean York Lane- Attch 3. Aerial View
1760 Dean York Lane- Attch 4. Project Narrative
1760 Dean York Lane- Attch 5. Project Plans
1760 Dean York Lane- Attch 6. Water analysis
1760 Dean York Lane- Attch 7. Written Comment
1760 Dean York Lane- Attch 8. 2012 Demolition Resolution

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION NO. x

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA GRANTING APPROVAL OF DESIGN REVIEW FOR THE CYPRESS HOUSE LOCATED AT 1760 DEAN YORK LANE

PROPERTY OWNER: Gary Head **APN:** 009-680-018

Recitals

1. Request by Gary Head for Design Review approval to construct a new single-family residence and other appurtenant improvements at 1760 Dean York Lane and in the LR-1A: Low Density Residential-one acre minimum District, and

2. A Staff Report dated September 18, 2018 and incorporated herein by reference analyzed the projects consistency with the Design Review criteria enumerated in Code Section 17.164.030,and

3. On August 9, 2018, the project was duly noticed as a public hearing in the St. Helena Star and mailed to all residents and property owners located within 300 feet of the project site, and

4. On August 21, 2018 the project was continued to a date certain and postponed until the September 18th Planning Commission hearing.

5. 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 18, 2018.

6. Now therefore let it be found that, the Planning Commission approves the requested Design Review application on the following basis:

Resolution

A. The Planning Commission hereby finds that the project is exempt from CEQA pursuant to 15303, which exempts the construction of small structures including single-family residences, garages, pools, etc.

B. **DESIGN REVIEW**

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

detract or negatively affect the established character of the surrounding neighborhood. The project appears to be of a design consistent with the character of the established neighborhood and meets the Design Review criteria outlined below and as further described below in italic typeface.

1.Consistency and compatibility with applicable elements of the general plan;
As described above, under "General Plan analysis," the project is consistent with applicable goals of the General Plan.

2.Compatibility of design with the immediate environment of the site;
The proposed residence will feature a traditionally-inspired design and will be contemporary farmhouse style. The proposed design, while not particularly visible form the public way, will be appropriate for the surrounding environment and compatible with neighbors.

3.Relationship of the design to the site;
The siting and configuration of the proposed residence is generally consistent with that of the neighborhood and generous landscaping proposed around the property frontage and street site setback that includes shrubs and trees will soften the look of the new residence and allow it to blend in.

4.Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
The immediate vicinity is not identified as having a unified design or consistent historical character.

5.Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;
The subject parcel is entirely bordered by residential land uses.

6.Compatibility with future construction both on and off the site;
The design of the proposed residence gives a nod to traditional building forms and exhibits detailing reflective of St. Helena's agricultural character which further strengthens the neighborhood identity and complements other residences in the area and is expected to be compatible with any future development in the area.

7.Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;
The design of the proposed residence gives a nod to traditional agricultural building forms and exhibits detailing reflective of St. Helena's established character. The proposed uses (main residence,ADU, garage) are housed in quasi-distinct structures so as to reduce massing while also maintaining site functionality.

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 siting and configuration of the residence, ADU, and garage is appropriate for the lot and reduces the massing while being reminiscent of historical agricultural properties. Last, generous landscaping proposed around the property frontage will soften the look of the new residence and provide continuity with the surrounding environment.

9.Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
The siting and configuration of the residence is generally consistent with that of the neighborhood. Last, generous landscaping proposed around the property will soften the look of the new residence and provide continuity with the surrounding environment.

10.Whether sufficient ancillary functions are provided to support the main functions of the project and whether they are compatible with the project's design concept;
The proposed residence is located within the urban limit line and is well served by public utilities and services.

11.Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
Site access will not substantially change and would not inhibit safe and convenient pedestrian, bicycle or vehicular access in the vicinity of the subject site. An existing bridge that provides access to the property will be upgraded to meet current standards and will be required per condition of approval.

12. Whether natural features are appropriately preserved and integrated with the project;
Existing natural features will be integrated into the site design to the extent feasible. As a vacant residential lot, the important natural features requiring preservation are limited, the project does require the removal of two redwood trees and fir trees, none of which are heritage trees.

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;
All structures are unified with similar paint and trim color choices. The proposed materials, colors, and design elements are traditionally-inspired and are readily consistent with those typified by other residential buildings in the neighborhood.

14.In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character;
The subject property is not located in an area identified as having a unified design or historical character. It is also not readily visible from the public roadway.

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;

Generous landscaping proposed around the property that includes shrubs and trees will soften the look of the new residence and provide continuity with the immediate environment of the site and at a level commensurate with that exhibited by other properties in the neighborhood.

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 vegetation is common throughout this region and readily adaptable to the climate and capable of being easily maintained.

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 proposed residence will use energy and water efficient fixtures and comply with Title 24 energy requirements.

Planning Department Conditions of Approval

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. Pursuant to City Council Resolution 2003-65, the owner and applicant are informed of the following:

   In recognition of the need for additional affordable housing, and to mitigate the effects of this development on the supply and demand of affordable housing, the permitee shall be subject to a Housing Impact Fee, an inclusionary requirement, an in-lieu fee, and/or similar fair and appropriate mechanisms, to provide funds for or to develop additional affordable housing.
5. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City,

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

6. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
7. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
8. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with the Building Official, Fire Inspector and or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.
9. Construction shall be in compliance with plans reviewed and approved by the Planning Commission on September 18, 2018 except as modified herein.
10. Pool equipment is required to be enclosed. Plans submitted for building permit shall clearly depict the pool equipment enclosure and specify materials and dimensions of enclosure subject to review and approval by Planning Department. The enclosure shall feature a design that reasonably reduces/attenuates noise of pool equipment in order to keep ambient noise levels at neighboring property lines low.
11. For the purposes of setback compliance, all buildings and structures, as measured from the *edge of structure*, shall meet the minimum setback requirements as enumerated in the St. Helena Zoning Ordinance. Compliance with setbacks shall be clearly shown on all plans submitted for building permit.
12. Any future garden shed(s) shall be subject to Design Review requirements in effect at the time of application submittal.
13. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.
14. 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.

15. Where the LR-1A District adjoins agricultural districts or uses, 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 Department Conditions of Approval

16. 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.

17. 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.

18. 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.

19. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.

20. 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.

21. Provide details of any and all proposed fencing, gates, 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 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.

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 and required retrofits into the proposed project per the Water Demand Analysis dated March 12, 2018 by Summit Engineering. 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. The driveway shall be replaced in order to conform to current ADA Standards.

26. The approximate location of the City's 8" water main is in the northeast corner of the parcel. The applicant shall pothole for utilities to confirm location and depth of the City's existing 8" water main on the parcel prior to issuance of building permits. The applicant will not be allowed to construct any structures over the water main. If the 8" water main is in conflict with any proposed structures onsite and it's possible to realign the water main, it will be designed and constructed by the applicant and coordinated with the City in order to minimize disruptions in service to other users and ensure the main is installed correctly.

27. Depending on the actual location of the existing 8" water main or proposed relocation, the applicant will be required to dedicate up to a 15' wide utility easement to the City and will not build structures or plant any intrusive vegetation within the utility easement in accordance with City standards. The easement will require review and approval by the City and be recorded prior to Certificate of Occupancy.

28. 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 mains and laterals, replacing if necessary and installing any needed cleanouts prior to Certificate of Occupancy.

29. The developer shall underground all on-site utility lines per St. Helena Municipal Code. The cost of undergrounding shall be the responsibility of project developer.

30. Due to the economic and engineering infeasibility of undergrounding regional serving overhead power lines, such existing lines may remain on overhead power poles.

31. Any missing or broken curb and gutter along the project frontage shall be constructed and/or replaced prior to Certificate of Occupancy, extent to be determined by the Public Works Department.
32. 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.

33. 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.

34. An encroachment permit shall be required for any work performed in the public right of way.

Fire Department Conditions of Approval

35. The access bridge shall be brought up to current standards consistent with AASHTO's H-20 requirements. Plans for the bridge reinforcement shall be reviewed and approved prior to issuance of building permit for the “Cypress House” project. The reinforcement of the bridge, consistent with approved plans, shall occur prior to substantial building framing activities or at the discretion of the St. Helena Fire Marshall so as to ensure the access bridge may adequately support materials and vehicles utilized during construction activities and thereafter.

36. To ensure unimpeded emergency access along Dean York Lane, applicant shall be required to install an on-site fire hydrant prior to substantial building framing activities. Location of said fire hydrant shall be determined in coordination with St. Helena Fire Department and reviewed and approved by Fire Marshall prior to issuance of building permit.

37. Installation of approved interior fire sprinkler system is required.

38. All plans submitted for building permit shall exhibit compliance with the current St. Helena Fire Code, as adopted and codified in St. Helena Municipal Code Chapter 15.36 and with California’s Wildland Urban interface (WUI) code.

39. One hour minimum fire resistant construction on all exterior walls within 10’ of property boundary is required. Fire resistant construction of interior walls shall be determined by type of occupancy

40. 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.

Building Department Conditions of Approval

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

42. A building permit is required for each separate structure which could include demolition permit(s) for the main dwelling and/or garage. If structures are attached, such as the main dwelling and the garage, only one permit would be required.

43. 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 Building Codes.

44. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist which includes three (3) full sets of plans as well as one (1) set of reduced sized civil drawings.

45. The applicant shall provide a construction waste management plan with the building permit application.

46. 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.

47. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.

48. 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.

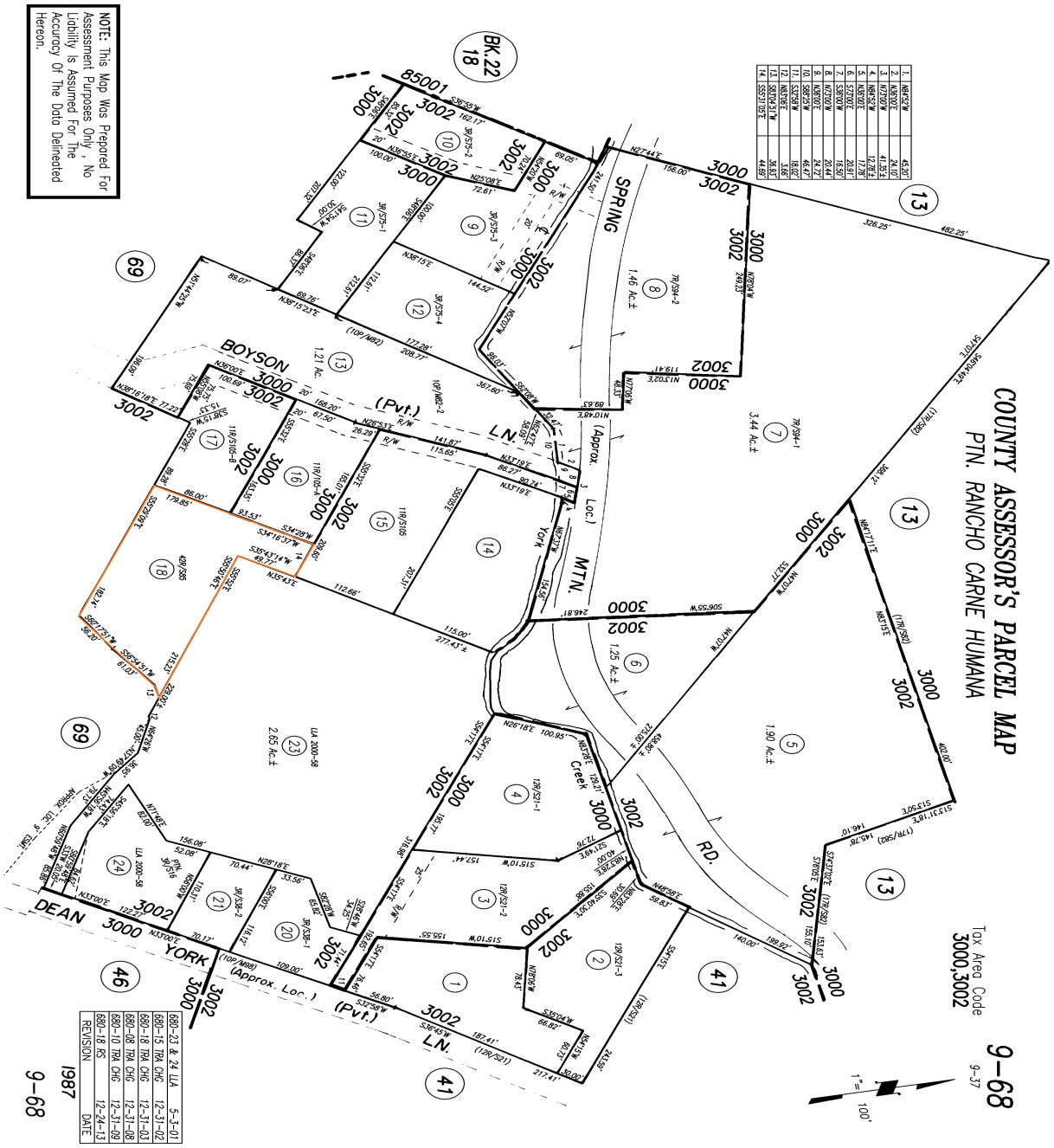
49. Properties which rely on septic systems and which are proposing substantial renovations may require approval from the Napa County Environmental Health Department. Applicants are encouraged to engage with the County early in the building permit review process to reduce the potential for delay.

50. Plan check fees are due the time of Building plan submission. Fee amounts differ based on the scope of the project.

I HEREBY CERTIFY that the foregoing Design Review application 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 18, 2018 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:	ATTEST:
_____	_____
Lester Hardy, Chair	Noah Housh Planning Director


COUNTY ASSESSOR'S PARCEL MAP
PTN. RANCHO CARNE HUMANA
Tax Area Code
3000,3002
9-68
9-37
1" = 100'
NOTE: This Map Was Prepared For Assessment Purposes Only, No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.
BK. 22
18
85001
SPRING
BOYSON
DEAN
YORK
MTN.
LN.
(Pvt.)
RD.
Creek
1987
9-68
680-23 & 24 LLA 5-3-01
680-15 TRA CHG 12-31-02
680-18 TRA CHG 12-31-03
680-08 TRA CHG 12-31-08
680-10 TRA CHG 12-31-09
680-18 RS 12-24-13
REVISION DATE

Untitled Map
Write a description for your map.
Legend
1760 Dean York Ln
Spring Mountain Rd
Boysen Ln
1760 Dean York Ln
Vineyard Ave
Spring Mountain Ct
Boris Ct
Palmer Dr
Google Earth
©2018 Google
N
1000 ft

1760 Dean York Lane – *Design Review Project Statement*

Shay Zak and Mary Moore Residence
1760 Dean York Lane
St Helena, CA 94574

APN: 009-680-018
Zoning: LR-1A
Parcel Size: 0.692 ac / 30,056 sf

Project Site:
The subject site was previously developed with a single-family residence. The previous residence was demolished in 2012 and therefore the parcel is currently vacant. This project proposes to develop a new 3,552 sf primary residence consisting of 4-bedrooms, 4.5 baths and an attached 3-car garage. Also proposed is a 1,152 sf accessory dwelling unit consisting of 2-bedrooms, 2 baths and a kitchen. Total conditioned space will be 4,704 sf which is less than the allowed maximum coverage of 5,410 sf.

Project Program:
The project has been designed as multiple structures to reduce massing and to create visual interest.

The primary residence consists of 3,552 sf and is configured with 2-bedrooms, 2.5 bathrooms, a kitchen, dining room, great room and storage/mechanical rooms and an attached 3-car garage. This structure has been designed as a single story and features vaulted ceilings, an open floor plan and large folding glass doors at the front/rear elevations which allow natural light and easy access to the yard.

The accessory dwelling unit consists of 1,152 sf and includes 2-bedrooms, 2-baths and a kitchen. This structure is also a single story and includes vaulted ceilings and large sliding glass doors at the front and rear elevations.

All of the structures share the same architectural style and materials. The style is a modern interpretation of agricultural structures found throughout St Helena and Napa County generally. The materials consist of painted vertical wood siding, corrugated metal roofing and black painted metal doors and windows.

The following table outlines the project's conformance with the development standards for the Low Density Residential One Acre Minimum (LR-1A) District.

Criteria	**LR-1A**	**Proposed**
Front setback	20'	20'+
Side yard	10'	10'+
Rear yard	20'	20'+
Maximum height	30'	24'
Maximum Lot Coverage	35%	13%
Maximum Floor Area	5,410 sf	4,704 sf

The maximum height of the primary residence is 24' and the maximum height of the accessory dwelling unit is 19' - measured from the ridge of the roof to grade.

Project landscaping consists outdoor living areas consisting of an outdoor kitchen/dining patio, a covered shade patio, a pool and a spa. There is a garden area with raised beds located at the rear of

the yard and all grade breaks will consist of low board formed concrete retaining walls and steps. The planting palate consists of water efficient landscape materials.

Summary:
We find that, as proposed, the project will result in a well-designed, well-sited and appropriately scaled single-family residence. Overall, this project will contribute positively to the neighborhood and the City of St Helena.

Attachments:
1 – Design Review Exhibits – architecture/civil/landscape
2 – Water Use Analysis Report
3 – Title Report

CYPRESS HOUSE
1760 DEAN YORK LANE

ST. HELENA, CA 94574
APN: 009-680-018

PLANNING RESUBMISSION 2
09.18.18

ZAK ARCHITECTURE
245 VALLEJO STREET
SAN FRANCISCO, CA 94111
tel 415-705-6200
fax 415-705-6215
www.zakarchitecture.com

ABBREVIATIONS

A.B.	ANCHOR BOLT
A/C	AIR CONDITION
A.F.F.	ABOVE FINISHED FLOOR
APP	APPROVED
ARCH.	ARCHITECT
ARCHL	ARCHITECTURAL
BD.	BOARD
BLDG.	BUILDING
BLK'G	BLOCKING
BM.	BEAM
B.O.	BY OWNER
BOT.	BOTTOM
B.O.W.	BASE OF WALL
B.U.	BUILT-UP
CL	CENTERLINE
CLR.	CLEAR
CLG.	CEILING
COL.	COLUMN
CSK	COUNTERSINK
COMP.	COMPOSITION
CONC.	CONCRETE
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CRC	COLD-ROLLED CHANNEL
C.T.	CERAMIC TILE
DBL.	DOUBLE
DET.	DETAIL
DWR.	DRAWER
DIM.	DIMENSION
(E)	EXISTING
EA.	EACH
ELEV.	ELEVATION
EQ.	EQUAL
EXH	EXHAUST
EXP.	EXPANSION
EXT.	EXTERIOR
F.A.	FLOOR AREA
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.G.	FIXED GLAZING
FIN.	FINISH
FL / FLR.	FLOOR
FLUOR.	FLOURESCENT
F.O.	FACE OF
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GYPSUM BOARD
G.I.	GALVANIZED IRON
GLB	GLUE-LAMINATED BEAM
GFRG	GLASS FIBER REINFORCED GYP.
GSM	GALVANIZED SHEET METAL
H.B.	HOSE BIB
H.C.	HOLLOW CORE
H.D.	HOLDDOWN
HDR.	HEADER
HT.	HEIGHT
INCL.	INCLUDE(D)
INSUL.	INSULATION
INT.	INTERIOR
JST.	JOIST
JT.	JOINT
L.H.	LEFT HAND
L.H.R.	LEFT HAND REVERSE
L/S	LANDSCAPE
LT.	LIGHT
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANICAL
MEMB.	MEMBRANE
MTL.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MTD.	MOUNTED
(N)	NEW
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.A.	OVERALL
O.C.	ON CENTER
OP.	OPERABLE
OPG.	OPENING
OPP.	OPPOSITE
PL.	PLATE
P-LAM	PLASTIC LAMINATE
PLY.	PLYWOOD
PROP.	PROPERTY
P.T.	PRESSURE-TREATED
R.	RISER
(R)	RE-LOCATE(D)
R.D.	ROOF DRAIN
REC.	RECESSED
REG.	REGISTER
REINF.	REINFORCED
REQ'D	REQUIRED
REV.	REVERSE
R.H.	RIGHT HAND
R.H.R.	RIGHT HAND REVERSE
RWD.	REDWOOD
R.W.L.	RAINWATER LEADER
S.C.	SOLID CORE
S.D.	SMOKE DETECTOR
SHT'G	SHEATHING
SIM.	SIMILAR
SQ.	SQUARE
S.S.D.	SEE STRUCTURAL DRAWINGS
T.	TREAD
T&G	TONGUE & GROOVE
TBD	TO BE DETERMINED
TEMP.	TEMPERED
THK.	THICK
T.O.C.	TOP OF CURB
T.O.W.	TOP OF WALL
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
UHMW	ULTRA HIGH MOLECULAR WEIGHT POLY-ETHELENE
W/	WITH
W.C.	WATER CLOSET
W.H.	WATERHEATER
W.P.	WATERPROOF
W.W.M.	WELDED WIRE MESH
WIN.	WINDOW
W/O	WITHOUT
WD.	WOOD

APPLICABLE CODES

ST. HELENA MUNICIPAL CODE.

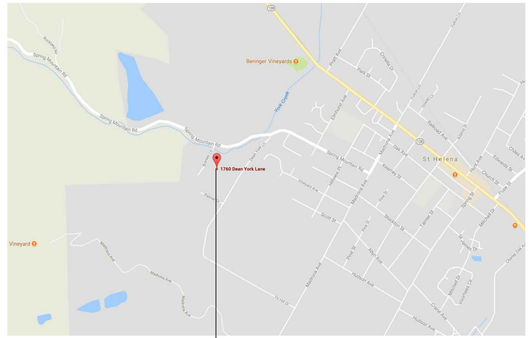
PART 2, KNOWN AS THE 2016 CALIFORNIA BUILDING CODE (CBC)
PART 2.5, KNOWN AS THE 2016 CALIFORNIA RESIDENTIAL CODE (CRC)
PART 3, KNOWN AS THE 2016 CALIFORNIA ELECTRICAL CODE (CEC)
PART 4, KNOWN AS THE 2016 CALIFORNIA MECHANICAL CODE (CMC)
PART 5, KNOWN AS THE 2016 CALIFORNIA PLUBMING CODE (CPC)
PART 6, KNOWN AS THE 2016 CALIFORNIA ENERGY CODE, AND ENERGY COMMISSION STANDARDS (CECS)
PART 11, KNOWN AS THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)

PLUMBING NOTES

FIXTURES ARE TO COMPLY WITH WATER DEMAND REPORT INCLUDING INSTALLING 1.28 GAL TOILETS,1.5 GPM FAUCETS, 2.0 LOW FLOW SHOWERS, EFFICIENT GAL PER CYCLE DISHWASHER, AND 20 GAL PER LOAD CLOTHES WASHER.

PLOT PLAN

N.T.S.



PROJECT SITE

CONDITIONS OF APPROVAL

- *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.*
- *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.*
- *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.*
- *Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.*
- *Provide details of any and all proposed fencing, gates, and/or walls on all plans submitted for building permit review.*
- *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.*
- *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.*
- *The applicant shall incorporate water conservation practices and required retrofits into the proposed project per the approved Water Demand Analysis dated X and prepared by Summit Engineering. 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.*
- *All driveway approaches shall be per current City and ADA standards. Where none exists, or where deteriorating or non-standard driveway approaches exist, they shall be installed or replaced at the direction of the Public Works Department prior to Certificate of Occupancy. The driveway shall be replaced in order to conform to current ADA Standards.*
- *The applicant shall pay to design and construct a new water main to replace the existing 8" water main that runs through the parcel. The applicant will be required to coordinate with the City throughout design and construction of the new main in order to minimize disruptions in service to other users and ensure the main is installed correctly.*
- *The applicant will dedicate a 15' utility easement to the City for the new water main and will not build structures or plant any intrusive vegetation within the utility easement in accordance with City standards. The easement will require review and approval by the City and be recorded prior to Certificate of Occupancy.*
- *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 mains and laterals, replacing if necessary and installing any needed cleanouts prior to Certificate of Occupancy.*
- *Any missing or broken curb and gutter along the project frontage shall be constructed and/or replaced prior to Certificate of Occupancy, extent to be determined by the Public Works Department.*
- *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.*
- *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.*
- *An encroachment permit shall be required for any work performed in the public right of way.*

1.

FIRE DEPARTMENT

1. THE ACCESS BRIDGE WILL BE UNDER SEPARATE PERMIT.
2. A FIRE HYDRANT WILL BE LOCATED ON THE PROPERTY. LOCATION TO BE APPROVED BY THE FIRE DEPARTMENT.
3. ALL BUILDINGS WILL BE HAVE SPRINKLERS IN COMPLIANCE WITH CURRENT CODES.
4. THE PROJECT WILL COMPLY WITH CALIFORNIA WILDLAND URBAN INTERFACE (WUI).

DRAWING SYMBOLS

FIN. FL. +0'-0"	DATUM POINT, DIMENSION POINT
A	GRIDLINE (F.O.S. AT FRAMING. CENTERLINE AT STRUCT. COL.)
1/A0.00	MATCHLINE
1 A1.01 (DRAWING NO.) (SHEET NO.)	SECTION TAG
1 A1.01 (DRAWING NO.) (SHEET NO.)	DETAIL TAG
1 A1.01 (DRAWING NO.) (SHEET NO.)	EXTERIOR ELEVATION TAG
A B A1.01 D C (DRAWING NO.) (SHEET NO.)	INTERIOR ELEVATION TAG
1	DOOR NUMBER
A	WINDOW NUMBER
1	REVISION NUMBER

PROJECT DIRECTORY

OWNER	SHAY ZAK AND MARY MOORE 245 VALLEJO STREET SAN FRANCISCO, CA 94111 T. 415.705.6200
ARCHITECT	ZAK ARCHITECTURE -SHAY ZAK 245 VALLEJO STREET SAN FRANCISCO, CA 94111 T. 415.705.6200 F. 415.705.6215
LANDSCAPE ARCHITECT	ANDREA COCHRAN LANDSCAPE ARCH. 2325 THIRD ST. #210 SAN FRANCISCO, CA 94107 T. 415.503.0060
CONTRACTOR	ROLAND B. FRIEDRICH CONSTRUCTION ROLAND FRIEDRICH 951 SANITARIUM ROAD DEER PARK, CA 94576 T. 707.326.3634
STRUCTURAL ENGINEER	NISSEN ENGINEERING PETER NISSEN 250 BEL MARIN KEYS BLVD. SUITE D-2 NOVATO, CA 94949 T. 415.382.7790 F. 415.382.7791
SURVEYOR	ALBION SURVEYS, INC. 1113 HUNT AVE. ST HELENA, CA 94574 T. 707.963.1217
TITLE 24 REPORT	ENERGY CALC. CO. 45 MITCHELL BLVD. SUITE 16 SAN RAFAEL, CA 94903 T. 415.457.0990

PROJECT DATA

PROJECT ADDRESS	1760 DEAN YORK ST. HELENA, CA 94574
ASSESSOR'S PARCEL #	009-680-018
ZONING	LR-1A LOW DENSITY RESIDENTIAL ONE ACRE MINIMUM DISTRICT
BUILDING TYPE	SINGLE-STORY SINGLE FAMILY
OCCUPANCY	R3
CONSTRUCTION TYPE	TYPE V-B
LOT AREA	30,056 SQ.FT. / .692 ACRE
LOT COVERAGE LIMIT	35%
F.A.R. LIMIT	.18 FOR PARCEL AREA OF 30,056 SQ.FT.
SETBACKS	20' FRONT 20' REAR 10' SIDE *3' FOR GARAGE*
HEIGHT LIMITS	30'

SCOPE OF WORK

CONSTRUCTION OF ONE STORY SINGLE FAMILY RESIDENCE.

THE POOL IS UNDER SEPARATE PERMIT.

AREA SUMMARY

MAIN DWELLING	2760 SF
GARAGE	792 SF
ADU	1154 SF
SUBTOTAL	**4704 SF**
COVERED PARKING EXEMPTION	-200 SF
ADU EXEMPTION	-400 SF
TOTAL SF:	**4104 SF**
COVERED DINING	531 SF
COVERED PORCH	531 SF
TRELLIS	70 SF
TOTAL NON-CONDITIONED SF:	**1132 SF**
GROSS LOT SIZE	30,056 SF (.69 ACRE)
PROPOSED LOT COVERAGE	5,836/30,056=(19%)
FAR	4,104/30,056=(14%)
LANDSCAPED AREA	15,113 SF

DRAWING INDEX

A0.00	COVER SHEET
A0.01	PROJECT INFORMATION
	COLOR ELEVATION
	SURVEY
A1.01	SITE PLAN
A2.01	FLOOR PLAN
A2.21	ROOF PLAN
A3.01	EXTERIOR ELEVATIONS + MATERIALS
A3.02	EXTERIOR ELEVATIONS
A3.03	EXTERIOR ELEVATIONS
C3.0	GRADING & DRAINAGE PLAN
L1.00	VEGETATION MAP
L2.00	SITE IMAGES
L3.00	PLANTING PLAN
L4.00	HYDROZONE PLAN
L5.00	DETAIL SHEET

ZAK

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245 VALLEJO STREET
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415-705-6215
www.zakarchitecture.com

1760 CYPRESS HOUSE
1760 DEAN YORK LANE

ST. HELENA, CALIFORNIA 94574
APN: 009-680-018

This work was prepared by me or under my supervision. Construction of this project will be under my observation.

