



**City of St. Helena
Planning Commission
Regular Meeting
Tuesday, February 5, 2019 @ 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: Vacant
Commissioners: Daniel Hale, Bobbi Monnette and John Ponte
City staff present at the meeting will be noted in the minutes.
3. PUBLIC FORUM:
This is an opportunity for the public to address the Commission on items of interest to the public that are NOT listed on the agenda. Because of restrictions imposed by the Brown Act, the Commission may not engage in discussion nor take action on matters not described on the agenda. **Please observe the time limit of 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: December 18, 2018
[Commission Minutes 12-18-18](#)
 - 4.2. Presentation of an Administrative Approval granted to Papina Family Vineyard, LLC and Vineyard 29, LLC authorizing a lot line adjustment between parcels #009-030-050 and #009-030-061 to create one parcel of approximately 1.38 acres and one parcel of approximately 11.73 acres in the A-20 zoning district.

7 - 9

11 - 21

CEQA Determination: The requested LLA is exempt from the requirements of CEQA pursuant to Section 15305, as a Class 5 categorical exemption, Minor Alterations in Land Use Limitations, which exempts minor lot line adjustments not resulting in the creation of any new parcel.

Prepared By: Xinia Gamero, Administrative Assistant

Recommendation:

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

1. Consider and concur with the staff finding that the project is exempt

from the requirements of CEQA as a Class 5 categorical exemption pursuant to Section 15305, and

2. Accept the staff approval to grant the Lot Line Adjustment to Papina Family Vineyard, LLC and Vineyard 29, LLC between parcels #009-030-050 and #009-030-061, and create one parcel of approximately 1.38 acres (Parcel 1) and one of approximately 11.73 acres (Parcel 2) in the A-20 zoning district; or request to formally consider this LLA at a Public Hearing and identify the specific concerns the Commission would like to be addressed with such a review.

[PC - Presentation of an Administrative Approval granted to Papina Family Vineyard, LLC and Vineyard 29, LLC authorizing a lot line adjustment between parcels #009-030-050 and #009-030-061 to create one parcel of approximately 1.38 acres and one parcel of approximately 11.73 acres in the A-20 zoning district. - Pdf](#)

5. PUBLIC HEARINGS

- 5.1. Request by Michael Byrnes for adoption of a resolution approving a demolition permit and design review in order to demolish an existing single-family residence and associated structures to accommodate the construction of a new single-family home on the property located at 963 McCorkle Avenue in the Medium Density Residential zoning district.

23 - 72

CEQA Determination: Exempt pursuant to CEQA Guidelines Sections 15301 and 15303.

Prepared By: Aaron Hecock, Senior Planner

Recommendation:

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301 and Section 15303; and
2. Accept the required findings and approve a resolution granting demolition permit and design review approval for the proposed demolition and new construction on the property located at 963 McCorkle Avenue.

[963 McCorkle Ave. - Staff Report](#)
[Staff Power Point Presentation- 963 McCorkle Ave.](#)
[Applicant's Presentation](#)

- 5.2. Request for discretionary Demolition and Design Review approval to demolish an existing 632 square foot accessory structure and 88 square feet of a previously constructed addition to the primary structure (both constructed in 2001) and construct a 395 square foot addition to the primary home, located at 1459 Kearney Street in the Medium Density Residential Zoning District. The home is located within the Oak Avenue Historic District and is listed as a contributor to the District.

73 - 109

CEQA Determination: The project has been determined to be exempt from the requirements of CEQA as a Class 1 Categorical Exemption under Section 15301 of CEQA.

Prepared By: Noah Housh, Planning & Community Improvement

Director

Recommendation:

Pursuant to St. Helena Zoning Code Section 17.164.030 and as described herein, the Planning and Community Improvement Department recommends that the Planning Commission adopt a resolution finding that:

1. The project is exempt from the requirements of CEQA under a Class 1 Categorical Exemption pursuant to CEQA Section 15301 as a minor alteration, demolition and addition to an existing structure, and

2. Accept the required findings and approves the Demolition and Design Review to allow the proposed modifications to the home at 1479 Kearney Street in the Medium Density Residential Zoning District.

[1459 Kearney St. - Staff Report](#)
[Letter of Support-1459 Kearney St.](#)

6. SCHEDULED MATTERS

6.1. Appointment of Planning Commission Vice-Chair

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 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.cityofsthenana.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 February 19, 2019 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 January 24, 2019.



Noah Housh, Planning Director

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

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

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

PUBLIC TESTIMONY PROCEDURES

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

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

CHALLENGING DECISIONS OF CITY ENTITIES

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

If a person wishes to challenge the above actions in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of St. Helena, at or prior to the meeting. In addition, judicial challenge may be

limited or barred where the interested party has not sought and exhausted all available administrative remedies.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

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

MINUTES
City of St. Helena
Planning Commission Meeting
Tuesday, December 18, 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 Daniel Hale, Commissioner Bobbi Monnette, and Commissioner John Ponte

Absent: None

Staff Present: Noah Housh, Planning & Community Improvement Director, Aaron Hecock, Senior Planner, and Xinia Gamero, Administrative Assistant

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

3. PUBLIC FORUM:

No public comment received.

4. CONSENT ITEMS

Commissioner Monnette pulled items 4.1 and 4.2 on the Consent Calendar

4.1 Approval of Minutes: December 4, 2018

Commissioner Bobbi Monnette moved to approve the minutes of December 4, 2018 as amended. The motion was seconded by Commissioner John Ponte and on roll call carried by the following vote:

AYES: Lester Hardy, David Knudsen, Daniel Hale, Bobbi Monnette, and John Ponte

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

4.2 Request by Jay M. Behmke on behalf of 929 Main Street, LLC for approval of a resolution granting a sign permit for new signage at Yao Family Wines located at 929 Main Street in the Service Commercial (SC) district.

CEQA Determination: Exempt from the requirements of CEQA pursuant to Section 15311.

Prepared By: Aaron Hecock, Senior Planner

Recommendation:

Staff finds that the proposed signage is in compliance with all required standards and therefore recommends that the Planning Commission:

1. Determine that the signs are exempt from the requirements of CEQA pursuant to Section 15311; and
2. Approve a resolution granting a sign permit for new signage on the property located at 929 Main Street.

Aaron Hecock, Senior Planner, addressed the Commission.

No public comment received.

Vice-Chair David Knudsen moved to approve staff recommendation. The motion was seconded by Commissioner John Ponte and on roll call carried by the following vote:

AYES: Lester Hardy, David Knudsen, Daniel Hale, Bobbi Monnette, and John Ponte

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

5. PUBLIC HEARINGS

- 5.1 Consideration of a Use Permit to allow a wine bar at 1299 Main Street, Suite A, in the Central Business zoning district.

CEQA Determination: This project has been deemed to qualify for a Class 1 Categorical Exemption under CEQA Section 15301.

Prepared By: Noah Housh, Planning & Community Improvement Director

Recommendation:

It is recommended that the Planning Commission:

1. Find that the project is exempt from the requirements of CEQA under a Class 1 Categorical Exemption, per Section 15301 of CEQA; and
2. Accept the required findings and approve a Use Permit to allow the operation of a 30-seat wine bar to be located at 1299 Main St, Suite A in the Central Business Zoning District.

Noah Housh, Planning and Community Improvement Director, reported on the

item.

Scott Anderson, applicant representative, addressed the Commission.

No public comment received.

Commissioner Bobbi Monnette moved to approve staff recommendation.
The motion was seconded by Commissioner Daniel Hale and on roll call
carried by the following vote:

AYES: Lester Hardy, David Knudsen, Daniel Hale, Bobbi Monnette, and John
Ponte

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

6. SCHEDULED MATTERS

7. DEPARTMENT REPORTS

7.1 Planning and Community Director reported on the item.

8. AGENDA FORCAST

9. ADJOURNMENT

Chair Hardy adjourned the meeting at **6:52 p.m.**

The December 18, 2018 Minutes were approved at the _____
Planning Commission meeting.

APPROVED:

ATTEST:

Lester Hardy, Planning Commission Chair

Noah Housh, Planning and Community
Improvement Director



PLANNING COMMISSION REPORT

Planning Commission Meeting of February 5, 2019

AGENDA SECTION: Consent

FILE NUMBER: PL18-072

SUBJECT: Presentation of an Administrative Approval granted to Papina Family Vineyard, LLC and Vineyard 29, LLC authorizing a lot line adjustment between parcels #009-030-050 and #009-030-061 to create one parcel of approximately 1.38 acres and one parcel of approximately 11.73 acres in the A-20 zoning district.

PREPARED BY: Xinia Gamero, Administrative Assistant

REVIEWED BY: Noah Housh, Planning & Community Improvement Director

APPROVED BY: Noah Housh, Planning & Community Improvement Director

APPLICATION FILED: 10/08/18

ACCEPTED AS COMPLETE: 01/04/19

LOCATION OF PROPERTY: 855 Pratt Avenue

APN: 009-030-050; 009-030-061

GENERAL PLAN/ZONING: Agriculture/ A-20

APPLICANT: Vineyard 29, LLC

PHONE: 707-963-9292

BACKGROUND

The project site is two contiguous legal parcels, Parcel 009-030-050 (referred to herein as Parcel 1) which is approximately 6 acres and Parcel 009-030-061 (referred to herein as Parcel 2) which is approximately 7.11 acres in size both zoned Agriculture (A-20).

PROJECT DESCRIPTION

The applicant requests approval of a Lot Line Adjustment to transfer approximately 4.62 acres of vineyard from Parcel 1 (Papina Family Vineyard, LLC) (Parcel 1) to Parcel 2

(Vineyard 29, LLC). This lot line adjustment would result in one 1.38 acre parcel (Parcel 1) and one 11.73 acre parcel (Parcel 2).

No development is proposed for any parcel with this project. The requested LLA would not affect land use or zoning designations and the total number of parcels (in this case two) would not change as a result of this proposed adjustment. The configuration of the existing and proposed parcels can be seen on the exhibits attached.

ANALYSIS

CEQA

The requested LLA is exempt from the requirements of CEQA pursuant to Section 15305, as a Class 5 categorical exemption, Minor Alterations in Land Use Limitations, which exempts minor lot line adjustments not resulting in the creation of any new parcel. The project site is not located in 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 impact.

GENERAL PLAN

Parcel 1 and Parcel 2 both exhibit a land use designation of Agriculture (AG). The AG designation provides for agricultural uses, wineries, single-family residences, and public and quasi-public uses. The AG designation is applied to extensive areas of the valley floor that surround the urban core area. The following General Plan policies are applicable to the proposed lot line adjustment:

- 4.6.1- Retain key undeveloped open space areas where views to vineyard and hills can be maintained. Require that these areas be planted in vines or other low vegetation.
- 6.3.1- Maintain agriculture as the mainstay of the local economy by preserving agriculturally-designated lands as an invaluable and irreplaceable open space resource.

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

ZONING

Consistent with the General Plan land use designation described above, the subject parcels are designated A-20 Agriculture. The twenty-acre agriculture district (A-20) provides for agricultural and residential uses. The purpose of the A-20 District is to promote and implement policies of the General Plan to preserve agricultural land uses and provide for future orderly development as the urban limit line is adjusted to accommodate urban growth.

Under section 17.20.060 (A)(2) development standards of the A-20 district, Parcel 1 created as a result of the lot line adjustments may be less than twenty (20) acres, provided the number of parcels existing prior to the lot line adjustment does not increase. Although both parcels are designated A-20 Agriculture, given that proposed Parcel 1 (1.38 acres) would be less than two (2) acres in size, the Low Density Residential One Acre Minimum: LR-1A standards set forth by St. Helena Municipal Code Section 17.36.060 apply (per Section 17.20.060(B)).

As detailed below, the current development on Parcel 1 would exhibit a Floor Area Ratio (F.A.R.) less than the maximum allowed and would meet all other applicable criteria (including height, setbacks, etc.) prescribed under the LR:1A development standards. Parcel 2 is proposed to be 11.73 acres and remains subject to the A-20 zoning standards, and is proposed to remain undeveloped and planted with grape vines.

PROPOSED PARCEL 1 FLOOR AREA RATIO:

NET FLOOR AREA:

EXISTING MAIN HOUSE	2689 SF
GARAGE	896 SF
BARN	2042 SF
SHED	145 SF
GUEST HOUSE (ADU)	568 SF
COVERED PARKING EXEMPTION	-200 SF
ADU EXEMPTION	-400 SF

TOTAL **5740 SF**

FLOOR AREA RATION: $5740/60112.8 = *0.095$ (Max allowable is 0.139)

**Applicants F.A.R. calculation shown on the attached exhibit differs slightly from staffs calculations above. Nonetheless, both ratios would be in compliance with the maximum F.A.R. allowable under the LR-1A development standards.*

LOT COVERAGE:

LR:1A	35% (Max allowable)	(21,039.48 sq-ft)
PROPOSED	10.76% (6468/60,112.8)	(6468 sq-ft)

Staff Response: Given that the proposed change is the Lot Line Adjustment, no development is proposed with this application and the project meets all development standards for the LR-1A district and A-20 Districts (as applicable), staff finds no issues related with the proposed LLA.

LOT LINE ADJUSTMENT

Review procedures for Lot Line Adjustments (LLA) are regulated by the St. Helena Municipal Code Section 16.08.070. A LLA map may be submitted and approved for a boundary adjustment between (four or fewer) existing and adjoining parcels, which does

not create a greater number of lots than originally existed, if each proposed lots meets all the requirements of the California Subdivision Map Act, St. Helena General Plan, the Zoning Ordinance and building regulations.

As required by St. Helena Municipal Code Section 16.08.070(B), each of the parcels involved in the proposed LLA are legally established parcels owned by the respective applicant(s). In addition to identifying the application requirements, Section 16.08.070 grants the Planning Director and the Public Works Director the discretion to jointly approve a LLA application which meet all development criteria. If jointly approved by the Planning Director and Public Works Director, Section 16.08.070(D) requires that the directors make a written report to the Planning Commission at its next regularly scheduled meeting, which this report is satisfying.

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

If the Planning Commission concurs with the staff approval, then the Planning Director must publish the action to approve the LLA in the newspaper and send out a notice to all property owners within 300 feet of the site notifying them of the decision. Upon receipt of such notice property owners may then choose to appeal the action of the Planning Director/ Public Works Director to the Planning Commission.

ISSUES

As identified above, the proposed LLA is found to be in conformance with all zoning code criteria and no outstanding issues have been identified by staff.

CORRESPONDENCE

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

STAFF RECOMMENDATION

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

1. Consider and concur with the staff finding that the project is exempt from the requirements of CEQA as a Class 5 categorical exemption pursuant to Section 15305, and
2. Accept the staff approval to grant the Lot Line Adjustment to Papina Family Vineyard, LLC and Vineyard 29, LLC between parcels #009-030-050 and #009-030-061, and create one parcel of approximately 1.38 acres (Parcel 1) and one of approximately 11.73 acres (Parcel 2) in the A-20 zoning district; or request to formally consider this

LLA at a Public Hearing and identify the specific concerns the Commission would like to be addressed with such a review.

ATTACHMENTS

[Attachment 1. 855 Pratt Ave. Lot Line Adjustment Approval](#)

[Attachment 2. APN Map](#)

[Attachment 3. Aerial View](#)

[Attachment 4. LLA Site Map](#)

LOT LINE ADJUSTMENT APPROVAL



DATE: February 5, 2019

TO: Applicant, Neighboring Property Owners and Interested Citizens

FROM: Noah Housh, Planning and Community Improvement Director

RE: Approval granted to Papina Family Vineyard, LLC and Vineyard 29, LLC authorizing a lot line adjustment between parcels #009-030-050 and #009-030-061 to create one parcel of approximately 1.38 acres and one parcel of approximately 11.73 acres in the A-20 zoning district.

PROJECT DESCRIPTION

The project is a request by Papina Family Vineyard LLC and Vineyard 29 LLC, for administrative approval of a Lot Line Adjustment (LLA) between the following parcels:

- Parcel #009-030-050, 855 Pratt Avenue (*referred to herein as Parcel no.1*), and
- Parcel #009-030-061, Vineyard 29 LLC (*referred to herein as Parcel no.2*).

Currently, parcel 009-030-050 (referred to herein as Parcel 1) is approximately 6 acres and parcel 009-030-061 (referred to herein as Parcel 2) is approximately 7.11 acres, are both zoned Agriculture (A-20).

Each of the parcels are legally established lots owned by the respective applicants. The parcels are located south of Pratt Avenue and east of the Wine Train tracks and are designated A-20 Agriculture by the General Plan and Zoning District.

The applicant is requesting to transfer land containing approximately 4.62 acres of vineyard from Parcel 1 (009-030-050) to Parcel 2 (009-030-061). This lot line adjustment would result in one 1.38-acre parcel (Parcel 1) and one 11.73-acre parcel (Parcel 2).

PROCESS

St. Helena Municipal Code (S.H.M.C.) Section 16.08 establishes review procedures for Lot Line Adjustments. The Code specifies that a LLA map may be submitted to adjust the boundary between four or fewer existing and adjoining parcels, which does not create a greater number of lots than originally existed. Per Municipal Code Section 16.08.070, the Planning Director and the Public Works Director, may at their discretion jointly approve a lot line adjustment if the proposal is found to meet all required review criteria.

This letter serves as the approval of the requested Lot Line Adjustment. Per Zoning Code Section 16.08.070(D), this letter and a written report were presented to the Planning Commission on February 5, 2019 to establish concurrence with the Director's findings.

CONDITIONS OF APPROVAL

The lot line adjustment is granted subject to compliance with the following conditions. The Lot Line Adjustment 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.

*Lot Line Adjustment Approval
855 Pratt Ave.
February 5, 2019*

PLANNING DEPARTMENT

1. The lot line adjustment shall be valid for one year from the date of approval and if the revised lots are not a matter of record within that one-year period, the approval shall expire. The permit may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals. Any request for an extension of the Lot Line Adjustment must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
2. This permit is valid for this approval only. New permits must be applied for upon any other change in the parcel boundaries.
3. The permit shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed to the Planning Commission within that 14-day period.
4. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to recordation of the approved map, 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.
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. 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.

PUBLIC WORKS DEPARTMENT

7. The applicant is required to record a septic field easement in favor of Parcel 1, across Parcel 2 of a size and location adequate to accommodate the existing leach line needed to serve Parcel 1. This easement shall be recorded prior to, or concurrent with, the recordation of the map recording the LLA.
8. The applicant, or his/her representative, shall submit two (2) copies of the lot line adjustment draft deed documents' legal descriptions with the following information:
 - a. The legal descriptions shall describe the entire boundary of each resulting parcel.
 - b. The legal descriptions shall be prepared, signed and stamped by a registered Land Surveyor or a licensed Civil Engineer.
 - c. The following statements shall be included on each draft deed document:

*Lot Line Adjustment Approval
855 Pratt Ave.
February 5, 2019*

1. The purpose of this conveyance and the conveyances being recorded concurrently herewith is to create a lot line adjustment pursuant to California Government Code Section 66412(d) and all local subdivision ordinances.
 2. The consolidation of underlying lots, parcels or portions thereof, as set forth in the above metes and bounds description, constitutes an expressed written statement of the Grantor, merging said underlying lots, parcels, or portions thereof pursuant to Section 1093 of the California Civil Code.
- d. The applicant, or his/her representative, shall submit two (2) copies of the title reports issued within 30 days of the date of the legal descriptions and deed form submittals.
 - e. The applicant, or his/her representative, shall submit two (2) copies of the record maps, deed documents, etc. referred to in the lot line adjustment legal descriptions.
 - f. The applicant, or his/her representative, shall submit proof of payment of the mapping services fee, as required by the Napa County Board of Supervisors Resolution 92-119.
 - g. The applicant, or his/her representative, shall submit proof of prepayment of property taxes.
9. Lenders should be contacted and any deeds of trust on the involved properties should be modified, to conform to the new boundary configurations, prior to recording the deed documents.

APPEALS

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

Notice of this Lot Line Adjustment approval was provided to the Planning Commission on February 5, 2019.

Thank you for your attention to this matter.



Noah Housh
Planning and Community Improvement Director
City of St Helena



Erica Smithies
Public Works Director / City Engineer
City of St. Helena

*Lot Line Adjustment Approval
855 Pratt Ave.
February 5, 2019*

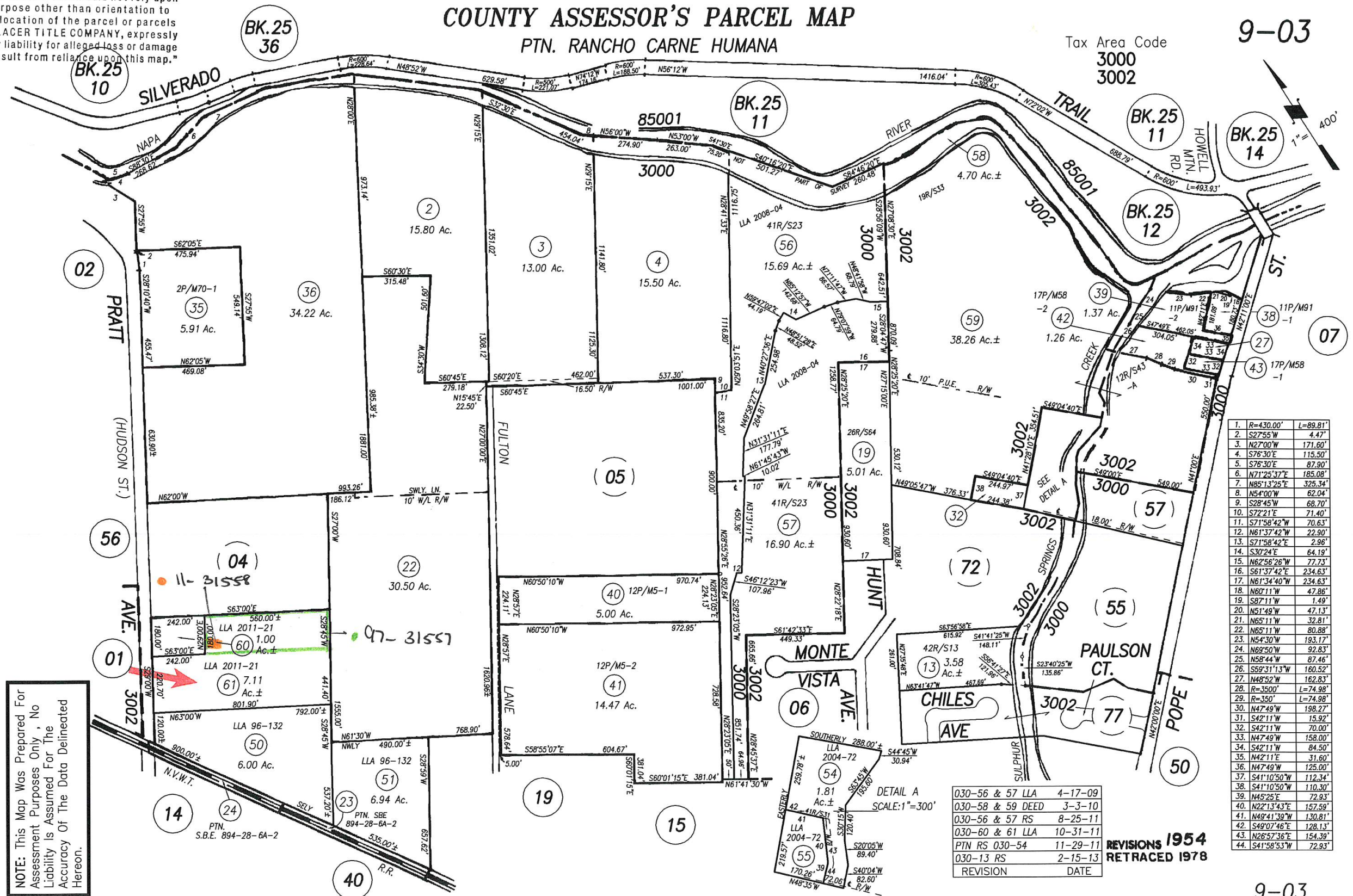
"This map may or may not be a survey of the land depicted hereon. You should not rely upon it for any purpose other than orientation to the general location of the parcel or parcels depicted. PLACER TITLE COMPANY, expressly disclaims any liability for alleged loss or damage which may result from reliance upon this map."

COUNTY ASSESSOR'S PARCEL MAP

PTN. RANCHO CARNE HUMANA

Tax Area Code
3000
3002

9-03



855 Pratt Ave.

Lot Line Adjustment

Legend

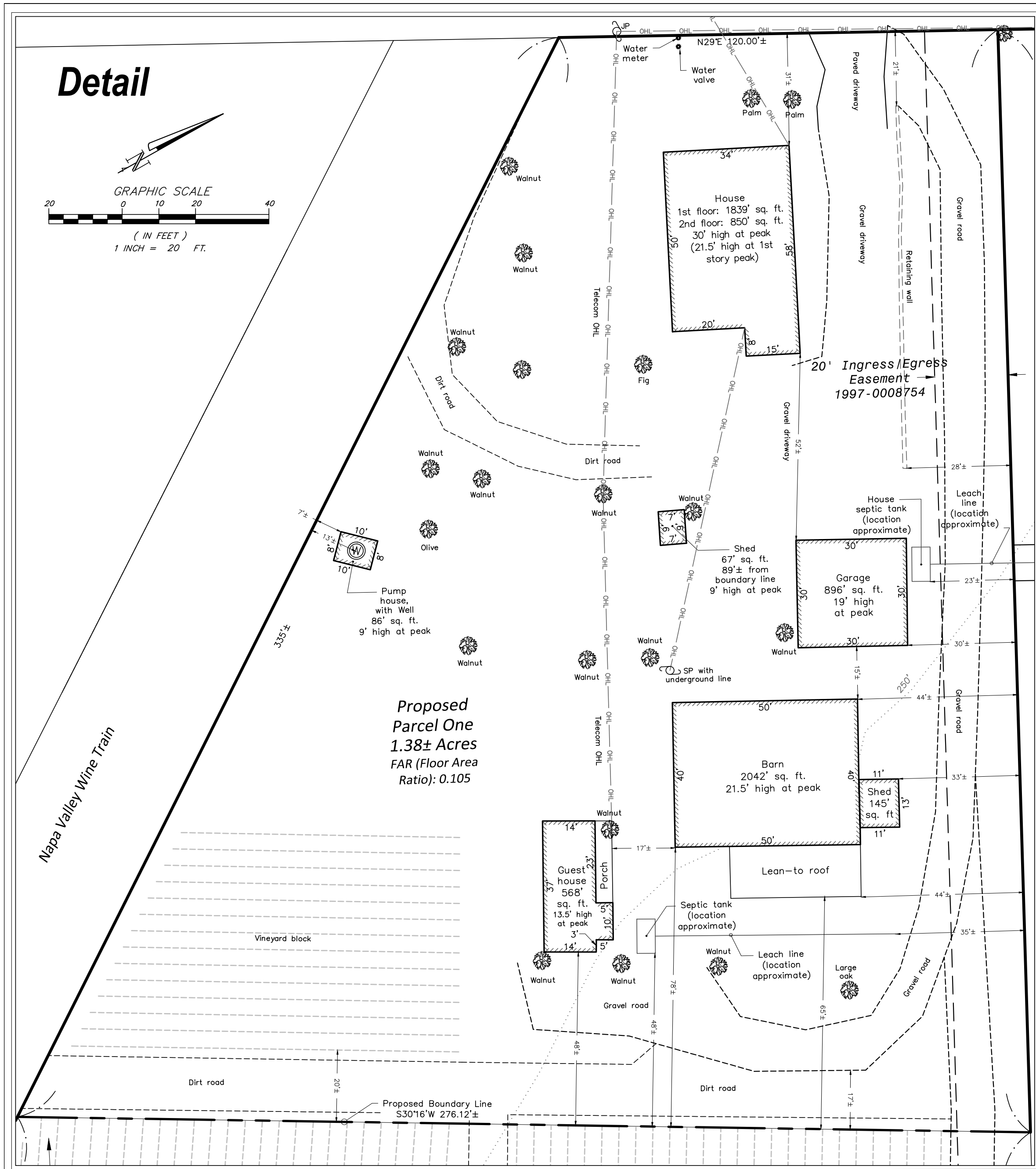
855 Pratt Ave

Google Earth

© 2018 Google

300 ft





LOT LINE ADJUSTMENT MAP OF THE LANDS OF **Papina Family Vineyards, LLC & Vineyard 29, LLC**

SITUATED IN THE CITY OF ST. HELENA
COUNTY OF NAPA, STATE OF CALIFORNIA

BY
ALBION SURVEYS
ST. HELENA, CALIFORNIA

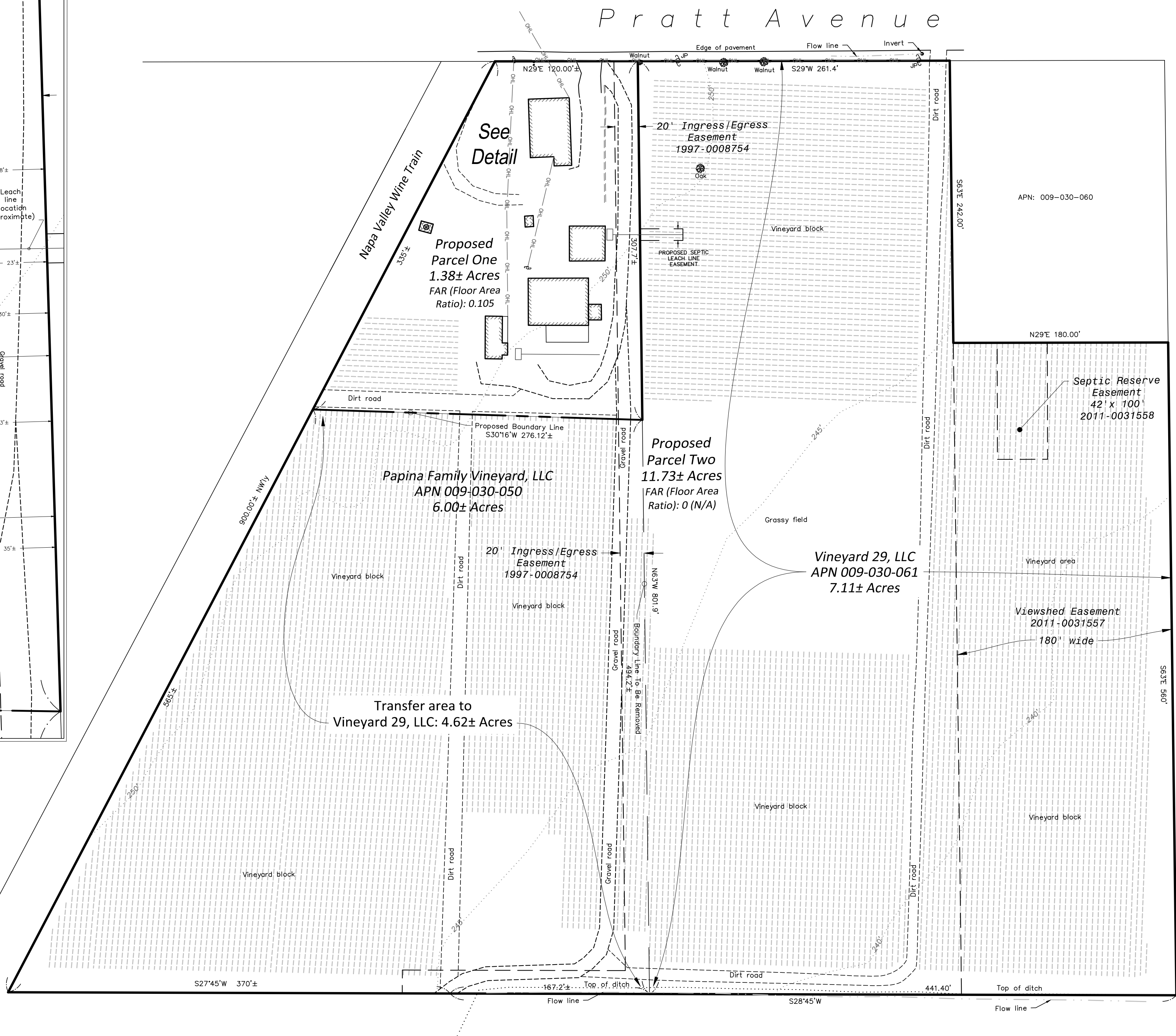


DECEMBER 3, 2018

LEGEND

- TREE AS NOTED
- UTILITY POLE
- WELL
- JOINT SERVICE POLE
- SERVICE POLE
- AP
- SP
- APPROXIMATE EXISTING BOUNDARY LINE
- PROPOSED BOUNDARY LINE
- BOUNDARY LINE TO BE REMOVED
- APPROXIMATE EASEMENT LINE
- BUILDING LINE
- EDGE OF DIRT ROAD
- EDGE OF GRAVEL ROAD
- EDGE OF PAVEMENT
- FLOW LINE
- OVERHEAD LINE
- VINEYARD ROW

- Prior lot line adjustments:
- LLA 2011-0026403 (Was 009-030-048 & 049)
 - LLA 1997-008751 (Was 009-030-046, -045, & -047)



SHEET 1 OF 1
C30 PRJ. 1139
1139-19 LLA.dwg



PLANNING COMMISSION REPORT

Planning Commission Meeting of February 5, 2019

AGENDA SECTION: Public Hearing

FILE NUMBER: PL18-065

SUBJECT: Request by Michael Byrnes for adoption of a resolution approving a demolition permit and design review in order to demolish an existing single-family residence and associated structures to accommodate the construction of a new single-family home on the property located at 963 McCorkle 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: 08/29/18

ACCEPTED AS COMPLETE: 01/11/19

LOCATION OF PROPERTY: 963 McCorkle Avenue

APN: 009-111-010

GENERAL PLAN/ZONING: Medium Density Residential (MR)

APPLICANT: Michael Byrnes

PHONE: (650) 269-2547

BACKGROUND

In July 1991, the Planning Commission approved a variance for the property (attached) granting the following setback reductions:

- The required front yard may be reduced to 15 feet;
- The required sideyards may be reduced to 0 feet on one side (to accommodate a carport) and 5 feet on the other side;
- The required rear yard may be reduced to 11 feet.

Per St. Helena Municipal Code (SHMC) Section 17.08.110 (Ownership and transferability of permits and approvals), an approved permit or other discretionary approval applies to the subject property and runs with the land. Once vested, an approved permit or other discretionary approval remains effective unless terminated, abandoned, revoked or modified even if the subject property is subsequently rezoned. An approved permit or other discretionary approval is transferable to any future owner of the subject property. Accordingly, the applicant is relying on the approved variance for reduced setbacks with the proposed project as detailed below.

It should also be noted, the property directly in front of the subject parcel is private property owned by Merryvale Vineyards and is not a public street nor public right-of-way.

PROJECT DESCRIPTION

The existing 2,500-sf parcel is currently developed with an approximately 864-sf, three bedroom, 1½ bathroom, single-story, single-family residence with a 320-sf attached garage that was constructed in 1991. The applicant is seeking demolition permit and design review approval to demolish the existing home and associated structures in order to construct a new 1,378-sf, two-story, single-family residence with a 200-sf attached carport. The proposed home includes a covered front porch on the first floor and a small covered porch on the second floor. As stated on the plans, the new home would be finished with a variety of modern materials including fibrous cement horizontal lap siding and trim; Marvin Integrity windows; and a standing seam metal roof. The height of the proposed home at its highest point would approximately 23'11" which is approximately 10 feet taller than the existing home.

ANALYSIS

CEQA

Staff has conducted the requisite analysis and concluded that the project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301 which exempts the demolition and removal of small structures including single-family homes 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:

- 2.6.1 - *New development should be required to occur in a logical and orderly manner within well-defined boundaries, and be consistent with the ability to provide urban services.*
- 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.*
- 7.5.9 - *Require new development in or adjacent to historic areas or buildings to be compatible in pattern and character with existing historic buildings.*
- HE1.5 - *Encourage innovative housing types and designs.*
- HE2.6 - *Promote a balance of types of housing throughout the whole community.*

Staff Response: Staff 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, would be professionally designed and constructed to suit the site, and would result in updated and modernized structures on the site.

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 reconstruction of an existing single-family home is a permitted use in the MDR district however it is subject to design review approval and must conform to the development standards prescribed by SHMC §17.40.060.

The existing parcel is considered legal non-conforming as it is well under the 7,000 square foot minimum lot size in the medium density residential district (the lot is approximately 2,500 square feet) and has a lot width of less than 70 feet. As previously noted, the approved variance for the property allows for a 15 foot front setback, an 11 foot rear setback, and sideyard setbacks of 0 feet (for a carport) and 5 feet. The reduced setbacks permitted through the variance also allow for a structural width over 60% of the lot width. The maximum lot coverage in the MR district is 45%; the applicant is proposing 29% lot coverage. The maximum height of a primary dwelling in the MR district is 30 feet; the proposed home is just under 24 feet.

As far as the Floor Area Ratio (F.A.R.) is concerned, parcels under 4,999-sf do not have a F.A.R. maximum, however, the maximum floor area permitted is 1,800-sf.

PROPOSED FLOOR AREA:

FIRST FLOOR	720 SF
SECOND FLOOR	658 SF
CARPORT	200 SF
PARKING EXEMPTION	-200 SF

TOTAL 1,378 SF

Staff Response: The proposed single-family home is under 25 feet in height, has setbacks in conformance with the approved variance and a lot coverage of under 30%. 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. While the front porch extends just over 5 feet into the required front setback, this is permitted per SHMC Section 17.112.060(A) which states that unenclosed porches may extend up to 6 feet into a required front setback.

HISTORIC RESOURCES

The existing home was constructed in 1991 and is not listed on the City's Historic Resources Master List. The project site is located within the Charter Oak Historic Resource District, one of three geographical areas within which the 1993 General Plan mapped historic and potentially historic resources identified in the City's historic resources survey/inventory. However, the Charter Oak District/geographical area has not itself been listed as an area-wide historical resource, nor has the City created a Historic Preservation Overlay Zoning District covering the district or the project site. The reconstruction of a single-family home on the project site would not detract from or be incompatible with existing historic districts or structures.

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

WATER

Chapter 13.12 of the SHMC sets forth minimum water efficiency requirements for new development. Amongst these provisions is the requirement that any “new development” (i.e. construction that would introduce any freestanding building that contains water-using fixtures; any floor area additions to existing nonresidential structures; or any residential additions or remodeling that increases the number of independent living units) offset new demand by an amount of water equal to the new demand on the city water system. The offset must be clearly demonstrated to the satisfaction of the Director of Public Works.

Staff Response: The applicant has provided a water demand analysis (attached below) that shows the proposed project would use less water than the existing 3 bedroom home due to the use of modern water efficient fixtures and appliances. Therefore, the water neutrality requirement has been met.

PARKING

SHMC 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 (SHMC §17.116.030(B9)). As no ADU is being proposed, the project is required to provide 2 on-site parking spaces, one of which must be covered. As detailed in SHMC Section 17.124.050(D), parking in tandem is permitted in residential districts when required parking is less than 3 spaces.

Staff Response: While the existing parcel is extremely constrained due to its unusually small size, the applicant has provide a carport to meet the covered parking requirement and there is enough room for a second car to park in tandem behind the car in the carport. Therefore, the project as proposed meets all parking requirements.