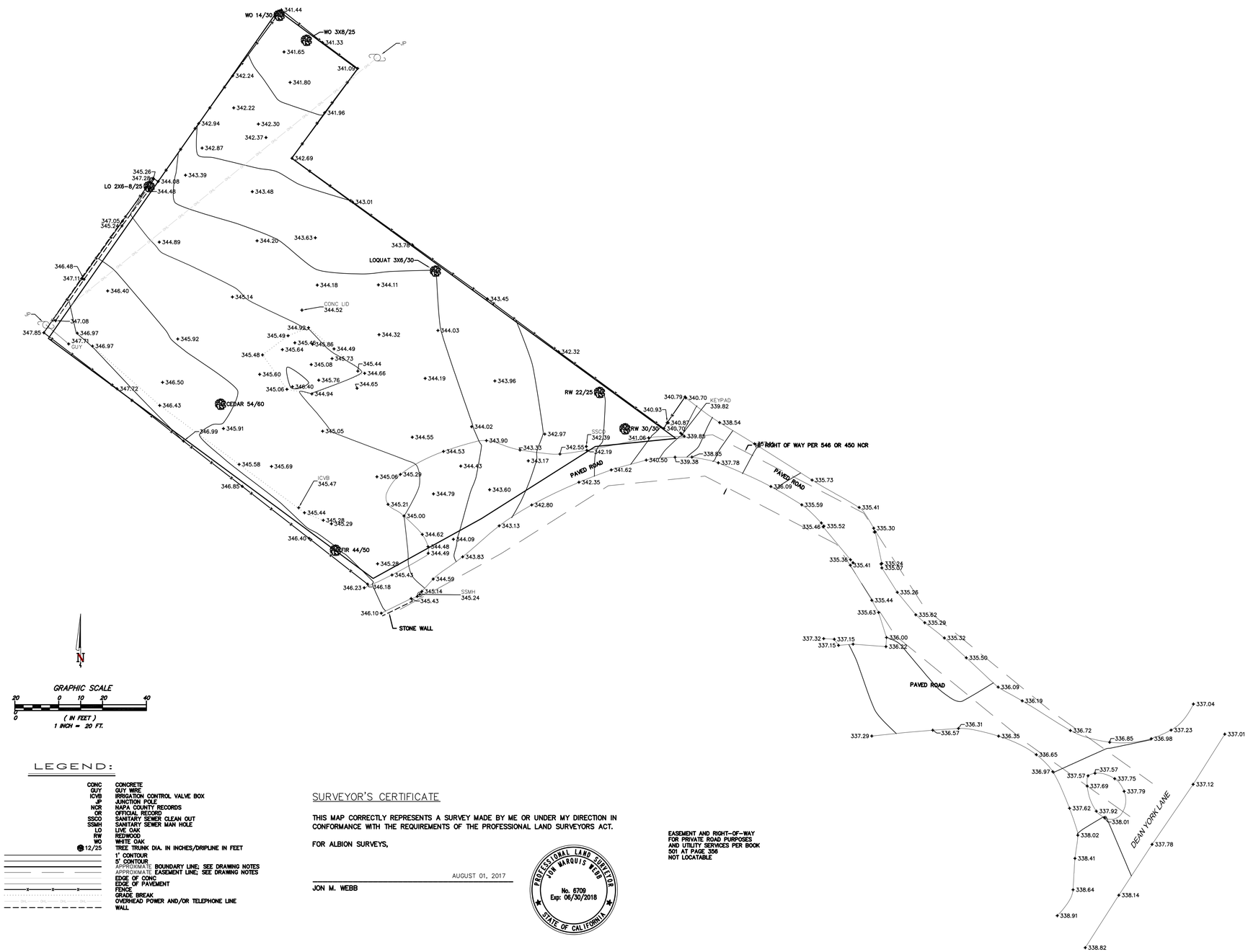
DATE	ISSUE
04.15.18	PLANNING REVIEW
06.15.18	PLANNING RESUBMISSION

PROJECT INFORMATION

SCALE: -

DRAWN: gh

A0.01



LEGEND:

CONC	CONCRETE
GUY	GUY WIRE
ICVB	IRRIGATION CONTROL VALVE BOX
JP	JUNCTION POLE
NCR	NAPA COUNTY RECORDS
OR	OFFICIAL RECORD
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MAN HOLE
LO	LIVE OAK
RW	REDWOOD
WO	WHITE OAK
12/25	TREE TRUNK DIA. IN INCHES/DRIPLINE IN FEET
	1' CONTOUR
	5' CONTOUR
	APPROXIMATE BOUNDARY LINE; SEE DRAWING NOTES
	APPROXIMATE EASEMENT LINE; SEE DRAWING NOTES
	EDGE OF CONC
	EDGE OF PAVEMENT
	FENCE
	GRADE BREAK
	OVERHEAD POWER AND/OR TELEPHONE LINE
	WALL

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT.

FOR ALBION SURVEYS,

AUGUST 01, 2017

JON M. WEBB

PROFESSIONAL LAND SURVEYOR
JON MARQUIS WEBB
No. 6709
Exp: 06/30/2018
STATE OF CALIFORNIA

EASEMENT AND RIGHT-OF-WAY FOR PRIVATE ROAD PURPOSES AND UTILITY SERVICES PER BOOK 501 AT PAGE 356 NOT LOCATABLE

ALBION

ALBION SURVEYS
CONSULTING LAND SURVEYORS
1113 HUNT AVENUE
ST. HELENA, CA 94574
(707) 963-1217
www.albionsurveys.com

DRAWING NOTES

THIS MAP IS NOT A BOUNDARY SURVEY.
IT IS PROVIDED TO LOCATE THE SUBJECT PROPERTY IN RELATION TO ADJOINING LANDS, HIGHWAYS, ROADS, STREETS AND NOT TO GUARANTEE ANY FIXED DIMENSION, ACREAGE OR EASEMENT LOCATIONS.
A FIELD SURVEY SHOULD BE PERFORMED PRIOR TO ANY CRITICAL DESIGN WORK, CONSTRUCTION OR CONVEYANCE.
EASEMENTS MAY AFFECT THIS PROPERTY.
THIS SURVEYOR WAS NOT PROVIDED ANY INFORMATION REGARDING EASEMENTS BY THE OWNER.

SITE INFORMATION

APN: 009-680-018
ADDRESS: 1760 DEAN YORK LANE
SAINT HELENA, CA 94574

MAP OF TOPOGRAPHY
OF A PORTION OF THE LANDS OF
1760 DEAN YORK LANE
COUNTY OF NAPA STATE OF CALIFORNIA

REVISIONS & ADDITIONS

DATE: 08-01-2017 DRAFTER: M. HICKS	FB: 785	PG: 32-35
DATE: DRAFTER:	FB:	PG:
DATE: DRAFTER:	FB:	PG:
DATE: DRAFTER:	FB:	PG:
DATE: DRAFTER:	FB:	PG:
DATE: DRAFTER:	FB:	PG:

ALBION REFERENCES

PROJECT NO: 3327
PROJECT MANAGER: J. WEBB
DATE OF SURVEY: JULY, 2017

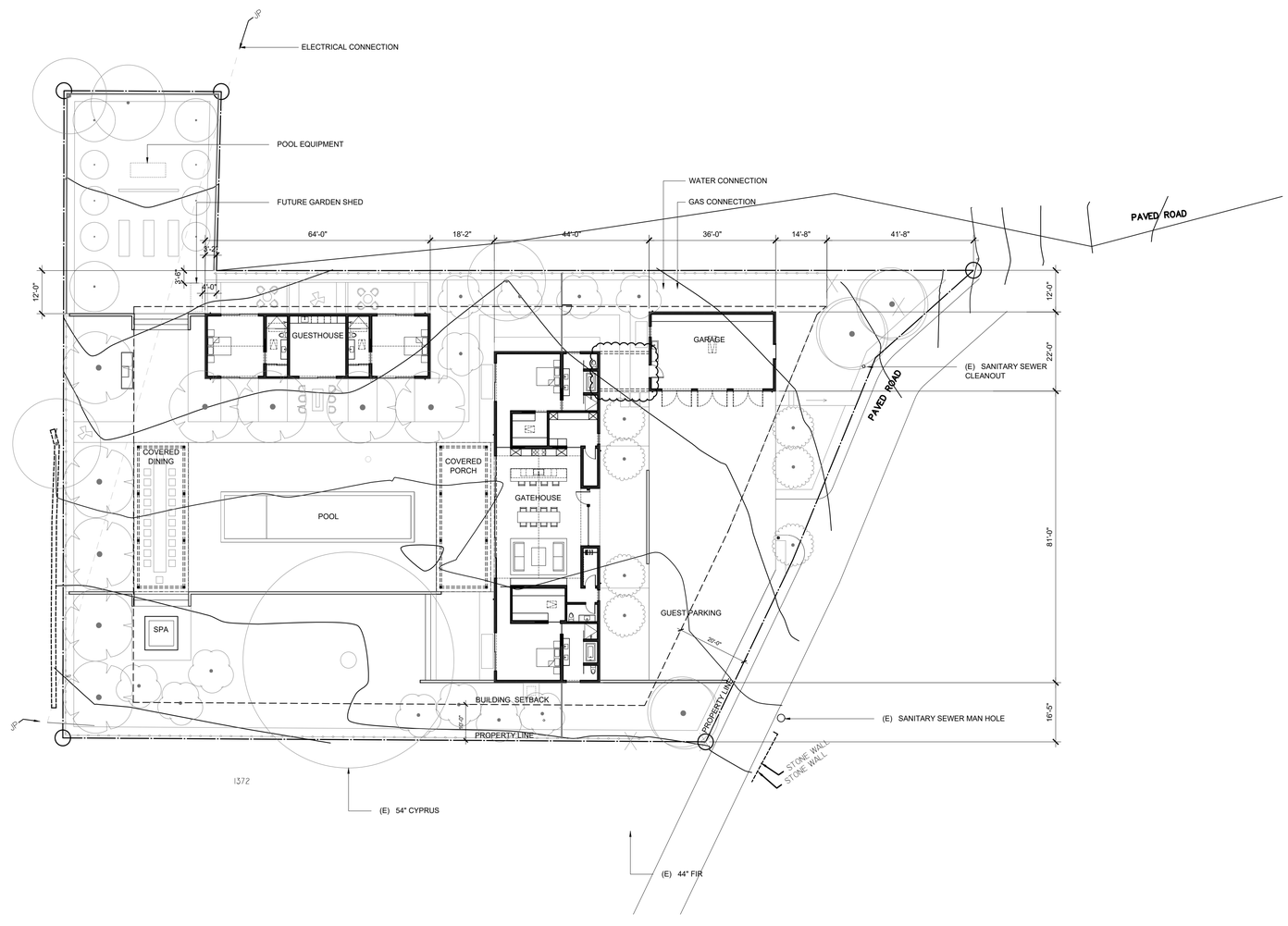
CONTOUR INTERVAL = 1'

VERTICAL DATUM BASED ON NAVD '88

HORIZONTAL DATUM BASED ON NAD '83

PER GPS OBSERVATIONS USING TRIMBLE NETWORK

SHEET 1 OF 1
C3D PROJECT 3327
3327-02 TOPO v2004.dwg



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CYPRESS HOUSE
1760 DEAN YORK LANE

ST. HELENA, CALIFORNIA 94574
APN: 009-680-018

This work was prepared by me or under my supervision.
Construction of this project will be under my observation.

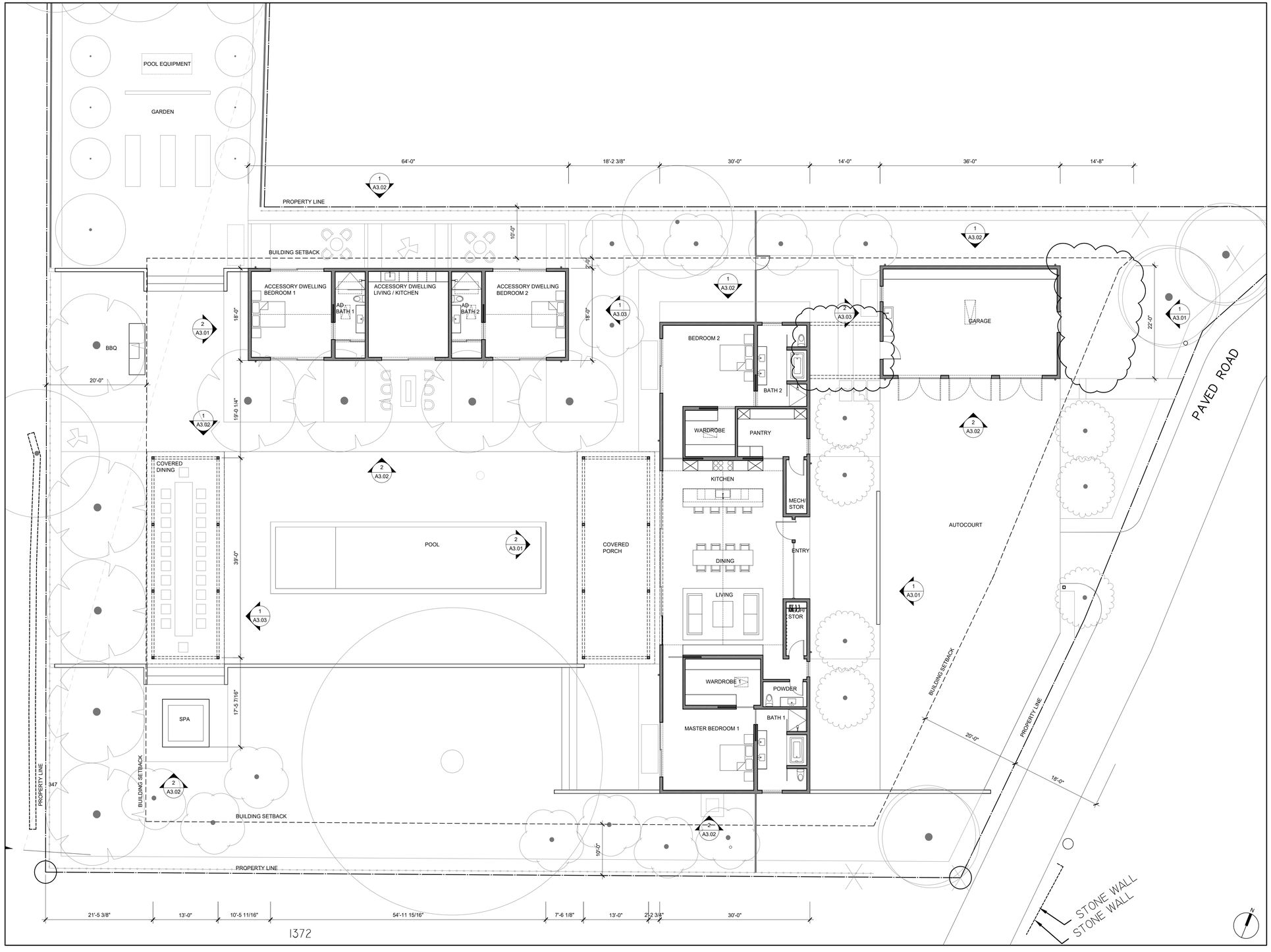
DATE	ISSUE
04.15.18	PLANNING REVIEW
06.15.18	PLANNING RESUBMISSION
09.18.18	PLANNING RESUBMISSION 2

SITE PLAN

SCALE: 1/16" = 1'-0"

DRAWN: gh

A1.01



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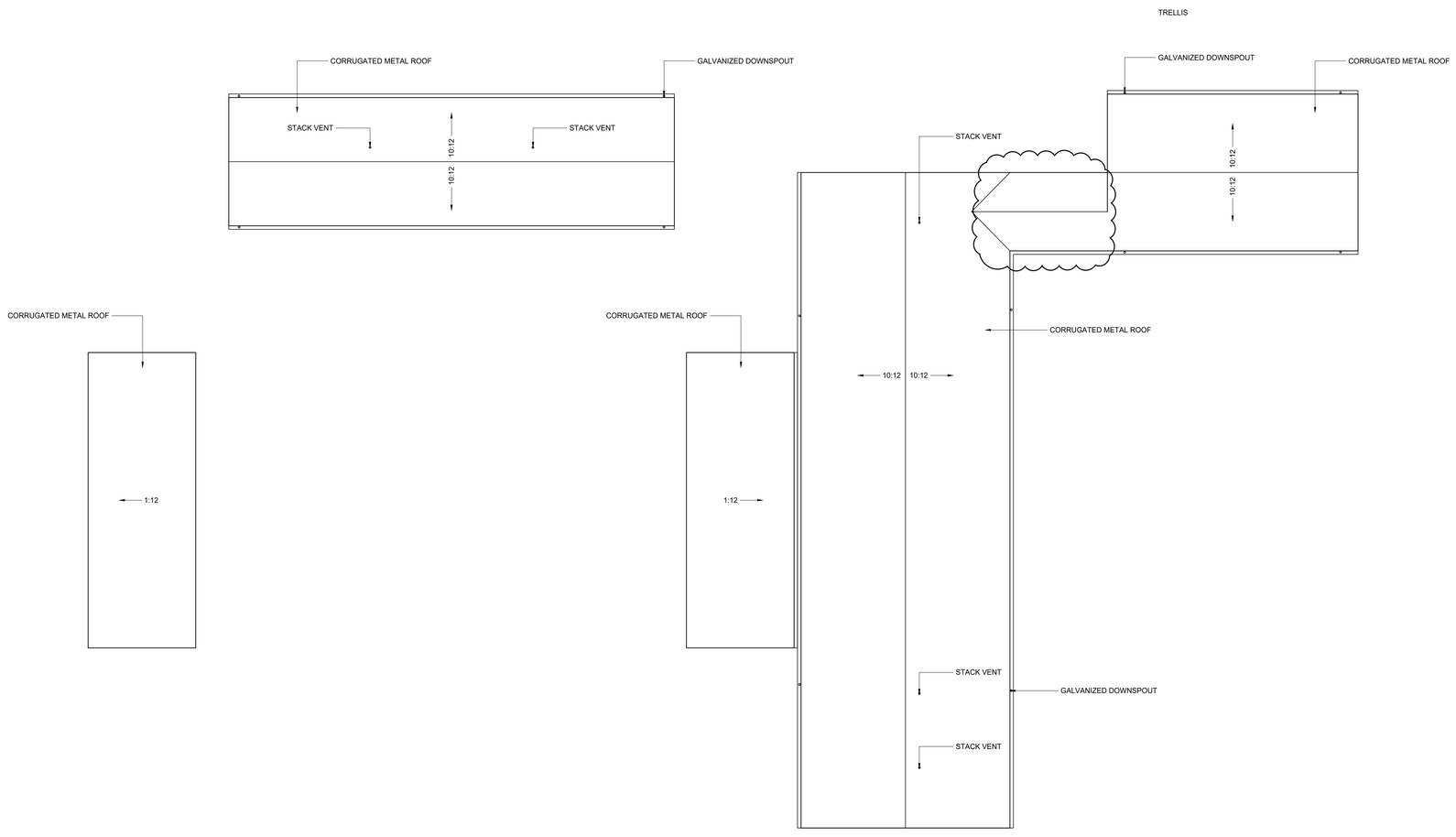
09.18.18	PLANNING RESUBMISSION 2

FLOOR PLAN

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

A2.01



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ROOF PLAN

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

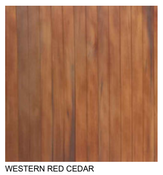
DRAWN: gh

A2.21

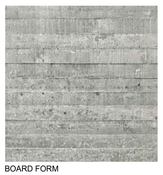
GALVANIZED CORRUGATED
METAL ROOFING

BLACK PAINTED
WINDOW FRAME

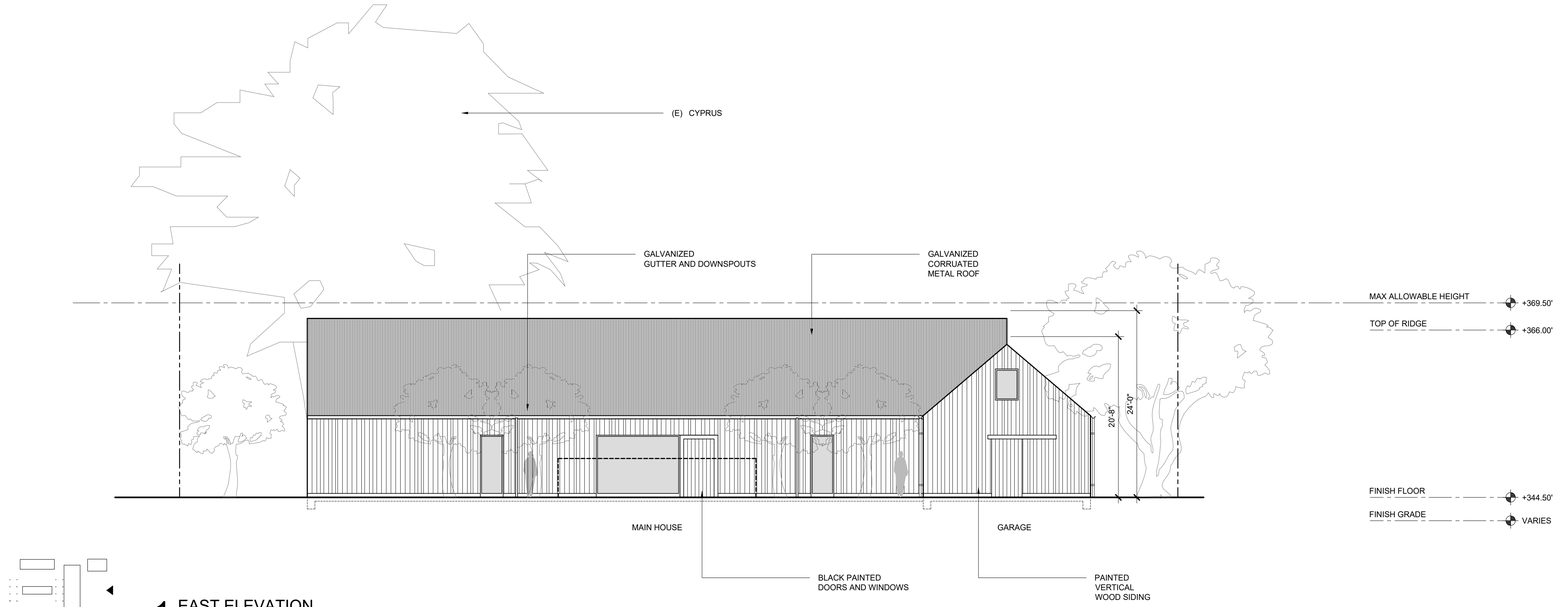
PAINTED VERTICAL
WOOD SIDING



WESTERN RED CEDAR
GATES



BOARD FORM
CONCRETE SITE WALLS



1 EAST ELEVATION
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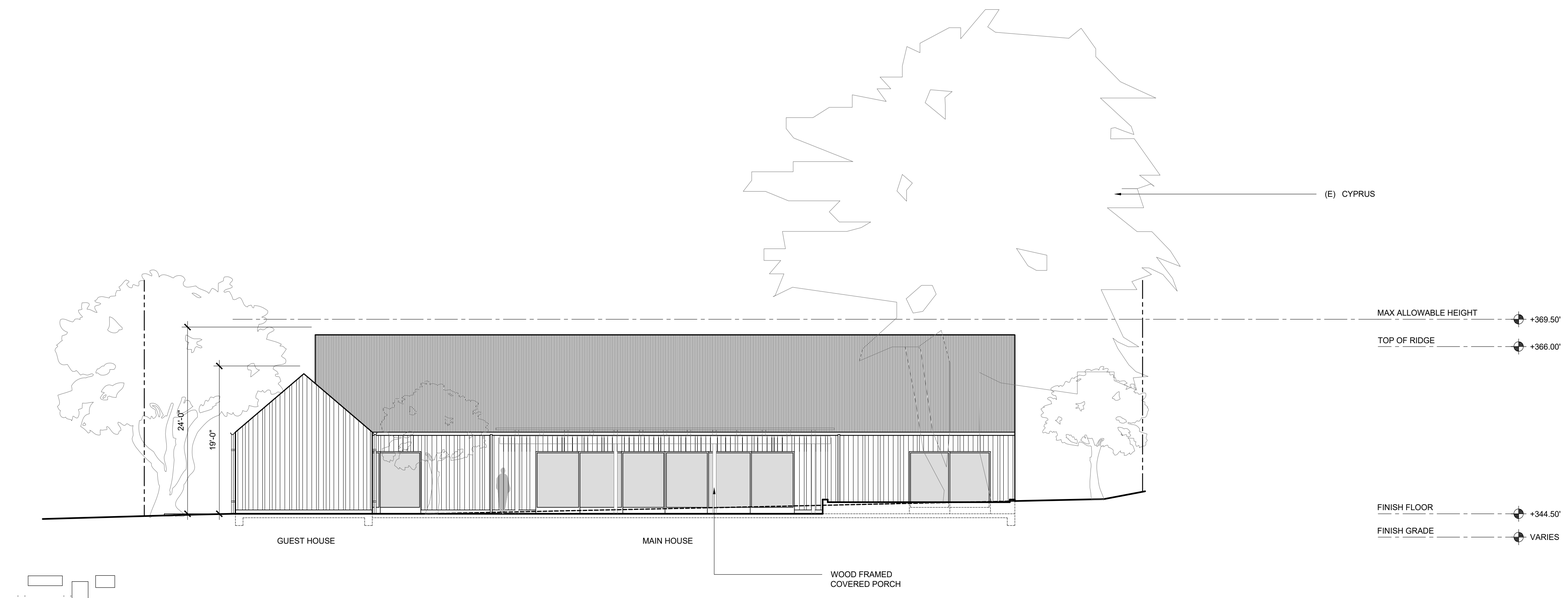

2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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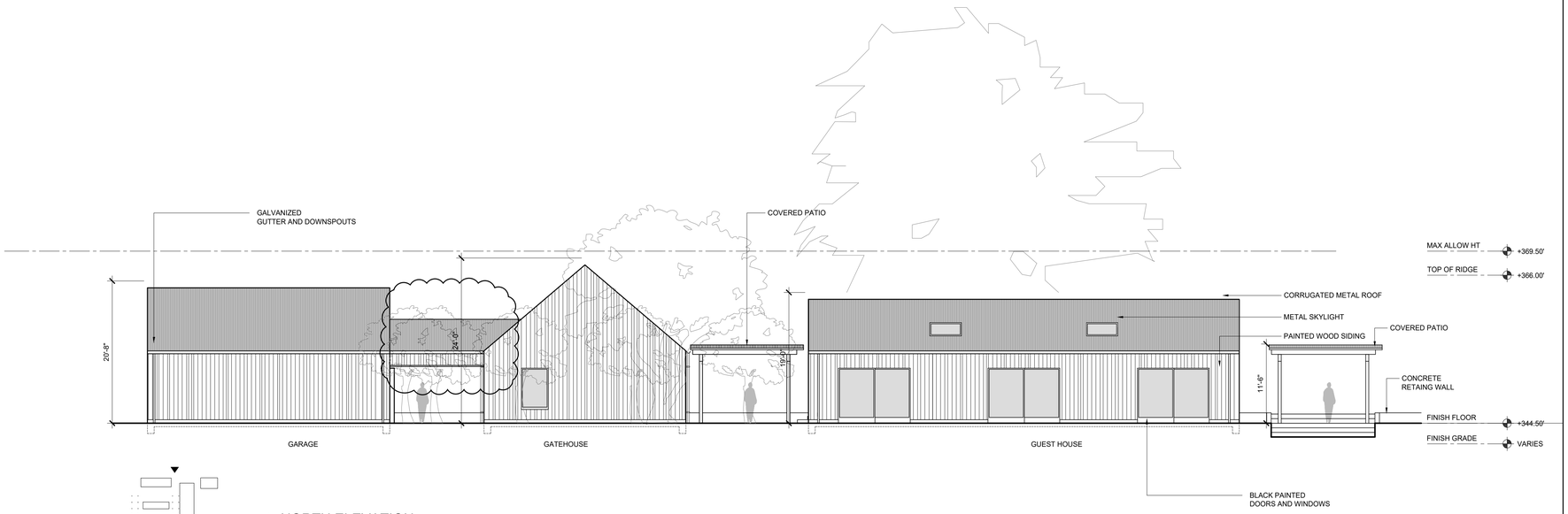
ELEVATIONS

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

A3.01



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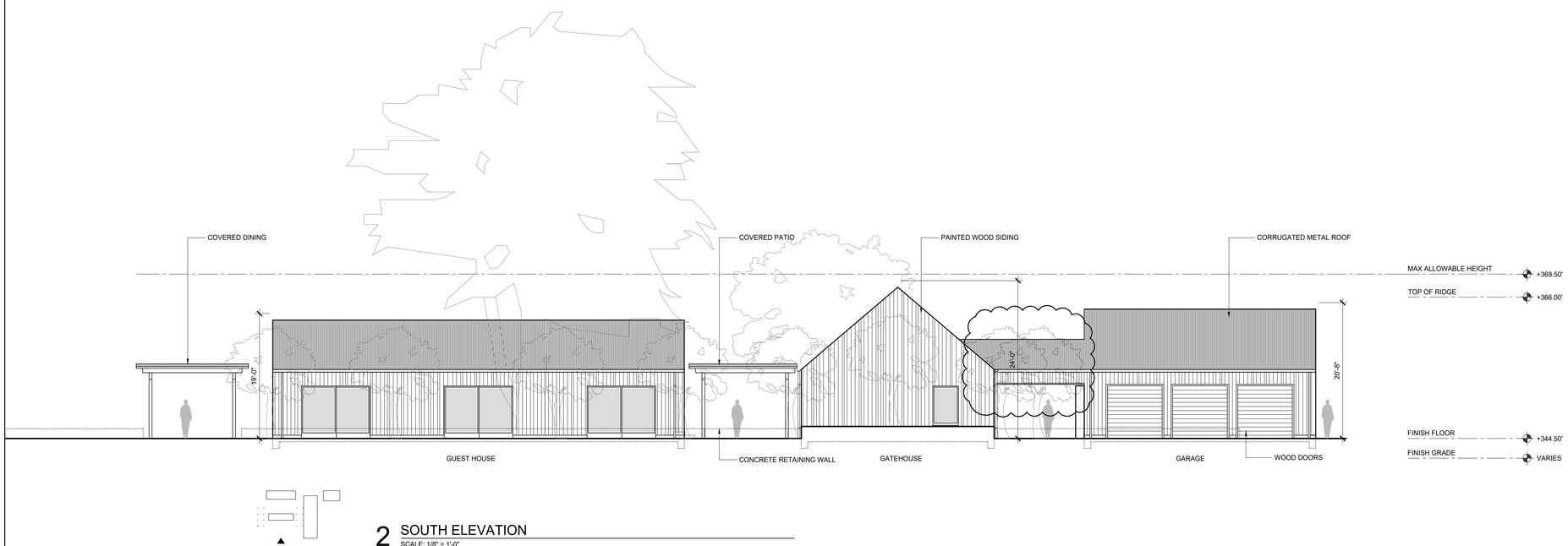