DEMOLITION PERMIT

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

1. That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building. If a building is determined to be significant by the planning commission, no demolition will be authorized unless the following findings are made by the commission:
 - a. That the building poses a threat to health, safety and general welfare if it is not demolished,
 - b. That restoration of the building is not feasible or practicable using current building codes including, but not limited to, the Historic Building Code provisions of the Uniform Building Code of the state of California,

- c. That no public or other funding is available for financing renovation or purchase of the building;
2. That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood.
3. That design review of the proposed replacement structure is approved prior to approval of the demolition of a housing structure.

***Staff Response:** The existing home was constructed in 1991 and is not listed on the City of St. Helena's historical resources inventory. The existing home is in poor condition and the building is not architecturally significant. Demolition of this residence and associated accessory structures would not impact a historical resource or otherwise negatively affect the character of the neighborhood.*

DESIGN REVIEW

The purpose of design review is to, among other things, promote the qualities that bring value to the community and foster attractiveness and functional utility of the community as a place to live and work. Pursuant to SHMC 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 access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
11. Whether natural features and vegetation are appropriately preserved and integrated with the project;
12. 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 structures and functions;
13. 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;

14. 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 home meets or exceeds all required development standards as described above and would provide a new, modernized housing opportunity within the City. Additionally, the home was designed to be compatible and respectful to the site, its surroundings and St. Helena's architectural history. 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 outstanding 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 concludes that required findings can be made and recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301 and Section 15303; and
2. Accept the required findings and approve a resolution granting demolition permit and design review approval for the proposed demolition and new construction on the property located at 963 McCorkle Avenue.

ATTACHMENTS

[Resolution](#)

[Plan Set revised](#)

[DR Written Statement Aug 8 18](#)

[Variance signed 1991](#)

[Water Usage Jul 24 18](#)

**CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
GRANTING DEMOLITION PERMIT AND DESIGN REVIEW APPROVAL TO
963 McCORKLE AVENUE (File No. PL18-065)**

PROPERTY OWNER: Michael Byrnes & Shavonna Kelley

APN: 009-111-010

Recitals

1. The property owners request adoption of a resolution approving a demolition permit and design review in order to demolish an existing single-family residence and associated structures to accommodate the construction of a new single-family home on the property located at 963 McCorkle 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 February 5, 2019; and
4. Now, therefore let it be found that, the Planning Commission approves the demolition permit and 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 15301 which exempts the demolition and removal of small structures including single-family homes and Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.
- C. Pursuant to St. Helena Municipal Code (SHMC) Section 17.164.050, the Planning Commission makes the following findings to support the motion to approve the demolition permit to allow for the demolition the existing structures on-site:
 1. *That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building in that the home was constructed in 1991 and is not listed on the City's Historical Resources Master List.*

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Conditions of Approval
February 5, 2019

2. *That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood in that demolition of the existing home will not negatively affect the character of the neighborhood; and*
 3. *That design review of the proposed replacement structure has been approved in conjunction with the demolition permit.*
- D. In accordance with the design review criteria identified in SHMC 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 constructing a replacement 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 home is not an area of with a unified design character 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 is the construction of a 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 constructing a single-family home in an area designated for 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 is a professionally designed single-family home;*
 8. *That the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community in that the home has 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. *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 McCorkle Avenue;*

- 11. That natural features and vegetation 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;*
- 12. 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 in that the home will be constructed of modern building materials and will be compatible with surrounding residential development;*
- 13. 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;*
- 14. 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

- E. The Planning Commission approves a demolition permit and 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.

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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 permittee shall be subject to a Housing Impact Fee, an inclusionary requirement, an in-lieu fee, and/or similar fair and appropriate mechanisms, to provide funds for or to develop additional affordable housing.
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 February 5, 2019, 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 public roadways or adjacent properties.
15. 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

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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

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. Provide details of any and all proposed fencing, gates, and/or walls on all plans submitted for building permit review.
21. Should the privately owned road (McCorkle Avenue) in front of the subject parcel become public in the future, then the owner or successor in interest of the property shall be responsible for building the frontage improvements detailed in the Deferred Improvement Agreement dated August 13, 1991, County Official Record No. 1991-24138, Book 1847, Page 432.
22. 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

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laterals shall be located perpendicular to the water main and outside any driveway/drive aisle.

23. 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.
24. The applicant shall incorporate water conservation practices into the proposed project as detailed in the August 1, 2018 Water Usage Report, prepared by Michael Byrnes. Any and all non-conforming appliances and plumbing fixtures shall be removed from the premises.
25. 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).
26. 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.
27. 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.
28. Any missing or broken curb and gutter along the project frontage shall be constructed and/or replaced prior to Certificate of Occupancy, extent to be determined by the Public Works Department.
29. The applicant shall repair all public improvements that are damaged by the construction process in accordance with the City Water/Sewer/Street/Storm Drain/Sidewalk Standards prior to Certificate of Occupancy.
30. Existing streets being cut by new utility services will require edge grinding and an A.C. overlay per City standards, extent to be determined by the Public Works Department.
31. An encroachment permit shall be required for any work performed in the public right of way.

Building Department Conditions of Approval

32. A building permit is required for all onsite demolition, construction and/or change of occupancy.
33. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. At this time the City of St. Helena utilizes the 2016 Title 24 codes.
34. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.

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35. The applicant shall provide a construction waste management plan with the building permit application.
36. The plans for construction shall include a checklist for compliance with the California Green Buildings Standards Code, mandatory measures. Provide a reference on the checklist indicating where the mandatory measures can be found on the plans.
37. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
38. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.
39. 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

40. 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.
41. Fire sprinklers and fire hydrants shall be installed as required by Fire Code and the Fire Department.
42. 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 February 5, 2019 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

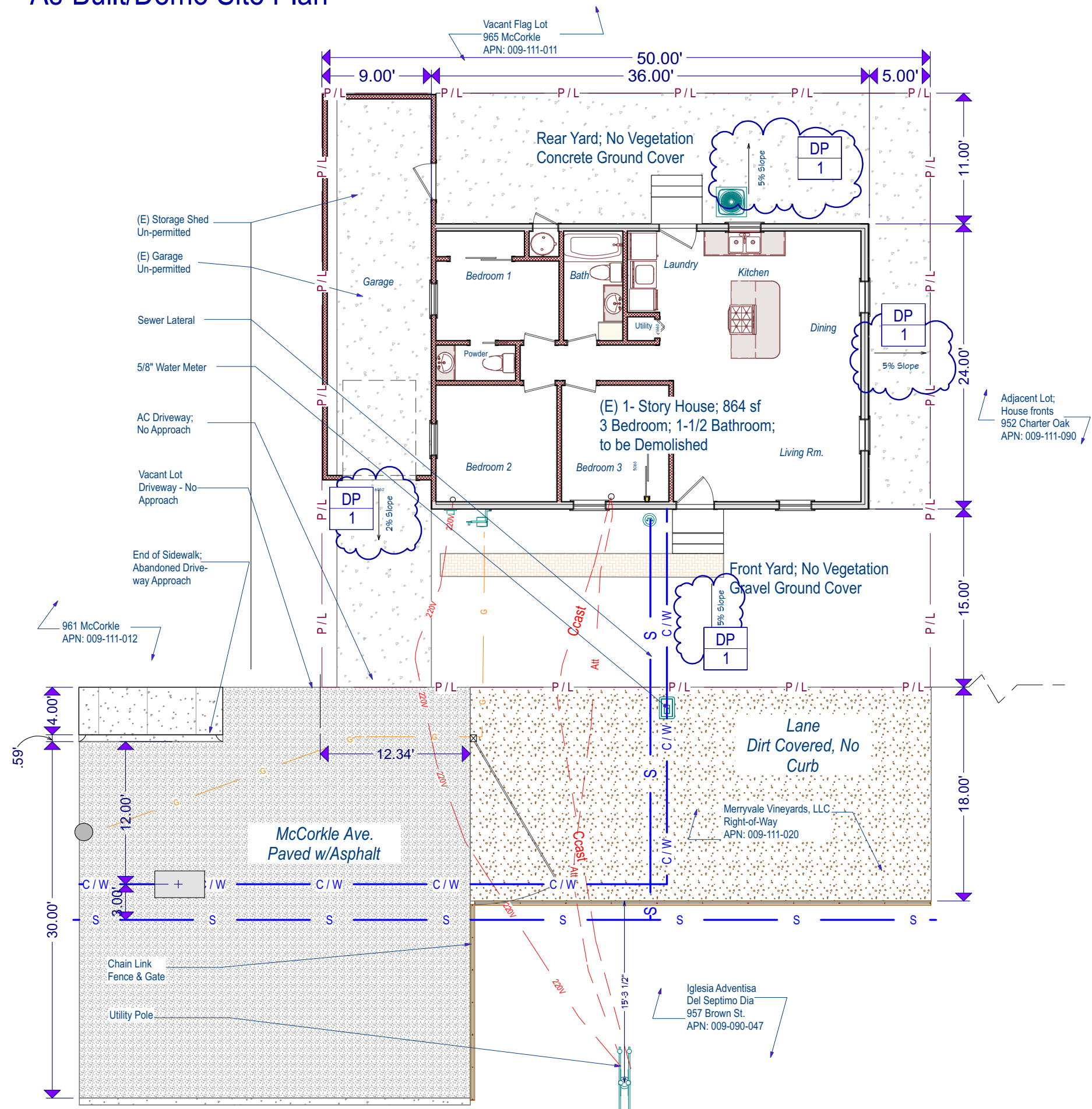
ATTEST:

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Lester Hardy
Chair, Planning Commission

Noah Housh
Planning Director

As-Built/Demo Site Plan



Existing Front-Left View



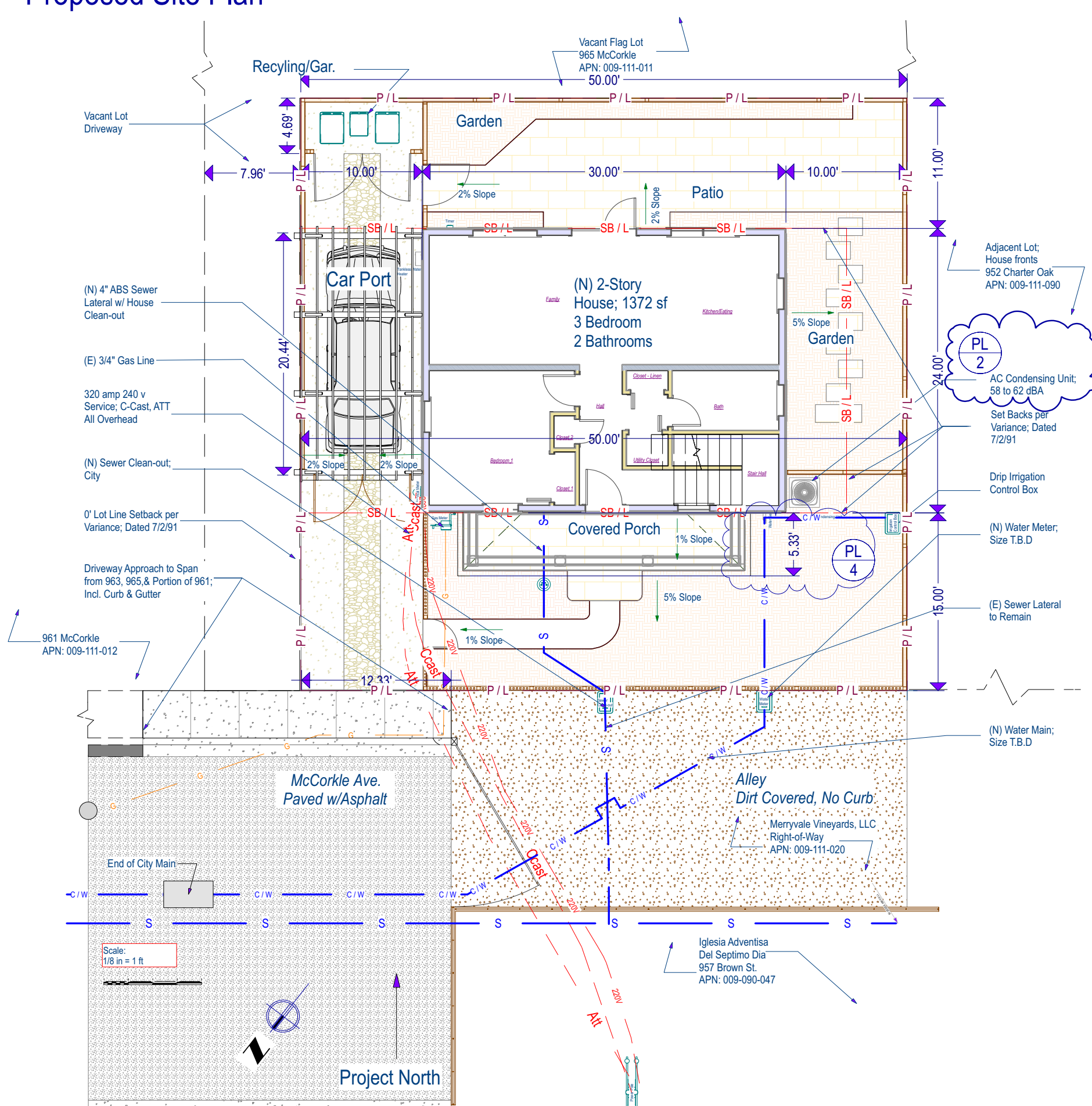
Existing Front - Head On



Existing Front-Right View



Proposed Site Plan



Proposed Front-Left View



Proposed Front - Head On



Proposed Front-Right View



Water Usage

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1-Aug-18

Water Usage Report
for
963 McCorkle Ave.
St. Helena, CA 94574

Prepared by
Michael Byrnes

Base Line Water Calculation - Residential

Bedrooms	x 150 gpd	Maximum Allowed GPD
3	150	450

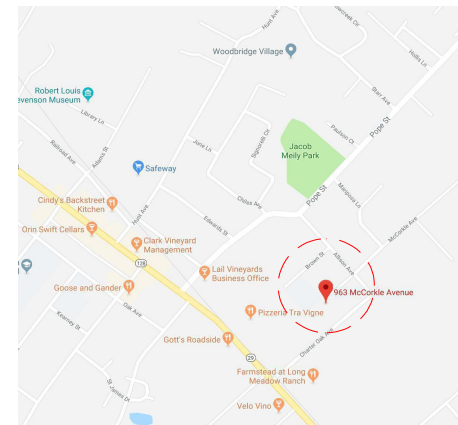
Proposed Water Calculation - Residential

Fixture	Flow Rate	Flow Duration	Daily Uses per Occupant	Number of Occupants	(GPD) Gallons per Day
Shower Head, Mt. Bath	2	8	1	6	96.0
Shower Head, D. Stairs Bath	2	8	1	6	96.0
Toilet	1.28	1	3	6	23.0
Toilet	1.28	1	3	6	23.0
Lav Faucet	1.2	0.25	3	6	5.4
Lav Faucet	1.2	0.25	3	6	5.4
Kitchen Faucet	1.75	4	1	6	42.0
Dishwasher, Thermador Emerald	2.9	1	0.1	6	1.7
Clothes Washer, Energy Star	14	1	0.37	6	31.1
Total Projected Use					323.7

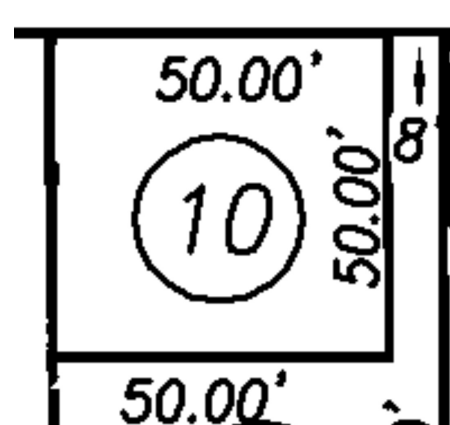
Result: Proposed Dwelling Unit Complies by a margin of 127 gpd

Water_Usage_Jul_24_18.xlsx

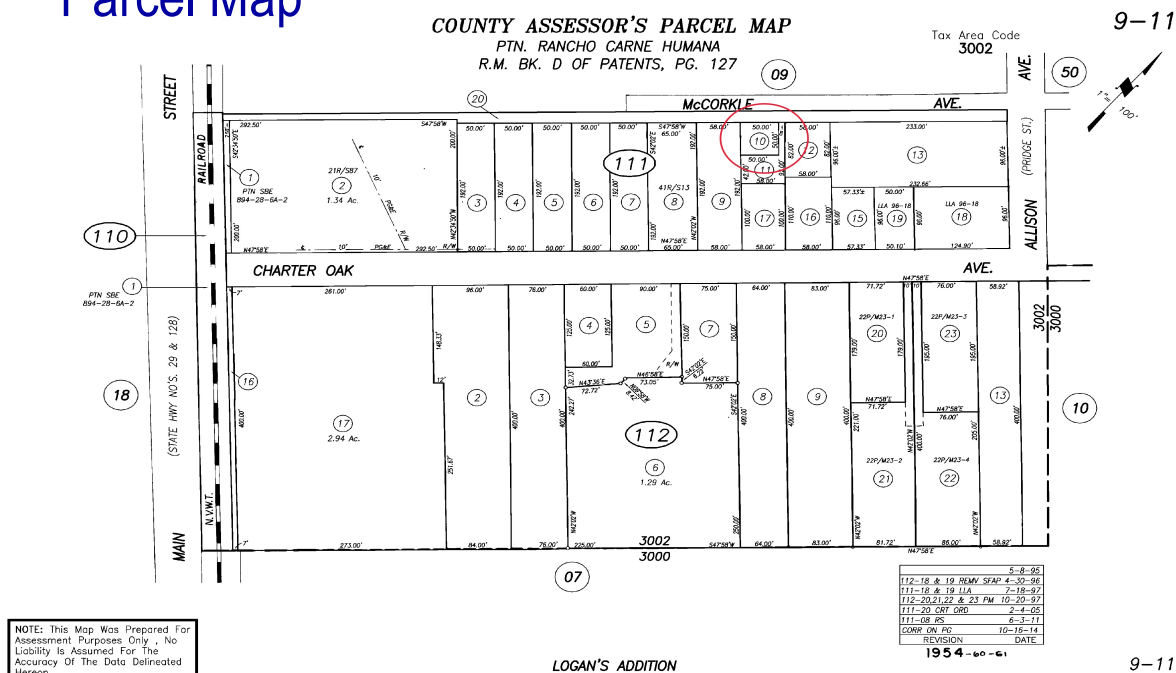
Street Map



Plot Map



Parcel Map



Project Data

APN	009-111-010
Owners	Michael Byrnes Shavonna Kelley
Occupancy	MR
Zoning	VB
Construction Type	VB
Lot Square Footage	(SF) 2500
(E) Living Area	(SF) 826
(N) House 1st Floor	(SF) 720
(N) House 2nd Floor	(SF) 658
(N) House Total	(SF) 1378
Proposed FAR	(%) 55
Allowed FAR	(%) -
Proposed Building Height	(LF) 24
Allowed Building Height	(LF) 30
Proposed Lot Coverage	(%) 29
Allowed Lot Coverage	(%) 45
Proposed Lot Width	(%) 80
(30+10)/50= 80	
Fire Sprinklers Required	Yes
Green Building Code Enforced	Yes

Abbreviations

E	Existing	SR	Sheet Rock
N	New	PT	Pressure Treated
EA	Each	NFVA	Net Free Vent Area
sf	Square Feet	H	Height
Typ	Typical	L	Length
n/a	Not Applicable	D	Depth
RO	Rough Opening	DL	Drip Line
Hgt	Height	UNO	Unless Noted Otherwise
Mfctr	Manufacturer	FAR	Floor Area Ratio
FG	Fiberglass	COV	Coverage
DS	Down Spout	PMI	Per mfr. Instructions
Int	Interior	WT	Water Table
NS	Not Shown	Elev	Elevation
AP	Advantage Pine®	SPF	Spray Polyurethane Foam
ct	Coat	ACAP	As Closely as Possible

Codes

2016	Cal Residential
2016	Cal Building
2016	Cal Mechanical
2016	Cal Plumbing
2016	Cal Electric
2016	Cal Fire
2016	Cal Green
2016	Cal Energy

Project Description

1. Demolish (E) 864 Single Family House
2. Construct (N) 1378 s.f. Two-Story House
3. (3) Bedrooms, 2 Bathrooms
4. (1) car Car-Port/Trellis
5. Covered Front Porch on 1st Floor
6. Covered Rear Porch on 2nd Floor
7. Non-Conforming lot legalized by Variance in 1991

Sheet Index

A-1	Site & Title
A-2	1st Floor Plan
A-3	2nd Floor Plan
A-4	Elevations
A-5	Roof Plan
A-6	Landscape

Prolific Home Design Services, LLC

Tel 650.269.2547
Fax 650.618.2007
E-mail michael@proliffhomedesign.com

Revisions

Date	Comments
12/12/2018	

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Conceptual

Not for Construction

Michael Byrnes

Shavonna Kelley

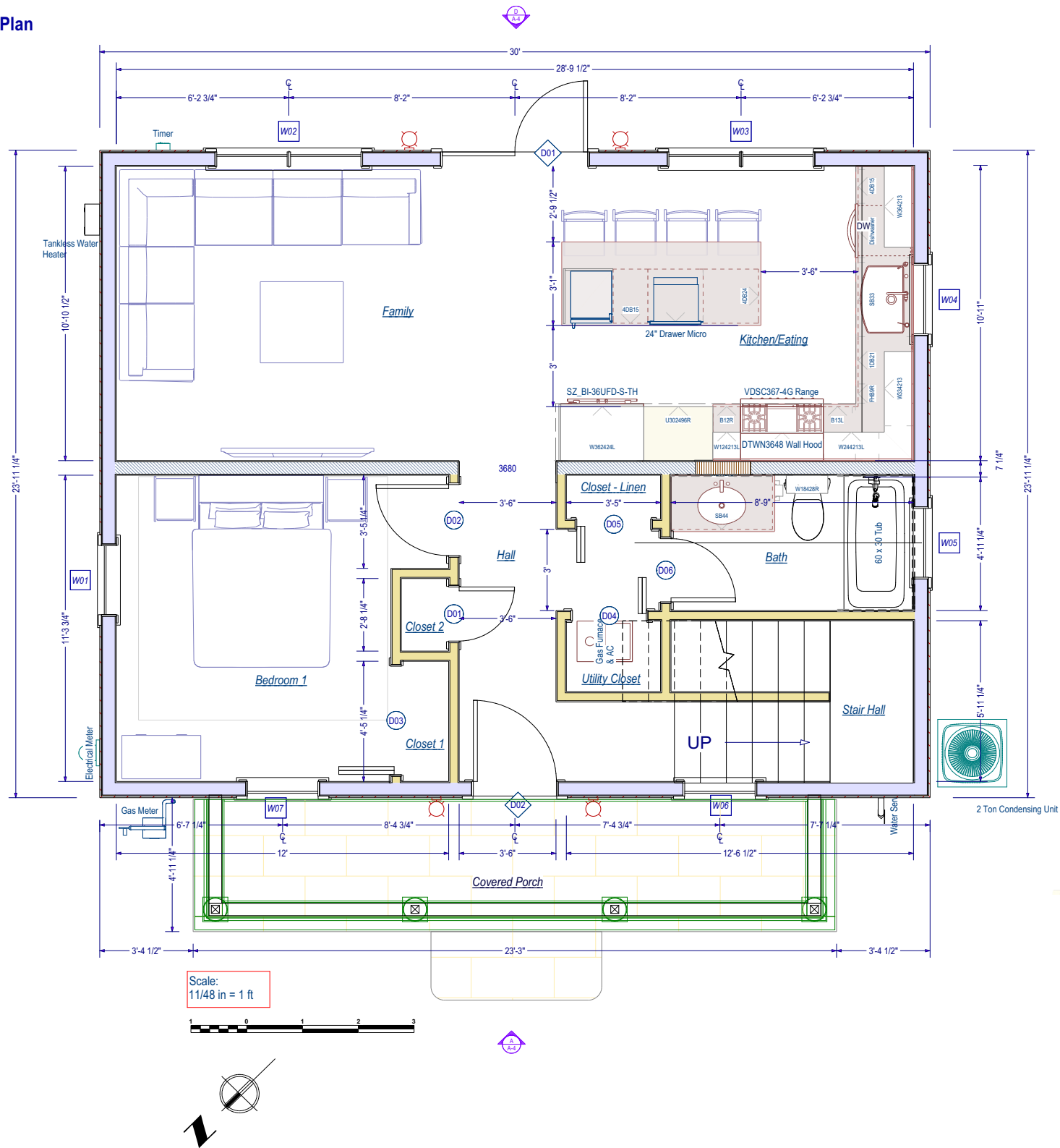
963 McCorkle Ave.
St. Helena, CA 94574

Site & Title

A-1

08/01/18

1st Floor Plan
720 sf



Front 3d View

NTS

[Rear 3d View](#)

NTS

**Prolific Home
Design Services,
LLC**

Tel 650. 269.2547
Fax 650. 618.2007
E-mail michael@prolifichomedesign.com

E-mail
michael@prolifichomedesign.com

Revisions Date

[illegible]

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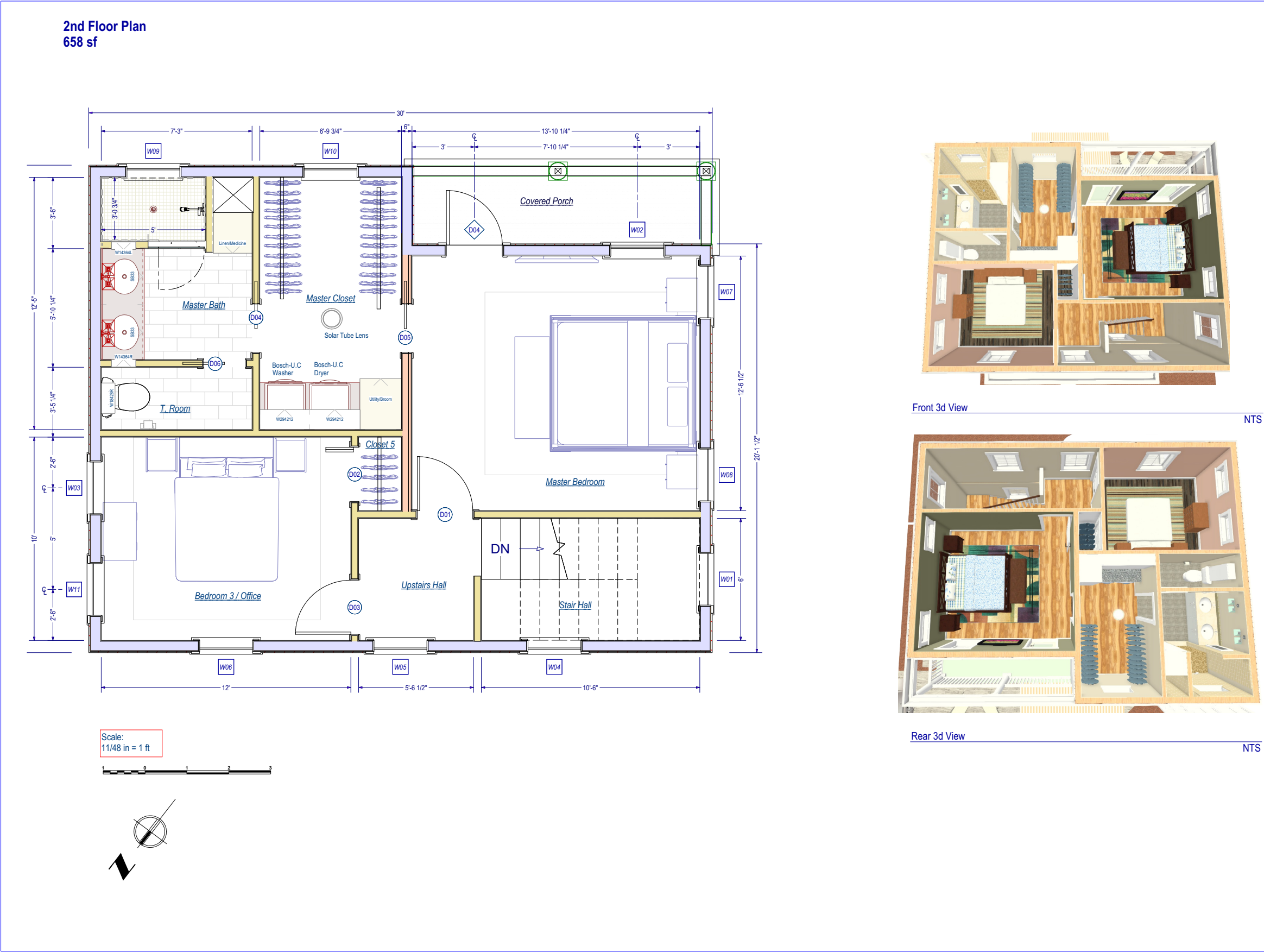
<u>Conceptual</u>	<u>Not for</u>	<u>Construction</u>
• Conceptual design • Preliminary design • Feasibility study • Program development • System architecture • Software requirements analysis • Database design • User interface design • Security design • Performance analysis • Risk assessment • Configuration management • Project management • Quality assurance • Testing strategy • Documentation • Training materials • Maintenance procedures • Support tools • Deployment plan • Rollback plan • Acceptance testing • User acceptance testing • Final review • Project closure	• Detailed design • Coding • Integration • Verification • Validation • Implementation • Deployment • Operation • Maintenance • Upgrade • Decommissioning	• Construction • Installation • Commissioning • Handover • Closeout

Michael Byrnes
Shavonna Kelley
963 McCorkle Ave.
St. Helena, CA 94574

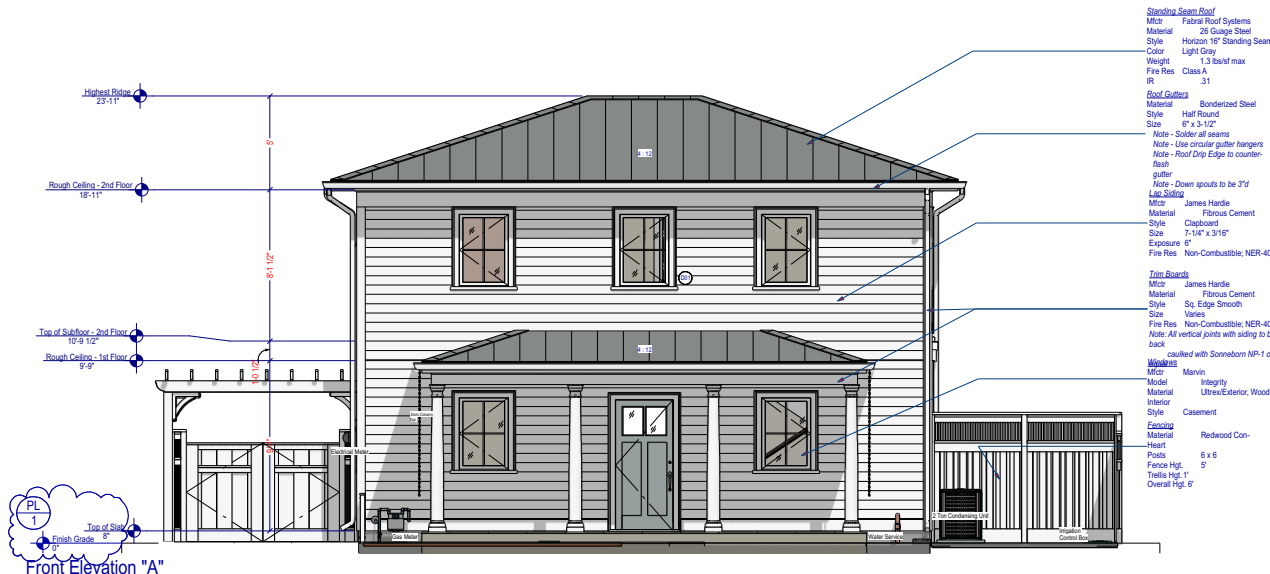
1st Floor Plan

A-2

08/01/18



Elevations



Scale: 1/4=1



Right Elevation "B"

Scale: 1/4"=1'

Exterior Colors

Roof - Light Gray

Siding & Trim - Benjamin Moore
White; OC-51

Front Door - Benjamin

Light Gray

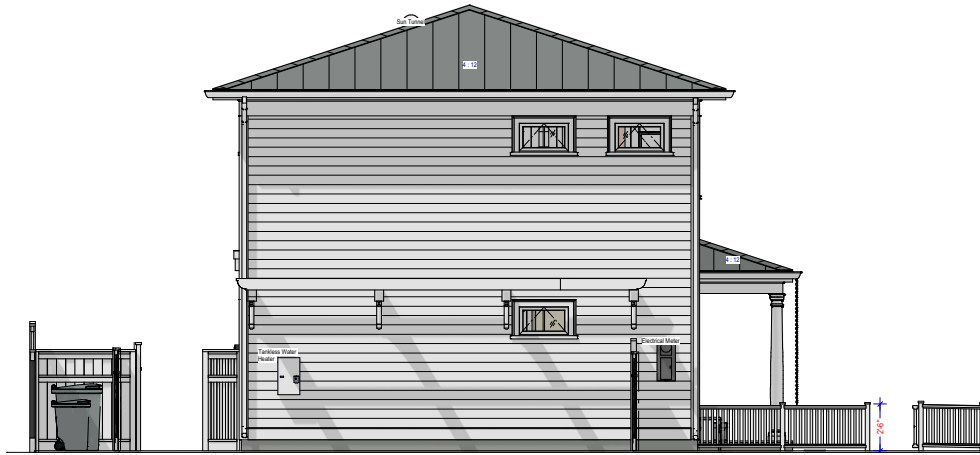
1578 Iced Marble

Fence & Gates - Benjamin Moore
White; OC-51



Rear Elevation "C"

Scale: 1/4"=1'



Left Elevation "D"

Scale: 1/4"=1'



Rear - Left View

Scale: N.T.S.



Rear - Right View

Prolific Home Design Services,

Tel 650. 269.2547
Fax 650. 618.2007

E-mail
michael@prolifichomedesign.com

[illegible]

Design & Copyright Statement

Statement

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Conceptual

Not for

Construction

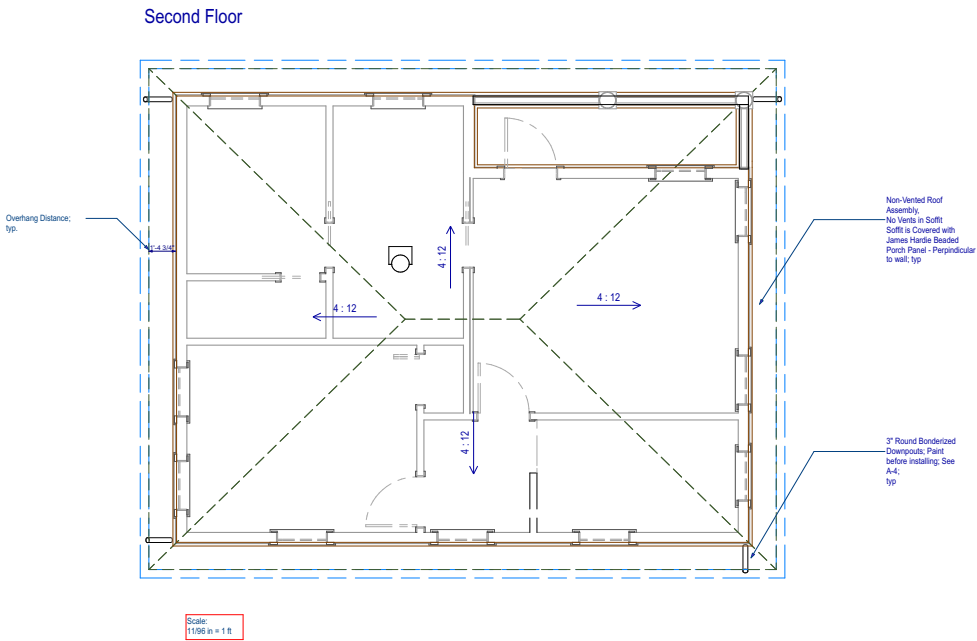
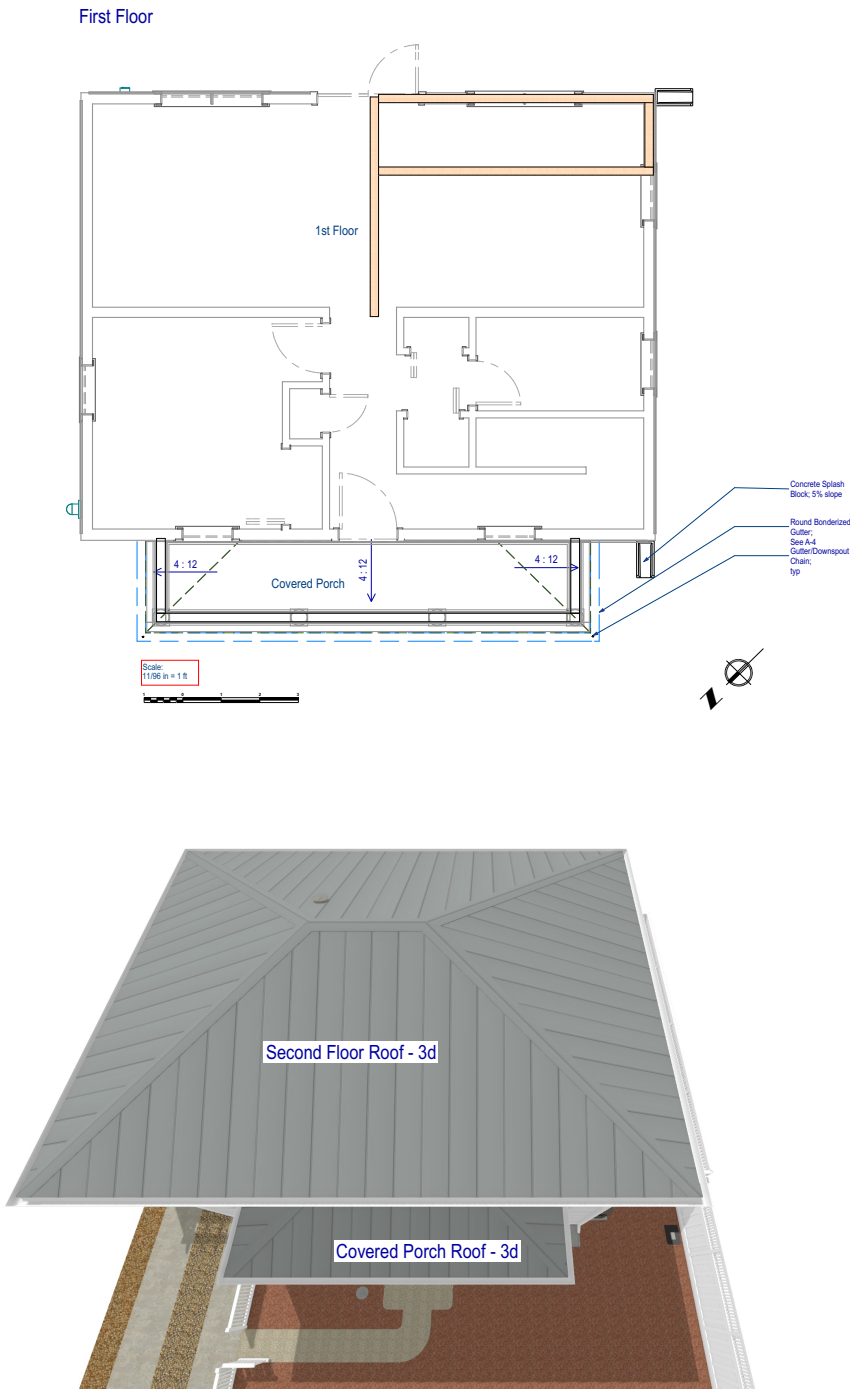
Michael Byrnes
Shavonna Kelley
963 McCorkle Ave.
St. Helena, CA 94574