2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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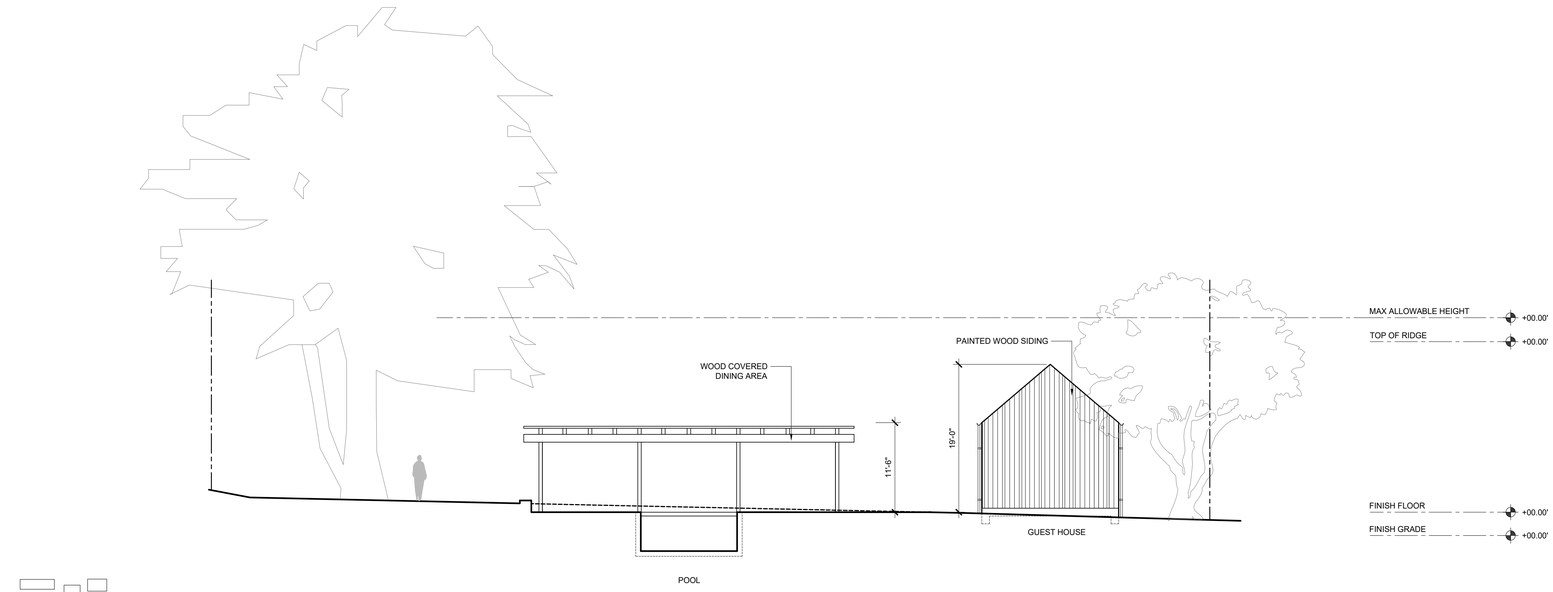
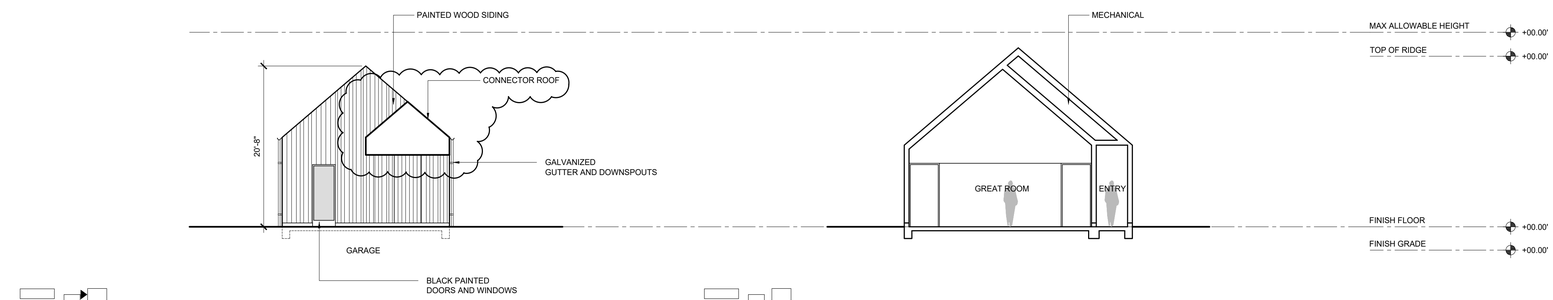
ELEVATIONS

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

A3.02



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



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

3 SECTION AT GREAT ROOM
SCALE: 1/8" = 1'-0"

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ELEVATIONS

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DRAWN: gh

A3.03

NOTES:

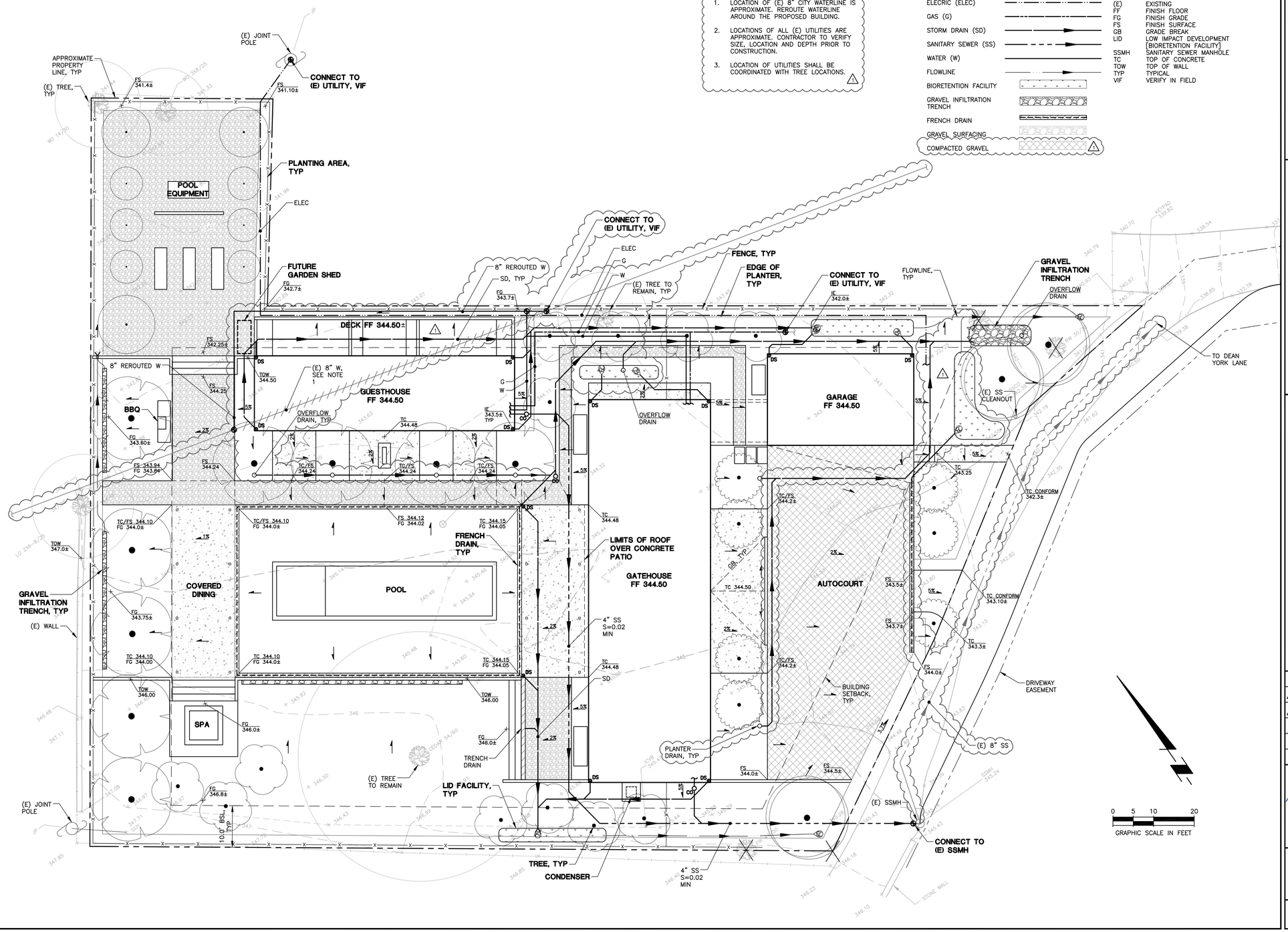
1. LOCATION OF (E) 8" CITY WATERLINE IS APPROXIMATE. REROUTE WATERLINE AROUND THE PROPOSED BUILDING.
2. LOCATIONS OF ALL (E) UTILITIES ARE APPROXIMATE. CONTRACTOR TO VERIFY SIZE, LOCATION AND DEPTH PRIOR TO CONSTRUCTION.
3. LOCATION OF UTILITIES SHALL BE COORDINATED WITH TREE LOCATIONS. 1

LEGEND

- ELECRIC (ELEC)
- GAS (G)
- STORM DRAIN (SD)
- SANITARY SEWER (SS)
- WATER (W)
- FLOWLINE
- BIORETENTION FACILITY
- GRAVEL INFILTRATION TRENCH
- FRENCH DRAIN
- GRAVEL SURFACING
- COMPACTED GRAVEL 1

ABBREVIATIONS

BSL	BUILDING SETBACK LINE
(E)	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FS	FINISH SURFACE
GB	GRADE BREAK
LID	LOW IMPACT DEVELOPMENT [BIORETENTION FACILITY]
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CONCRETE
TOW	TOP OF WALL
TYP	TYPICAL
VIF	VERIFY IN FIELD



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APN 009-680-018

USE PERMIT/DESIGN REVIEW

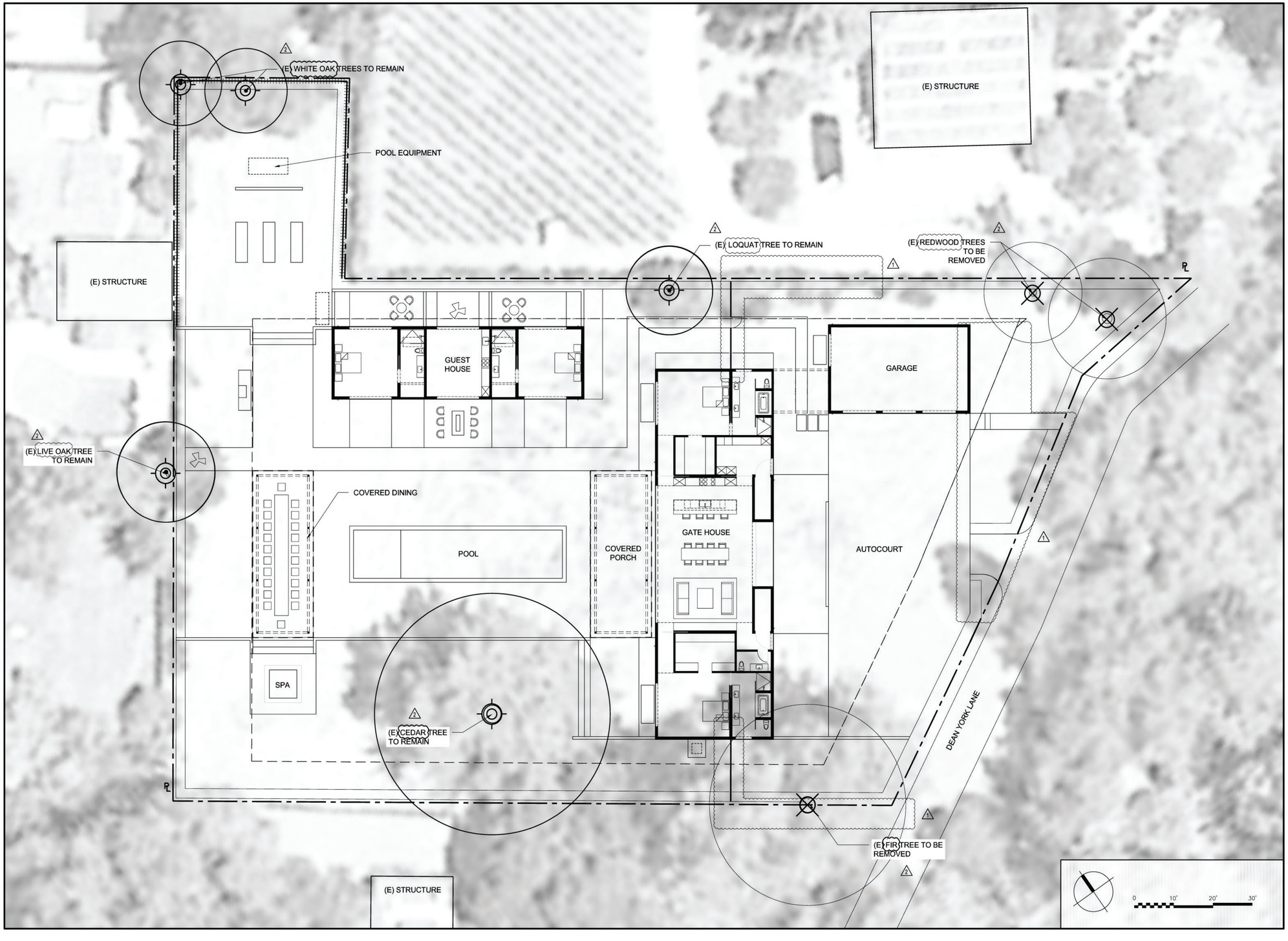
PRELIMINARY GRADING & DRAINAGE PLAN

	2018-04-16 DESIGN REVIEW
1	2018-06-15 PLANNING RESUBMISSION
2	2018-09-18 PLANNING RESUBMIT2

REGISTERED PROFESSIONAL ENGINEER JONICA A. SMITH No. C 85575 CIVIL STATE OF CALIFORNIA

DATE:	2018-03-15
JOB NO:	2018029
SCALE:	AS SHOWN
DRAWN:	JA
CHECKED:	MS
SHEET	C3.0

P:\2018\2018029 CYPRESS HOUSE\CAD\CIVIL\18029-C3.0.DWG PLOTTED ON: 6/25/2018 12:45 PM



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9/18/2018	PLANNING REVISION

EXISTING VEGETATION PLAN

SCALE: 1/10" = 1'-0"

DRAWN: HH/ ACLA

L1.00

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SITE IMAGES

SCALE: 1/10" = 1'-0"

DRAWN: HH/ ACLA

L2.00

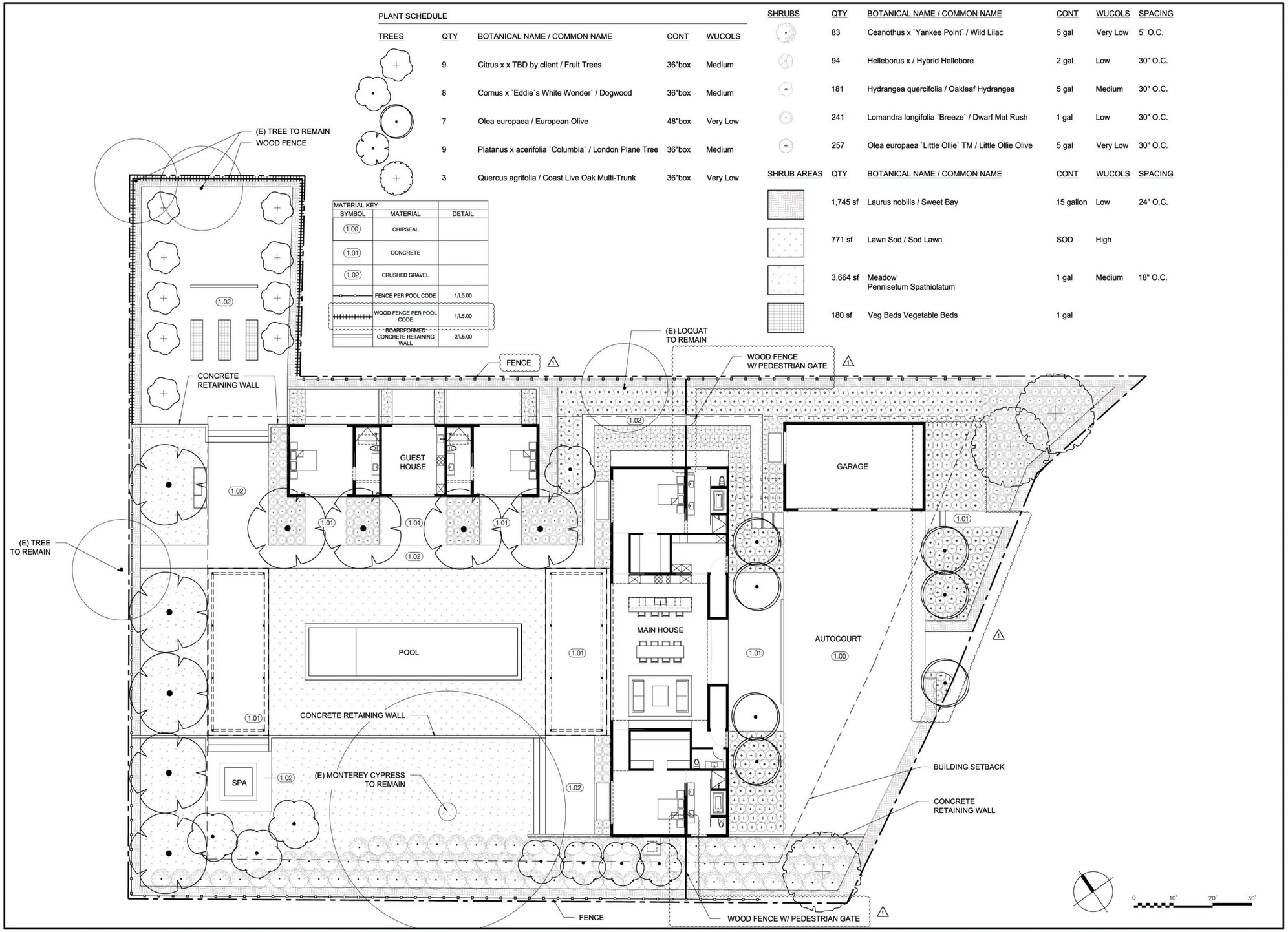
PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	WUCOLS
	9	Citrus x x TBD by client / Fruit Trees	36"box	Medium
	8	Cornus x `Eddie`s White Wonder` / Dogwood	36"box	Medium
	7	Olea europaea / European Olive	48"box	Very Low
	9	Platanus x acerifolia `Columbia` / London Plane Tree	36"box	Medium
	3	Quercus agrifolia / Coast Live Oak Multi-Trunk	36"box	Very Low

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	WUCOLS	SPACING
	83	Ceanothus x `Yankee Point` / Wild Lilac	5 gal	Very Low	5` O.C.
	94	Helleborus x / Hybrid Hellebore	2 gal	Low	30" O.C.
	181	Hydrangea quercifolia / Oakleaf Hydrangea	5 gal	Medium	30" O.C.
	241	Lomandra longifolia `Breeze` / Dwarf Mat Rush	1 gal	Low	30" O.C.
	257	Olea europaea `Little Ollie` TM / Little Ollie Olive	5 gal	Very Low	30" O.C.

SHRUB AREAS	QTY	BOTANICAL NAME / COMMON NAME	CONT	WUCOLS	SPACING
	1,745 sf	Laurus nobilis / Sweet Bay	15 gallon	Low	24" O.C.
	771 sf	Lawn Sod / Sod Lawn	SOD	High	
	3,664 sf	Meadow Pennisetum Spathiolatum	1 gal	Medium	18" O.C.
	180 sf	Veg Beds Vegetable Beds	1 gal		

MATERIAL KEY		
SYMBOL	MATERIAL	DETAIL
1.00	CHIPSEAL	
1.01	CONCRETE	
1.02	CRUSHED GRAVEL	
	FENCE PER POOL CODE	1/L5.00
	WOOD FENCE PER POOL CODE	1/L5.00
	BOARDFORMED CONCRETE RETAINING WALL	2/L5.00



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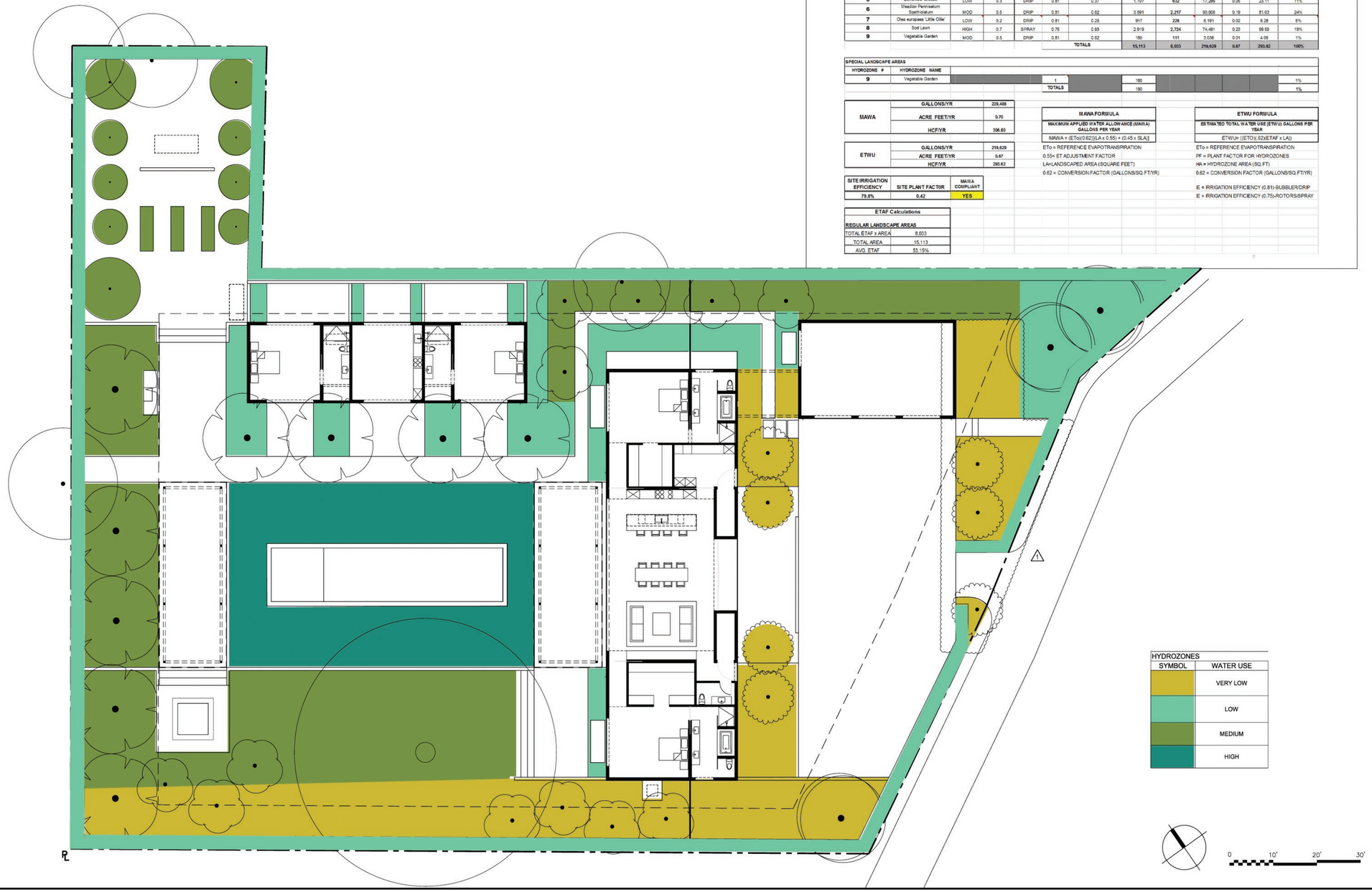
PLANTING PLAN

SCALE: 1/10" = 1'-0"

DRAWN: HH/ ACLA

L3.00



WATER USE CALCULATIONS

WATER USE ESTIMATION - DEAN YORK RESIDENCE

WATER TYPE	POTABLE
SITE ETo	44.1
	3/6/2018

REGULAR LANDSCAPE AREAS												
HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
1	Ceanothus x 'Yankee Point'	LOW	0.2	DRIP	0.81	0.25	2,308	579	15,982	0.05	20.83	18%
2	Helleborus x	LOW	0.3	DRIP	0.81	0.37	112	41	1,134	0.00	1.52	1%
3	Helleborus x/Hydrangea quercifolia Mix	MOD	0.5	DRIP	0.81	0.62	1,049	648	17,705	0.05	23.67	7%
4	Laurus nobilis 'Sweet Bay'	LOW	0.3	DRIP	0.81	0.37	2,330	863	23,505	0.07	31.64	18%
5	Lonicera 'Sinecor'	LOW	0.3	DRIP	0.81	0.37	1,707	632	17,286	0.05	23.11	11%
6	Meadow Penrisetum Spathiolatum	MOD	0.5	DRIP	0.81	0.62	3,591	2,217	60,606	0.19	81.03	24%
7	Olea europea 'Little Ollie'	LOW	0.2	DRIP	0.81	0.25	917	228	6,191	0.02	8.28	6%
8	Sod Lawn	HIGH	0.7	SPRAY	0.75	0.93	2,919	2,724	74,481	0.23	99.59	19%
9	Vegetable Garden	MOD	0.5	DRIP	0.81	0.62	180	111	3,036	0.01	4.06	1%
						TOTALS	15,113	8,033	219,629	0.67	293.62	100%

SPECIAL LANDSCAPE AREAS									
HYDROZONE #	HYDROZONE NAME								
9	Vegetable Garden		1	180					1%
			TOTALS	180					1%

MAWA	GALLONS/YR	229,488
	ACRE FEET/YR	0.70
	HCF/YR	306.80
ETWU	GALLONS/YR	219,629
	ACRE FEET/YR	0.67
	HCF/YR	293.62

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
79.8%	0.42	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF X AREA	8,033
TOTAL AREA	15,113
AVG. ETAF	53.15%

MAWA FORMULA

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR

MAWA = (ETo)(0.62)[(LA x 0.55) + (0.45 x SLA)]

ETo = REFERENCE EVAPOTRANSPIRATION
0.55= ET ADJUSTMENT FACTOR
LA=LANDSCAPED AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU FORMULA

ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR

ETWU= ((ETO)(.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION
PF = PLANT FACTOR FOR HYDROZONES
HA = HYDROZONE AREA (SQ.FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP
IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

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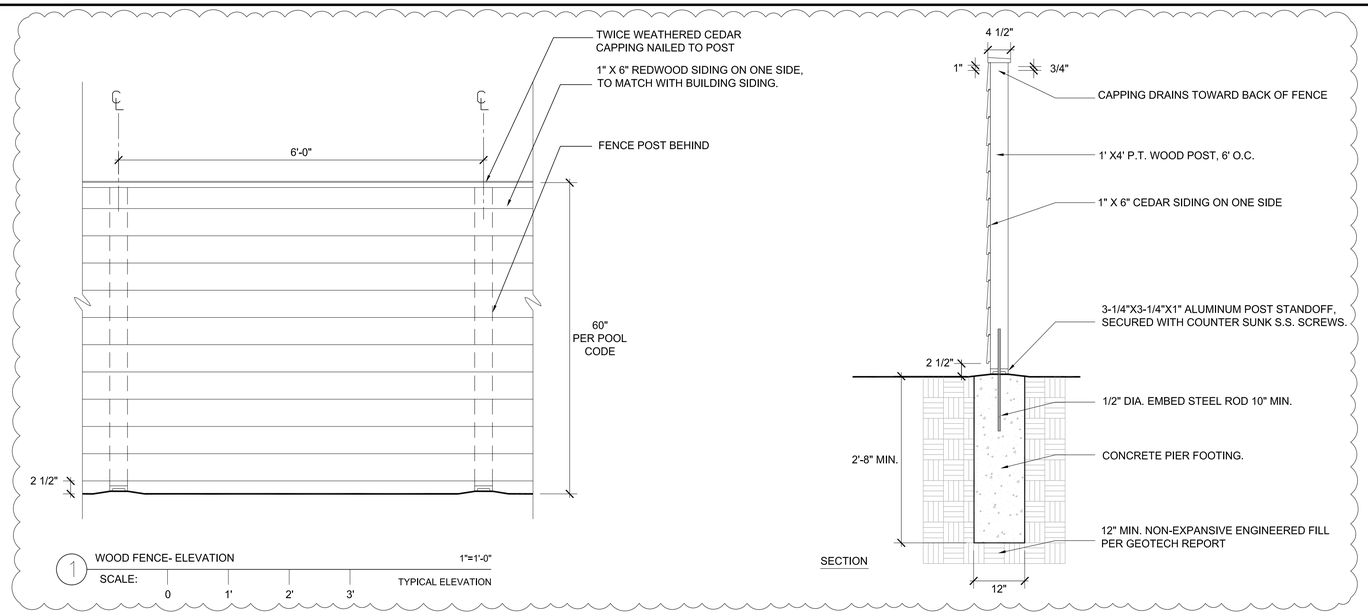
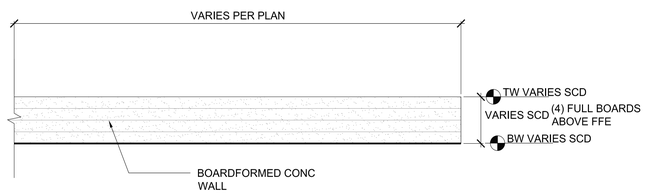
HYDROZONE PLAN

SCALE: 1/10" = 1'-0"
DRAWN: HH/ ACLA

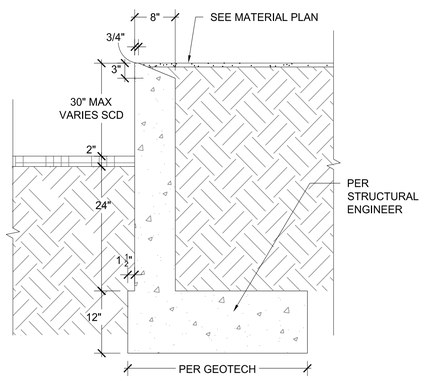
L4.00



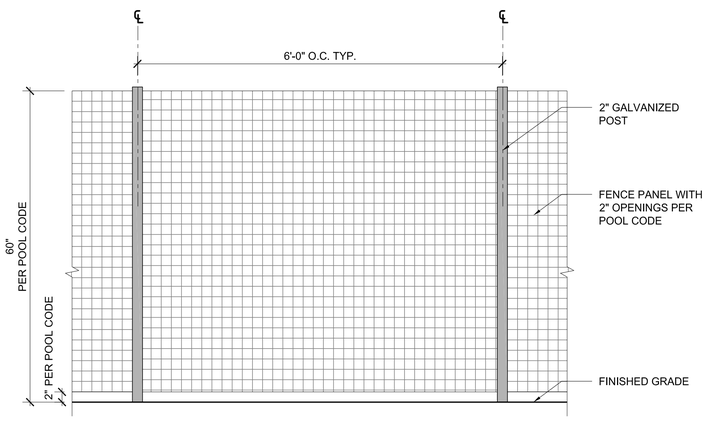
1 WOOD FENCE- ELEVATION 1"=1'-0"
SCALE: 0 1' 2' 3' TYPICAL ELEVATION



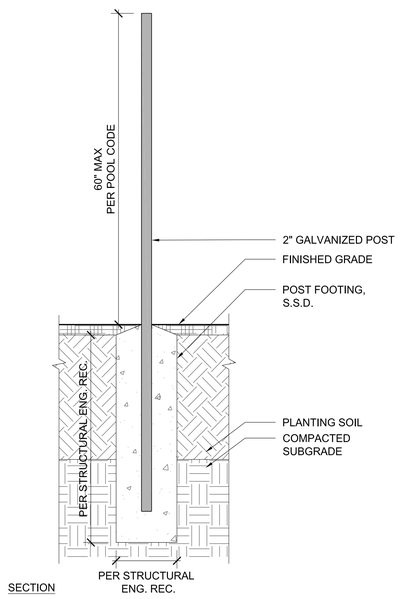
2A CONCRETE RETAINING WALL, TYP. 1/2"=1'-0"
SCALE: 0 1' 2' 4' TYPICAL ELEVATION



2B CONCRETE RETAINING WALL - SECTION 1"=1'-0"
SCALE: 0 1' 2' 3' TYPICAL SECTION



3 FENCE 1"=1'-0"
SCALE: 0 1' 2' 3' TYPICAL ELEVATION



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6/25/2018	PLANNING REVISION

DETAIL SHEET

SCALE: PER DETAILS
DRAWN: HH/ ACLA

L5.00

WATER DEMAND ANALYSIS

FOR

CYPRESS HOUSE

1760 Dean York Lane
St. Helena, CA, 94574
APN: 009-680-018

Project No. 2018029

March 12, 2018

SUMMIT ENGINEERING, INC.
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WATER NEUTRALITY 5

Appendix A: Overall Site Plan
Appendix B: Baseline and Proposed Water Demand Calculations
Appendix C: Landscape Architect Water Demand Calculations

CYPRESS HOUSE
Project No. 2018029

SUMMIT ENGINEERING, INC.
Water Demand Analysis
BY: NM CHK: SW

PROJECT DESCRIPTION

The Cypress House (APN 009-680-018) is an existing residential property located at 1760 Dean York Lane in St. Helena, Napa County California. The previously existing residence has been demolished and is proposed to be replaced. The planned improvements to the property consist of a new residence, guest house, garage, pool, spa, and associated driveway and landscape improvements. The existing residence has been served by the City water system since its establishment and seeks to continue this connection.

Per the City of St. Helena Water Neutral Policy for Development, the post development water usage must maintain water neutrality with the baseline water usage. The following water demand report compares the estimated water demand for the proposed improvements to the estimated historic water use. Historical water billing records were not available for the property; therefore the baseline demand for the historic condition of the three-bedroom house and associated landscaping is estimated in the following analysis.

BASELINE WATER DEMAND

Per the St. Helena Water Neutral Policy for Development, the existing baseline water demand is calculated based on the existing indoor and outdoor uses.

Based on the City water demand analysis criteria, flows are calculated in average gallons per day (GPD) for the three-bedroom residence and landscaping, and extrapolated to gallons per year (GPY). Wastewater generation and water demand are closely correlated; therefore, the Napa County Alternative Sewer Treatment System Standards (ASTS) are used to calculate the baseline water use. For residential applications, the acceptable wastewater generation rate is 150 GPD per bedroom. Domestic water demand for the three-bedroom residence is therefore:

3 Bedroom Residence	3 BR	x	150 GPD	=	450 GPD
Total Daily Indoor Water Demand				**=**	**450 GPD**
				=	**164,250 GPY**

Previous plans for landscaping at the residence, along with a prior water neutrality report for the property were utilized to estimate the irrigation demand. The outdoor residential water demand is calculated based on 7,282 square feet of lawn area utilizing spray irrigation and 3,471 square feet of landscaping utilizing drip irrigation. The lawn area is assumed to be watered every third day during the dry months (May-October). 600 gallons of water per day is estimated for every 1,000 square feet of lawn per the previous analysis of baseline irrigation conditions. The landscaped area is assumed to utilize 1 gallon per hour drip emitters. The emitter spacing is assumed to be 2 feet and the spacing between laterals is 2 feet. Drip irrigation is assumed to occur for 4 hours per week during the dry season (26 weeks, May-October). The corresponding estimated historic outdoor water demand is:

Table 1: Spray Irrigation Water Demand

	SPRAY AREA (SF)	GAL/SF/DAY	DAYS OF IRRIGATION	TOTAL ANNUAL FLOW (GPY)	AVG. DAILY WATER USE
Spray Irrigation Water Usage	7,282	0.6	61	266,521	730 GPD

Table 2: Drip Irrigation Water Demand

	DRIP AREA (SF)	NUMBER OF EMITTERS[1]	FLOW PER EMITTER PER HOUR	HOURS PER EMITTER PER YEAR[2]	TOTAL ANNUAL FLOW (GPY)	AVG. DAILY WATER USE
Drip Irrigation Water Usage	3,741	936	1	104	97,344	267 GPD

[1] Assumed 1 emitter per 4 square feet of area.
[2] Assumed 4 hours of watering per week for 26 weeks.

Table 3: Baseline Water Demand

BASELINE DOMESTIC WATER DEMAND		WATER USE
INDOOR RESIDENTIAL WATER DEMAND	=	450 GPD
OUTDOOR RESIDENTIAL WATER DEMAND	=	997 GPD
AVG. DAILY WATER USE	=	***1,447 GPD***
	=	***528,115 GPY***

The average historical water demand is estimated to be 1,447 GPD, or 528,115 GPY.

PROJECTED DOMESTIC WATER DEMAND

INDOOR RESIDENTIAL WATER DEMAND:

The proposed residential improvements with City water demand will be based on a two-bedroom main residence, and two-bedroom guest residence. Two occupants per bedroom will be used to determine the anticipated future water demand for all bedrooms, per the City of St. Helena's Water Neutral Policy for Development. The occupancy for the Cypress House improvements is shown in the calculation below:

Main Residence	2-bedroom	x	2 occupants/bedroom	=	4 occupants
Guest Residence	2-bedrooms	x	2 occupant/bedroom	=	4 occupants
			Total Proposed Occupancy	***=***	***8 occupants***

The calculated occupancy will be used to determine the anticipated indoor future water demand for both residences. All indoor fixtures planned for installation will be low-flow and water efficient. The anticipated fixture flow rates are based on input from the City of St Helena's Water Neutral Policy for Development. The anticipated flow duration per fixture is anticipated to be equivalent to the acceptable City residential demands. The following is a breakdown of the projected indoor water demand for the proposed improvements:

Table 4: Indoor Residential Water Demand

FIXTURE	FLOW RATE	FLOW DURATION (min, flush, etc.)	# of Daily Uses	OCCUPANTS	WATER USE
Toilet	1.3 gal/flush	1	3	8	31 GPD
Showerhead	2 gal/min	8	1	8	128 GPD
Sink Faucet	1.5 gal/min	0.25	3	8	9 GPD
Kitchen Faucet	1.5 gal/min	4	1	8	48 GPD
Clothes Washer	19.7 gal/load	1	0.37	8	58 GPD
Dishwasher	6.3 gal/load	1	0.1	8	5 GPD
				Average Indoor Daily Water Use	**280 GPD**

The indoor residential water demand is projected to be ***280 GPD*** based on recommendations provided in the City's Water Neutral Policy for Development.

HOT TUB WATER DEMAND

As part of the proposed improvements, the residence will have an outdoor hot tub. Hot tub fill water and supplemental fills will be supplied by the City water system. Based on anticipated evaporation rates (see Appendix B), the daily hot tub water demand is as follows:

Table 5: Hot Tub Water Demand

Hot Tub Area (SF)	ANNUAL EVAPORATION (GAL/YEAR)	TOTAL ANNUAL WATER DEMAND (GAL/YEAR)	AVG. DAILY WATER DEMAND[1] (GPD)
49	1,811	1,811	5

The total estimated daily water demand for the hot tubs is **5 GPD.**

POOL WATER DEMAND

An additional part of the proposed improvements is a pool for the use of residents and their guests. Pool water will be trucked in when filled initially or when drained, and only minimal evaporation loss is anticipated to be met with City water. Based on anticipated evaporation rates (see Appendix B), the daily pool water demand is as follows:

Table 6: Pool Water Demand

Pool Area (SF)	ANNUAL EVAPORATION (GAL/YEAR)	ANNUAL PRECIPITATION (GAL/YEAR)	TOTAL ANNUAL WATER DEMAND (GAL/YEAR)	AVG. DAILY WATER DEMAND (GPD)
612	22,620	13,307	9,313	26

The total estimated daily water demand for the pool is **26 GPD**.

PROPOSED WATER DEMAND SUMMARY

The projected average daily water demand is summarized in the following Table:

Table 7: Total Daily Domestic Water Demand

PROJECTED DOMESTIC WATER DEMAND		WATER USE	
INDOOR RESIDENTIAL WATER DEMAND	=	280	GPD
HOT TUB WATER DEMAND	=	5	GPD
POOL WATER DEMAND	=	26	GPD
TOTAL DAILY WATER USE	=	***311***	***GPD***
	=	***113,515***	***GPY***

PROPOSED IRRIGATION WATER DEMAND

The Cypress property will include a new landscaping design as part of the site improvements. The landscape irrigation system will be supplied though the City water system. The estimated total water use (ETWU) is estimated by the landscape architect below and can be seen in Appendix C.

ETWU = 219,629 GAL/YEAR

Average Daily Irrigation Demand = 602 GPD

WATER NEUTRALITY

A summary of the anticipated average daily water demand for the proposed project is shown in the following table:

Table 8: Avg. Daily Water Demand

WATER DEMAND		WATER USE	
INDOOR RESIDENTIAL WATER DEMAND	=	280	GPD
HOT TUB WATER DEMAND	=	5	GPD
POOL WATER DEMAND	=	26	GPD
LANDSCAPE IRRIGATION DEMAND	=	602	GPD
TOTAL DAILY WATER USE	=	**912**	**GPD**

The calculated existing baseline water demand is 1,447 GPD, based on a theoretical estimate of domestic and landscape water uses on the property. As the anticipated average water demand of 912 GPD does not surpass the calculated existing water demand, the overall property improvements comply with the City of St. Helena Water Neutral Policy for Development. No increase in water use is proposed for the new residence and associated facilities and landscaping.

APPENDIX A

OVERALL SITE PLAN

NOTES:

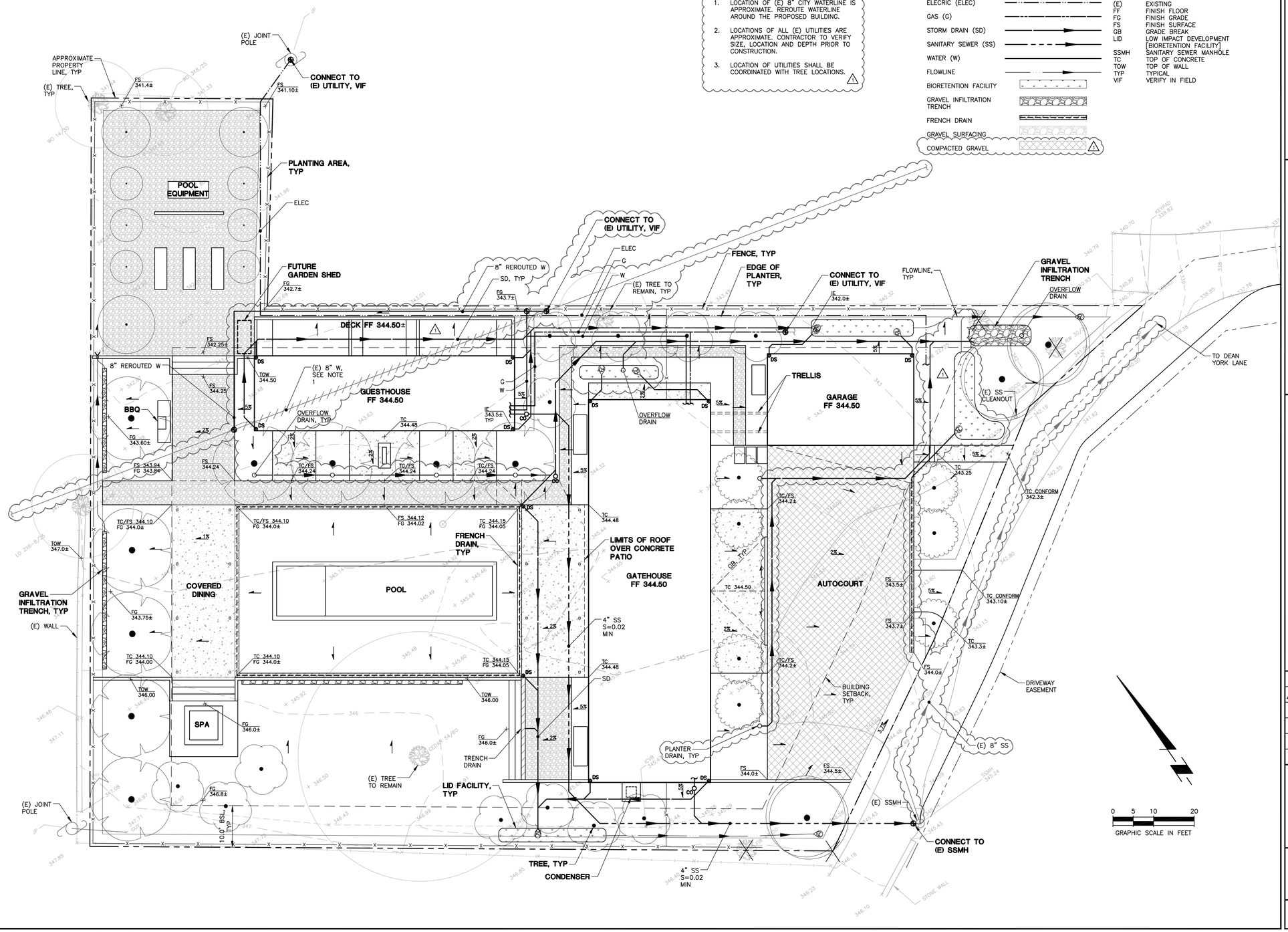
1. LOCATION OF (E) 8" CITY WATERLINE IS APPROXIMATE. REROUTE WATERLINE AROUND THE PROPOSED BUILDING.
2. LOCATIONS OF ALL (E) UTILITIES ARE APPROXIMATE. CONTRACTOR TO VERIFY SIZE, LOCATION AND DEPTH PRIOR TO CONSTRUCTION.
3. LOCATION OF UTILITIES SHALL BE COORDINATED WITH TREE LOCATIONS. 1

LEGEND

- ELECRIC (ELEC)
- GAS (G)
- STORM DRAIN (SD)
- SANITARY SEWER (SS)
- WATER (W)
- FLOWLINE
- BIORETENTION FACILITY
- GRAVEL INFILTRATION TRENCH
- FRENCH DRAIN
- GRAVEL SURFACING
- COMPACTED GRAVEL 1

ABBREVIATIONS

BSL	BUILDING SETBACK LINE
(E)	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FS	FINISH SURFACE
GB	GRADE BREAK
LID	LOW IMPACT DEVELOPMENT [BIORETENTION FACILITY]
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CONCRETE
TOW	TOP OF WALL
TYP	TYPICAL
VIF	VERIFY IN FIELD



SUMMIT
Summit Engineering, Inc.
463 Aviation Blvd. Suite 200 • Santa Rosa, CA 95403
707-527-0775 • www.summit-sr.com

CYPRESS HOUSE
1760 DEAN YORK LANE
ST. HELENA, CA 94574
APN 009-680-018

USE PERMIT/DESIGN REVIEW

PRELIMINARY GRADING & DRAINAGE PLAN

	2018-04-16 DESIGN REVIEW
1	2018-06-15 PLANNING RESUBMISSION

REGISTERED PROFESSIONAL ENGINEER MONICA A. SHAW No. C 85515 CIVIL STATE OF CALIFORNIA

DATE:	2018-03-15
JOB NO:	2018029
SCALE:	AS SHOWN
DRAWN:	JA
CHECKED:	MS
SHEET	C3.0

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF SUMMIT ENGINEERING, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF SUMMIT ENGINEERING, INC.

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APPENDIX B

WATER DEMAND CALCULATIONS

SUMMIT ENGINEERING, INC.	CYPRESS HOUSE Estimated Baseline Water Use Water Demand Analysis	PROJECT NO. 2018029 BY: NM CHK: SW

Estimated Baseline Water use per Delta

Assumptions

Bedrooms	3		
Lawn Area	7,282	ft	600 gal/1000 ft turf
Landscaping Area	3,741	ft	Drip irrigation expected 4 hrs/ week for 26 weeks

	Bedrooms	Daily (gpd)	Annual (gpy)	Ac-Ft/Year
Domestic (150 gal/bedroom)	3	**450**	164,250	0.504

	Spray Area (SF)	Gal/SF/Day	Days of Spray Irrigation	Total Annual Flow (gpy)	Total Daily Flow (gpd)	Total Annual Flow (ac-ft/year)
Spray Irrigation Water Usage	7,282	0.6	61	266,521	**730**	0.82

	Drip Area (SF)	Number of Emitters	Flow per Emitter per Hour	Flow per Emitter per Year (gal)	Total Annual Flow (gpy)	Total Daily Flow (gpd)	Total Annual Flow (ac-ft/year)
Drip Irrigation Water Usage	3,741	936	1	104	97,344	**267**	0.30

Total Estimated Annual Water Use	1.62	Ac-ft/year
Total Estimated Daily Water use	**1,447**	GPD

SUMMIT ENGINEERING, INC.	CYPRESS HOUSE Estimated Proposed Water Use Water Demand Analysis	PROJECT NO. 2018029 BY: NM CHK: SW

Estimated Proposed Water Use

Indoor Residential Demand

FIXTURE	FLOW RATE	FLOW DURATION (min, flush, etc.)	# of Daily Uses	OCCUPANTS	WATER USE
Toilet	1.3 gal/flush	1	3	8	31 GPD
Showerhead[a]	2 gal/min	8	1	8	128 GPD
Sink Faucet	1.5 gal/min	0.25	3	8	9 GPD
Kitchen Faucet	1.5 gal/min	4	1	8	48 GPD
Clothes Washer	19.7 gal/load	1	0.37	8	58 GPD
Dishwasher	6.3 gal/load	1	0.1	8	5 GPD
				Total Indoor Daily Water Us	**280** GPD

Pool Water Demand

Pool Area (SF)	Annual Lake Evaporation	Annual Lake Evaporation	Annual Precipitation	Annual Precipitation	Total Annual Water Demand	Total Daily Water Demand
(SF)	(CF)	(GPY)	(CF)	(GPY)	(GPY)	(GPD)
612	3,024	22,620	1,779	13,307	9,313	**26**

Hot Tub Water Demand

Hot Tub Area (SF)	Annual Lake Evaporation	Annual Lake Evaporation	Total Annual Water Demand	Total Daily Water Demand
(SF)	(CF)	(GPY)	(GPY)	(GPD)
49	242	1,811	1,811	**5**

Landscape Water Demand

ETWU	=	219,629	GPY
	=	**602**	GPD

Total Estimated Water Demand = **912** GPD

SUMMIT ENGINEERING, INC.	CYPRESS HOUSE Climate Water Demand Analysis	PROJECT NO. 2018029 BY: NM CHK: SW

Month	Days	Average Temp[a] (F)	Reference Evapotranspiration[b] (in)	Pan Evaporation[c] (in)	Lake Evaporation[d] (in)	Average Precipitation[e] (in)	10-Year Precipitation[f] (in)	100-Year Precipitation[f] (in)
August	31	71.0	6.5	12.06	9.3	0.08	0.1	0.2
September	30	68.6	5.1	8.67	6.7	0.41	0.6	0.9
October	31	62.5	3.4	5.72	4.4	1.84	2.8	4.0
November	30	53.4	1.8	2.48	1.9	4.83	7.3	10.4
December	31	47.6	0.9	1.66	1.3	5.22	7.9	11.3
January	31	47.9	1.2	1.53	1.2	7.46	11.3	16.1
February	28	51.4	1.7	2.15	1.7	7.10	10.7	15.3
March	31	54.1	3.4	3.79	2.9	5.31	8.0	11.5
April	30	58.6	4.8	5.82	4.5	1.74	2.6	3.8
May	31	63.6	6.2	8.90	6.9	0.68	1.0	1.5
June	30	68.8	6.9	11.00	8.5	0.17	0.3	0.4
July	31	71.6	7.4	13.22	10.2	0.04	0.1	0.1
Total	**365**		**49.4**	**77.0**	**59.3**	**34.9**	**52.6**	**75.4**

[a] Average monthly temperature observed between 1931 and 2001 for Saint Helena, Napa, CA from NOAA

[b] Average monthly reference evaporation rates for Zone 8, Inland San Fransisco Bay Area, typical rainfall year, CIMIS, DWR, 2001. See www.itrc.org.

[c] Average monthly pan evaporation rates observed at Lake Berryessa, between 1957 and 1970. See http://www.calclim.dri.edu/ccda/comparative/avgpan.html

[d] Pan evaporation rates adjusted by a factor of 0.77 to determine lake evaporation.

[e] Average monthly rainfall observed between 1931 and 2001 for Saint Helena, Napa, CA from NOAA

[f] Average monthly rainfall adjusted by the ratio of 10-yr and 100-yr wet year return storm identified by Pearsons Log III Distribution (St Helena)

APPENDIX C

LANDSCAPE ARCHITECT WATER DEMAND CALCULATIONS

WATER USE CALCULATIONS

WATER USE ESTIMATION - DEAN YORK RESIDENCE

WATER TYPE	POTABLE
SITE ETo=	44.1
	3/6/2018

REGULAR LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
1	Ceanothus x 'Yankee Point'	LOW	0.2	DRIP	0.81	0.25	2,308	**570**	15,582	0.05	20.83	15%
2	Helleborus x	LOW	0.3	DRIP	0.81	0.37	112	**41**	1,134	0.00	1.52	1%
3	Helleborus x/Hydrangea quercifolia Mix	MOD	0.5	DRIP	0.81	0.62	1,049	**648**	17,705	0.05	23.67	7%
4	Laurus nobilis 'Sweet Bay'	LOW	0.3	DRIP	0.81	0.37	2,330	**863**	23,595	0.07	31.54	15%
5	Lomandra 'Breeze'	LOW	0.3	DRIP	0.81	0.37	1,707	**632**	17,286	0.05	23.11	11%
6	Meadow Pennisetum Spatholatum	MOD	0.5	DRIP	0.81	0.62	3,591	**2,217**	60,608	0.19	81.03	24%
7	Olea europaea 'Little Ollie'	LOW	0.2	DRIP	0.81	0.25	917	**226**	6,191	0.02	8.28	6%
8	Sod Lawn	HIGH	0.7	SPRAY	0.75	0.93	2,919	**2,724**	74,491	0.23	99.59	19%
9	Vegetable Garden	MOD	0.5	DRIP	0.81	0.62	180	**111**	3,038	0.01	4.06	1%
						TOTALS	**15,113**	**8,033**	**219,629**	**0.67**	**293.62**	**100%**

SPECIAL LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME									
9	Vegetable Garden			1		180				1%
				TOTALS		180				1%

MAWA	GALLONS/YR	229,486
	ACRE FEET/YR	0.70
	HCF/YR	306.80
ETWU	GALLONS/YR	219,629
	ACRE FEET/YR	0.67
	HCF/YR	293.62

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
79.8%	0.42	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	8,033
TOTAL AREA	15,113
AVG. ETAF	53.15%

MAWA FORMULA

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR

MAWA = (ETo)(0.62)[(LA x 0.55) + (0.45 x SLA)]

ETo = REFERENCE EVAPOTRANSPIRATION
0.55= ET ADJUSTMENT FACTOR
LA=LANDSCAPED AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

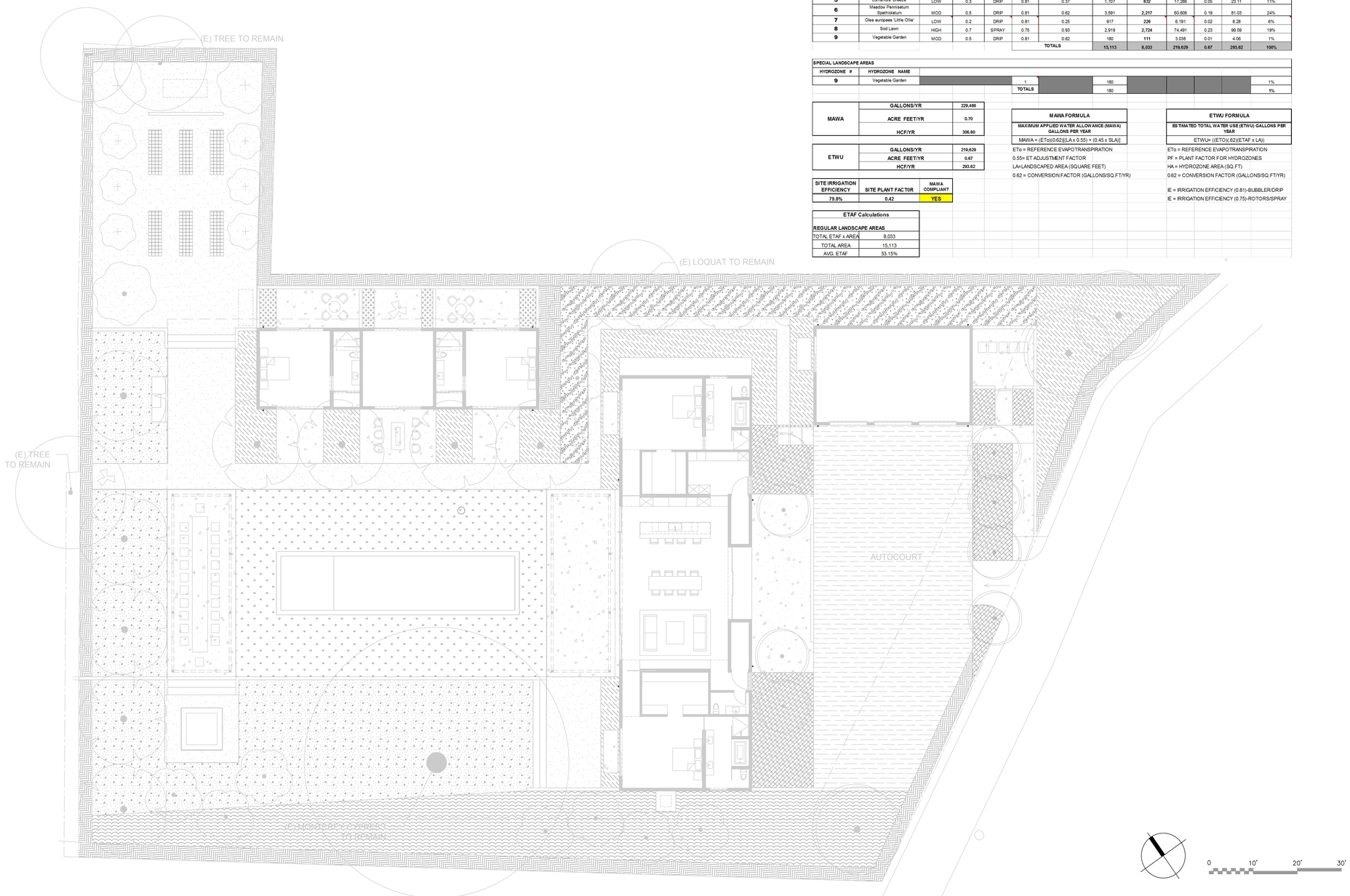
ETWU FORMULA

ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR

ETWU= ((ETO)(.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION
PF = PLANT FACTOR FOR HYDROZONES
HA = HYDROZONE AREA (SQ.FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP
IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY



ZAK

ZAK ARCHITECTURE
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415-705-6200
415-705-6215
www.zakarchitecture.com

This work was prepared by me or under my supervision. Construction of this project will be under my observation.

DATE	ISSUE
X/X/X	X

IRRIGATION WATER CALCULATIONS

SCALE: 1/10" = 1'-0"
DRAWN: HH/ ACLA

LX.XX

Lilly Bianco

From: Craig Williams <cwilliams@netwiz.net>
Sent: Thursday, June 21, 2018 10:50 AM
To: Lilly Bianco
Subject: Re: 1760 Dean York Lane Design Review

Follow Up Flag: Follow up
Flag Status: Flagged

Lilly:

Good morning and thank you again for this link to the 1760 Dean York Lane Design Review.

I realize the written or oral comments deadline has passed and accept this note may now not be applicable. We met with our original landscaper today to review a few items that need attention at our home and mentioned in passing about the pool equipment location for the 1760 DYL project. He suggested we ask for a four sided containment structure to mitigate equipment noise for the adjacent properties. Supposedly these structures direct the noise upwards. Perhaps this is something that you have already considered?

In sum, we are supportive of this new home and development; and look forward to meeting our new neighbors.

Regards,

Craig Williams

> On May 21, 2018, at 8:53 AM, Lilly Bianco <LBianco@cityofsthelena.org> wrote:
>
> Good morning Craig,
>
> I apologize for the faulty link; I am not sure why that is happening. Try this link:
http://www.cityofsthelena.org/planning/project/pl18-033-1760-dean-york-ln-moore-residence-design-review
>
> Please feel free to call or email if you run into any further issues.
>
> Kind regards,
>
> Lilly
>
> Lilly Bianco
> Contract Planner
> City of St. Helena
> 1480 Main Street
> St. Helena, CA 94574
> (707) 968-2748
>
> -----Original Message-----
> From: Craig Williams [mailto:cwilliams@netwiz.net]
> Sent: Saturday, May 19, 2018 2:49 PM

> To: Lilly Bianco
> Subject: 1760 Dean York Lane Design Review
>
> Dear Lilly:
>
> I have attempted multiple times to access the project plans for 1760 Dean York Lane on your Planning Department site using the http:// address noted in your May 8, 2018 letter to neighboring properties. Each time I get a "404 page not found" response. I work in Napa and will have difficulty visiting your department during working hours. Any chance there's an error in the http address? I do want to see the design before the City shuts down the comment period. Thank you.
>
> Sincerely,
>
> Craig Williams
> 2265 Boysen Lane
>

CITY OF ST. HELENA, STATE OF CALIFORNIA
DEMOLITION PERMIT & DESIGN REVIEW NO. 2012-58 GRANTED TO
1760 DEAN YORK LANE

PROPERTY OWNER: Michael & Diane Dahl **APN:** 009-680-018

Recitals

1. The owners submitted an application for a Demolition Permit and Design Review to demolish an existing 1,800 sq ft residence to replace it with a 3,928 sq ft residence and a 680 sq ft detached second unit. The project site is located at located at 1760 Dean York Lane.

2. The Planning Commission of the City of St. Helena, State of California, held a noticed public hearing on October 2, 2012.

Resolution

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

A. The Planning Commission hereby finds that this project is exempt from the requirements of CEQA pursuant to Section 15301, Class 1 which exempts demolition of one single family residence and accessory structures. The new construction is exempt pursuant to Section 15303, Class 3 which exempts construction and location of limited numbers of new small structures.

B. Pursuant to Section 17.164.050.E of the Municipal Code, the Planning Commission makes the following findings to support a motion to approve a Demolition Permit:

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

C. The Planning Commission determines the project is in compliance with the following Design Review criteria of Municipal Code Section 17.164.030.

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

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

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

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

1. The Demolition Permit and Design Review Permit 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. These approvals are valid for this use only. New permits must be applied for upon any change in use. These permits will expire if the use is discontinued pursuant to St. Helena Municipal Code Section 17.08.120, Term of Permits and Approvals.
3. The approvals shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.
4. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.
5. The applicant shall defend and indemnify and hold the City, its agents, officers, and employees harmless of any claim, action or proceedings to attack, set aside, void or annul an approval so long as the City promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
6. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
7. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
8. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with the Building Official/Fire Inspector to review compliance with Building and Fire Codes, including fire protection systems and any applicable accessibility standards of Title 24.
9. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on October 2 2012, except as modified herein. The Planning Director may also authorize minor modifications to the plans.
10. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.
11. Property owners within the district shall recognize that there exists a right to farm properties within the district and in the vicinity of the district. There is a good faith expectation that no complaints will occur regarding legal, normal agricultural activities on properties in the district

or in the vicinity of the district. Such activities may include day or night disbursement of chemicals, and creation of dust, noise, or fumes.

12. Prior to issuance of a Building (Demolition) Permit the applicant shall contact the Bay Area Air Quality Management District to determine if a job number (J#) is required for demolition. A copy of the notification with the J# shall be submitted to the Building Department.

13. 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 Conditions:

1. Approval of this project shall be subject to the requirements of, and designed and constructed in accordance with, the most current versions of all federal, state, county and city codes governing such improvements.

2. For any improvements outside the building envelope, a grading and drainage 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. A complete topographic survey to and including Dean York Lane along with engineered design plans are required showing all improvements and utilities existing and proposed. All access easements along with complete topographic information of such shall be shown on the plans.

3. Any improvements performed in a public right of way will require an encroachment permit from the City. Improvements on private shared roadways will require approval by all parties of ownership of the access easements.