Elevations

A-4

08/01/18

Roof Plan



Conceptual
Not for
Construction

Michael Byrnes
Shavonna Kelley
963 McCorkle Ave.
St. Helena, CA 94574

Roof Plan

A-5

08/01/18

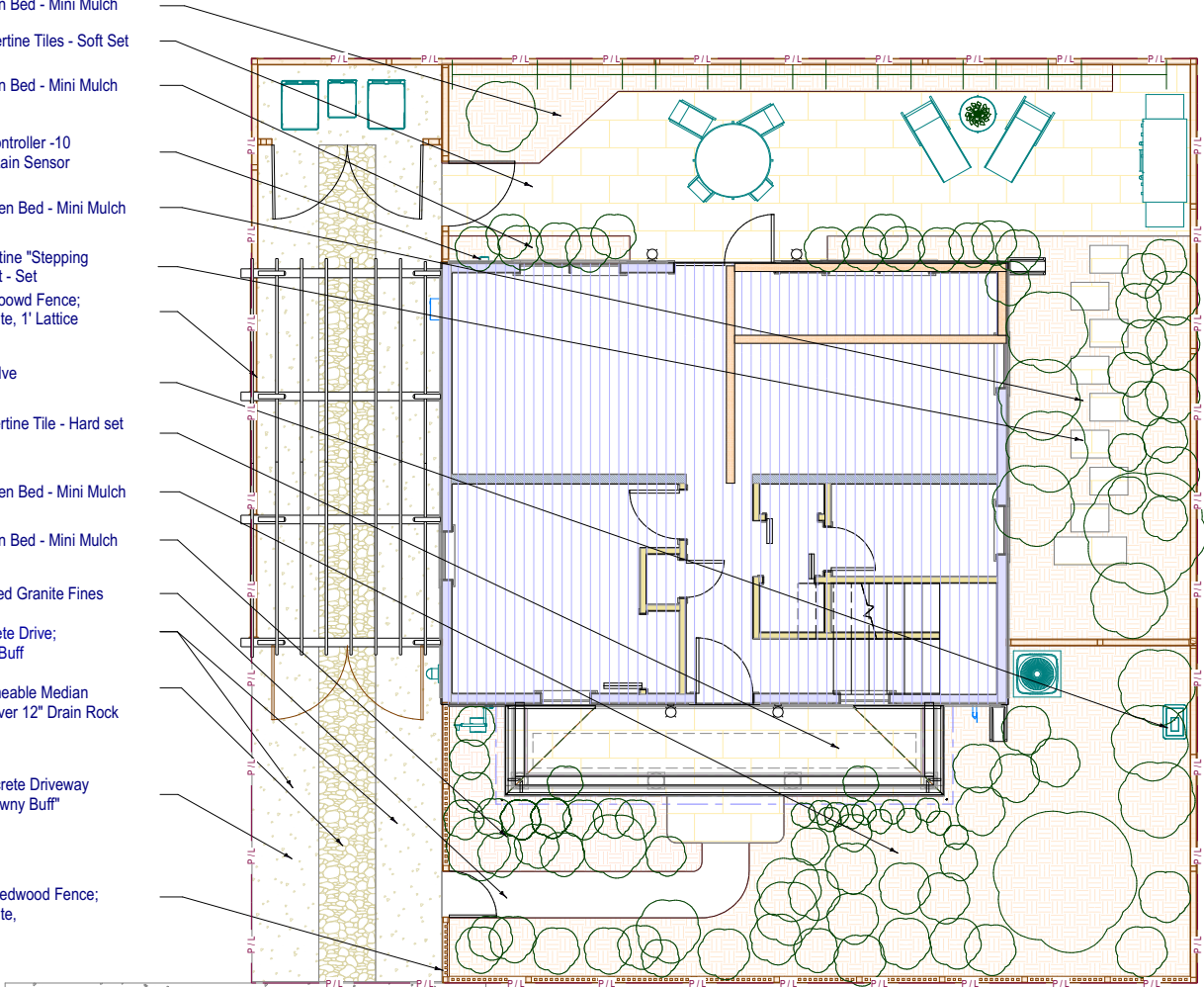
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Revisions	Date

Prolific Home
Design Services,
LLC
Tel 650.269.2547
Fax 650.618.2007
E-mail michael@prolifichomedesign.com

Landscape

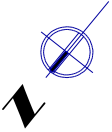
- 80 sf Garden Bed - Mini Mulch
- 303 sf Travertine Tiles - Soft Set
- 14 sf Garden Bed - Mini Mulch
- Irrigation Controller -10 Station, w/Rain Sensor
- 170 sf Garden Bed - Mini Mulch
- 30 sf Travertine "Stepping Stones" Soft - Set
- 7' High Redoow Fence; Stained White, 1' Lattice on top
- RainBird Valve Control Box
- 113 sf Travertine Tile - Hard set over Patio
- 371 sf Garden Bed - Mini Mulch
- 65 sf Garden Bed - Mini Mulch
- 58 sf Crushed Granite Fines
- Split Concrete Drive; Color:Light Buff
- 135 sf Permeable Median 3/4" Pami over 12" Drain Rock
- 361 sf Concrete Driveway tinted to "Tawny Buff"
- 2'-6" High Redwood Fence; Stained White,



Existing House		New House
Lot Size	2,500	2,500
Impervious		
House	826	716
Driveway	493	365
Sidewalks	566	0
Porch	0	114
AC Pad	0	9
Total Impervious	1,885	1,204
Pervious		
Planting Beds	575	792
Permeable Paths,	40	196
Permeable Patio	0	306
Total Pervious	615	1,294
Check	2,500	2,498
Pervious/Total-Ratio		25% 52%

Basic Landscape Elements
792 sf - Planting Beds
502 sf - Permeable Material

Scale:
11/96 in = 1 ft



Prolific Home
Design Services,
LLC

Tel 650.269.2547

Fax 650.618.2007

E-mail michael@prolifichomedesign.com

Revisions	Date
DR Comments	12/22/18

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Conceptual
Not for
Construction

Michael Byrnes
Shavonna Kelley
963 McCorkle Ave.
St. Helena, CA 94574

Landscape

A-6

08/01/18

Michael Byrnes & Shavonna Kelley
963 McCorkle Ave.
St. Helena, CA 94574
August 8, 2018

St. Helena Planning Dept.
Re: Design Review Application for Single Family Home
APN: 009-111-010

1480 Main St.
St. Helena, CA 94574

Dear St. Helena Planning Dept.:

We are pleased to apply for a Design Review Permit for our new single-family home at 963 McCorkle Ave. It is our hope the community will see our house as “the little white house at the end of McCorkle.”

Description of Existing Conditions

The lot is only 2500 s.f. in area. It measures 50' x 50'. In 1991 a variance was granted to Reuben and Martha Paniagua which permitted the installation of a single story 826 s.f. manufactured home (a.k.a. “The Fleetwood”) and carport on the property. The house has 3 small bedrooms, 1- 1/2 baths, and kitchen with family/dining room. The variance granted the owners permission to install the house with the following setbacks:

1. Front Yard – 15'
2. Right Yard – 5'
3. Left Yard – 0'
4. Rear Yard – 11'

The lot has no landscaping or trees; it is covered with a combination of concrete, brick pavers, or gravel.

Description of New Home

We are proposing to build a new two-story 1372 sf house with a trellised carport in a traditional farmhouse style upon receiving permission to demolish the existing house. The house will be comprised of 2 regular size bedrooms, 1 master bedroom, 2 full baths, and kitchen with family/dining room.

The existing setbacks set forth in the 1991 variance will be respected. The right yard setback will be increased from 5' to 10' to allow the house to “breathe” on the lot and afford the owners more green space.

The exterior will be landscaped with soft-set stone for permeability, all drought-resistant plants, (1) olive tree, and (1) Meyer lemon tree. There will be no turf-grass.

Because of the lack of trees or shading in the front of the house we are proposing an open covered porch and 18" overhangs to help make the house more comfortable and reduce the need for air conditioning.

The hip roof design and overall building height of 24' will make the house feel "embedded" and in scale with the surrounding neighborhood.

The house will be quiet, fire resistant, energy efficient, and comfortable due to a multitude of factors:

1. Metal Roof with proper underlayment over conditioned attic.
2. Fibrous-Concrete Trim and Lap siding painted white over highly insulated 2 x 6 walls
3. Marvin Integrity Windows & Doors
4. One high efficiency multi-stage Carrier Heating and Cooling system with round metal ductwork located in conditioned areas only.

We hope the overall sense of the house conveys simplicity, respect for the past, and aesthetic congruence with the community and look forward to working with you.

Sincerely,

Michael Byrnes & Shavonna Kelley
Owners





CITY HALL, 1480 MAIN STREET
ST. HELENA, CALIFORNIA 94574
(707) 963-2741

July 22, 1991

Mr. Ruben Paniaqua
963 McCorkle Avenue
St. Helena, CA 94574

Re: VARIANCE FOR PROPERTY AT 963 MCCORKLE AVENUE

Dear Mr. Paniaqua:

A copy of your Variance for 963 McCorkle Avenue is being provided for your files.

If you have any questions regarding this matter, please contact me between the hours of 10:00 A.M. and 3:00 P.M., Monday through Friday.

Yours truly,

Carol Poole
Assistant City Planner

CP:pl

Attachments: Variance
Site Plan
Portions of the 7/2/91 Planning Commission Minutes

c: Brian McKinnie, 2730 Santa Rosa Ave., Santa Rosa, CA 95497
Marty Oldford, City Engineer

(planning/projects/mck01/VARIANCE.Ltr)



CITY HALL, 1480 MAIN STREET
ST. HELENA, CALIFORNIA 94574
(707) 963-2741

VARIANCE ISSUED JULY 2, 1991
BY THE CITY OF ST HELENA TO RUBEN PANIAGUA
FOR PROPERTY LOCATED ON McCORKLE AVE.
(APN 9-111-10)

EFFECTIVE JULY 17, 1991

Use 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 Variance and shall not be construed to permit violation of other laws and policies not so listed.

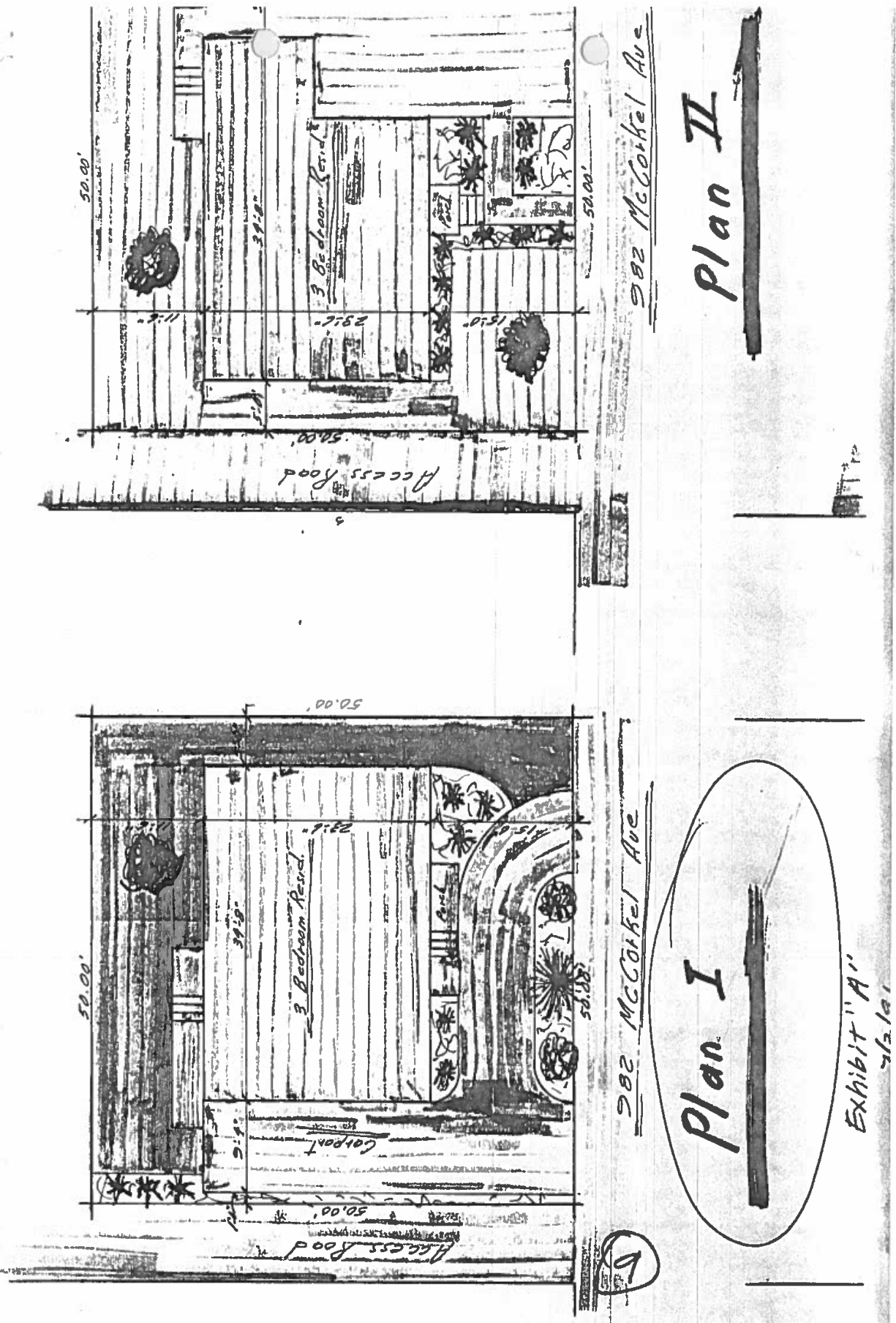
1. Variance is granted to the following sections of the zoning ordinance for construction in compliance with Plan 1, (Exhibit A, 7/2/91).
 - A. Sec. 5.04 (d). The required front yard may be reduced to 15'.
 - B. Sec. 5.04 (e) The required sideyards may be reduced to 0' on one side (to accomodate the carport) and 5' on the other side.
 - C. Sec. 5.04 (f) The required rear yard may be reduced to 11'.
2. Parking of cars on the circular driveway, as shown on Plan 1, must be screened from view from the street.
3. Prior to issuance of building permit the owner must sign a deferred improvement agreement, to be reviewed and approved by the City Engineer, for the construction of curb, gutter and sidewalk along the McCorkle Ave. frontage.
4. The property must be connected to City sewer and water.
5. Minor modifications to this permit may be approved by the Planning Director.

Issued:

Tony W. Climans
City Planner

7/24/91
Date

(planning/projects/mck01/VARIANCE.Ltr)



1-Aug-18

Water Usage Report
for
963 McCorkle Ave.
St. Helena, CA 94574

Prepared by
Michael Byrnes

Base Line Water Calculation - Residential

Bedrooms	x 150 gpd	Maximum Allowed GPD
3	150	450

Proposed Water Calculation - Residential

Fixture	Flow Rate	Flow Duration	Daily Uses per Occupant	Number of Occupants	(GPD) Gallons per Day
Shower Head, M. Bath	2	8	1	6	96.0
Shower Head, D. Stairs Bath	2	8	1	6	96.0
Toilet	1.28	1	3	6	23.0
Toilet	1.28	1	3	6	23.0
Lav Faucet	1.2	0.25	3	6	5.4
Lav Faucet	1.2	0.25	3	6	5.4
Kitchen Faucet	1.75	4	1	6	42.0
Dishwasher, Thermador Emerald	2.9	1	0.1	6	1.7
Clothes Washer, Energy Star	14	1	0.37	6	31.1

Total Projected Use	323.7
------------------------	-------

Result: Proposed Dwelling Unit Complies by a margin of 127 gpd



963 McCorkle Avenue Demolition and Design Review File No. PL18-065

Planning and Community Improvement

February 5, 2016



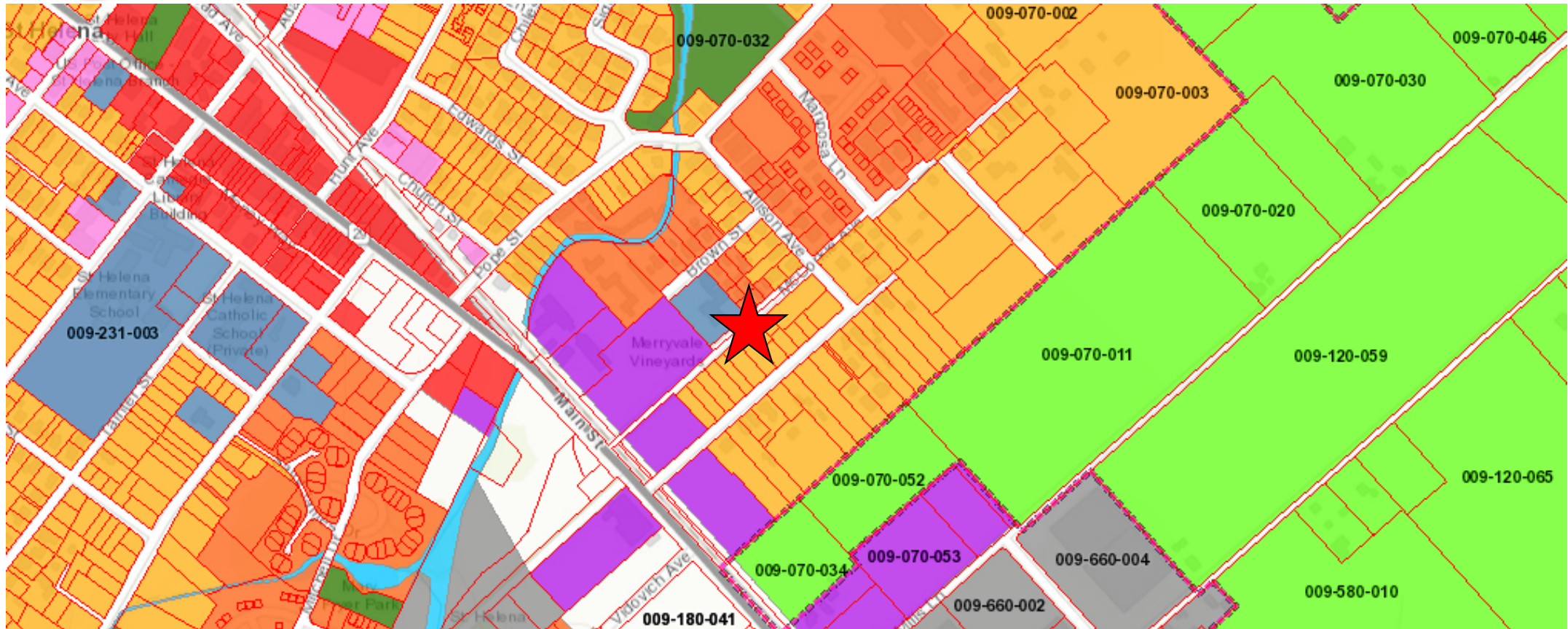
Description

Request by Michael Byrnes for approval of a demolition permit and design review in order to:

1. Demolish an existing 865 sq ft manufactured single-family residence and associated structures, and
2. Construct a new 1,378 sq ft single family home and car port on the property located at 963 McCorkle Avenue in the MDR zoning district.