4. Concerns about fences, access road pavement and location outside easements and overhead lines per the ALTA by Albion Surveys dated July 23, 2012 and the Preliminary Title Report by First American Title dated July 30, 2012 shall be addressed prior to building permit issuance.

5. All easements shall be noted on the grading plan, including but not limited to the water pipe line easement and access easements noted in the Preliminary Title Report noted above.

6. No added drainage from the new hardscape, decks, pools or roof improvements shall be allowed to leave the site. The stormwater plan shall provide a method to address how

drainage will be handled on site and at the property lines to prevent inundation of neighboring properties.

7. Stormwater treatment shall be designed and constructed in accordance with St. Helena Development Manual Stormwater Standards and the State of California standards for the stormwater run-off for 85th percentile storm event. In the event the engineer's analysis shows potential for downstream erosion, the predeveloped flows from the 100 year storm events may be required to be detained and infiltrated on site or metered off-site. A system to detain the post-developed flows shall be designed in accordance with City/County/State standards at the direction of the City Engineer.
8. Any grading or disturbance in or near the creek or creek bank shall be approved by the California Department of Fish and Game, State Water Resources Board and Army Corps where applicable. Applicant shall provide state or federal permits, as required, to the City prior to building permit issuance.
9. No construction may commence until adequate access to fire water supply is available to building sites as approved by the Fire Chief.
10. No construction may commence until any access bridges are assessed for adequacy by a structural engineer and approved by the Fire Chief for access by emergency vehicles.
11. Where fire sprinklers are required, applicant shall install an appropriately-sized water service system to adhere to the latest city and state fire codes prior to Certificate of Occupancy.
12. The applicant shall incorporate water conservation practices into the proposed project per the Theoretical Water Use Report prepared by Delta Consulting & Engineering, dated September 24, 2012, including installing 1.28 gal toilets, 1.5 gpm faucets, 1.75 gpm shower heads, 24 gal bathtubs, efficient 3 gal to 5 gal per cycle dishwashers, 12 gal clothes washer, drip irrigation, a maximum 600 sf of spray irrigation, and a Smart Yard Sensor System as provided by the City of St. Helena Water Department. Pool water shall be trucked or well water when filled initially or when drained.
13. The applicant shall conform to the Napa County Department of Environmental Management's regulations, policies and guidelines for the design and construction of septic systems and wells. Where a septic system or well will not be used, any existing on-site systems shall be demolished in accordance with the County Department of Environmental Management (DEM) guidelines. Where the septic system is not used, the parcel shall be annexed to the City's sewer district, pay all associated fees and connected to the St. Helena sewer system prior to any building permit issuance.
14. The applicant shall repair all public and private improvements along Dean York and the private access drive that are damaged by the construction process in accordance with the City Water/Sewer/Street/Storm Drain/Sidewalk Standards prior to Certificate of Occupancy.
15. 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.

I HEREBY CERTIFY that the foregoing Demolition Permit and Design Review was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on October 2, 2012 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Greg Desmond, Interim Planning Director

_____
Michael Dahl, Owner

_____
Diane Dahl, Owner

PLANNING COMMISSION REPORT

Planning Commission Meeting of September 18, 2018

AGENDA SECTION: Public Hearing

FILE NUMBER: PL18-040

SUBJECT: Request by Lydia Stehling for adoption of a resolution granting design review approval for an addition and remodel to an existing single-family residence on the property located at 917 Charter Oak Avenue in the Medium Density Residential zoning district.

PREPARED BY: Aaron Hecock, Senior Planner

REVIEWED BY: Noah Housh, Planning & Community Improvement Director

APPROVED BY: Noah Housh, Planning & Community Improvement Director

APPLICATION FILED:05/23/18 **ACCEPTED AS COMPLETE:**08/13/18

LOCATION OF PROPERTY: 917 Charter Oak Avenue

APN: 009-112-023

GENERAL PLAN/ZONING: Medium Density Residential (MR)

APPLICANT: Lydia Stehling **PHONE:** (713) 702-4687

BACKGROUND

In December 2017, the applicant received Planning Commission approval (Resolution #PC17-046) to demolish an existing barn and accessory dwelling unit (ADU). Approval of the demolition permit was contingent upon the applicant receiving a building permit for the construction of a replacement ADU prior to the demolition permit being issued.

PROJECT DESCRIPTION

The existing 14,820-sf parcel is currently developed with an approximately 2,500-sf, four bedroom, two bathroom, two-story, single-family residence with a 565-sf detached accessory dwelling unit (ADU) and 847-sf detached barn. As noted above, the ADU and barn have been approved for demolition. The applicant is seeking design review approval to remodel the existing home including the addition of approximately 450-sf of living space (117-sf on the 1st floor and 339-sf on the 2nd floor); 239-sf of new porch space; a 328-sf second-story deck; a 260-sf carport and mud room; as well as a new 305-sf one-car garage.

Exterior additions to the home would be finished with siding, trim, and roofing that matches those on the existing home including horizontal wood siding and composition shingle roofing. The proposed garage would be finished with horizontal wood siding and a corrugated metal roof. The height of the home would remain unchanged at approximately 30 feet 9 inches and the garage would be approximately 15 feet in height. The replacement ADU is not subject to Planning Commission review.

ANALYSIS

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

The City of St. Helena relies on recognized historic preservation architects and architectural historians to make the determination that the project is or is not consistent with the Secretary of the Interior's Standards, and whether proposed changes will have a significant impact on the historic integrity of a building. As the proposed project meets the Secretary of Interior's Standards according to the recognized historic preservationist (additional discussion below), it can be considered categorically exempt from CEQA pursuant to Section 15331 of the CEQA Guidelines.

The project is also exempt from the requirements of CEQA pursuant to Section 15301, which exempts the minor alteration of existing private structures and Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not located on or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts.

GENERAL PLAN

The subject property has a General Plan Land Use designation of Medium Density Residential (MDR). The MDR land use designation provides for single-family detached

and attached homes, secondary residential units, public and quasi-public uses, and similar compatible uses. The MDR designation is the predominant residential designation occurring throughout large areas of the City. The wide distribution of this designation is intended to maintain a development pattern in newly developing areas of the City that is consistent with historic development patterns exhibited by St. Helena's established neighborhoods. The 1993 St. Helena General Plan and 2015-2023 Housing Element Update Goals, Policies, and Eight-Year Action Plan include the following policies that are relevant to the proposed project:

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

<u>Staff Response</u>: Staff has concluded that the proposed project is consistent with the General Plan policies listed above in that the home would provide an additional housing opportunity within the City; has been professionally designed to suit the site and its surroundings; would enhance and preserve an existing historic structure; and would result in updated structures with an extended useful lifetime.

ZONING

Consistent with the General Plan land use designation described above, the subject property has a zoning designation of Medium Density Residential (MR). The MR zoning designation allows for single-family detached homes, accessory dwelling units, limited agricultural use and other compatible uses. The remodeling of an existing single-family home is a permitted use in the MDR district however it must conform to the development standards prescribed by Municipal Code Section 17.40.060.

The existing home is considered a legal non-conforming as it is slightly over 30 feet in height (30'9"), which is the maximum height for the principal structure in the MR district, however the height of the home would not change as a result of the proposed modifications. In the MR district, principal structures over 25 feet in height have increased setback requirements; the front and rear setbacks go from 20 feet to 30 feet and the sideyard setback goes from 10 feet to 15 feet. The maximum lot coverage in the MR district is 45%. In addition, accessory structures have a maximum height of 15 feet in the MR district.

As far as the Floor Area Ratio (F.A.R.) is concerned, a 14,820-sf parcel has a maximum F.A.R. of .262. This would allow up to approximately 3,883-sf of floor area (excluding any applicable F.A.R. exemptions). As detailed below, the home as proposed has a F.A.R. of .26 which is below the maximum allowed on the site (approximately 33-sf below).

PROPOSED FLOOR AREA:

RESIDENCE	2,947 SF
ADU	1,198 SF
GARAGE	305 SF
ADU EXEMPTION	-400 SF
PARKING EXEMPTION	-200 SF
	TOTAL 3,850 SF

FLOOR AREA RATIO: 3,850 / 14,820 = .26

Staff Response: The home's height would remain unchanged; it has front and rear setbacks of at least 30 feet; sideyard setbacks of at least 15 feet; a lot coverage of approximately 28%; and the proposed garage would be under 15 feet in height. The project as proposed meets all development standards as required by Section 17.40.060 of the Municipal Code including lot coverage, setbacks, floor area, height, etc.

HISTORIC RESOURCES

The subject property listed in the City of St. Helena's Historic Resources Master List and is also located within the Charter Oak Historic District as described in the 1993 General Plan. As such, the applicant consulted with Mark Hulbert from Preservation Architecture, an architect that meets the Secretary of the Interior's Professional Qualifications Standards in Historic Architecture to evaluate the historical status of the

home and the proposed project. Mr. Hulbert's evaluation (attached) made the following findings:

- The subject house is, in part, the c1885 Sarah Money and John C. Money residence;
- The house is a basic Victorian-style residence, its overall qualities Italianate, yet minimally so as it lacks notable characteristics of that style;
- Its Victorian character is limited to its basic woodcladded form and, specifically, to the character of its front porch, which has ornamental-turned and bracketed wood posts and brackets supporting the sloped porch roof;
- Its original exterior form and materials are basic and also diminished by inappropriate additions and alterations, specifically the replacement of most windows and doors, the addition of a masonry block chimney at the front, and the alteration of an original, freestanding water tank structure at the building's southwestern corner;
- Though the house is architecturally basic, has changed a great deal, and changes have not reinforced its historic period, the house retains its basic character and a range of its Victorian period architectural features;
- The subject residence has a direct association to an historically important family in St. Helena, the Moneys;
- The proposed project retains and rehabilitates the identified historic exterior setting, location, forms, features and materials of the existing house;
- Thus, overall, from an historic architectural perspective, the currently proposed project appears highly appropriate.

Mr. Hulbert's analysis concludes that proposed project readily meets the Secretary of the Interior's *Standards for Rehabilitation* of a historic property.

Staff Response: For the reasons stated above, the additions and modifications associated with the proposed project will not detract from or be incompatible with existing historic districts or structures.

WATER

Chapter 13.12 of the Municipal Code requires mandatory water efficiency measures and water demand offset requirements for new construction. Among these provisions is the requirement that any "new development" (i.e. construction that would introduce any freestanding building that contains water-using fixtures, any floor area additions to existing nonresidential structures, or any residential additions or remodeling that increases the number of independent living units) offset new water demand by an amount equal to the new demand placed on the city water system (i.e., it must be water neutral). The offset must be clearly demonstrated to the satisfaction of the Public Works Department.

Staff Response: The remodeled single-family home would include modern, code compliant fixtures and appliances making it more water efficient than the existing older home on-site. The applicant has provided a water neutrality analysis (included as an

attachment) that demonstrates no net increase in water consumption would result from construction of the proposed project.

PARKING

Municipal Code Section 17.124.030 "Minimum On-site Parking Requirements", requires that residential uses provide two parking spaces for the main dwelling unit, one of which shall be contained within a garage or carport. In addition to the required parking for the primary residence, one parking space, covered or uncovered, shall be provided on site for each accessory dwelling, with the exception that no additional parking is required for a new ADU if the property is located within ½ mile of public transit or within a historic district (SHMC §17.116.030(B9)). Therefore, the project is required to provide two (2) on-site parking spaces, one of which must be covered.

Staff Response: As demonstrated in the plan set, the applicant is proposing a carport and a one-car garage on-site. In addition, there is ample room on the subject parcel to accommodate additional off-street parking. Therefore, the project as proposed meets all parking requirements.

DESIGN REVIEW

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

1. Consistency and compatibility with applicable elements of the general plan;
2. Compatibility of design with the immediate environment of the site;
3. Relationship of the design to the site;
4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;
6. Compatibility with future construction both on and off the site;
7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;
8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
10. Whether sufficient ancillary functions are provided to support the main functions of the project and whether they are compatible with the project's design concept;
11. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;

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

Staff Response: The proposed changes to the existing historical home would not dramatically change the massing or scale of the structure and the historical integrity of the structure would be preserved. In addition, the home is on a larger than average parcel for the MR district. The home meets or exceeds all required setbacks and there are no properties near the proposed project site that would be in anyway negatively affected by the development of the project at this location. For these reasons, staff believes that the proposed project is consistent with the required design review findings listed above.

ISSUES

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

CORRESPONDENCE

At the time of packet distribution staff had not received any correspondence related to this application.

STAFF RECOMMENDATION

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 Sections 15331, 15301 and 15303; and
2. Accept the required findings and approve a resolution granting design review approval for the remodeling and additions to the home located at 917 Charter Oak Avenue.

ATTACHMENTS

Resolution
APN Map
Aerial View
Plan Set_revised 07.17.18
Applicant Statement
Historical Analysis
Water Analysis

CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
GRANTING DESIGN REVIEW APPROVAL TO
917 CHARTER OAK AVENUE (File No. PL18-040)

PROPERTY OWNER: Edward & Alexandra Lowe **APN:** 009-112-023

Recitals

1. The property owner requests adoption of a resolution granting design review approval for an addition and remodel to an existing single-family residence on the property located at 917 Charter Oak Avenue in the Medium Density Residential zoning 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 in compliance with state and local law;
3. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on September 18, 2018; and
4. Now, therefore let it be found that, the Planning Commission approves design review thereby authorizing the modifications contained in said plans based on the findings below and subject to the conditions of approval enumerated herein.

Resolution

A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff reports, City files for this matter, correspondence, presentations and other materials.

B. The Planning Commission hereby finds that the project is exempt from the requirements of CEQA pursuant to Section 15331 of the CEQA guidelines, which exempts projects that follow the Secretary of the Interior's Standards for the Treatment of Historic Properties or the Secretary of Interior's Standards and Guidelines for Rehabilitation of Historic Structures; Section 15301 which exempts the minor alteration of existing private structures; and Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.

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

   1. *Consistency and compatibility with applicable elements of the general plan in that the project consists of the remodeling and expansion of an existing single-family home in an area where single-family homes are permitted;*

2. *Compatibility of design with the immediate environment of the site in that the residence has been designed to be compatible with the site and its surroundings;*
3. *Relationship of the design to the site is found to be consistent in that the project was designed 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 project consists of remodeling an existing historic home to be more historically appropriate and has been designed to be compatible with the site and the surrounding area;*
5. *That the design promotes harmonious transition in scale and character in areas between different designated land uses in that the project consists of the remodeling and expansion of an existing single-family home in an area designated for residential land uses;*
6. *Compatibility with future construction both on and off the site in that the project consists of the remodeling and expansion of an existing single-family home in an area designated agricultural and residential land uses;*
7. *That the architectural design of structures and their materials and colors are appropriate to the function of the project in that the project has been professionally designed to suit the site and its surroundings;*
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 improvements have been designed to be compatible with the site and its surroundings;*
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 home and associated landscaping has been designed to be compatible with the site and its surroundings;*
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 in that the project meets all City requirements for the remodeling 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 via Charter Oak Avenue will be maintained;*
12. *That natural features are appropriately preserved and integrated with the project in that the residence and associated landscaping has been designed to be compatible with the site and its surroundings;*
13. *That 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 in that the project consists of remodeling an existing historic home to be more historically appropriate and has been designed to be compatible with the site and the*

surrounding area;

14. *In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character in that the project consists of remodeling an existing historic home to be more historically appropriate and has been designed to be compatible with the site and the surrounding area;*
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 residence and associated landscaping has been designed to be compatible with the site and its surroundings;*
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 existing landscaping on-site will be maintained;*
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 project related construction is required to meet all California Building Codes and City of St. Helena development standards.*

Planning Department Conditions of Approval

D. The Planning Commission approves design review for the above-described project with the following conditions of approval. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

1. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit.
2. The design review shall be vested within one (1) year from the date of final action. A building permit for the use allowed under this approval shall have been obtained within 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.
3. 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.
4. 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.
5. 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.

6. Pursuant to City Council Resolution 2003-65, the owner and applicant are informed of the following:

   In recognition of the need for additional affordable housing, and to mitigate the effects of this development on the supply and demand of affordable housing, the permitee shall be subject to a Housing Impact Fee, an inclusionary requirement, an in-lieu fee, and/or similar fair and appropriate mechanisms, to provide funds for or to develop additional affordable housing.

7. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.

8. 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.

9. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.

10. 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.

11. 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.

12. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on September 18, 2018, except as modified herein.

13. During construction, the project site shall be adequately fenced and secured to prevent trespassing.

14. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.

15. As detailed in the Historic Evaluation prepared by Preservation Architecture (May 23, 2018), the following features shall be preserved to the greatest extent feasible:

- 2-story building form with side projections;
- Wood board siding and trim, including continuous fascia boards under each roof;
- Wraparound porch with decorative wood porch posts, corbels and brackets;
- Projecting roof eaves with ornamental gutters;
- Hipped roofs, including low-sloped hip at porch;
- Remnant water tank structure.

16. Aluminum windows shall be replaced with historically appropriate units.
17. This approval is for the rehabilitation of a historic structure, not a recreation. Therefore, should historically important materials or features of the home (i.e., the front porch) identified in the Historical Evaluation prepared by Preservation Architecture, dated May 23, 2018, be removed and discarded or demolished, a stop work order may be issued and the applicant may be required to resubmit design review for the recreation of a historic home.
18. Prior to issuance of a building permit by City to applicant for the construction of improvements on the property, applicant shall execute, acknowledge and record an irrevocable offer of dedication in the Official Records of Napa County, in a form and content acceptable to the City Manager and City Attorney, providing for the dedication of the southeasterly fifteen feet (15') of the property to the City of St. Helena for public right of way and utility purposes. Upon the acceptance of said irrevocable offer of dedication by resolution of the City Council of the City of St. Helena, the City shall thereafter be responsible for the installation, construction and maintenance of all public improvements thereon.
19. 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

20. 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.

21. 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.
22. 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.
23. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.
24. Provide details of any and all proposed fencing, gates, and/or walls on all plans submitted for building permit review.
25. The applicant shall install an approved backflow device behind the existing water meter prior to Certificate of Occupancy. If a current approved backflow device exists, then please provide current test certifications. 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.
26. 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.
27. The applicant shall incorporate water conservation practices into the proposed project. Any and all non-conforming appliances and plumbing fixtures shall be removed from the premises.
28. If the project includes 500 square feet or more of new landscaping and/or 2,500 square feet or more of rehabilitated landscape, the proposed landscaping shall comply with the State's Model Water Efficient Landscape Ordinance (MWELO).
29. All driveway approaches shall be per current City and ADA standards. Where none exists, or where deteriorating or non-standard driveway approaches exist, they shall be installed or replaced at the direction of the Public Works Department prior to Certificate of Occupancy. The driveway shall be replaced in order to conform to current ADA Standards.

30. 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.
31. Any missing or broken curb and gutter along the project frontage shall be constructed and/or replaced prior to Certificate of Occupancy, extent to be determined by the Public Works Department.
32. 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.
33. 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.
34. An encroachment permit shall be required for any work performed in the public right of way.

Building Department Conditions of Approval

35. A building permit is required for all onsite demolition, construction and/or change of occupancy.
36. 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.
37. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
38. The applicant shall provide a construction waste management plan with the building permit application.
39. 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.
40. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
41. 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.
42. 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.

Fire Department Conditions of Approval

43. Plans submitted for building permit shall exhibit compliance with the current St. Helena Fire Code, as adopted and codified in St. Helena Municipal Code Chapter 15.36.
44. Fire sprinklers and fire hydrants shall be installed as required by Fire Code and the Fire Department.
45. One hour minimum fire resistant construction on all exterior walls within 10' of property boundary is required. Fire resistant construction of interior walls shall be determined by type of occupancy.
46. 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.

I HEREBY CERTIFY that the foregoing demolition permit and design review application 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 18, 2018 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

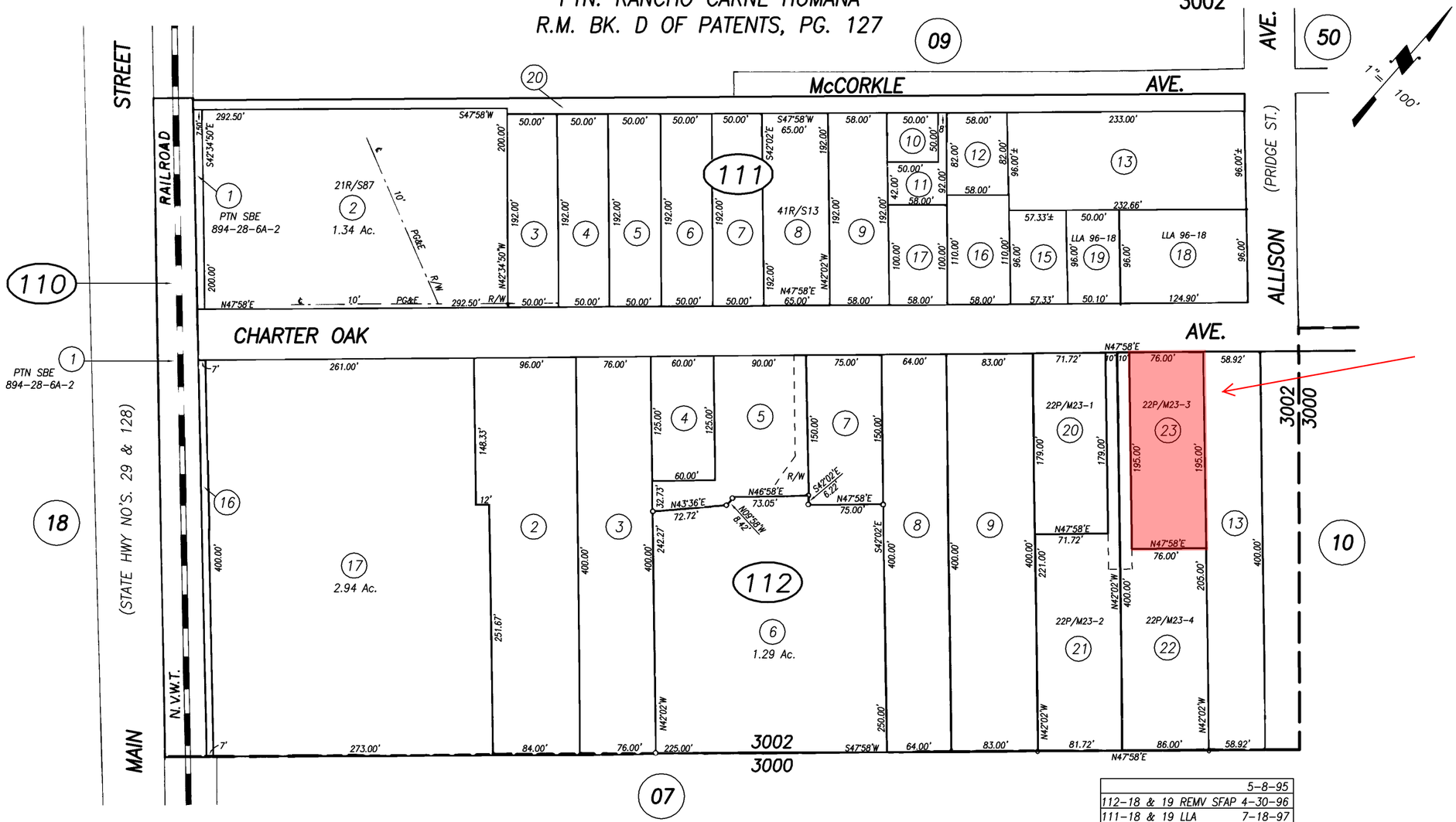
APPROVED:	ATTEST:
Lester Hardy Chair, Planning Commission	Noah Housh Planning Director

COUNTY ASSESSOR'S PARCEL MAP

PTN. RANCHO CARNE HUMANA
R.M. BK. D OF PATENTS, PG. 127

9–11

Tax Area Code
3002



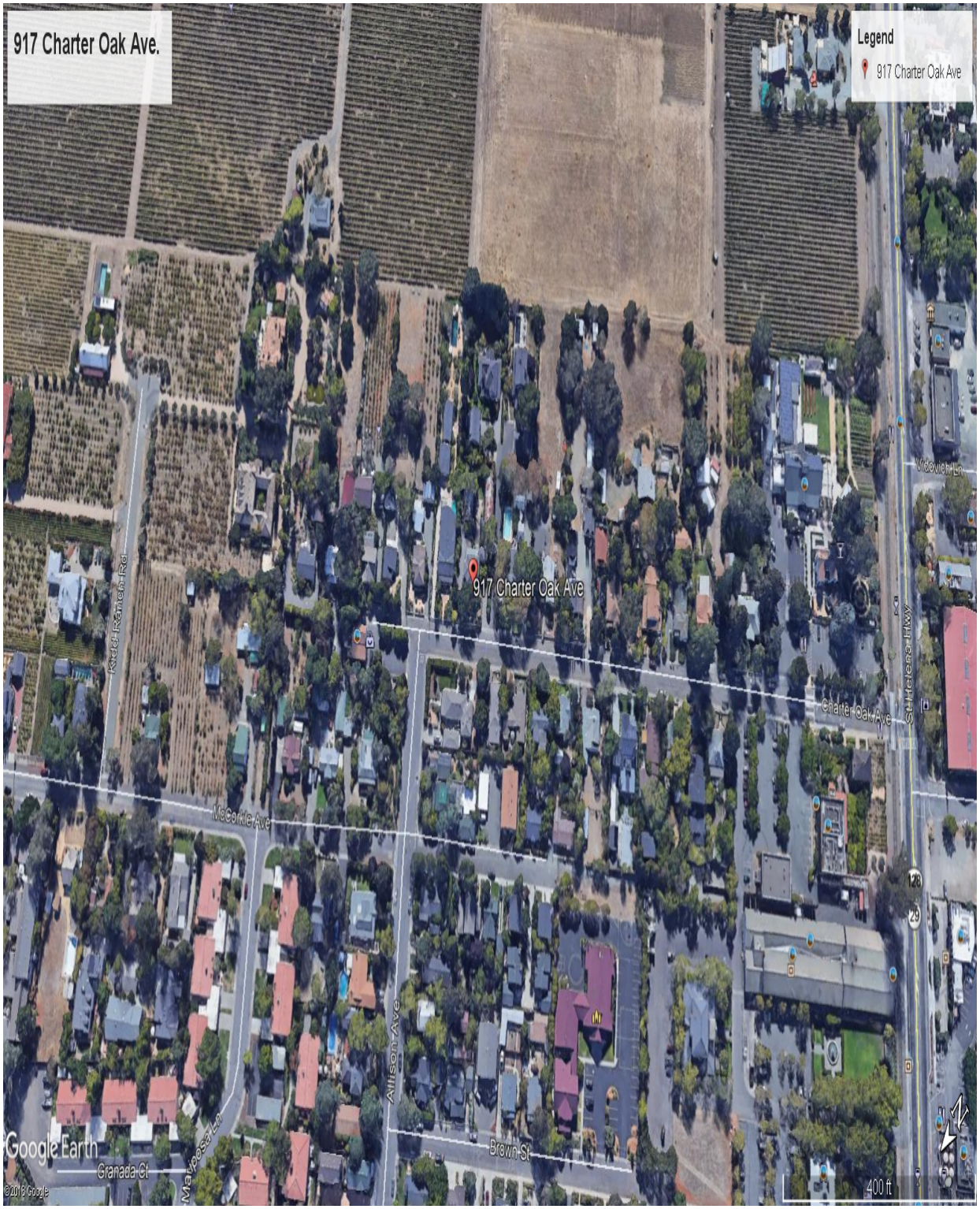
REVISION	DATE
	5–8–95
112–18 & 19 REMV SFAP	4–30–96
111–18 & 19 LLA	7–18–97
112–20,21,22 & 23 PM	10–20–97
111–20 CRT ORD	2–4–05
111–08 RS	6–3–11
CORR ON PG	10–16–14

1954-60-61

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

LOGAN'S ADDITION

9–11


917 Charter Oak Ave.
Legend
917 Charter Oak Ave
917 Charter Oak Ave
Kiaer Ranch Rd
McCorkle Ave
Charter Oak Ave
St Helena Hwy
Allison Ave
Brown St
Granada Ct
Malpaso Ln
Google Earth
400 ft

STEHLING RESIDENCE

MAIN RESIDENCE REMODEL

917 CHARTER OAK, ST HELENA CA

AREA CALCULATIONS

DEMOLITION AREA CALCULATION

EXISTING AREAS (MAIN RESIDENCE) TO BE DEMOLISHED

FIRST FLOOR	
CHIMNEY	11 SF
BASEMENT STAIR	20 SF
BACK WALL AND TOWER CEILING	157 SF
SECOND FLOOR	
CHIMNEY	5 SF
BACK WALL AND TOWER ROOF	175 SF
ROOF AREA FOR NEW CHIMNEY	5 SF
TOTAL AREA OF DEMOLTION (MAIN RESIDENCE)	**373 SF**
AREA OF EXSTING MAIN RESIDENCE	2491 SF
AREA OF ADDITION MAIN RESIDENCE	456 SF
% OF EXISTING MAIN RESIDENCE TO BE DEMOLISHED	**15%**
% OF ADDITION TO EXISTING MAIN RESIDENCE	**18%**

ALLOWABLE LOT COVERAGE

LOT AREA: 14,820 SF
ALLOWABLE LOT COVERAGE: 45% (PER 17.40.060 A.2)
14820 X .45% = **6,669 SF**

LOT COVERAGE = 6669 SF

LOT COVERAGE CALCULATIONS

LOT COVERAGE AREAS	*EXISTING*	*PROPOSED*	*DIFFERENCE*
BUILDINGS			
RESIDENCE	1447	1564	*117*
ADU	565	1198	*(265)*
ACCESS'Y STRUCTURE	847	305	*346*
PORCHES			
MAIN RESIDENCE FRONT PORCH	359	370	*11*
MAIN RESIDENCE REAR DECK/PORCH	106	123	*17*
MUD ROOM PORCH	0	156	*156*
ADU DECK/PORCH	268	110	*(158)*
ADU ENTRY	54	0	*(54)*
ADU BACK PORCH	0	97	*97*
MAIN HOUSE CARPORT	0	210	*191*
TOTAL	**3646**	**4133**	***487***

PROPOSED LOT COVERAGE 4133 SF < 6669 SF ALLOWABLE

F.A.R. ALLOWABLE CALCULATIONS

NET PARCEL AREA: 14820 SF
FLOOR AREA RATIO: .262 (17.40.070 A.1)
ALLOWABLE FLOOR AREA: 14820 SF X .262 = 3882.84 SF

+ 400 SF (17.40.070 B. THE MAXIMUM GROSS FLOOR AREA MAY BE INCREASED BY 400 SF PER PARCEL FOR CONSTRUCTION OF A SECOND UNIT, DUPLEX OR TRIPLEX.)
+ 200 EXEMPT AREA COVERED PARKING AREA

(3883+400+200)

TOTAL F.A.R. ALLOWED: 4483 SF

F.A.R. CALCULATIONS

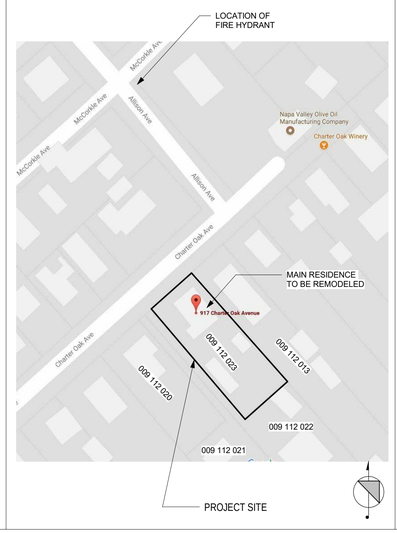
	EXISTING AREAS (CONDITIONED)	*PROPOSED AREAS (CONDITIONED)*	*DIFFERENCE*
MAIN RESIDENCE			
SECOND FLOOR	1044	1383	*117*
FIRST FLOOR	1447	1564	*339*
TOTAL	**2491**	**2947**	***456***
ACCESSORY DWELLING UNIT (ADU)	565	1198	*663*
ACCESSORY STRUCTURES (NON-CONDITIONED)	847	305	*(542)*
TOTAL	3903	4450	*547*

PROPOSED F.A.R. = 4450 SF < 4483 SF ALLOWABLE F.A.R.

SYMBOLS

- INTERIOR ELEVATION NUMBER / SHEET NUMBER
- SECTION ELEVATION NUMBER / SHEET NUMBER
- ELEVATION NUMBER / SHEET NUMBER
- DETAIL NUMBER / SHEET NUMBER
- ENLARGED DETAIL NUMBER / SHEET NUMBER
- WINDOW TAG
- DOOR TAG
- FLOOR ELEVATION OR DIMENSION POINT
- REVISION
- Room name 101 — ROOM NAME / NUMBER
- MAGNETIC NORTH / PROJECT NORTH

VICINITY MAP



DRAWING INDEX

A0.00	COVERSHEET
A0.02	SITE PHOTOS / MAPS
A0.03	AREA CALCULATIONS
A0.04	3D VIEWS
A1.00	SITE PLAN
A1.01	EXISTING VEGETATION PLAN
A2.01	FLOOR PLANS EXISTING/DEMO AND PROPOSED
A2.02	FLOOR PLANS EXISTING/DEMO AND PROPOSED
A3.01	EXTERIOR ELEVATIONS EXISTING/DEMO AND PROPOSED
A3.02	EXTERIOR ELEVATIONS EXISTING/DEMO AND PROPOSED
A3.03	GARAGE ELEVATIONS

PROJECT DATA

PROJECT NAME:	STEHLING RESIDENCE
PROJECT DESCRIPTION:	REMODEL AND ADDITION OF EXISTING MAIN RESIDENCE AND NEW GARAGE
PROJECT ADDRESS:	917 CHARTER OAK AVE ST HELENA CA 94574
APN:	009 112 023 000
APPLICABLE CODES	2016 CA RES. CODE (C.R.C.) 2016 CALIFORNIA BUILDING CODE 2016 CA MECHANICAL CODE 2016 PLUMBING CODE 2016 ELECTRICAL CODE 2016 ENERGY CODE 2016 CA GREEN BLDG STANDARDS
ZONING:	MR - MEDIUM DENSITY RESIDENTIAL
FIRE HAZARD ZONE:	NO FIRE HAZARD SEVERITY RATING FOUND
SPRINKLERED:	EXISTING NON-SPRINKLERED
FLOOD ZONE:	NOT IN FEMA FLOOD ZONE
CONSTRUCTION TYPE:	V-B
NUMBER OF STORIES:	MAIN HOUSE 2 STORIES
LOT AREA:	.34 ACRE, 14,820 SF APPROX.

BUILDING AREAS:
SEE SHEET A0.03 FOR LOT COVERAGE AND FAR CALCULATIONS

	EXISTING	PROPOSED
RESIDENCE	2491	2947
BASEMENT	360	377
PORCHES	465	856
DECKS	0	366
CAR PORT	0	210
ACCESSORY *(GARAGE)*	847	305

ASSOCIATED PERMITS: DEMOLITION PERMIT (E) ADU AND (E) ACCESSORY BUILDING
(N) ACCESSORY DWELLING UNIT APPLICATION #BD-1803-024/025/026

ABBREVIATIONS

&	AND	D.	DRYER	G.	GAS OUTLET	MACH.	MACHINE	R.	RISER	T.	TOP OR TREAD
∠	ANGLE	DBL.	DOUBLE	GA.	GAUGE	MAINT.	MAINTAIN	R.A.	RETURN AIR	T.B.	TOWEL BAR
@	AT	DET.	DETAIL	GALV.	GALVANIZE	MAT.	MATERIAL	RAD.	RADIUS	T.C.	TOP OF CURB
℄	CENTERLINE	D.F.	DOUGLAS FIR OR DRINKING FOUNTAIN	G.D.	GARBAGE DISPOSAL	MAX.	MAXIMUM	REC.	RECESSED	TEL.	TELEPHONE
	DIAMETER OR ROUND		DECOMPOSED GRAVEL	GEN.	GENERAL	M.B.	MACHINE BOLT	REF.	REFERENCE	TEMP.	TEMPERED
#	NUMBER	D.G.	DOMESTIC HOT WATER	G.F.I.	GROUND FAULT INTERRUPT	M.C.	MEDICINE CABINET	REFL.	REFLECTED	T&G.	TONGUE AND GROVE
		DHW	DIAMETER	GL.	GLASS	M.C.A	MINIMUM CIRCUIT AMPS	REFRG.	REFRIGERATOR	TER.	TERRAZZO
A.	AMP OR AMPS	DIA.	DIMENSION	GND.	GROUND	M.D.O.	MEDIUM DENSITY OVERLAY	REG.	REGISTER	THK.	THICK
A.C.	AIR CONDITIONING OR ASPHALTIC CONCRETE	DIM.	DISPENSER	GR.	GRADE	M.L.O.	MAIN LUGS ONLY	REINF.	REINFORCED	T.M.E.	TO MATCH EXISTING
		DISP.	DOWN	G.S.M.	GALVANIZED SHEET METAL	MECH.	MECHANICAL	REQ.	REQUIRED	T.O.C.	TOP OF CONCRETE
ACOUS.	ACOUSTICAL	DN.	DOOR	G.W.	GLASS WASHER	MEMB.	MEMBRANE	RESIL.	RESILIENT	T.O.P.	TOP OF PLATE
A.D.	AREA DRAIN	DR	DOWN SPOUT	G.W.B.	GYPSUM WALL BOARD	METL.	METAL	RET.	RETAINING	T.O.PLY.	TOP OF PLYWOOD
ADJ.	ADJUSTABLE	DS	DOMESTIC WASTE OR DISHWASHER OR DUMBWAITER	GYP.	GYPSUM	MFR.	MANUFACTURER	REV.	REVISION / REVISED / REVERSED	T.O.W.	TOP OF WALL
ADJAC.	ADJACENT	D.W.	DRAWING			MIN	MINUMUM	RM.	ROOM	T.P.H.	TOILET PAPER HOLDER
ADU	ACCESSORY DWELLING UNIT		DRAWER	H.B.	HOSE BIBB	MISC.	MISCELLANEOUS	REMOV.	REMOVABLE	TRANSF.	TRANSFORMER
A.F.F.	ABOVE FINISH FLOOR	DWG.		H.C.	HOLLOW CONE OR HANDICAP	MTD.	MOUNTED	R.O.	ROUGH OPENING	TYP.	TYPICAL
AGGR.	AGGREGATE	DWR.		HD.	HEAD	MUL.	MULLION		REVESE OSMOSIS	T.V.	TELEVISION
ALT.	ALTERNATE			H.D.O.	HIGH DENSITY OVERLAY			RW.	REDWOOD	T-24	CA ENERGY COMPLIANCE CODE
ALUM.	ALUMINUM	EA.	EACH	HDR.	HEADER	(N)	NEW	R.W.L.	RAIN WATER LEADER		
ANOD.	ANODIZED	(E)	EXISTING	HDW.	HARDWARE	N.	NORTH			U.C.	UNDER COUNTER
APPROX.	APPROXIMATE	E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM	HDWD.	HARDWOOD	N.C.	NORMALLY CLOSED	S.	SOUTH	U.F.	UNDER FLOOR
ARCH.	ARCHITECTURAL			HGR.	HANGER	N.I.C.	NOT IN CONTRACT	S.A.F.	SELF-ADHERING FLASHING	U.G.	UNDER GROUND
ASPH.	ASPHALT	E.J.	EXPANSION JOINT	H.M.	HOLLOW METAL	N.O.	NORMALLY OPEN			UNF.	UNEXCAVATED
		EL.	ELEVATION	HORIZ.	HORIZONTAL	NO. OR #	NUMBER	S.C.	SOLID CORE	U.O.N.	UNLESS OTHERWISE NOTED
BD.	BOARD	ELEC.	ELECTRICAL	H.P.	HORSE POWER	NOM.	NOMINAL	S.C.D.	SEE CIVIL DRAWINGS		
BITUM.	BITUMINOUS	EMER.	EMERGENCY	HR.	HOUR OR HANDRAIL	N.T.S.	NOT TO SCALE	S.D.	STORM DRAIN OR SOAP DISPENSER / DISH	V.	VOLT
BLDG.	BUILDING	ENCL.	ENCLOSURE	HT. OR HGT.	HEIGHT	N.R.C.A.	NATIONAL ROOFING CONTRACTORS ASSOCIATION	SCHED.	SCHEDULE	VAR.	VARIES
BLK.	BLOCK	E.P.B.	ELECTRICAL PANEL	H.W.H.	HOT WATER HEATER			SECT.	SECTION	VFY.	VERIFY
BLKG.	BLOCKING	BOARD						S.E.D.	SEE ELECTRICAL DRAWINGS	VEN.	VENEER
BM.	BEAM	EQ.	EQUAL			O/	OVER			VERT.	VERTICAL
B.O.	BOTTOM OF	EQUIP.	EQUIPMENT	I.C.	INTEGRAL COLOR	O.C.	ON CENTER	SEP.	SEPARATION	VEST.	VESTIBULE
BOT.	BOTTOM	E.W.N.	EXCEPT WHERE NOTED	I.D.	INSIDE DIAMETER	O.D.	OUTSIDE DIAMETER	S.F.E.	SEE FIRE DRAWINGS	V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
B.P.	BUILDING PAPER	EXIST.	EXISTING	IN.	INCH	(DIM)		S.H.	SHOWER HEAD OR SPRINKLER HEAD	V.I.F.	VERIFY IN FIELD
BRZ.	BRONZE	EXP.	EXPANSION	INSUL.	INSULATION	OPNG.	OPENING			VOL.	VOLUME
BTWN.	BETWEEN	EXT.	EXTERIOR	INT.	INTERIOR	OPP.	OPPOSITE	SHR.	SHOWER		
				INTER.	INTERMEDIATE	O.H.	OVERHANG	SHT.	SHEET	W.	WEST
C.	CONDUIT	F.A.	FIRE ALARM					SHTG.	SHEATHING	W/	WITH
C.B.	CIRCUIT BREAKER	FAR	FLOOR AREA RATIO	JAN.	JANITOR	(P)	PROPOSED	SIM.	SIMILAR	W.C.	WALL COVERING
C.B.C.	CALIFORNIA BLDG CODE	F.A.U.	FORCED AIR UNIT	JST.	JOIST	PERM.	PERIMETER	SL.	SLIDING		WATER CLOSET
		F.B.	FLAT BAR	JT.	JOINT	PL.	PLATE	S.K.D.	SEE KITCHEN DRAWINGS	WD.	WOOD
CEM.	CEMENT	F.D.	FLOOR DRAIN			P.LAM.	PLASTIC LAMINATE	S.L.D.	SEE LANDSCAPE DRAWINGS	W.H.	WATER HEATER
CER.	CERAMIC	FDN.	FOUNDATION	KIT.	KITCHEN	PLAS.	PLASTER			W/O	WITHOUT
C.J.	CONTROL JOINT	F.E.C.	FIRE EXTINGUISHER CABINET	K.V.A.	KILO VOLT AMPRES	PLYWD.	PLYWOOD	S.M.D.	SEE MECHANICAL DRAWINGS	W.P.	WATER PROOF OR WATERPROOFING
C.K.T.	CIRCUIT			K.W.	KILOWATTS	PNL.	PANEL				
CLG.	CEILING	F.F.	FINISH FLOOR OR FLOOR FINISH			PNT.	PAINT	S.P.D.	SEE PLUMBING DRAWINGS	W.P.M.	WATERPROOF MEMBRANE
CLKG.	CAULKING			LAM.	LAMINATE	P.S.I.	PER SQUARE INCH			WSCT.	WAINSCOT
CLR.	CLEAR	F.H.W.S.	FLAT HEAD WOOD SCREW	LAV.	LAVATORY	PT.	POINT	SPEC.	SPECIFICATION OR SPECIAL	W.S.P.	WET STANDPIPE
C.M.U.	CONCRETE MASONRY UNIT			LB.	POUND	P.T.	PRESSURE TREATED OR POST TENSIONED	SQ.	SQUARE	W.S.W.	WOOD STUD WALL
CNTR.	COUNTER	FIN.	FINISH	L.F.	LINEAR FOOT			S.S.	STAINLESS STEEL	W.T.	WEIGHT
C.O.	CLEAN-OUT	FIXT.	FIXTURE	LIN.	LINEAR	PTD.	PAINTED	S.S.D.	SEE STRUCTURAL DRAWINGS	W.R.	WATER RESISTANT
COL.	COLUMN	FL. OR FLR.	FLOOR	LN.	LINE	P.T.D.	PAPER TOWEL DISPENSER			W.W.	WELDED WIRE
CONC.	CONCRETE	F.L.A.	FULL LOAD AMPS	LT.	LIGHT						
COND.	CONDITION	FLASH.	FLASHING	LVL.	LAMINATE VENEER LUMBER OR LEVEL	PTN.	PARTITION				
CONSTR.	CONSTRUCTION	FLOUR.	FLUORESCENT			P.T.R.	PAPER TOWEL RECEPTACLE	S.SK.	SERVICE SINK		
CONT.	CONTINUOUS	F.O.C.	FACE OF CONCRETE					STD.	STANDARD		
CONTR.	CONTRACTOR	F.O.F.	FACE OF FINISH					STL.	STEEL		
CLOS.	CLOSET	F.O.PLY.	FACE OF PLYWOOD			Q.T.	QUARRY TILE	STOR.	STORAGE		
C.T.	COUNTER TOP	F.O.S.	FACE OF STUD					STRL.	STRUCTURAL		
CTR.	CENTER	F.P.	FIREPLACE					S.V.	SHEET VINYL		
C.W.	COLD WATER	F.P.R.F.	FIREPROOF					SYM.	SYMETRICAL		
CU.	COPPER	FT.	FOOT OR FEET					SYS.	SYSTEM		
		FTG.	FOOTING								
		FURR.	FURRING								
		FUT.	FUTURE								

PROJECT DIRECTORY

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chuck@covell-architect.com

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Contact: Joe Mauney
Tel: 707.528.3078
email: jmauney@reeseandassoc.com

GENERAL CONTRACTOR:

DENNETT CONSTRUCTION, INC.
Contact: Alan Dennett
CL#: 683653
Tel: 707.363.1817
email: dennettconst1@gmail.com

HISTORICAL ARCHITECT

PRESERVATION ARCHITECTURE
446 17th Street #302
Oakland CA 94612
Contact: Mark Hulbert
Tel: 510.418.0285
email: mhulbert@earthlink.net

SURVEYOR:

TERRA FIRMA
345 Lafata Street, Suite G
St. Helena, CA 94574
Contact: Chris Cole
Tel: 707.963.7565
email: ccole@terrafirmasurveys.com

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STEHLING RESIDENCE
MAIN RESIDENCE

917 CHARTER OAK
ST HELENA CA 94574

Date	5/17/2018
Drawn By	MJL
Checked by	CVC
Project No.	1704

Rev. No.		Date
	Design Review	5/18/2018
1	DESIGN REVIEW REV	07/15/18

Sheet Title

COVERSHEET

SCALE: As indicated

Sheet No.

A0.00

7/16/2018 11:48:21 AM

FRONT VIEW LOOKING AT NEIGHBOR TO NORTH SIDE OF PROPERTY

FRONT VIEW LOOKING AT NEIGHBOR TO SOUTH SIDE OF PROPERTY

FRONT, VIEW FROM THE LEFT SIDE (PARTIAL NORTH FACADE)

FRONT ELEVATION, (WEST FACADE)

FRONT VIEW FROM THE RIGHT SIDE (PARTIAL SOUTH FACADE)

MAIN RESIDENCE - REAR VIEW WITH SOUTH FACADE

MAIN RESIDENCE REAR ELEVATION - EAST FACADE

MAIN RESIDENCE - VIEW OF NORTH FACADE

(E) ADU - NORTH FACADE/WEST FACADE

(E) ADU - WEST FACADE/SOUTH FACADE

(E) ADU - EAST FACADE

(E) BARN - NORTH FACADE

(E) BARN - EAST FACADE, NOTE SOUTH FACADE IS COVERED BY TREES.

(E) BARN - VIEW OF INSIDE OF BARN

CLOSE UP AERIAL VIEW WITH NEIGHBORING CONTEXT
NOT TO SCALE. PROPERTY LINES ARE ILLUSTRATIVE

VIEW NUMBER/LOCATION, SEE PHOTOS FOR CORRESPONDING VIEWS

OVERALL AERIAL VIEW WITH NEIGHBORING CONTEXT
NOT TO SCALE. PROPERTY LINES ARE ILLUSTRATIVE

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Sheet Title

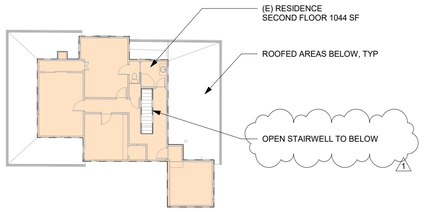
SITE PHOTOS / MAPS

SCALE: 12" = 1'-0"

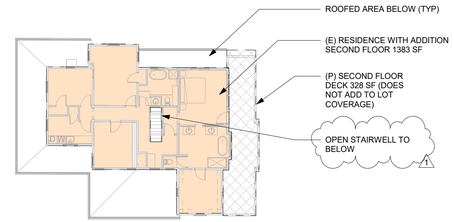
Sheet No.

A0.02

7/16/2018 11:48:27 AM

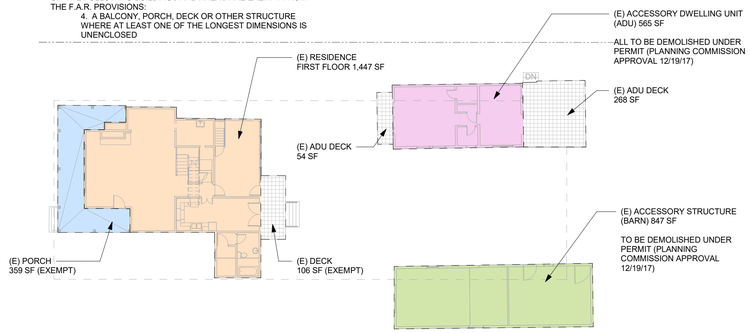


6 SECOND FLOOR - AREA CALC
1/16" = 1'-0"

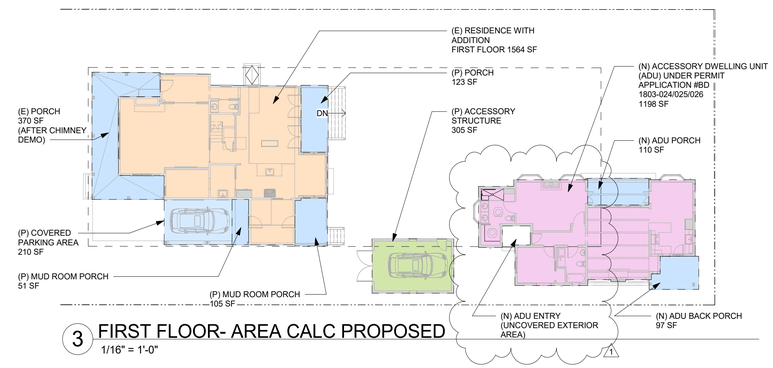


5 SECOND FLOOR - AREA CALC PROPOSED
1/16" = 1'-0"

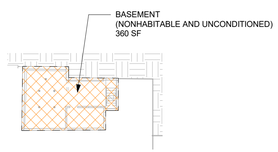
PER 17.40.070.
C. THE FOLLOWING BUILDINGS AND AREAS ARE EXEMPT FROM THE F.A.R. PROVISIONS:
4. A BALCONY, PORCH, DECK OR OTHER STRUCTURE WHERE AT LEAST ONE OF THE LONGEST DIMENSIONS IS UNENCLOSED



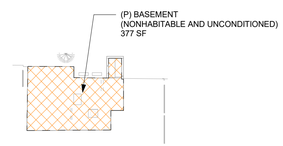
4 FIRST FLOOR- AREA CALC-EXISTING
1/16" = 1'-0"



3 FIRST FLOOR- AREA CALC PROPOSED
1/16" = 1'-0"



2 BASEMENT - AREA CALC EXISTING
1/16" = 1'-0"



1 BASEMENT - AREA CALC PROPOSED
1/16" = 1'-0"

ALLOWABLE LOT COVERAGE

LOT AREA: 14,820 SF
ALLOWABLE LOT COVERAGE: 45% (PER 17.40.060 A.2)
14820 X .45% = **6,669 SF**

LOT COVERAGE = 6669 SF

LOT COVERAGE CALCULATIONS

LOT COVERAGE AREAS	*EXISTING*	*PROPOSED*	*DIFFERENCE*
BUILDINGS			
RESIDENCE	1447	1564	*117*
ADU	565	1198	*(265)*
ACCESS'Y STRUCTURE	847	305	*346*
PORCHES			
MAIN RESIDENCE			
FRONT PORCH	359	370	*11*
MAIN RESIDENCE			
REAR DECK/PORCH	106	123	*17*
MUD ROOM PORCH	0	156	*156*
ADU DECK/PORCH	268	110	*(158)*
ADU ENTRY	54	0	*(54)*
ADU BACK PORCH	0	97	*97*
MAIN HOUSE CARPORT	0	210	*191*
TOTAL	**3646**	**4133**	***487***

PROPOSED LOT COVERAGE 4133 SF < 6669 SF ALLOWABLE

F.A.R. ALLOWABLE CALCULATIONS

NET PARCEL AREA: 14820 SF
FLOOR AREA RATIO: .262 (17.40.070 A.1)

ALLOWABLE FLOOR AREA: 14820 SF X .262 = 3882.84 SF

+ 400 SF (17.40.070 B. THE MAXIMUM GROSS FLOOR AREA MAY BE INCREASED BY 400 SF PER PARCEL FOR CONSTRUCTION OF A SECOND UNIT, DUPLEX OR TRIPLEX.)
+ 200 EXEMPT AREA COVERED PARKING AREA

(3883+400+200)

TOTAL F.A.R. ALLOWED: 4483 SF

F.A.R. CALCULATIONS

	EXISTING AREAS (CONDITIONED)	*PROPOSED AREAS (CONDITIONED)*	*DIFFERENCE*
MAIN RESIDENCE			
SECOND FLOOR	1044	1383	*117*
FIRST FLOOR	1447	1564	*339*
TOTAL	**2491**	**2947**	***456***
ACCESSORY DWELLING UNIT (ADU)	565	1198	*663*
ACCESSORY STRUCTURES (NON-CONDITIONED)	847	305	*(542)*
TOTAL	3903	4450	*547*

PROPOSED F.A.R. = 4450 SF < 4483 SF ALLOWABLE F.A.R.

AREA CALCULATION LEGEND

- INTERIOR GROSS LIVING AREA
- INTERIOR GROSS AREA ACCESSORY DWELLING UNIT
- INTERIOR GROSS AREA UNCONDITIONED AREA
- INTERIOR GROSS AREA ACCESSORY BUILDINGS (UNCONDITIONED)
- PORCHES AND CARPORTS - EXEMPT FROM FAR)
- EXTERIOR DECK (UNCOVERED)

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Sheet Title

AREA CALCULATIONS

SCALE: As indicated

Sheet No.

A0.03

4 MAIN RESIDENCE FRONT VIEW FROM NORTH

3 MAIN RESIDENCE FRONT VIEW

2 MAIN RESIDENCE FRONT VIEW FROM SOUTH

1 MAIN RESIDENCE REAR VIEW

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Checked by	Checker
Project No.	1704

Rev. No.	Date
DESIGN REVIEW	5/18/2018

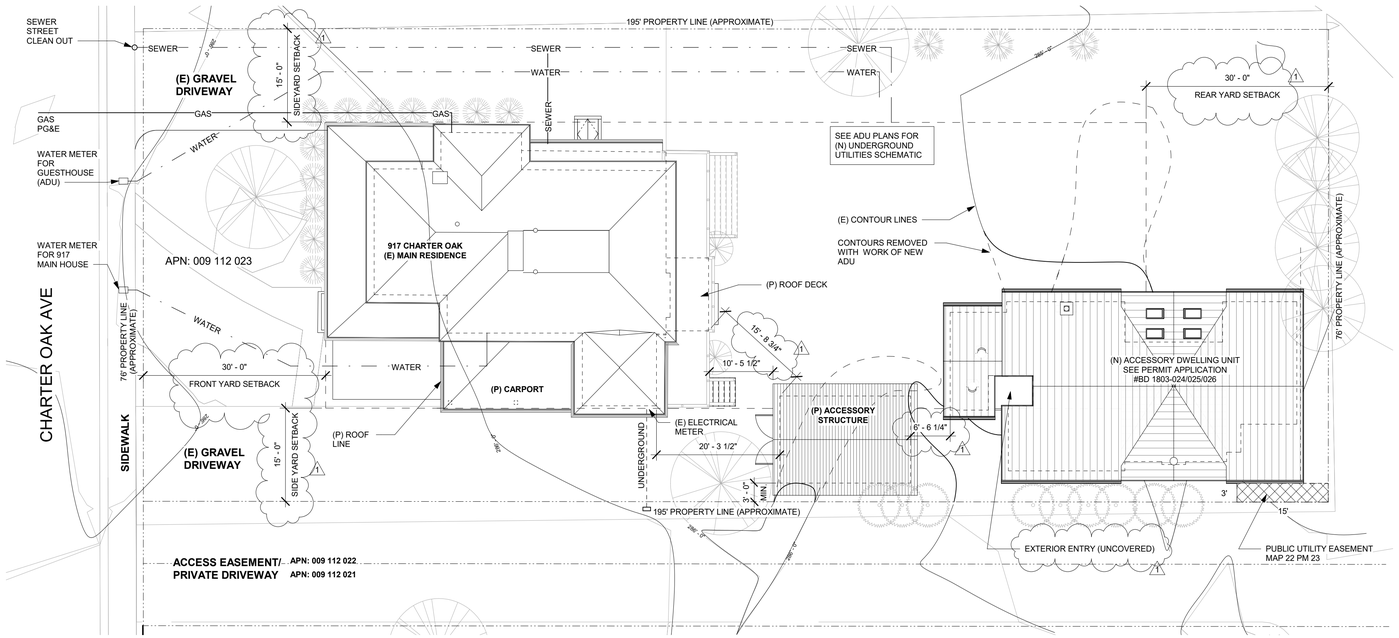
Sheet Title

3D VIEWS

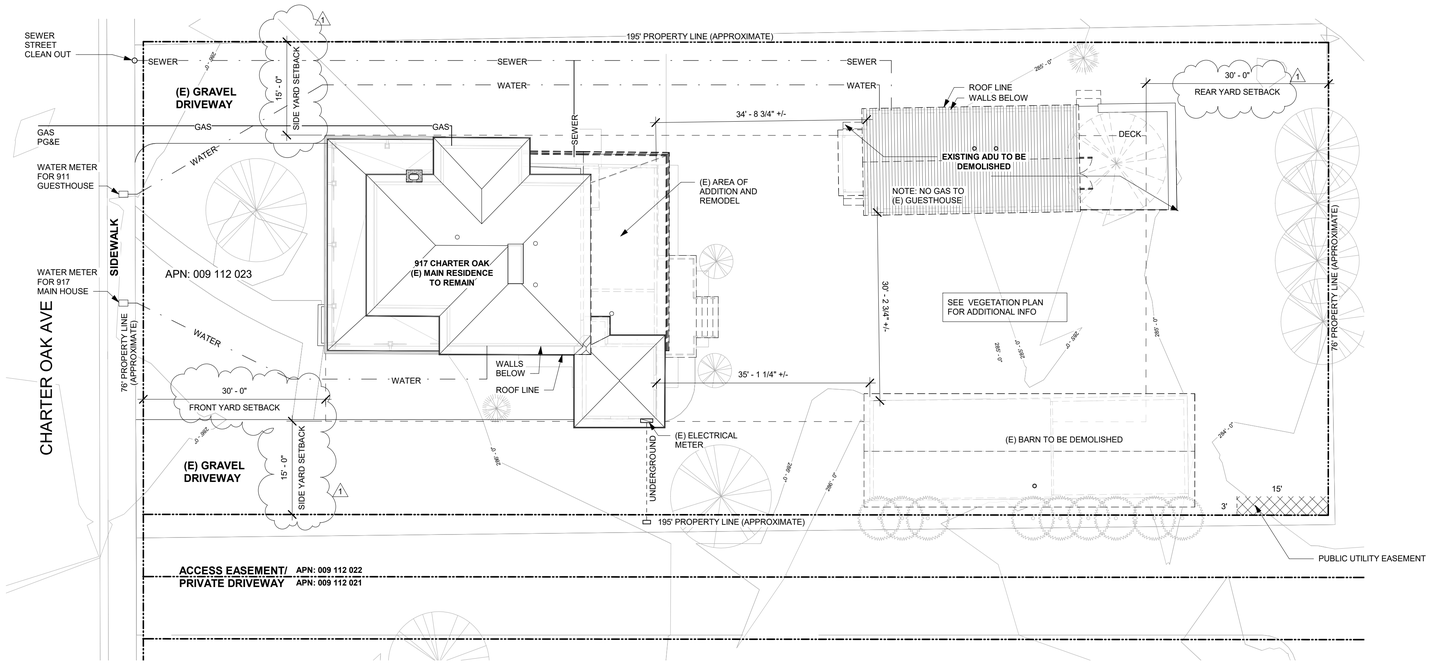
SCALE:

Sheet No.