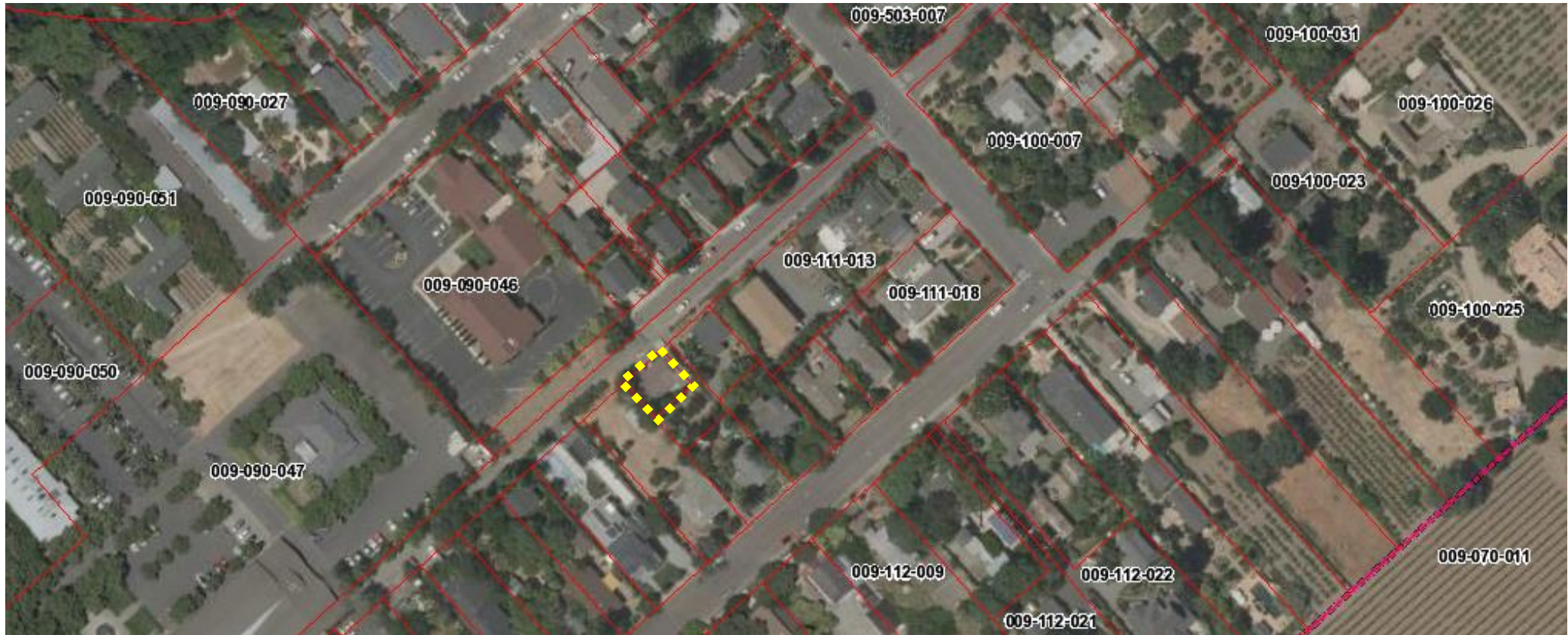


Project Location & Land Use





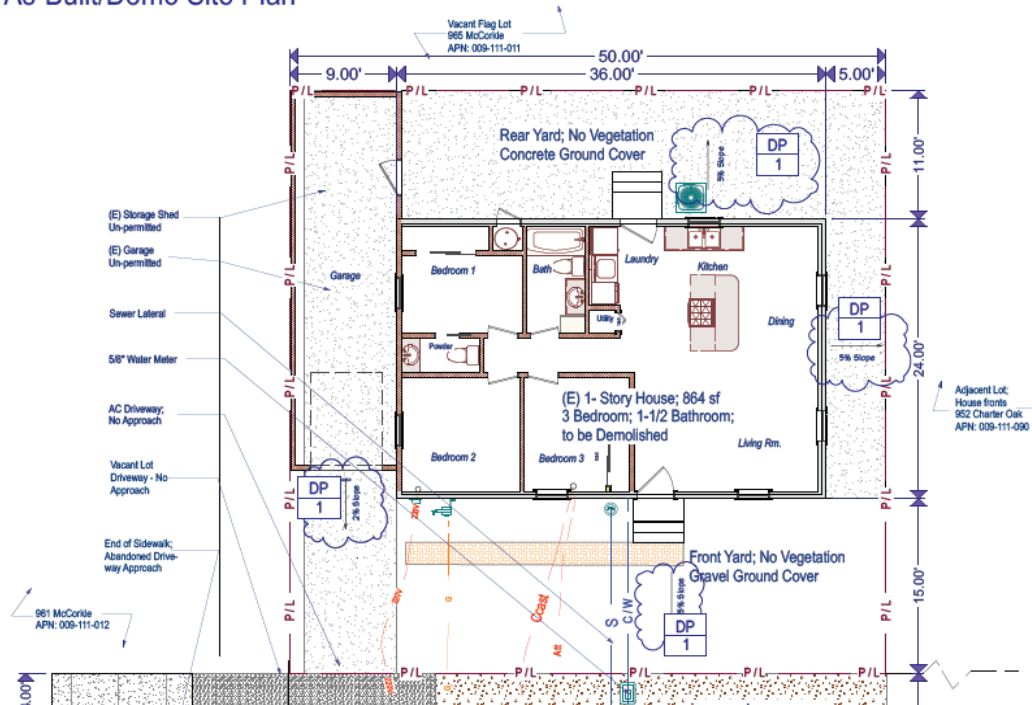
Aerial Photo and Site Context



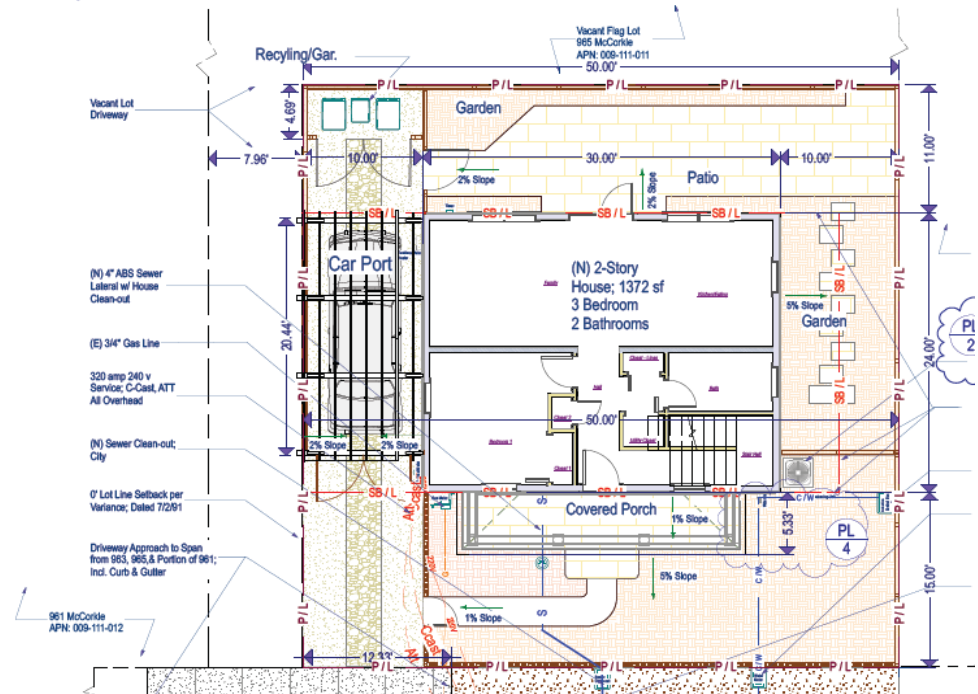


Site Plan

As-Built/Demo Site Plan



Proposed Site Plan





Elevations

Existing Front-Left View



Proposed Front-Left View



Existing Front - Head On



Proposed Front - Head On





Analysis

General Plan

- Medium Density Residential

Zoning

- Medium Density Residential

Design

- Second Floor, Lot/F.A.R., Setbacks, Garage to Carport

Previously Adopted Variances

- Property Rights Based on Site Plan



Recommendation

It is recommended by the Planning Department that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301 and Section 15303; and
2. Accept the required findings and approve a resolution granting demolition permit and design review approval for the proposed project at 963 McCorkle.



Questions?



963 McCorkle Avenue

Design Review Application (PL18-065)

Features

- 2 Story House - 24' High
- Same or Smaller Setbacks
- 3 Bedrooms
- 2 Car Off-Street Parking
- 1378 Square Feet
- Energy Efficient

Owners

Shavonna Kelley

Michael Byrnes

Designer

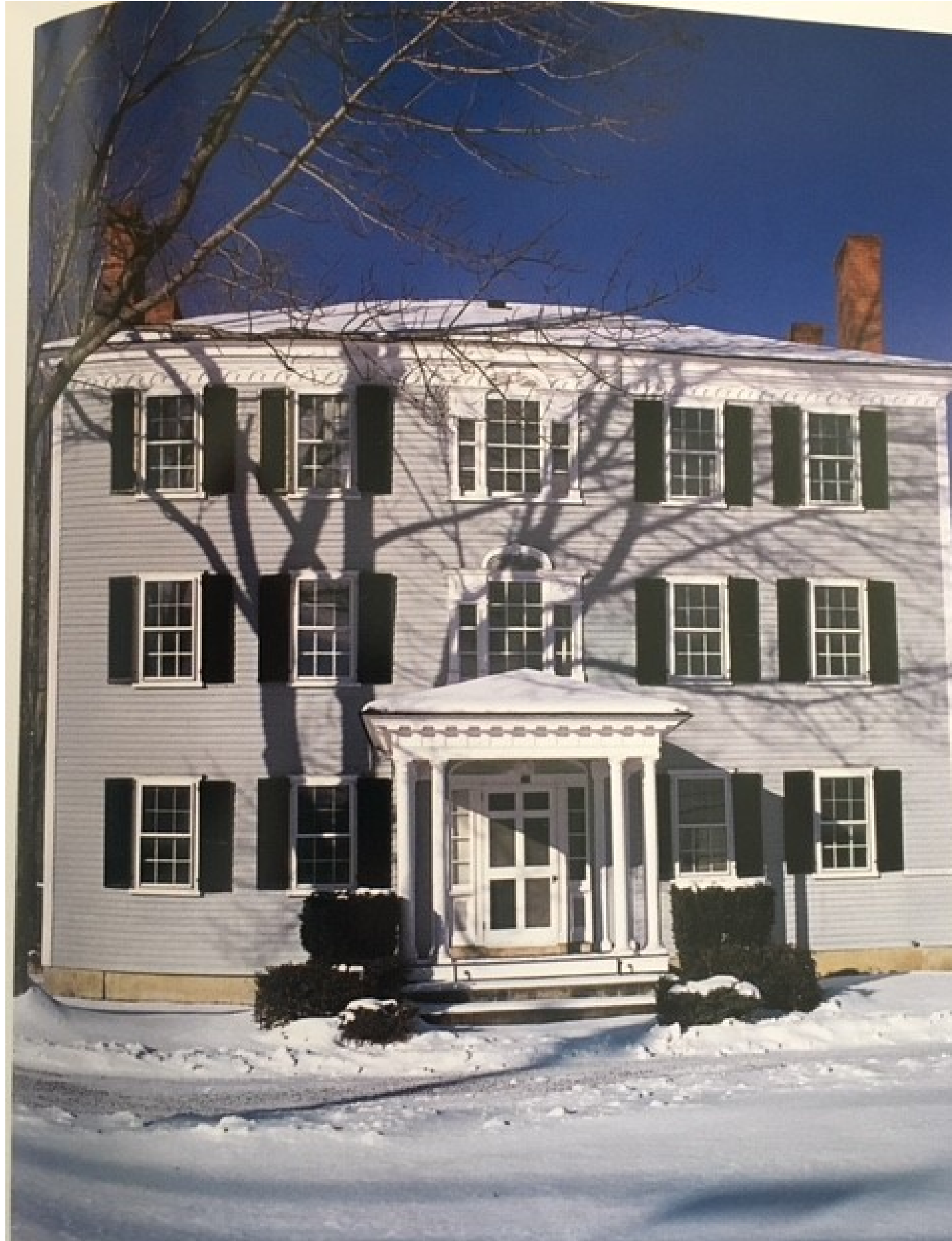
- Prolific Home Design Services, L.L.C.
- michael@prolifichomedesign.com
- 650.269.2547 c



St Helena Classics



American Classics



1812 Late Georgian



1854 Greek Revival

St. Helena Neighbors



Bracketing St. Helna Highway and Allison Ave.



McCorkle Diverse Styles, Heights, Setbacks, & Socio-Economic Status



963 Current Site



Right Side



Backyard



Right Front



Looking up Lane

Views from New House



Looking to Front



Looking from Bedroom 3



Looking to Rear



Looking from Staircase & Mstr. Bedrm.



Building Analysis Entire House Savoy Engineering Group

Job: SEG 1018-003
Date: October 06, 2018
By: Tracy Savoy

Phone: (801) 949-5337 Email: projects@load-calculations.com Web: www.load-calculations.com

Project Information

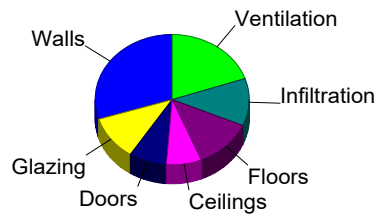
For: McCorkle New Build
963 McCorkle Avenue, St. Helena, CA 94574

Design Conditions

Location:		Indoor:		Heating	Cooling
St. Helena, CA, US		Indoor temperature (°F)		70	75
Elevation: 225 ft		Design TD (°F)		39	22
Latitude: 39°N		Relative humidity (%)		30	50
Outdoor:		Moisture difference (gr/lb)		12.5	-2.9
Dry bulb (°F)	31	Infiltration:			
Daily range (°F)	-	Method		Simplified	
Wet bulb (°F)	-	Construction quality		Tight	
Wind speed (mph)	15.0	Fireplaces		0	

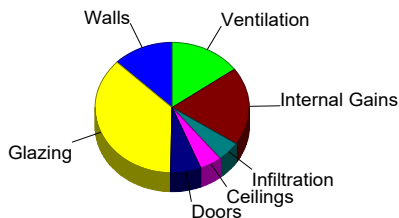
Heating

Component	Btuh/ft²	Btuh	% of load
Walls	2.5	4406	29.8
Glazing	10.1	1628	11.0
Doors	15.2	1170	7.9
Ceilings	1.6	1093	7.4
Floors	2.7	1821	12.3
Infiltration	0.9	1735	11.8
Ducts		0	0
Piping		0	0
Humidification		0	0
Ventilation		2915	19.7
Adjustments		0	0
Total		14768	100.0



Cooling

Component	Btuh/ft²	Btuh	% of load
Walls	0.8	1390	12.7
Glazing	25.2	4049	37.0
Doors	9.2	705	6.4
Ceilings	0.8	509	4.6
Floors	0	0	0
Infiltration	0.3	538	4.9
Ducts		0	0
Ventilation		1644	15.0
Internal gains		2120	19.4
Blower		0	0
Adjustments		0	0
Total		10955	100.0



Latent Cooling Load = 623 Btuh
Overall U-value = 0.152 Btuh/ft²·°F

Data entries checked.

BUILDING ENERGY ANALYSIS REPORT

PROJECT:

Byrnes/Kelley Residence
963 McCorkle Ave.
St. Helena, Ca. 94574

Project Designer:

Prolific Home Design Services, LLC

(650) 269-2547

Report Prepared by:

Chuck Clemons
Energy Calc Co.
45 Mitchell Blvd. #16
San Rafael, Ca. 94903
(415)457-0990

Job Number:

0129BKR

Date:

1/30/2019

The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2016 Building Energy Efficiency Standards.

This program developed by EnergySoft Software – www.energysoft.com.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01

Project Name: Byrnes/Kelley Residence

Calculation Date/Time: 08:58, Wed, Jan 30, 2019

Page 1 of 8

Calculation Description: Title 24 Analysis

Input File Name: 0129BKR.ribd16x

GENERAL INFORMATION				
01	Project Name	Byrnes/Kelley Residence		
02	Calculation Description	Title 24 Analysis		
03	Project Location	963 McCorkle Ave.		
04	City	St. Helena	05	Standards Version
06	Zip Code	94574	07	Compliance Manager Version
08	Climate Zone	CZ2	09	Software Version
10	Building Type	Single Family	11	Front Orientation (deg/Cardinal)
12	Project Scope	Newly Constructed	13	Number of Dwelling Units
14	Total Cond. Floor Area (ft ²)	1378	15	Number of Zones
16	Slab Area (ft ²)	720	17	Number of Stories
18	Addition Cond. Floor Area(ft ²)	n/a	19	Natural Gas Available
20	Addition Slab Area (ft ²)	n/a	21	Glazing Percentage (%)

COMPLIANCE RESULTS

01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

ENERGY USE SUMMARY				
04	05	06	07	08
Energy Use (kTDV/ft ² -yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	35.79	20.27	15.52	43.4%
Space Cooling	3.02	3.06	-0.04	-1.3%
IAQ Ventilation	20.76	20.76	0.00	0.0%
Water Heating	13.45	11.61	1.84	13.7%
Photovoltaic Offset	----	0.00	0.00	----
Compliance Energy Total	73.02	55.70	17.32	23.7%

Registration Number:

CA Building Energy Efficiency Standards - 2016 Residential Compliance

Registration Date/Time:

Report Version - CF1R-11302018-1016 SP2

HERS Provider:

Report Generated at: 2019-01-30 08:58:39

Thank you for Listening



PLANNING COMMISSION REPORT

Planning Commission Meeting of February 5, 2019

AGENDA SECTION: Public Hearing

FILE NUMBER: PL18-079

SUBJECT: Request for discretionary Demolition and Design Review approval to demolish an existing 632 square foot accessory structure and 88 square feet of a previously constructed addition to the primary structure (both constructed in 2001) and construct a 395 square foot addition to the primary home, located at 1459 Kearney Street in the Medium Density Residential Zoning District. The home is located within the Oak Avenue Historic District and is listed as a contributor to the District.

PREPARED BY: Noah Housh, Planning & Community Improvement Director

REVIEWED BY: Noah Housh, Planning & Community Improvement Director

APPROVED BY: Noah Housh, Planning & Community Improvement Director

APPLICATION FILED: 11/21/18

ACCEPTED AS COMPLETE: 12/21/18

LOCATION OF PROPERTY: 1459 Kearney St

APN: 009-270-009

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

APPLICANT: Charles Covell

PHONE: 707-968-9280

BACKGROUND

The subject property is located at 1459 Kearney Street and is a 16,478 sq. ft. (0.37 acre) residential lot in the Medium Density Residential Zoning District and is a contributor to the Oak Avenue Historic District. A copy of the historic review prepared by Brunzell Historical is attached. The property is developed with a remodeled c.1899 Craftsman residence. A remodel in 2001 constructed modifications to the rear and

interior of the structure, with no significant modifications to the front elevation. No changes to the existing front elevation are proposed with this application.

PROJECT DESCRIPTION

Request for discretionary Demolition and Design Review approval to demolish an existing 632 square foot accessory structure and 70 square feet of a previously constructed addition (to the primary structure), both constructed in 2001. The project further proposes to construct a 37 square foot addition and other minor modifications to the to the primary home, located at 1459 Kearney Street in the Medium Density Residential Zoning District.

Specifically, project details are listed below:

1. Remove the non-historic accessory building in the rear of the site; no new accessory buildings are proposed.
2. No changes are proposed to the street-side facade.
3. The interior of the first floor will be remodeled to remove an existing bedroom and bathroom to provide a larger great room and kitchen.
4. On the second floor the master bedroom and bathroom will be reversed so that the master bedroom will face the rear yard; the master bedroom will be enlarged as a part of this change.
5. Pergolas and screening will be added to the rear elevation to protect the south and west facing windows from heat.