A0.04



2 PROPOSED SITE PLAN.
1" = 10'-0"



1 EXISTING SITE PLAN WITH DEMOLITION
1" = 10'-0"

GRAPHIC SCALE
0 10 20 30 40

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1	DESIGN REVIEW REV	07/15/18

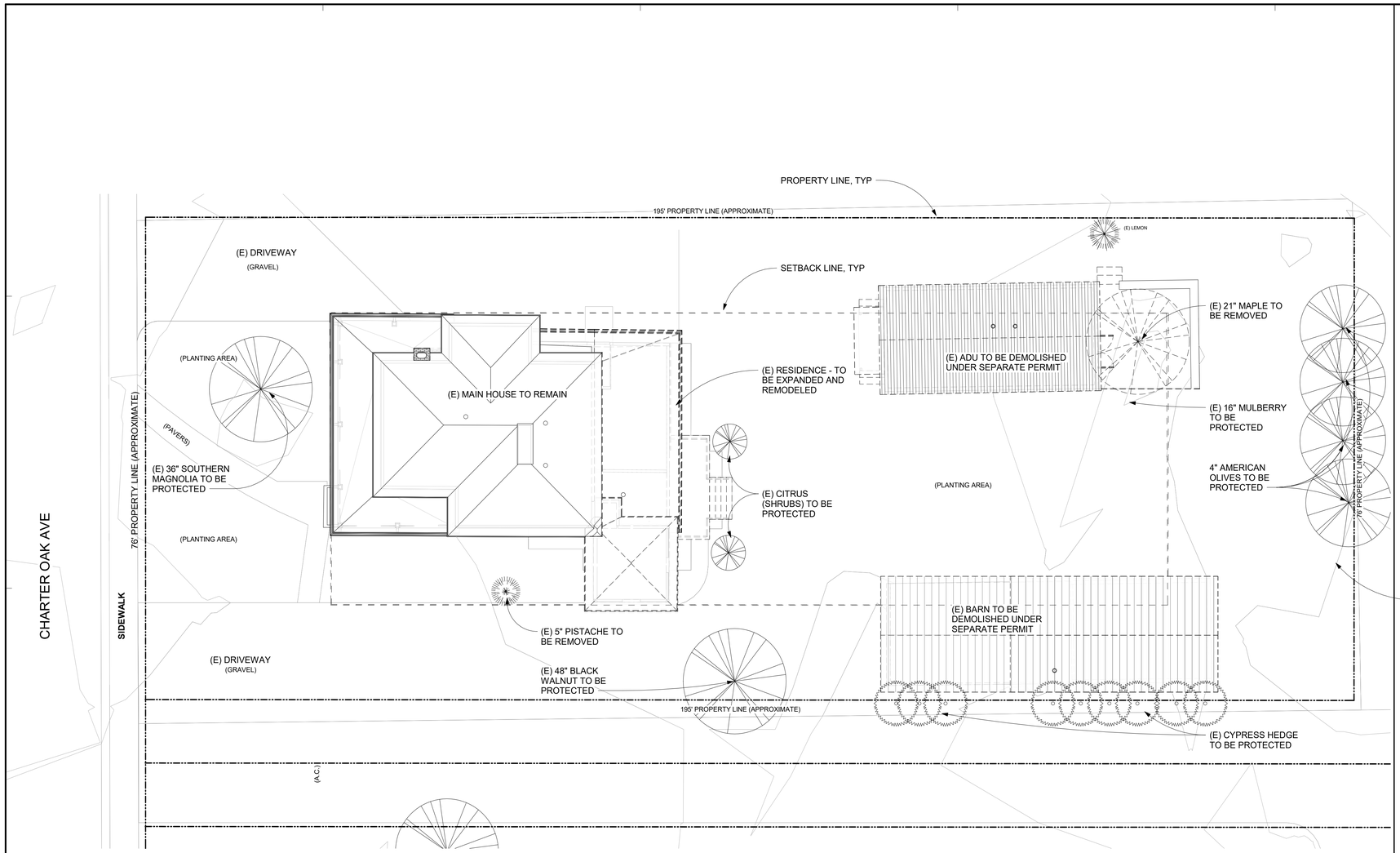
Sheet Title

SITE PLAN

SCALE: 1" = 10'-0"

Sheet No.

A1.00



1 EXISTING VEGETATION PLAN
1/8" = 1'-0"

7/16/2018 11:48:46 AM

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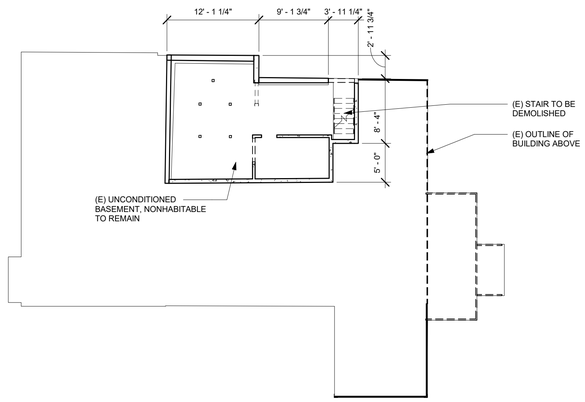
Rev. No.	Date
DESIGN REVIEW	5/18/2018

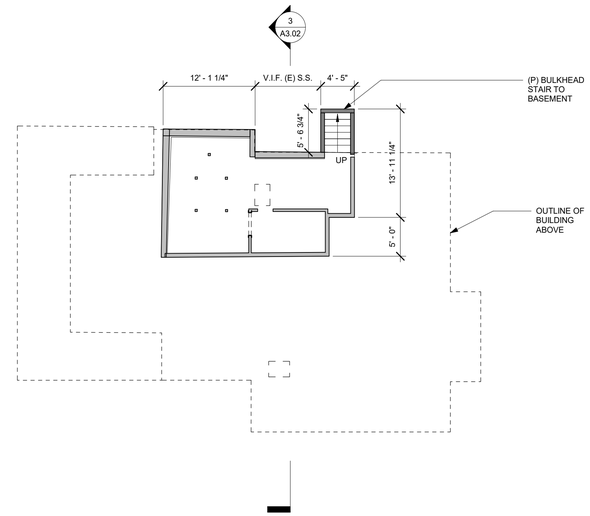
Sheet Title
EXISTING VEGETATION PLAN

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

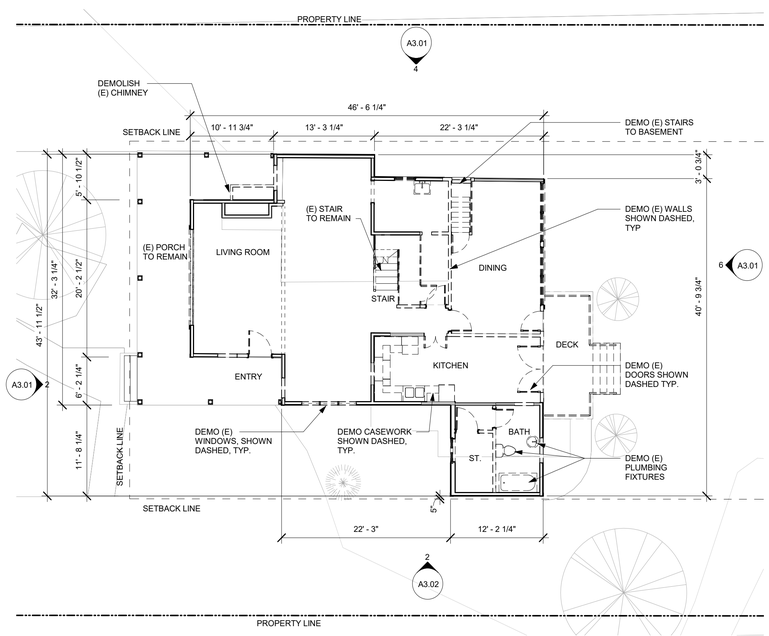
Sheet No.
A1.01



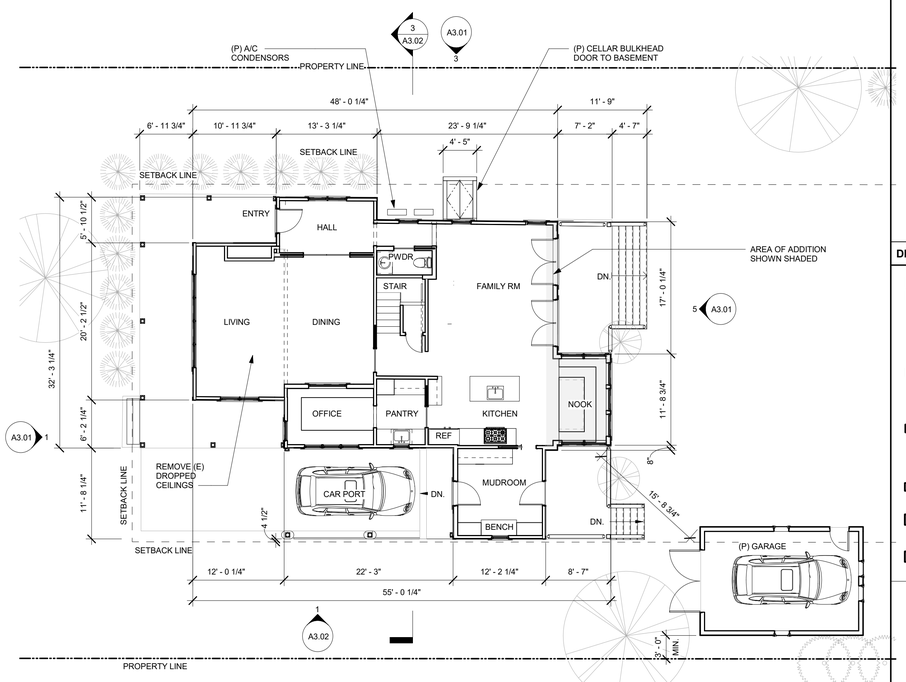
4 MAIN HOUSE_DEMO BASEMENT PLAN
1/8" = 1'-0"



3 MAIN HOUSE_PROPOSED BASEMENT PLAN
1/8" = 1'-0"



2 MAIN HOUSE_DEMO FIRST FLOOR
1/8" = 1'-0"



1 MAIN HOUSE_PROPOSED FIRST FLOOR
1/8" = 1'-0"

GRAPHIC SCALE
0 8 16 24 32

NOTE

ALL DIMENSIONS ARE TO FACE OF FINISH.

ALL DIMENSIONS ARE APPROXIMATE, VERIFY IN THE FIELD

LEGEND - NEW CONSTRUCTION

- ABOVE OR BELOW
- (E) PARTITION TO REMAIN
- (N) PARTITION
- 1-HR WALL, (1) LAYER OF 5/8" TYPE 'X' GYP. BD. EACH SIDE.
- (E) DOOR TO REMAIN
- (N) DOOR
- (E) WINDOW TO REMAIN
- (N) WINDOW

DEMOLITION LEGEND

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

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FLOOR PLANS EXISTING/DEMO AND PROPOSED

SCALE: As indicated

Sheet No.

A2.01

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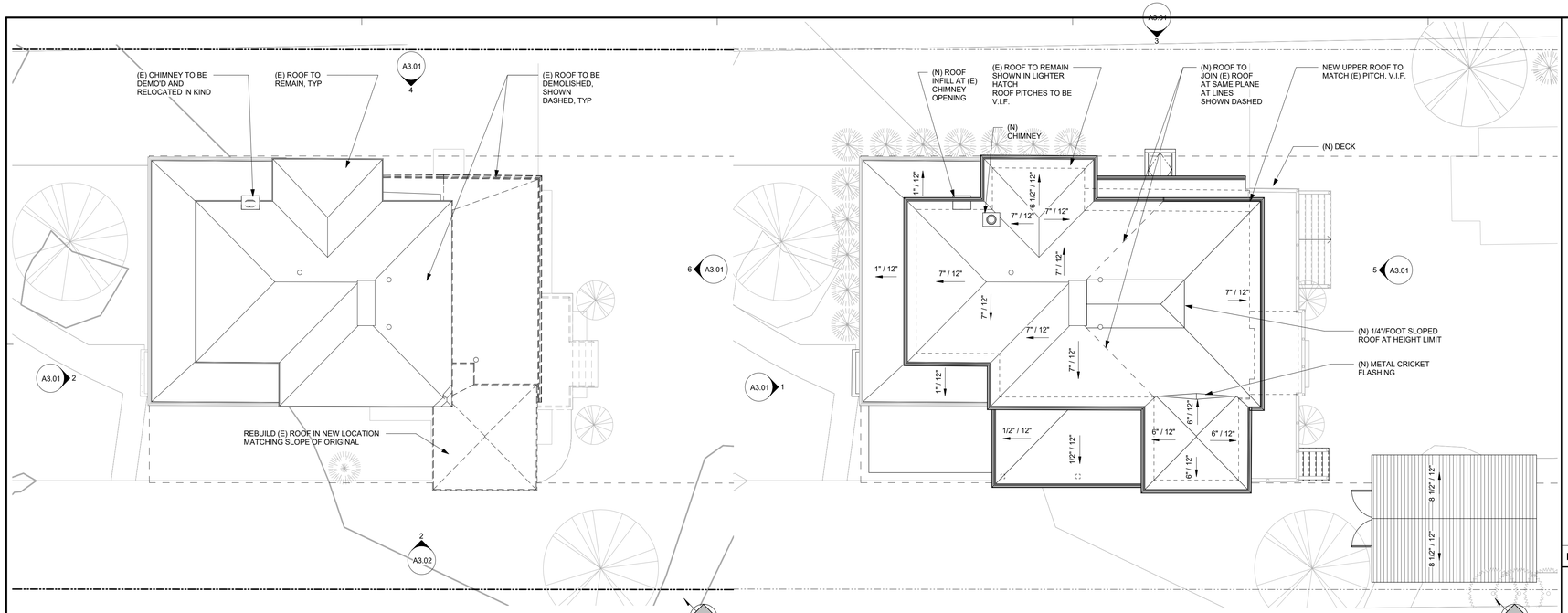
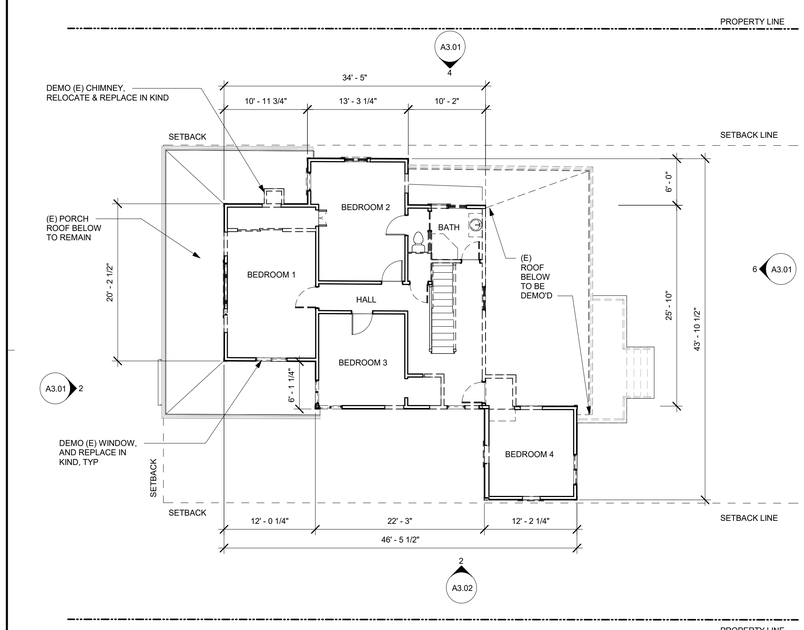
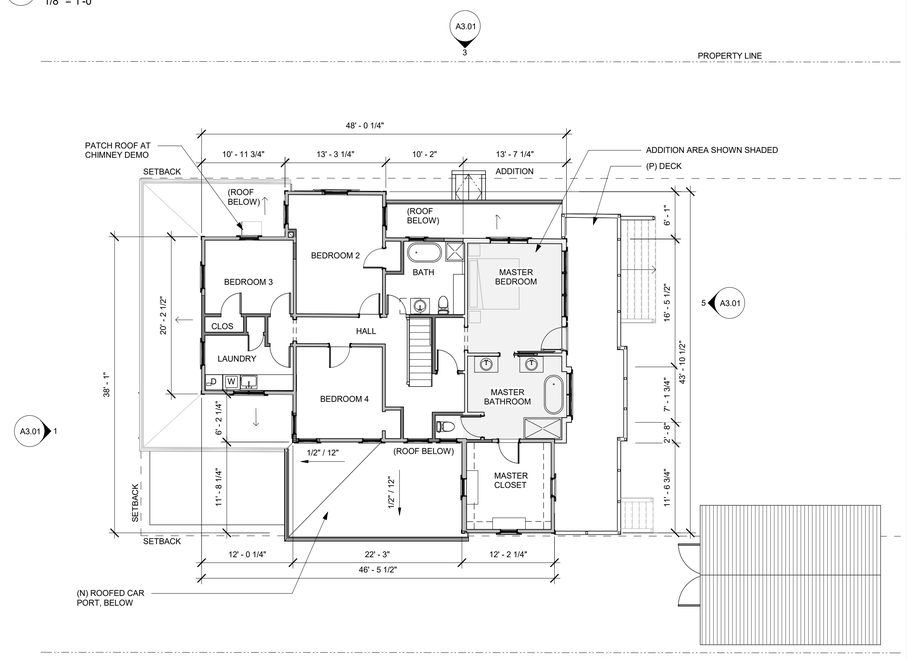


4 MAIN HOUSE_DEMO ROOF PLAN
1/8" = 1'-0"

3 MAIN HOUSE_PROPOSED ROOF PLAN
1/8" = 1'-0"



2 MAIN HOUSE_DEMO SECOND FLOOR
1/8" = 1'-0"



1 MAIN HOUSE_PROPOSED SECOND FLOOR
1/8" = 1'-0"

GRAPHIC SCALE
0 8 16 24 32

LEGEND - NEW CONSTRUCTION

- ABOVE OR BELOW
- (E) PARTITION TO REMAIN
- (N) PARTITION
- 1-HR WALL, (1) LAYER OF 5/8" TYPE 'X' GYP. BD. EACH SIDE.
- (E) DOOR TO REMAIN
- (N) DOOR
- (E) WINDOW TO REMAIN
- (N) WINDOW

DEMOLITION LEGEND

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

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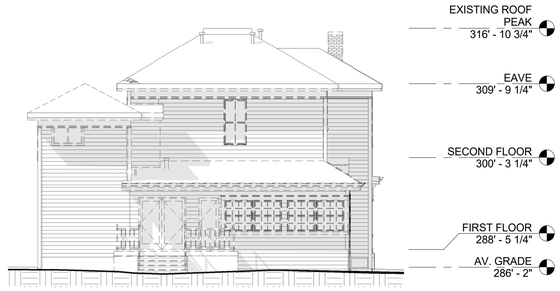
Sheet Title
FLOOR PLANS EXISTING/DEMO AND PROPOSED

SCALE: As indicated

Sheet No.
A2.02

7/16/2018 11:48:50 AM

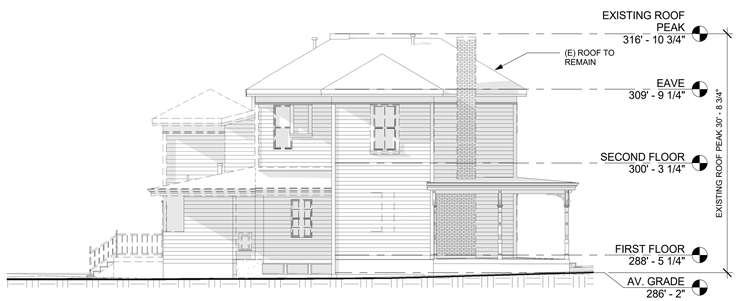


GRAPHIC SCALE 0 8 16 24 32

MAIN HOUSE - EAST ELEV_DEMO (6)
1/8" = 1'-0"

GRAPHIC SCALE 0 8 16 24 32

MAIN HOUSE - EAST ELEV_PROPOSED (5)
1/8" = 1'-0"

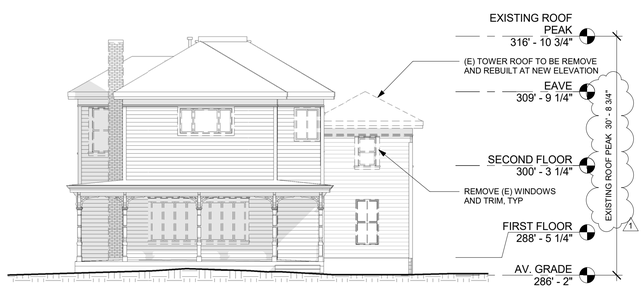


GRAPHIC SCALE 0 8 16 24 32

MAIN HOUSE - NORTH ELEV_DEMO (4)
1/8" = 1'-0"

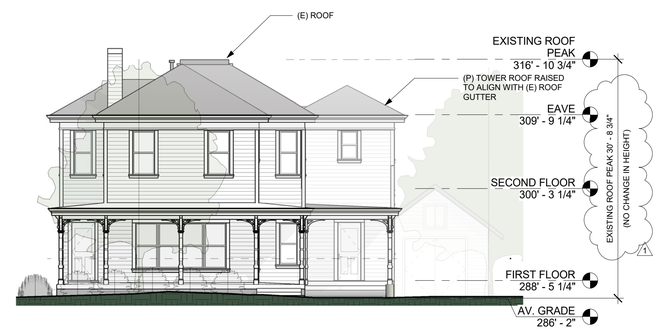
GRAPHIC SCALE 0 8 16 24 32

MAIN HOUSE - NORTH ELEV_PROPOSED (3)
1/8" = 1'-0"



GRAPHIC SCALE 0 8 16 24 32

MAIN HOUSE - WEST ELEV_DEMO (2)
1/8" = 1'-0"



GRAPHIC SCALE 0 8 16 24 32

MAIN HOUSE - WEST ELEV_PROPOSED (1)
1/8" = 1'-0"

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Drawn By	MJL
Checked by	CVC
Project No.	1704

Rev. No.		Date
	DESIGN REVIEW	5/18/2018
1	DESIGN REVIEW REV	07/15/18

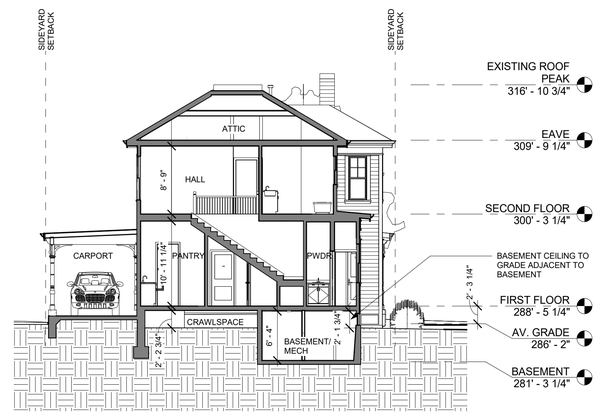
Sheet Title

EXTERIOR ELEVATIONS EXISTING/DEMO AND PROPOSED

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

Sheet No.

A3.01

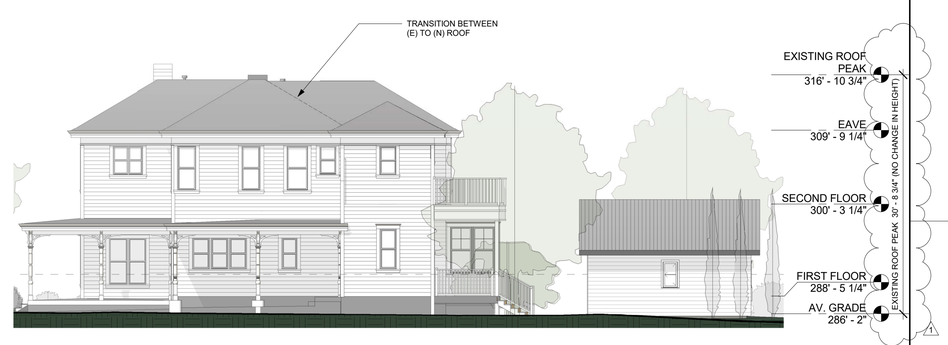


GRAPHIC SCALE
0 8 16 24 32

LATERAL SECTION AT BASEMENT 3
1/8" = 1'-0"

GRAPHIC SCALE
0 8 16 24 32

MAIN HOUSE - SOUTH ELEV_DEMO 2
1/8" = 1'-0"



GRAPHIC SCALE
0 8 16 24 32

MAIN HOUSE - SOUTH ELEV_PROPOSED 1
1/8" = 1'-0"

7/16/2018 11:49:03 AM

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STEHLING RESIDENCE
MAIN RESIDENCE

917 CHARTER OAK
ST HELENA CA 94574

Date	5/17/2018
Drawn By	MJL
Checked by	CVC
Project No.	1704

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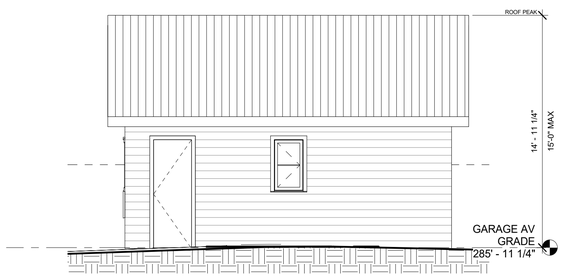
Sheet Title

EXTERIOR ELEVATIONS EXISTING/DEMO AND PROPOSED

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

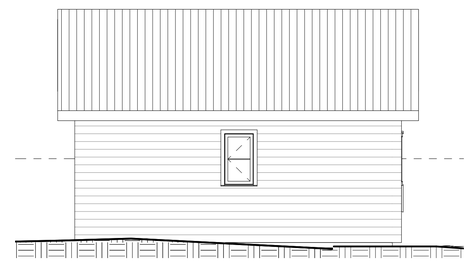
Sheet No.

A3.02

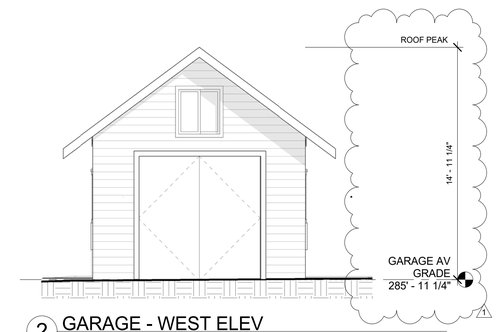


5 GARAGE - NORTH ELEV
1/4" = 1'-0"

4 GARAGE - EAST ELEV
1/4" = 1'-0"



3 GARAGE - SOUTH ELEV
1/4" = 1'-0"



2 GARAGE - WEST ELEV
1/4" = 1'-0"

GRAPHIC SCALE
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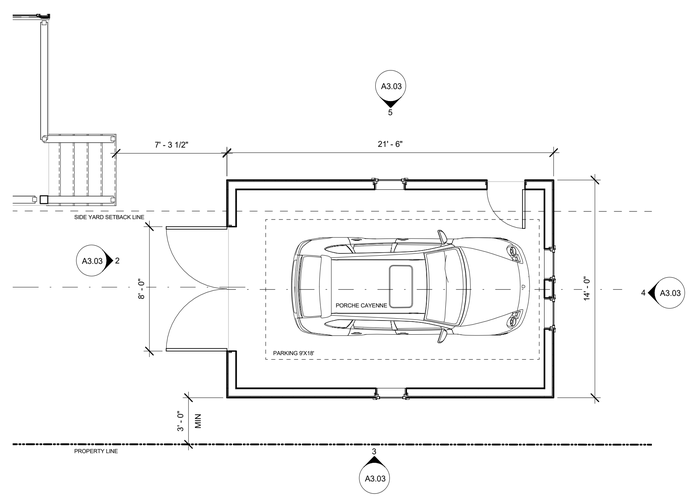

1 GARAGE FLOOR PLAN
1/4" = 1'-0"

GRAPHIC SCALE
0 4 8 12 16

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STEHLING RESIDENCE
MAIN RESIDENCE

917 CHARTER OAK
ST HELENA CA 94574

Date	5/17/2018
Drawn By	BP
Checked by	CC
Project No.	1704

Rev. No.		Date
	DESIGN REVIEW	5/18/2018
1	DESIGN REVIEW REV	07/15/18

Sheet Title

GARAGE ELEVATIONS

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

Sheet No.

A3.03

917 Charter Oak Remodel
Lydia Stehling
May 22, 2018

Written Statement

To whom it may concern,

We are applying for design review approval for the remodel of the main house at 917 Charter Oak Avenue. We purchased the home in May 2017. Although we viewed the home early in our St. Helena home search, we moved on, declaring it too much work. But time and again, we came back to the property. We found ourselves in love with the space, however, candidly overwhelmed by how much needed to be fixed. While this home was built in the 1880's, many changes were made - mostly during the mid-century period. Sadly, many of these changes removed or tampered with the historical features. Stately, turn of the century double hung windows were replaced in many rooms with aluminum sliders. Ornate 11ft ceilings were literally covered over by dropped ply-board. Naturally it needs to be amended for contemporary living. Inspections reveal original knob and tube wiring in parts and the entire home has to be brought up to code and modern safety standards. But we have made great efforts to deliver a design proposal that marries both the former Victorian elegance with contemporary living.

Our historical architect, Mark Hulbert, has been able to provide us with a wealth of information about the history of the home. We also were passed down copies of photographs more than 100 years old, that depict the original family enjoying life outside the house. We have been able to piece together original aspects of the home and incorporate them into the design. For example, we are proposing all windows be restored to the long, double hung panes. In the rear, it is clear that pieces have been cobbled together through the decades. Structural and architectural inspection reveal that at some point a back sun porch and a water tower were adjoined to the main home structure - both without foundation. The proposed plans will see the main home and foundations rather untouched. We want everything visible from the street to look and feel the same, if not more authentic to the time period. The original rooms and spaces are in place with some minor amenities and dividing walls reinstated. In the rear of the home where the real rebuilding is necessary due to lack of structural support, we have extended the footprint out to allow for a slightly larger kitchen and living room.

It is our hope to get a covered parking spot adjacent to the home. While an attached garage on a Victorian farmhouse would be unspeakable, we researched the concept of a porte-cochere and found them to be quite typical of the era. We have developed a design that continues from the wraparound front-porch framework to

extend around to the west of the home to create a small, innocuous overhang for one parked vehicle.

Our historian tells us that a defining aspect of a Victorian farmhouse is the triad of a main home, water tower and barn. While we are saddened to have to demolish the existing dilapidated barn house, we have designed a garage that resembles the original barn, while bringing the structure into both code and zoning conformance. Similarly, we want to retain the water tower as is and have been advised by our historian to do so. We propose keeping it in place and plan to build a foundation beneath it, while also raising it slightly to allow for level flooring. We have designed functional spaces within the exact tower framework in our best effort to keep the historical attribute intact.

In addition to this situational explanation of the property and proposed design, please find below the relevant data as pertains to increased square footage and new amenities. We count five parking spots (one in garage, one in porte-cochere and three uncovered). There are currently two driveways to access the property, we intend to retain the right driveway. We are building a 1200 sq.ft. ADU in the rear of the property behind the new garage (which has already been discussed in a demolition application).

We very much look forward to inviting each member of the commission to our home and explaining these proposed plans in person. We understand the need for scrutiny for the future wellbeing of our town and agree that historical properties should be saved — and celebrated. We want to be a hallmark for historical integrity in this founding neighborhood, and throughout St. Helena.

PRESERVATION
ARCHITECTURE

May 23, 2018

917 Charter Oak Ave., St. Helena
Historical and Historic Project Evaluation

Introduction

The purpose of this documentation is to summarize the historic resource status of the subject property and its residence and to evaluate a currently proposed project with respect to applicable historic rehabilitation standards.