ANALYSIS

CEQA

The project is exempt from the requirements of CEQA pursuant to Section 15301, which exempts minor alterations, demolition 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 (all proposed modifications are to non-historic elements of the home) or otherwise generate or contribute to any potentially significant impacts.

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. The project is located within the Oak Avenue Historic District.

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 its economic base,*

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

Staff Response: Staff finds that the project conforms with the most applicable General Plan policies in that the design maintains the existing massing and scale of the home, as appears from the street and neighboring historic properties; is appropriate for the existing style and character of the home in that it preserves the historic elements and only modifies the recently constructed portions of the home; preserves the existing historic elements of the home, increases the landscaping and maintains the existing front and side setbacks thereby ensuring that the design continues to contribute to the historic character of the community; and is found by staff to be compatible in pattern and character for the reasons discussed above.

HISTORIC RESOURCES

The existing home was constructed in 1899 and is listed on the City's Historic Resources Master List. The project site is located within the Oak Avenue Historic Resource District, one of three geographical areas within which the 1993 General Plan mapped historic and potentially historic resources identified in the City's historic resources survey/inventory. However, the Oak Avenue District/geographical area has not itself been listed as an area-wide historical resource, nor has the City created a Historic Preservation Overlay Zoning District covering the district or the project site. The proposed modifications to a contemporary accessory structure and recent additions to the historically significant single-family home on the project site were not found to impact the historical significance of the structure not to detract from, or be incompatible with, the surrounding historic district or structures.

Staff Response: *For the reasons stated above, demolition and construction associated with the proposed project were not found to impact, detract from or be incompatible with the existing historic structure or surrounding districts.*

WATER

Chapter 13.12 of the SHMC sets forth minimum water efficiency requirements for new development. Given that the proposed project is a modification to an existing home, not fitting within the definition of new development, no water neutrality analysis was required for the proposal.

ZONING

Consistent with the GP land use designation, 1479 Kearney Street 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 2**), there are no proposed changes to the parking, building width or height of the subject building and it would continue to comply with applicable development standards, or not increase any existing non-conformity as detailed below. It is worth noting that the subject property does not meet the covered parking requirement identified in the zoning code for single family homes. This is further discussed in the Issues section below.

Setbacks

The existing building is greater than 25-feet in height and is therefore subject to increased setback requirements per 17.40.060 of the St. Helena Municipal Code. The newly constructed elements of the project design maintain the existing front and side yard setbacks, and meet the rear yard setback of 30-feet. The existing building encroaches slightly into the side yard (western facade) however no modification to increase this encroachment is proposed.

Floor Area Ratio (F.A.R.)

The existing parcel is 16,478 square feet which allows a maximum F.A.R. of 0.245 (or 4,037 square feet of developed floor area) and the total developed F.A.R. for the project site is currently 4,342 square feet (approximately 305 square feet above allowed F.A.R.). As identified, the project proposes to demolish an existing 632 square foot conditioned accessory structure and 70 square feet from the primary structure, for a total demolition of 702 square feet of exiting F.A.R. The project proposes a second floor addition on the rear of the home totaling 377 square feet.

Ultimately, the project proposes a total F.A.R. of 4,017 square feet in compliance with the F.A.R. of 4,037 square feet, allowed for the project site.

Lot**Coverage**

The MDR zoning District allows a maximum Lot Coverage of 45% and the project is proposing to cover approximately 25% of the site, well below the allowed lot coverage.

Historic Significance

The subject property is located within the Oak Avenue Historic District and was placed on the St. Helena Historic Resource Inventory in 1978. As supported by a Historic Resource Evaluation prepared for the property (**Attachment 3**), the proposed remodeling "... will benefit the property's historic status by adapting it to contemporary modes of living". As such, proposed exterior modifications would not negatively impact a historic resource.

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 17.164.030, the Commission may approve a design review upon a determination that 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.

Design Review Criteria.

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

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

Demolition

Section 17.164.050 G. of the S.H.M.C. governs demolition and generally requires Planning Commission approval to demolish a building in St. Helena. Specifically, the Commission is required to make the following findings to approve a request for demolition:

1. That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building.
2. That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood;
3. That design review of the proposed replacement structure is approved prior to, or in conjunction with, approval of the demolition of a housing structure.

Staff Response:

The proposed additions and interior remodeling will not be visible from the street, and will result in the removal of an existing non-historic accessory building, which is not a separate housing unit. The changes would update and modernize the interior while maintaining essentially the same form and mass of the building and fenestration pattern that is consistent with the existing home. The proposed design is in keeping with the scale and character of the surrounding structures and overall Oak Avenue Historic District. Further, the materials, colors, landscape and ancillary elements are appropriate for the residential use and in keeping with the historic character of the home and neighborhood. Given the very limited alterations to areas visible to the public and that the proposed project is in full compliance with the MDR development criteria, staff finds the proposed modifications to be appropriate and in keeping with the overall context of the surrounding neighborhood.

ISSUES

Chapter 17.124 of the SHMC identifies the parking requirements for single family residential, and generally requires two parking spaces, one of which must be covered. The existing historic home exceeds the number of required parking spaces however this site does not provide any covered parking as the home was constructed prior to the advent of the automobile. Given that no expansion of the use is proposed, the nexus to require that the project construct covered parking is not available to the City. It is worth noting that the 200 square foot F.A.R. exemption would allow the construction of a single far garage (or carport) in the future, should the owner desire a garage.

CORRESPONDENCE

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

STAFF RECOMMENDATION

Pursuant to St. Helena Zoning Code Section 17.164.030 and as described herein, the Planning and Community Improvement Department recommends that the Planning Commission adopt a resolution finding that:

1. The project is exempt from the requirements of CEQA under a Class 1 Categorical Exemption pursuant to CEQA Section 15301 as a minor alteration, demolition and addition to an existing structure, and
2. Accept the required findings and approves the Demolition and Design Review to allow the proposed modifications to the home at 1479 Kearney Street in the Medium Density Residential Zoning District.

ATTACHMENTS

[Resolution](#)

[PROJECT NARRATIVE](#)

[1459 KEARNEY PLANS](#)

[Historical Letter Report, 1459 Kearney, Nov 2018](#)

[AP Map](#)

[Email Erica Smithies No need for Water Nuetrality report](#)

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION PC20xx-xx

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA
GRANTING APPROVAL OF A DESIGN REVIEW APPLICATION
FOR THE RISHER RESIDENCE LOCATED AT 1459 KEARNEY ST
(File No. PL18-079)**

PROPERTY OWNER: David and Jennifer Risher **APN:** 009-270-009

Recitals

1. On November 21, 2018, Charles Covell submitted an application for Design Review to demolish an existing 632 square foot accessory structure and 88 square feet of a previously constructed addition to the primary structure (both constructed in 2001) and construct a 395 square foot addition to the primary home at 1459 Kearney Street in the Medium Density Zoning District; and
2. On January 25, 2018, a public notice of hearing before the Planning Commission was published in the St. Helena Star and mailed to all property owners and occupants within 300 feet of the subject property; and
3. A staff report dated February 5, 2019, and incorporated herein by reference analyzed the projects consistency with the Design Review Criteria enumerated in Section 17.164.030 of the Municipal Code, and
4. On February 5, 2019, 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.
5. **Now, therefore** let it be found that, the Planning Commission approves the requested Use Permit and Design Review on the following basis:

Resolution

- A. The project is categorically exempt from the requirements of CEQA pursuant to Section 15301, which exempts minor alterations, demolition 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

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

1. Consistency and compatibility with applicable elements of the general plan in that the project maintains the standards for lot sizes and development, identified in the Agriculture designation;

The project would maintain an existing residential use on a residential lot and improve a single family residence that is a contributor to the neighborhood and consistent with all regulations and standards. Accordingly, the project is consistent with the General Plan and would not otherwise conflict with or inhibit its implementation.

2. Compatibility of design with the immediate environment of the site given that the design maintains historic design features and materials;

The project site is immediately bordered by traditional though more modern, two-story homes. To facilitate the transition between the two types of homes, the proposed addition concentrates massing on the rear to better blend in and provide for an easy visual transition when viewed from the streetscape. As proposed, the residence would be compatible and responsive to the immediate environment of the site.

3. Relationship of the design to the site;

The proposed residence exhibits a logical relationship to the site, complies with all prescribed setbacks, and features an orientation consistent with that typical of the surrounding streetscape. As such, the relationship of the design to the site appears to be appropriate.

4. Determination that the design is compatible in areas considered by the Commission as having a unified design or historical character given the historic scale and design features incorporated into the proposal;

This portion of the Oak Avenue Historic District has not been identified as an area of unified design or specific historical character. Further, the design matins the presentation of the home to the public street-scape.

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

The proposed work would not alter the scale or transition between different land uses in that all existing sites are designated Medium Density Residential.

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

Kearney Street exhibits a variety of residential housing styles, a number of which are of more modern construction and design. Given that, and that the project maintains the appearance of the front façade of the home the project is expected to blend in with the existing and future construction in the immediate neighborhood.

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

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

8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;

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

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

The landscaping proposed is consistent with the residential character of the project and the proposed demolition of the accessory structure will expand on the open space available to serve the site.

10. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles which they are given the continuation of the single family use and maintenance of the existing access to the property;

All circulation patterns and systems are maintained with the proposed design.

11. Whether natural features are appropriately preserved and integrated with the project which the project seeks to do through careful site planning;

All significant natural features are proposed to remain on the site.

12. Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions;

The proposed design, materials, and colors, are consistent with residential architecture and compatible with surrounding residential design employed throughout the City of St. Helena.

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

The existing landscaping consists of a variety of, shrubs, grasses and trees which complement the proposed residential development and soften the look of the new construction to help it blend in with surroundings.

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

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

- C. Now therefore be it further resolved that the Design Review approval for the above described project is granted subject to compliance with all applicable provisions of the Zoning Code subject to each of the following conditions. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

Conditions of Approval

1. 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 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 permittee shall be subject to a Housing Impact Fee, an inclusionary requirement, an in-lieu fee, and/or similar fair and appropriate mechanisms, to provide funds for or to develop additional affordable housing.

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, 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 dated received January 24, 2019, 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 Medium Density Residential 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. Developer is required to incorporate street trees into the frontage improvements of the proposed project and/or to replace any dead or dying trees currently within the existing planting strip or tree wells (per General Plan Policy 6.4.13) The size, species and location of these trees shall be identified on all plans submitted for building permit review and issuance.
17. A business license is required for all contractors and sub-contractors working on the project.
18. This approval is primarily approving modifications to a contemporary addition, constructed at the rear of the historic home. Any modifications to the historic elements of the property shall be made in keeping with the analysis and recommendations of the 2018 Historic Resources analysis, prepared by Brunzell and Associates.
19. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.
20. 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

21. 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.
22. 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.

23. 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.
24. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.
25. Provide details of any and all proposed fencing, gates, and/or walls on all plans submitted for building permit review.
26. 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.
27. 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.
28. 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.
29. 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).
30. 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.

31. 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.
32. 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.
33. 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.
34. 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.
35. An encroachment permit shall be required for any work performed in the public right of way.

Fire Department Conditions of Approval

36. 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.
37. Installation of approved interior fire sprinkler system is required if more than fifty-percent of the ceiling drywall is removed, unless waived by the Fire Chief.
38. 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.
39. 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

40. A building permit is required for all onsite demolition, construction and/or change of occupancy.
41. Demolition permits are required to be obtained from the Building Division for the removal of the accessory structure and potentially to remove portions of the main home. Demolition permits have separate fees in addition to the fees paid for the discretionary Planning entitlements.
42. A building permit is required for each separate structure which could include demolition permit(s) for the main dwelling and/or accessory building.

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.
51. Prior to issuance of demolition/building permit, applicant shall provide the City with a copy of the job number issued by BAAQMD to show compliance with BAAQMD Regulation 11, Rule 2 which is intended to control emissions of asbestos to the atmosphere during demolition, renovation, milling and manufacturing and establish appropriate waste disposal procedures.

I HEREBY CERTIFY that the foregoing Design Review was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on February 5, 2019, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Lester Hardy
Chair, Planning Commission

Noah Housh,
Planning and Community
Improvement Director

CHARLES COVELL
ARCHITECTS

Project Narrative

1459 Kearney Street St Helena CA 94574

APN: 009-270-009

The residence is located on Kearney Street between Adams and Madrona. The house was originally built in 1899, and is on the St Helena Historic Resource List. It was remodeled in 2001 with permits, and included an addition of an accessory structure and pool. The remodel in 2001 of the main residence appears to have mostly included interior space alterations, and updates to the rear exterior.

The proposed scope leaves the front of the house untouched, with mainly interior and rear exterior updates, as well as removing the accessory structure. No new accessory structures are proposed. On the first floor, a bathroom and bedroom will be removed to create a larger kitchen / great room. On the second floor, the master bedroom and master bathrooms will switch places such that the bedroom will face the backyard. The master bedroom will be enlarged. Pergolas and screening are added on the first and second floor to protect the south west facing rooms from heat. See the Project Summary Table for square footage break downs as well as additional property information. See the Coversheet of the drawing set for calculations and plan diagrams.

The reasons for the proposed design are as follows:

On the first floor the existing bedroom and bathroom were not being used, and currently takes out a corner of the kitchen and dining areas. Removing the bedroom and bathroom will enlarge the existing kitchen / great room which is used more by the family.

Currently, the second floor master bathroom is facing the rear of the property. The deck is accessed through the bathroom. The view of the hills is also out this direction. The proposed design is to move the master bedroom to the rear, and move the bathroom to the existing bedroom location. The bedroom will have the view of the hills as well as access to the rear deck.

The accessory structure is no longer needed and would be removed to allocate more floor area to the main house.

CHARLES COVELL
ARCHITECTS

Project Summary Table

	<u>Existing</u>	<u>Demolished</u>	<u>Addition</u>	<u>Proposed</u>
Main Res First Floor Gross Area (sf)	2389	18	18	2389
Main Res Second Floor Gross Area (sf)	1321	70	377	1628
Main Res Total Gross Floor Area (sf)	3710	88	395	4017
Accessory Structure	632	632	0	0
Total Gross Floor Area (sf)	4342			4017
Number Bedrooms	4	-1 bdrm	0	3
Number Bathrooms	4.5	-1 full bath	0	3.5
Number of Stories	2			2
Lot size	16,478 SF			same
FAR Allowed [.246 (4,053.6)]	.263 (4342/16478)			.243 (4017/16478)
Building Height	32' 9" +/- (Front)			Under 30ft
Demolition percentage Main residence + Accessory		632+18+70 = 720 / 4342 = 16.5%, Under 50%		
New area percentage				377 (2 nd floor) 8.6% (Under 50%)
Main Res Altered Ceiling Calculations (Existing non-sprinklered)				Total Altered Ceiling 1592 sf / 4342 = 36.6% Under 50%

1. THE WORK INCLUDED UNDER THIS CONTRACT CONSISTS OF ALL LABOR MATERIALS, TRANSPORTATION, TOOLS AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION OF THE PROJECT LEAVING ALL WORK READY FOR USE.

37. CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A REGULAR BASIS, AND SHALL EXERCISE A STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRECT DEBRIS OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE JOB SITE.

- ## DEMOLITION NOTES

- ## VENTILATION NOTES

1. EACH BATHROOM (ANY ROOM CONTAINING A BATHTUB, SHOWER, SPA, OR SIMILAR SOURCE OF MOISTURE) IS REQUIRED TO HAVE A DEDICATED EXHAUST FAN DUCTED TO THE OUTSIDE.
2. IF THE BATHROOM IS EQUIPPED WITH AN INTERMITTENT OPERATED EXHAUST FAN, THE MINIMUM VENTILATION RATE OF 50 CFM IS REQUIRED. IF THE BATHROOM IS EQUIPPED WITH A CONTINUOUSLY OPERATED EXHAUST FAN, IT MUST OPERATE AT A MINIMUM VENTILATION RATE OF 20 CFM.
3. THE EXHAUST FANS ARE TO BE OPERATED BY THE OCCUPANT WITH A WALL SWITCH OR OCCUPANCY SENSOR THAT IS ACCESSIBLE AND OBVIOUS.
4. CLOTHES DRYERS SHALL BE VENTED TO OUTDOORS. PROVIDE MAKE UP AIR AND/OR COMBUSTION AIR AS REQUIRED BY MANUFACTURE AND 2016 CMCC SECTION 701
5. VENTILATION AIR SHALL COME FROM OUTDOORS AND SHALL **NOT** BE TRANSFERRED FROM ADJACENT DWELLING UNITS, GARAGES, OR CRAWLSPACES. THE VENTILATION SYSTEM CONTROLS SHALL BE LABELED AND HOME-OWNER PROVIDED WITH INSTRUCTIONS.
6. COMBUSTION APPLIANCES SHALL BE PROPERLY VENTED AND EXHAUST SYSTEMS SHALL BE DESIGNED TO PREVENT BACK DRAFTING.
7. WALLS AND OPENING BETWEEN HOUSE AND ANY ATTACHED GARAGE SHALL BE SEALED.
8. MECHANICAL SYSTEMS (INCLUDING AIR-CONDITIONING SYSTEMS) THAT SUPPLY AIR TO HABITABLE SPACES SHALL HAVE MINIMUM MERV 6 FILTERS.
9. WHOLE BUILDING MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED FOR NEW CONSTRUCTION AND ALTERATIONS/ADDITIONS GREATER THAN 1000SF. CENTRAL FAN-INTEGRATED VENTILATION SYSTEMS SHALL NOT COMPLY AS WHOLE BUILDING MECHANICAL SYSTEM.
10. WHOLE BUILDING VENTILATION SHALL MEET ASHRAE 62-2-2010 STANDARD.
11. AIRFLOW RATE OF WHOLE BUILDING VENTILATION TO BE CONFIRMED THROUGH FIELD VERIFICATION AND DIAGNOSTIC TESTING.
12. CONTINUOUSLY OPERATING WHOLE BUILDING VENTILATION SHALL BE RATED FOR FANS AT MAXIMUM 1.0 SOME AND INTERMITTENTLY OPERATED LOCAL EXHAUST FANS SHALL BE RATED AT MAX 3.0 SOME
(REMOVELY LOCATED AIR-MOVING EQUIPMENT ARE EXEMPT FROM SOUND REQUIREMENTS IF THERE IS AT LEAST 4 FEET OF DUCTWORK BETWEEN FAN AND INTAKE AIR GRILLE.)
13. CONTRACTOR TO PROVIDE COMPLETED CF3R-MCH-27 UPON COMPLETING OF INSTALLATION OF MECHANICAL SYSTEM. WHEN REQUIRED HERS RATER TO PROVIDE COMPLETED CF3R-MCH-27