Summary of Findings

- The subject house is, in part, the c1885 Sarah Money and John C. Money residence;
- The house is a basic Victorian-style residence, its overall qualities Italianate, yet minimally so as it lacks notable characteristics of that style;
- While an evidently Victorian period house, its Victorian character is limited to its basic wood-cladded form and, specifically, to the character of its front porch, which has ornamental-turned and bracketed wood posts and brackets supporting the sloped porch roof;
- Otherwise, its original exterior form and materials are basic and also diminished by inappropriate additions and alterations, specifically the replacement of most windows and doors, the addition of a masonry block chimney at the front, and the alteration of an original, freestanding water tank structure at the building's southwestern corner;
- Though the house is architecturally basic and has changed a great deal, which changes have not reinforced its historic period, the house retains its basic character and a range of its Victorian period architectural features;
- Moreover, the subject residence has a direct association to an historically important family in St. Helena, the Moneys;
- As detailed herein, the proposed project retains and rehabilitates the identified historic exterior setting, location, forms, features and materials of the existing house;
- Thus, overall, from an historic architectural perspective, the currently proposed project appears highly appropriate.

Summary Histories and Descriptions

The subject property (Assessor's Parcel No. 009-112-023) is located on the southeastern side of Charter Oak Avenue in the residential neighborhood directly east of central St. Helena (figs.1-3). It contains a single-family, two-story house at its front and center, which is the subject of this evaluation effort.

The subject house was the Sarah Money and John C. Money residence, of which he was the builder c1885. Per news accounts, she died there in 1937 (Healdsburg Tribune, 1 March 1937, p3) and he passed away in 1944 (Healdsburg Tribune, 25 August 1944, p6). Her 1937 obituary provides evidence of the date of construction of their home, as it stated: "She died in the home her husband built for her as a bride fifty-two years ago…". At the time of its construction, the property was his

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510 418 0285 mhulbert@earthlink.net

mother's, Elizabeth Money-Richie (1833-1915). In 1910, Mrs. Richie was also listed as a St. Helena resident and a neighbor of her son, presumably in one of the directly adjacent houses.

The property and house were first depicted in the 1899 Sanborn map (fig.4). At that time, the house itself was a portion of what it is today. No wraparound front porch was depicted, nor was there a west side projection, while there was an open rear porch and a free-standing water tank house at the southwestern rear corner. The 1910 Sanborn shows the house in what is generally its current plan, as a 2-story central volume with side projections, a wraparound front porch, a 1-story enclosed rear addition and a 2-story volume at the south corner, which is presumed to be the original water tank structure. The 1944 Sanborn, coinciding with the end of the period of Sarah and John Money's occupancy, repeats the 1910 map.

There are several available historic photos of the Moneys and which include partial views of their home, presumably in the early 1900s and prior to 1915, as Mrs. Richie, who passed away in early 1915, is identifiable (Press Democrat, *Pioneer Woman Called to Rest,* 5 March 1915, p3). The three images appear to have been taken in the same day. In this same period, a 1916 newspaper accounted a chimney fire at the home of John Money, which caused "considerable damage to several of the rooms" (Weekly Calistogan, *News from Town of St. Helena,"* June 2, 1916, pA2).

The house is a basic Victorian-style residence, its overall qualities Italianate, yet minimally so as it lacks notable characteristics of that style. It is a two-story volume with side projecting forms; a small attached two-story volume standing at its southern corner; and a one-story enclosed porch across its rear. Evidence that it was once a rear porch includes a side view of it in one of the historic photos and that its porch-like character exists even today. All of the home's roof forms are hipped, the upper roofs more steeply sloped than the porch roofs. The roof of the one-story, covered, wrap-around porch at the front is supported by ornamental wood porch posts and brackets. A concrete block chimney stands within the east side front porch then rises to and extends above the upper roof. The roof eaves at both the porch and upper roof include a board fascia and soffit with molded trimwork. Wood board siding is drop-pattern with flat corner boards. Most windows are aluminum with narrow flat casings, yet several original or early wood-trimmed wood windows remain. The enclosed rear porch has sets of double hung windows and glazed doors that open to the rear, all of which appear to be recent. Those doors open to an uncovered rear porch.

Based on its original configuration and the historic photos, the original/early front door entered the northeast side of the house. The original front door was evidently removed when the house was altered in the latter 1900s and when the cement block chimney was added. The existing front door, from the southwest side, may have been added in the early 1900s and as a secondary entry associated with the addition of an auto driveway. There is evidence of that second door in the early photos. Access to the existing front door is via a set of steps at the front of the porch.

The house fronts on and faces northwest to Charter Oak Avenue. A drive to several otherwise land-locked homes to the southeast separate this house from its western neighbor. That drive passes directly alongside the southwest side of the rear garage on the subject property. Evidently, a once larger parcel was subdivided into its current multi-parcel configuration.

The subject site consists of a landscaped front yard with a voluminous and mature magnolia tree. Down each side of the property are gravel-paved driveways accessing structures at the rear, the one at the southwest side accessing the garage and the northeastern one the second residential unit. A

landscaped space separates the southwest side driveway from the porch and side wall. The small yard space directly behind the house is also gravel. A concrete paved patio lies between the two rear structures, with another shallow yard area beyond (southeast of) the two outbuildings.

Persons

The Money and Richie families were from Santa Rosa, where John C. was born to Elizabeth and Cornelius Money in 1855. A long-time resident of St. Helena, John C. Money had a work shop on Main St., which stood until 1979 (an earlier planing mill of John C. Money, on Pine Street, was mapped in the 1890 Sanborn). The Richies are the namesake of the historic Richie Block, also on Main, which was built in 1892 for Elizabeth's husband, Capt. M.G. Richie. Records indicate that John Money fabricated the wooden Victorian decoration for the exterior of that building at his Main St. wood shop (*Exploring St. Helena: 2008 Chamber of Commerce Resource Guide.* St. Helena Chamber of Commerce). In each of the several census listings (1900-1940) for the Money family in St. Helena, John Money was identified as a builder and contractor. The downtown alley, Money Street, is his namesake. His former wood shop/planning mill building at 1057 Main Street stood until c1979.

Historic Resource Summary

The subject property and house are not listed in the State's Historic Resource Inventory (SHRI), whereas three neighboring houses are – 931 (next door), 967 and 1031 Charter Oak (with the primary Historic Resources Inventory for 967 Charter Oak referencing 931 and 1031). The SHRI lists 967 Charter Oak as an eligible historic resource but lists the other two as ineligible.

Based on a 1978 survey, the City of St. Helena's Historic Resources Master List identifies a range of some twelve houses along Charter Oak, including 917 Charter Oak.

Until now, the subject house has otherwise not been inventoried or recognized and for obvious reasons. While an evidently Victorian period house, its Victorian character is limited to its basic wood-cladded form and, specifically, to the character of its front porch, which has ornamental-turned and bracketed wood posts and brackets – undoubtedly the handiwork of John C. Money – supporting the sloped porch roof. Otherwise, its form and materials are basic and also diminished by alterations, specifically of the windows, nearly all having been replaced with aluminum and retrimmed with narrow casings. The aluminum windows indicate that the alterations dates to c1960. It should also be noted that the interior was likewise treated unkindly, again probably in the same period.

Another example of how the home's original character is diminished is that the original water tank house, a highly characteristic form of properties of this period – examples of which are extant in this neighborhood – has been subsumed into the house and is not readily discernible. While its alteration evidently happened early in the home's history, the original water tank form has been substantially lost.

Based on current research, though the house is architecturally basic and has changed a great deal, which changes have not reinforced its historic period, the house retains its basic character and a range of its Victorian period architectural features, specifically at the front, including:

- 2-story building form with side projections;
- Wood board siding and trim, including continuous fascia boards under each roof

- story wraparound porch with decorative wood porch posts, corbels and brackets
- Projecting roof eaves with ornamental gutters
- Hipped roofs, including low-sloped hip at porch
- Remnant water tank structure

More importantly, the residence has a direct association to an historically important family in St. Helena, the Moneys – John C. Money was its builder and likely its designer and where he and his wife resided for a span of nearly six decades – and indirectly though of equal historic importance, the Richies.

Further, the subject house is one of nine residences along this stretch of Charter Oak Ave. (between Main and Allison streets) that are listed on the City's Historic Resources Master List. All are located on the southern side of the avenue. As noted above, three of those (nos. 957, 967 and 1043) were previously inventoried and listed on the State's HRI, where one (no. 967) is identified as National Register eligible while the other two are listed as NR ineligible. The inventory form for 967 Charter Oak additionally references nos. 931 and 1017 and provides the statement that these three "illustrate the translation of the characteristics of the more formal Italianate style to the simpler cottage." The authors of that form added that "Charter Oak is an early neighborhood in St. Helena, displaying the range of 19th century cottage styles." (Historic Resources Inventory Form DPR 523, 8-25-1978).

Those three cottages are single-story with Italianate character and have a stylistic relationship to the subject house, although the latter is two-stories. The adjoining house at 931 Charter Oak Ave. has decorative porch elements that match those of the subject porch, so there is a clear relationship between those two houses, although the subject house pales by direct comparison. The 931 Charter Oak property also includes a clearly defined water tank house at its rear and which is depicted in its present location each of the Sanborn maps. Again illustrating, by direct comparison, the more distinctive qualities of the adjoiner relative to the subject residence.

Project Evaluation

A project is proposed for the subject residence. Based on a set of architectural drawings (Stehling Residence Main House, Charles Covell architect, dated 5/18/2018), the currently proposed project will rehabilitate and add to this existing single-family residence. Specifics include:

- Retention of the existing house in its current and historic location;
- Retention of existing landscaping and site/landscape patterns at the front of the property;
- Lifting and reuse of the attached tank house structure at the south side;
- The addition of a carport roof at the south side;
- Removal of existing rear (east) additions and their replacement with a new rear addition, deck and steps;
- Removal of the existing front entry door from the south side to the north side and facing forward, where the original entry door was most likely located;
- Replacement of the previously replaced windows including, frontward, replacement with windows similar to the historic and based on historic photos, as well as restoring the two front upper windows and their opening;
- Removal of the previously added (concrete block) chimney at the north side wall and its replacement with a new wood frame chimney enclosure atop the roof;
- Replacement of the basement stair with a new cellar stair at the north side.

That the house is proposed to remain in its current location is highly appropriate. And the treatment at the front portions of the building, with the retention of all historic forms and features, including the original front porch and its elements, along with existing wood sidings and trims, is also highly appropriate. Given the basic historic character of this house, replacement of the windows with more historically appropriate units, including restoring the two upper front windows, is a substantially positive rehabilitation treatment.

Proposed changes are located at the south side and rear. At the south, changes that will be visible from the street will be the raising of the upper part of the former tank house at the southeast corner of the house along with the placement of a carport roof in front of that structure. Originally, and when it was evidently in use as a tank house, that small and low structure was detached. It was subsequently subsumed into rear additions and added to interior space yet, at the interior, the floors did not align and the interior spaces are low. This existing, attached structure is proposed to be retained yet lifted for better integration at the existing floors, so it is proposed to be raised to the second floor level and extended below to create a full height room at the first floor. Its exterior materials and front-facing windows will be retained and extended below, along with a new entry door at the front of the first floor. The proposed carport consists of a roof with a set of supporting columns and pilasters. The design of that roof and its vertical elements directly relates to the existing porch yet with simplifications in order to subtly differentiate it from the historic porch elements.

Overall, these south side alterations appropriately retain the attached tank house structure while including a reasonable and compatible extent of alterations and without any loss of identified character defining elements.

Further, proposed removals and additions at the rear do not impact the identified historic characteristics of the house.

In general, as the proposed project retains and rehabilitates the identified historic exterior setting, location, forms, features and materials of the existing house. Thus, from an historic architectural perspective, the currently proposed project appears highly appropriate.

More specifically, this effort proceeds by evaluating the proposed project relative to the U.S. Secretary of the Interior's *Standards for the Treatment of Historic Properties (Standards)*. As the project will alter the potential historic property in order to further its use, the appropriate treatment and evaluation *Standard* is that of *Rehabilitation*, which is defined as follows:

"When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment."

The following lists the ten *Standards for Rehabilitation* and analyzes the proposed project with respect to each.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

   The subject property was historically a single-family residence. The proposed project intends to retain and rehabilitate the historic single-family residential use. As such, *Standard 1* is met.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

   The proposed work retains all identified character-defining exterior forms and features, spaces and spatial relationships of the historic house and its property, so *Standard 2* is met.

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

   The proposed project respects the overall form and character of the historic house, while the range of proposed exterior changes are intended to reinforce that character without conjecture, so the project meets *Standard 3*.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

   The identified character of the subject house date to the 1880s-1890s. Since, substantial changes were made to the house and property, which are identifiable and none of which have acquired significance or importance in their own right, so *Standard 4* is met.

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

   All identified character defining forms, features, finishes, examples of construction techniques and craftsmanship embodied in the structure are proposed to be retained and rehabilitated or reconstructed to match or with highly similar elements, so the proposed work meets *Standard 5*.

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

   As noted, previously replaced windows will be removed and replaced with historically appropriate units specifically based on historic photos, including restoring the two upper front windows and their openings, and the front entry door will be relocated to its presumed original location at the north side. Additionally, where required as a result of alteration and deterioration, all identified features and materials shall be replaced with matching or highly similar materials. In so doing, the proposed project meets *Standard 6*.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

   At this juncture, it is understood that the general approach will be to repair identified historic elements and materials to rehabilitate their architectural and material integrity. Where repair is infeasible, the work shall replace severely damaged and missing elements in-kind or with a compatible substitute material based on equivalent existing elements. Per this approach, the project complies with *Standard 7*.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

   No disturbance of archeological resources has been identified yet any such is beyond the scope of this report.

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

   As summarized, the house is proposed to be retained without alteration of its current and historic placement or its primary form or historic materials. And proposed exterior alterations and additions are located at the south side and rear.

   At the south side, as discussed above, the attached tank house structure will be retained and raised for reuse. The proposed scheme will retain the attached tank house form and materials. And a single-story carport is also proposed to be added at the front of the carport and alongside the house.

   Proposed new additions are otherwise concentrated at the rear of the house and where fenestration patterns subtly differentiate the new adds. New materials are otherwise directly compatible with the existing/historic to be retained and in order to create an integrated residence, the design of which is both clearly compatible as well as simply differentiated.

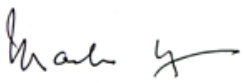
   Altogether, the proposed new work retains all characteristic materials, features, spaces and spatial relationship in order to retain and reinforce the integrity of this house and property, and the proposed work additionally achieves appropriate degrees of differentiation and compatibility. Consequently, the proposed project meets *Standard 9*.

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

    Proposed exterior additions are appropriately located at secondary and tertiary elevations and where changes to the house and its property were previously made. Thus, if the proposed work were to be removed in the future, the essential design integrity of the frontward historic portions of the house and its property would be unimpaired, so the project also meets *Standard 10*.

In conclusion, since the proposed work meets each applicable *Standard*, then the proposed project readily meets the Secretary of the Interior's *Standards for Rehabilitation*.

Signed:



Mark Hulbert
Preservation Architect

attached: figs.1-14 (pp.8-13); professional qualifications (p.13)

Fig.1 – 917 Charter Oak Ave. (yellow arrow) - Location aerial (googleearth, north is upper right)

Fig.2 – 917 Charter Oak Ave. (yellow arrow) – Aerial view, (googleearth, north is upper right)

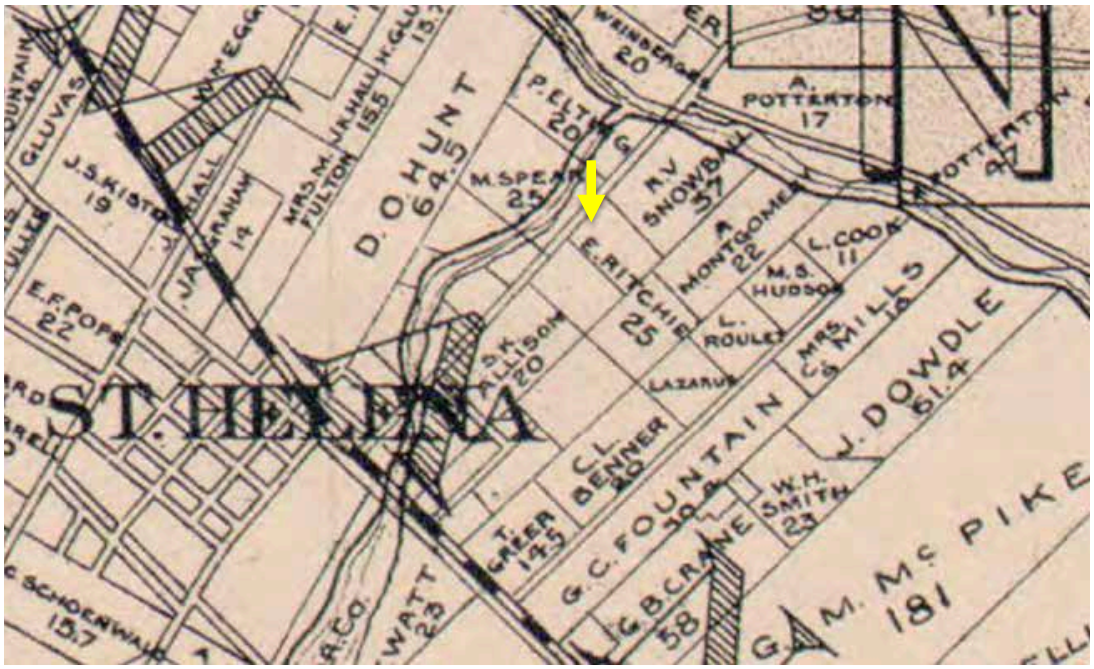


Fig.3 – 917 Charter Oak Ave. (from 1895 Official Map of the County of Napa)

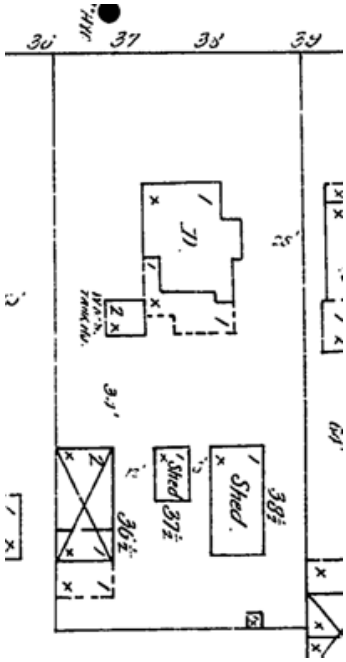


Fig.4 – 917 Charter Oak Ave. from 1899 Sanborn map (street and north at upper right)

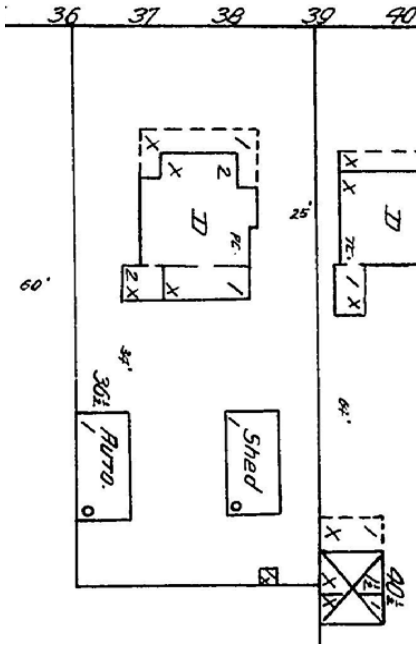


Fig.5 – 917 Charter Oak Ave. from 1910 Sanborn map (street and north at upper right)

Fig.6 – 917 Charter Oak Ave., c1900

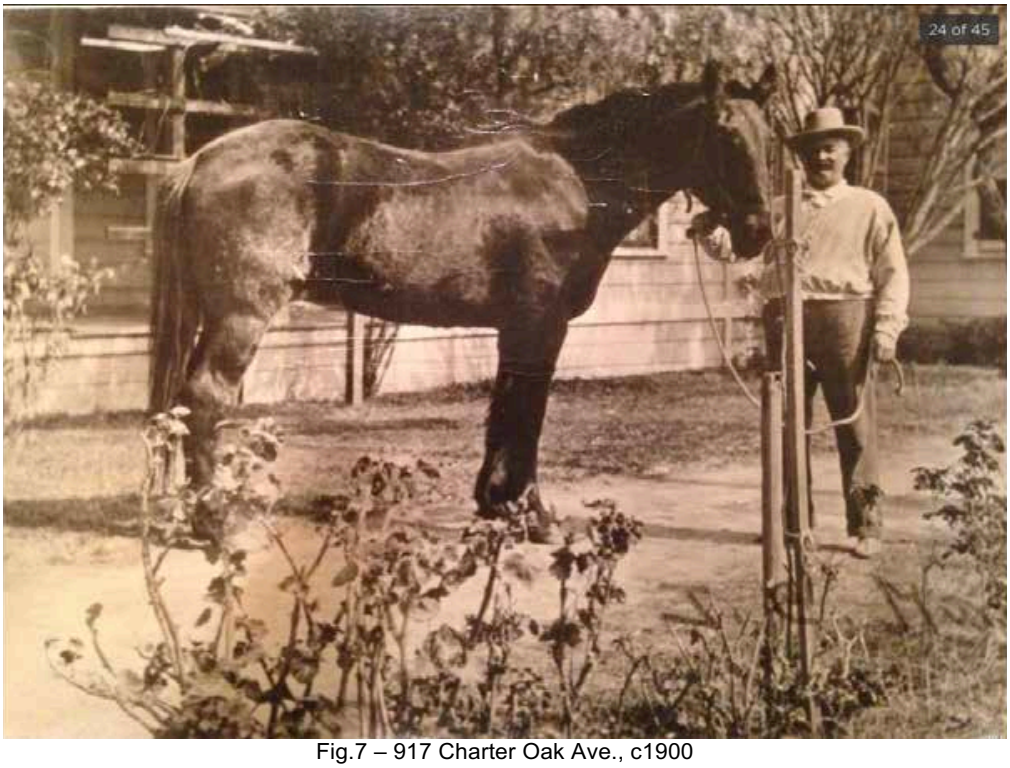


Fig.7 – 917 Charter Oak Ave., c1900

Fig.8 – 917 Charter Oak Ave., c1900

Fig.9 – 917 Charter Oak Ave. – Front and right side from street

Fig.10 – 917 Charter Oak Ave. – Front porch from north side driveway

Fig.11 – 917 Charter Oak Ave. – Part north side

Fig.12 – 917 Charter Oak Ave. – Part south side

Fig.13 – 917 Charter Oak Ave. – Rear

Fig.14 – 917 Charter Oak Ave. – Rear

PROFESSIONAL QUALIFICATIONS

With thirty-five years as a professional historical consultant, preservation planner, historical architect and architect, the author's experience includes numerous historic architectural, historic resource and project evaluations, along with extensive preservation and rehabilitation consultation work throughout the San Francisco Bay Area. With a practice long centered in the East Bay, the author also has extensive historic resource consultation experience in Berkeley.

The author exceeds the Secretary of the Interior's Standards for Professional Qualifications for historical architecture and architecture; is listed by the State of California Historical Resources Information System (CHRIS) as a qualified historical architect and historic preservation consultant; holds a Certificate in Architectural Conservation from UNESCO's International Centre for the Preservation and Restoration of Cultural Property (ICCROM) in Rome, Italy; and has held a license to practice architecture in California since 1989.

CHARLES COVELL
ARCHITECTS

Water Neutrality Report
917 Charter Oak Avenue, St Helena
Parcel Number: 009-112-023
Date: 2/14/2018

Introduction and Project Description

The project is a single-family residence located on Charter Oak Avenue. The owners are Joshua and Lydia Stehling who will also be the primary occupants, along with their two children.

Two permits are sought: one to remodel and add on to an existing Victorian-era main house and the other to replace an existing one-bedroom ADU on the property with a new two-bedroom ADU. The demolition application for the existing ADU and a barn on the property was approved by the Planning Commission on Dec. 19, 2017.

The proposed work at the Main House does not add bedrooms. The owners' goal to reconfigure and add floor space on the both stories, and replace a small bedroom in a former water tower structure with a new master suite within the upper storey of the main house.

On the lower level, the kitchen would be remodeled and expanded, a full bathroom replaced with a half-bathroom, and a laundry room relocated to the upper level. A small office space of 65 s.f. is planned on the lower level which it is assumed for the purpose of the calculations within this report to be too small to accommodate sleeping quarters.

Existing Water Use Calculations

Per city of St Helena Water Neutral Policy for Development and the Napa County Alternative Sewer Treatment System Standards, the baseline water usage for residential projects is 150gpd/bedroom. See table 1 for existing baseline water use.

Table 1 Existing Baseline Water Use -Main House

# of Bedrooms	x 150 gpd/bedroom	x 365 days/year = annual gallons
4	**600 gallons per day**	**219,000 gallons**

Table 2 Existing Baseline Water Use - ADU

# of Bedrooms	x 150 gpd/bedroom	x 365 days/year = annual gallons
1	**150 gallons per day**	**54,750 gallons**

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CHARLES COVELL
ARCHITECTS

Standards for Residential Demand

Per City of St. Helena Water Neutral Policy for Development, acceptable theoretical demand for residential flows / uses are:

Water Closet	3 / flushes/day / occupant
Lavatory Faucet	0.25 min/ 3 times/day / occupant
Shower Head	8 min/ shower/day / occupant
Kitchen Faucet	4 min / day / occupant
Clothes Washer	0.37 load / day / occupant
Dishwasher	0.1 load / day / occupant
Occupants	2 occupants / bedroom

Proposed Project Water Use with Retrofits

The project proposes to replace plumbing fixtures in the main house and ADU with fixtures in conformance with the aforementioned flow rates.

The use of these higher-efficiency fixtures would result in the following daily and annual water usages:

Table 3

Proposed Main Residence

FIXTURE	FLOW RATE (gpm or gpf)	DURATION (mins, flush, or load)	DAILY USES (PER OCCUPANT)	# OF OCCUPANTS	TOTAL DAILY WATER USE (GAL)	TOTAL ANNUAL WATER USE (GAL)
Water closet	1.28	1 flush	3	8	30.72	11212.8
Lav Faucet	*1.2*	.25 mins	3	8	7.2	2628
Kitchen Faucet	*1.8*	4 mins	1	8	57.6	21024
Showerhead	*2*	8 mins	1	8	128	46720
Clothes Washer	26	1 load	0.37	8	76.96	28090
Dish Washer	6.8/cycle	1 load	0.1	8	5.44	1985.6
SUBTOTAL					**306**	**111660.4**

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Proposed ADU

FIXTURE	FLOW RATE (gpm or gpf)	DURATION (mins, flush, or load)	DAILY USES (PER OCCUPANT)	# OF OCCUPANTS	TOTAL DAILY WATER USE (GAL)	TOTAL ANNUAL WATER USE (GAL)
Water Closet	1.28	1 flush	3	4	15.36	5606.4
Lav Faucet	1.2	.25 mins	3	4	3.6	1314
Kitchen Faucet	1.8	4 mins	1	4	28.8	10512
Showerhead	2.0	8 mins	1	4	64	23360
Dishwasher	6.8	1	.1	4	2.72	992.8
Clothes Washer	26	1	.37	4	28.48	10395.2
SUBTOTAL					**153**	**52180.4**

Total Proposed Water Usage post construction (Main + ADU)		**163840.8**

Water Usage Summary

Comparing the existing baseline water usages calculated in Tables 1 and 2, with the proposed usages outlined in Table 3, a decrease in water usage is evident for the scope of work the project proposes.

Table 4

Use:	Gallons per day	Gallons per year
Existing Baseline Water Usage (Main Residence + ADU)	750	273,750 gallons
Proposed Main Residence	306	111,690 gallons
Proposed ADU Water Usage	153	55,845 gallons
Net of Baseline Water Usage	**-291**	**-66,766 gallons**
Net of Existing Main	**-4.12**	**-2,271 gallons**

Summary and Conclusion

Based on the analysis performed in this report and the summary as shown on Table 4, the proposed project would use 291 gallons per day and 66,766 gallons per year less of St Helena Water municipal water resource than the current baseline water usage. The use of new water-efficient fixtures in compliance with Calgreen mandatory measures and appliances in conformance with those specified above will ensure that the proposed project will not increase demand on the St. Helena municipal water supply.

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Aaron Hecock

From: Aaron Hecock
Sent: Thursday, September 13, 2018 3:26 PM
To: Aaron Hecock
Subject: FW: Stehling House at 917 Charter Oak

From: Patrick Woerner [mailto:pawoerner@gmail.com]
Sent: Thursday, September 13, 2018 1:42 PM
To: Noah Housh
Subject: Stehling House at 917 Charter Oak

Noah,

My name is Alex Woerner. My wife and I live behind 917 Charter Oak with our 5 year old daughter. I am writing to let you know that the construction in front of us has been going absolutely wonderful. The guys are very considerate. For example, one day they were kicking up dust and offered to cover one of our cars that was sitting nearby. The noise has been very minimal considering they are building a structure from the ground up. So far everything looks like it's going in the right direction and we, including the Stehling's, are really looking forward to the finished product and seeing what else is in store for the property. I hope this letter finds you well and gives you reassurance that building projects in our neighborhood are proceeding without much disturbance..if any.

Should you need or want to speak to me directly, I can be reached at this email or phone number # 512-810-1686. Thanks for taking the time to read my email.

Sincerely,

Alex Woerner

From: Joana Valentino [mailto:joanavalentino@hotmail.com]
Sent: Monday, September 17, 2018 10:35 AM
To: Noah Housh
Subject: 917 Charter Oak, St Helena

This email is to convey our satisfaction with the building and remodeling project at 917 Charter Oak Ave, St Helena.
We have adjoining property at 921/923 Charter Oak Ave.
We reviewed the remodel plan with Lydia Stehling and are observing the construction of the second unit. The project seems consistent with the neighborhood homes. We are pleased that the Victorian home will be remodeled and the historic home will be retained. The balcony on the second floor will be a nice addition and will not affect our privacy. We are happy to have the Stehlings as neighbors and appreciate them reaching out to us for consideration on this project.
Sincerely,
Joana Valentino and Paul Miller
Sent from my iPhone

Get Outlook for iOS

On Sep 17, 2018, at 5:24 PM, B.Streblow <lowdog56@aol.com> wrote:

Noah,

My name is Brian Streblow and I reside at 927 Charter Oak Ave. I am sending this email on behalf of my neighbor Lydia Stehling and her project at 917 Charter Oak Ave. I want to voice my total support for the remodel and addition . Lydia has been very informative and transparent as to her plans for the house. I have seen the plans and look forward to the renovation of the home. Feel free to contact me if you have any questions. 799.7630

Thanks,

Brian

From: Chris Crosby [mailto:CCrosby@nicholspartnership.com]
Sent: Tuesday, September 18, 2018 4:22 PM
To: Noah Housh
Cc: Tara Crosby
Subject: Letter of Support 911/917 Charter Oak

Greetings Noah,

Please Accept this letter of support for the zoning application on Charter Oak. My family and I have been living at 929 charter Oak since June of this year. The construction team and project architects have all been very supportive of us as neighbors and have handled all their work in a very professional manner. They even take the time to answer questions from our young children who are very interested in the project as the construction of the accessory dwelling unit behind the main structure has Progressed through the summer. My wife Tara and I have had the opportunity to discuss and review the improvements to the primary structure with the applicant and are very comfortable with and supportive of their plans.

Please let us know if you have any questions Chris and Tara Crosby 720-272-3577.

929 Charter Oak Ave., St. Helena, CA 94574

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