1. ALL EQUIPMENT TO COMPLY WITH 2016 TITLE 24, SEE CALGREEN CODES AND ENERGY CODE SHEETS FOR MORE INFORMATION

- PROVIDE CLEARANCES AT APPLIANCES AS REQUIRED BY MANUFACTURER
3. PROVIDE MIN MAINTENANCE AREA PER CM 304.4 OR AS REQUIRED BY MANUFACTURER IF LARGER
4. PROVIDE INDOOR COMBUSTION AIR TO MECHANICAL EQUIPMENT PER 2016 CM SECTION 701.
5. ALL GAS FIRED APPLIANCES IN ATTIC SPACES TO HAVE COMBUSTION AIR VENTED FROM EXTERIOR
6. ALL ENVIRONMENTAL AIR DUCTS TO EXHAUST TO THE EXTERIOR AND MIN 3'-0" FROM ANY OPENING OR AS REQ'D BY MFR
7. MECHANICAL EQUIPMENT LOCATED IN AN ATTIC OR UNDER THE FLOOR IS REQUIRED TO HAVE AN OPENING LARGE ENOUGH FOR THE LARGEST PIECE OF EQUIPMENT TO FIT THROUGH AND NOT LESS THAN 22" X 30" WHERE THE HEIGHT OF THE PASSAGEWAY IS LESS THAN 6". THE ACCESS IS REQUIRED TO BE WITHIN 20" OF THE UNIT. A 24" SOLID FLOOR PASSAGEWAY IS REQUIRED FROM THE ACCESS TO THE WORKING PLATFORM. A LEVEL WALKING PLATFORM WITH 30" CLEARANCE IS REQUIRED ON THE SERVICE SIDE OF THE UNIT PROVIDE A RECEPTACLE AND A LIGHT NEAR THE UNIT WITH A SWITCH AT THE ACCESS. CM 304.4
8. FOR ALL CONDENSING APPLIANCES AND FAN COIL PROVIDE CONDENSATE DRAIN TO EXTERIOR DRY WELL OR OTHER APPROVED CATCHMENT.
9. RESIDENTIAL HVAC SYSTEMS BOTH EXISTING AND NEW, AND PARTS THEREOF, SHALL BE INSPECTED IN ACCORDANCE WITH AIR CONDITIONING CONTRACTORS OF AMERICA FOR QUALITY MANAGEMENT STANDARD (ACCA 4.0M). THE OWNER OR THE OWNER'S DESIGNATED AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF MECHANICAL SYSTEMS AND EQUIPMENT. TO DETERMINE COMPLIANCE WITH THIS SUBSECTION, THE AUTHORITY HAVING JURISDICTION SHALL BE PERMITTED TO CAUSE AN HVAC SYSTEM TO BE REINSPECTED. CM 102.4.2
10. THE CONTRACTOR SHALL PROVIDE BACK FLOW DEVICES AS REQUIRED BY LOCAL, STATE AND FEDERAL CODES.
11. ALL WATER HEATERS MUST BE STRAPPED TO THE BUILDING WITH AT LEAST TWO STRAPS TO PREVENT SEISMIC MOVEMENT. ONE STRAP WITHIN THE UPPER THIRD AND ONE STRAP WITHIN THE LOWER THIRD OF THE WATER HEATER. THE LOWER STRAP SHALL NOT BE WITHIN 4 INCHES OF THE CONTROLS NOR COVER OPERATING INSTRUCTIONS. CPC 507.2
12. PLASTIC PIPE AND FITTINGS, OTHER THAN THOSE USED FOR GAS, SHALL MEET THE REQUIREMENTS OF NATIONAL SANITATION FOUNDATION 14.
13. ALL PIPE, TUBE, FITTINGS, SOLVENT, CEMENT, THREAD SEALANT, SOLDER, AND/OR FLUX USED IN POTABLE WATER SYSTEMS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF NATIONAL SANITATION FOUNDATION 61.
14. PER THE 2016 CMIC, GAS LINE PRESSURE TESTING IS 10 PSI FOR 15 MINUTES AND WELDED JOINTS IS 60 PSI FOR 30 MINUTES.
15. PER CM 802.8.5, VENT TERMINALS THAT TERMINATE THROUGH AN OUTSIDE WALL OF A BUILDING SHALL BE LOCATED NOT LESS THAN 10 FEET HORIZONTALLY FROM AN OPERABLE OPENING IN AN ADJACENT BUILDING.
16. SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FLOOR AREA OF 1.024 SQUARE INCHES, AND SHALL BE CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE PER CPC 408.6.
17. THE FINISHED FLOOR OF THE SHOWER RECEPTOR SHALL SLOPE UNIFORMLY FROM THE SIDE TOWARD THE DRAIN NOT LESS THAN 1/4" PER FOOT AND NOT MORE THAN 1/2" PER FOOT. LININGS FOR SHOWERS AND RECEPTORS SHALL COMPLY WITH 2016 CPC SECTION 408.7. SITE-BUILT SHOWER PANS SHALL BE PROVIDED WITH A THRESHOLD THAT IS NOT LESS THAN 2 INCHES HIGH PER CPC 408.6.
18. PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS SHALL BE PROVIDED ON SHOWER AND TUB/SHOWER WALLS.
19. SHOWER AND TUB/SHOWER WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT GLAZE (E. G. CERAMIC TILE) OVER AN APPROVED MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET, PER 2016 CM 830.7.
- ## GENERAL RESIDENTIAL LIGHTING NOTES
1. LIGHTING TO BE HIGH EFFICACY PER DEFINITION OF JOINT APPENDIX 8 (TITLE 24 PART 6)
2. CONTRACTOR TO PROVIDE FOR INSPECTOR AND CLIENT A SCHEDULE OF LIGHT FIXTURES AND COMPATIBLE LAMPS TITLE 24 PART 1 SECTION 10-103(b)
3. SCREW BASE LAMPS SHALL BE COMPLY WITH REQUIREMENTS OF JAB AND BE LABELED ("JAB-2016")
4. SCREW BASE LAMPS USED IN ENCLOSED OR RECESSED LUMINAIRES SHALL BE RATED FOR ELEVATED TEMPERATURES AND LABELED PER JAB REQUIREMENTS ("JAB-2016 E")
5. RECESSED LIGHTING SHALL NOT HAVE SCREW BASE LAMPS
6. RECESSED DOWNLIGHTING SHALL BE LISTED FOR ZERO CLEARANCE INSULATION CONTACT (IC)
7. AND BE CERTIFIED AND LABELED AS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75" PASCAL
8. AND BE INSTALLED SUCH THAT AIR LEAKAGE PATHWAYS BETWEEN CONDITIONED AND UNCONDITIONED SPACES ARE SEALED WITH A GASKET OR CAULK BETWEEN CEILING AND LUMINAIRE
9. AND SHALL ALLOW FOR MAINTENANCE OR REPLACEMENT OF HARDWARE BALAST OR DRIVER WITHOUT CUTTING OF CEILINGS
10. AT LEAST ONE LUMINAIRE IN BATHROOMS, GARAGES, LAUNDRY AND UTILITY ROOMS SHALL BE CONTROLLED BY A VACANCY SENSOR
11. ALL LUMINAIRES REQUIRED TO BE JAB COMPLIANT SHALL BE CONTROLLED BY A DIMMER OR VACANCY SENSOR EXCEPT CLOSETS LESS THAN 70 SQUARE FEET
12. UNDERCABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING
13. OUTDOOR LIGHTING MOUNTED TO THE BUILDING SHALL BE CONTROLLED BY A MANUAL ON/OFF SWITCH THAT DOES NOT OVERRIDE TO ON THE AUTOMATIC CONTROLS AND HAVE ONE OF THE FOLLOWING AUTOMATIC CONTROLS:
- BE CONTROLLED BY A PHOTOCELL IN COMBINATION WITH A MOTION SENSOR OR A PHOTO CONTROL COMBINED WITH AN AUTOMATIC TIME SWITCH
- OR AN ASTRONOMICAL TIME CLOCK
- OR AN ENERGY MANAGEMENT CONTROL SYSTEM IF IT PROVIDES THE FUNCTIONALITY OF AN ASTRONOMICAL TIME CLOCK
14. PERMANENTLY INSTALLED NIGHT LIGHTS AND NIGHT LIGHTS INTEGRAL TO INSTALLED LUMINAIRES OR EXHAUST FANS SHALL BE RATED TO CONSUME NO MORE THAN FIVE (5) WATTS FO POWER PER LUMINAIRE.
15. LIGHT FIXTURE INDICATED FOR WET LOCATION SHALL COMPLY WITH THE FOLLOWING:
- WITHOUT GFCI PROTECTION: AT LEAST 12'-0" ABOVE MAXIMUM WATER LEVEL.
 - WITH GFCI PROTECTION: NOT LESS THAN 7'-6" ABOVE MAXIMUM WATER LEVEL. IF LESS THAN 7'-6", COMPLY WITH THE FOLLOWING:
 - RECESSED FIXTURES MUST HAVE A GLASS OR PLASTIC LENS, NONMETALLIC OR ELECTRICALLY ISOLATED METAL RIM, AND SUITABLE FOR USE IN DAMPED LOCATIONS.
 - SURFACE MOUNTED FIXTURES MUST HAVE A GLASS OR PLASTIC GLOBE, A NONMETALLIC BODY ISOLATED FROM CONTACT, AND SUITABLE FOR USE IN DAMPED LOCATIONS.
16. LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES OR OTHER WET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR DAMP LOCATIONS".
17. FAN/LIGHT COMBINATIONS IN BATHROOMS TO BE APPROVED FOR WET LOCATIONS

1. ALL WORK SHALL CONFORM TO CALIFORNIA ELEC. CODE AND LOCAL GOVERNING ORDINANCES.

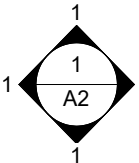
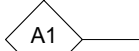
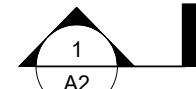
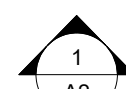
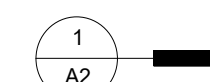
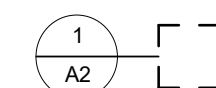
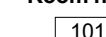
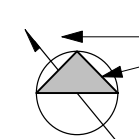
1. ALL WORK SHALL CONFORM TO CALIFORNIA ELEC. CODE AND LOCAL GOVERNING ORDINANCES.
2. CAULK AROUND ELECTRICAL BOXES AND INSTALL FOAM INSULATION GASKETS AT INSULATED WALLS.
3. SEAL ALL VAPOR BARRIER PENETRATIONS COMPLETELY.
4. INSTALL 120V HARD-WIRED SMOKE DETECTORS AS SHOWN ON THE DRAWINGS. ALL SMOKE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF CRC SECTION 314 AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72, AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL FIRE MARSHALL AND ALL OTHER RELATED DEPARTMENTS. SMOKE DETECTORS SHALL BE WIRED SUCH THAT WHEN ANY DETECTOR HAS DETECTED SMOKE, ALL SMOKE DETECTORS IN SLEEPING ROOMS GO INTO ALARM (CRC 907.211 / R314.) 1) ALL SMOKE DETECTORS SHALL BE BATTERY BACKUP TYPE.
5. VERIFY ACCEPTABILITY OF ALL SMOKE DETECTION SYSTEM EQUIPMENT WITH THE FIRE MARSHALL PRIOR TO INSTALLATION.
6. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH CRC SECTION R315
7. INSTALL RECEPTACLES AT +14" A.F.F. TO CENTERLINE OF PLATE, U.O.N.
8. INSTALL SWITCHES AND DIMMERS AT +46" A.F.F. TO CENTERLINE OF PLATE (COORDINATE WITH TILE LAYOUT WHERE OCCURRING).
9. INSTALL DUPLEX OUTLET SLOTS AT CENTER LOCATIONS AT +42" IN KITCHENS, BAR, PANTRY, BATHROOMS OR AS NOTED ON PLANS. HEIGHT IS FROM FINISH FLOOR TO CENTERLINE OF COVERPLATE, U.O.N. (COORDINATE WITH TILE AND BACKSPASH LAYOUT WHERE OCCURRING).
10. VERIFY ALL ELECTRICAL, TELEPHONE, TV, AND DATA REQUIREMENTS WITH OWNER BEFORE INITIATING ANY WORK ON THE PROJECT. PLACE AT 14" FROM CENTERLINE OF COVERPLATE TO FINISH FLOOR EXCEPT AT COUNTER AREAS AND U.O.N.
11. RECEPTACLES MUST BE INSTALLED AT 12" O.C. MAXIMUM IN WALLS. WALLS LONGER THAN 2' AND HALLS LONGER THAN 10' MUST HAVE A RECEPTACLE.
12. PER CEC 210.52(C)(1) CONVENIENCE RECEPTACLES ARE TO BE SPACED SO THAT THERE IS NOT MORE THAN 24 INCHES MEASURED ALONG THE WALL FROM ANY POINT TO A RECEPTACLE.
13. ALL 125-VOLT, 15- AND 20-AMPERE RECEPTACLES LESS THAN 5 1/2 FEET ABOVE FINISHED FLOOR LEVEL SHALL BE LISTED TAMPER RESISTANT RECEPTACLES, PER CEC 406.11. TAMPER RESISTANT RECEPTACLES ARE NOT REQUIRED WHERE THE RECEPTACLE IS DEDICATED TO A SPECIFIC APPLIANCE.
14. ELECTRICAL CONTRACTOR SHALL PROVIDE ELECTRICAL SERVICE TO ALL APPLIANCES, INCLUDING DISHWASHER, GARBAGE DISPOSALS, RANGE HOODS, WASHER AND DRYER (220V) IN ACCORDANCE WITH MFR. SPECIFICATIONS AND C.E.C.
15. ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING THE FOLLOWING ARE TO BE SEPARATE, UNFUSED, UNBROKEN CIRCUITS: KITCHENS, PARLORS, LIBRARIES, BEDS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FULT CIRCUIT INTERRUPTER, COMBINATION- TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (CEC 210.12)
16. ALL KITCHENS, BATHROOM, LUNGE, UTILITY, AND WET BAR AREA CIRCUITS SHALL HAVE GROUND FAULT INTERRUPTERS IN ACCORDANCE WITH C.E.C. 210.8A.
17. PER CEC 210.11(C) AND 210.512, PROVIDE TWO (MIN.) SEPARATE 20 AMP CIRCUITS TO SMALL KITCHEN APPLIANCES.
18. PROVIDE ONE (MIN.) SEPARATE 20 AMP CIRCUITS TO LAUNDRY APPLIANCES.
19. PROVIDE ONE (MIN.) SEPARATE 15 AMP CIRCUIT TO GARBAGE DISPOSAL, DISHWASHER, REFRIGERATOR, AND FORCED AIR FURNACE.
20. PROVIDE ONE (MIN.) 20 AMP CIRCUIT FOR BATHROOM OUTLETS WITH NO OTHER OUTLETS ON THE CIRCUIT.
21. GROUNDING:
A. NEW SERVICE: 20" UNDERGROUND COPPER WATER PIPE.
B. SERVICE CHANGE: DRIVEN 8" GROUND ROD AND BOND TO EXISTING WATER PIPE.

1. LIGHTING TO BE HIGH EFFICACY PER DEFINITION OF JOINT APPENDIX 8 (TITLE 24 PART 6)

1. LIGHTING TO BE HIGH EFFICACY PER DEFINITION OF JOINT APPENDIX 8 (TITLE 24 PART 6)
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4. SCREW BASE LAMPS USED IN ENCLOSED OR RECESSED LUMINAIRES SHALL BE RATED FOR ELEVATED TEMPERATURES AND LABELED PER JAB REQUIREMENTS ("JAB-2016 E")
5. RECESSED LIGHTING SHALL NOT HAVE SCREW BASE LAMPS
6. RECESSED DOWNLIGHTING SHALL BE LISTED FOR ZERO CLEARANCE INSULATION CONTACT (IC)
7. AND BE CERTIFIED AND LABELED AS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS
8. AND BE INSTALLED SUCH THAT AIR LEAKAGE PATHWAYS BETWEEN CONDITIONED AND UNCONDITIONED SPACES ARE SEALED WITH A GASKET OR CAULK BETWEEN CEILING AND LUMINAIRE
9. AND SHALL ALLOW FOR MAINTENANCE OR REPLACEMENT OF HARDWIRED BALAST OR DRIVER WITHOUT CUTTING OF CEILING
10. AT LEAST ONE LUMINAIRE IN BATHROOMS, GARAGES, LAUNDRY AND UTILITY ROOMS SHALL BE CONTROLLED BY A VACANCY SENSOR
11. ALL LUMINAIRES REQUIRED TO BE JAB COMPLIANT SHALL BE CONTROLLED BY A DIMMER OR VACANCY SENSOR EXCEPT CLOSETS LESS THAN 70 SQUARE FEET
12. UNDERCABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING
13. OUTDOOR LIGHTING MOUNTED TO THE BUILDING SHALL BE CONTROLLED BY A MANUAL ON/OFF SWITCH THAT DOES NOT OVERRIDE TO THE ON AUTOMATIC CONTROLS AND HAVE ONE OF THE FOLLOWING AUTOMATIC CONTROLS:
14. BE CONTROLLED BY A PHOTOCELL IN COMBINATION WITH A MOTION SENSOR OR A PHOTO CONTROL COMBINED WITH AN AUTOMATIC TIME SWITCH
15. OR AN ASTRONOMICAL TIME CLOCK
16. OR AN ENERGY MANAGEMENT CONTROL SYSTEM IF IT PROVIDES THE FUNCTIONALITY OF AN ASTRONOMICAL TIME CLOCK
17. PERMANENTLY INSTALLED NIGHT LIGHTS AND NIGHT LIGHTS INTEGRAL TO INSTALLED LUMINAIRES OR EXHUST FANS SHALL BE RATED TO CONSUME NO MORE THAN FIVE (5) WATTS FO POWER PER LUMINAIRE.
18. LIGHT FIXTURE INDICATED FOR WET LOCATION SHALL COMPLY WITH THE FOLLOWING:
19. WITHOUT GFCI PROTECTION: AT LEAST 12'-0" ABOVE MAXIMUM WATER LEVEL WITH A GFCI PROTECTION: NOT LESS THAN 7'-6" ABOVE MAXIMUM WATER LEVEL. IF LESS THAN 7'-6", COMPLY WITH THE FOLLOWING:
20. RECESSED FIXTURES MUST HAVE A GLASS OR PLASTIC LENS, NONMETALLIC OR ELECTRICALLY ISOLATED METAL TRIM, AND SUITABLE FOR USE IN DAMP LOCATIONS.
21. SURFACE MOUNTED FIXTURES MUST HAVE A GLASS OR PLASTIC GLOBE.
22. A NONMETALLIC GLOBE ISOLATED FROM CONTACT, AND SUITABLE FOR USE IN DAMPED LOCATIONS.
23. LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES OR OTHER WET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR DAMP LOCATIONS".
24. FAN/LIGHT COMBINATIONS IN BATHROOMS TO BE APPROVED FOR WET LOCATIONS

INTERIOR ELEV. NUMBER
 SHEET NUMBER

WALL TAG

- | | | | |
|---|--|---|-----------|
|  | INTERIOR ELEV. NUMBER
SHEET NUMBER |  | WALL TAG |
|  | SECTION ELEV. NUMBER
SHEET NUMBER |  | FLOOR TAG |
|  | 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

150 SF | ROOM NAME / NUMBER | | |
|  | MAGNETIC NORTH
PROJECT NORTH | | |

REFLECTED CLNG & LIGHTING LEGEND

- | | |
|---|--|
|  | RECESSED ADJUSTABLE
DOWNLIGHT HIGH EFFICACY |
|  | RECESSED ADJUSTABLE
WET AREA DOWNLIGHT |
|  | WALL SCONCE |
|  | PENDANT FIXTURE |
|  | SURFACE MOUNTED
FIXTURE |
|  | SMOKE DETECTOR
COMBINATION CARBON
MONOXIDE ALARM
PRIMARY POWER TO BE
FROM BUILDING WIRING W/
A BACK-UP BATTERY PER
NFPA 72, 7.10.1.2.1 |

— UNDER CABINET LIGHT

▬ LINEAR FLUORESCENT

▭ SURFACE MOUNTED
LENSED FLUORESCENT

 SINGLE POLE LIGHT SWITCH

- | | |
|---|-----------------------|
|  | 3-WAY LIGHT SWITCH |
|  | DIMMER SWITCH |
|  | MOTION SENSOR SWITCH |
|  | VACANCY SENSOR SWITCH |
|  | GARAGE DOOR BUTTON |
|  | THERMOSTAT |

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

ELECTRICAL LEGEND

- | | |
|---|--|
|  | DUPLEX RECEPTACLE |
|  | HORIZONTAL ABOVE-COUNTER. SEE INT. ELEV. FOR HEIGHT. |
|  | GROUND FAULT CIRCUIT INTERRUPTING RECEPTACLE |
|  | WATERPROOF EXTERIOR OUTLET |
|  | ARC FAULT CIRCUIT INTERRUPTING RECEPTACLE |
|  | FOUR-PLEX OUTLET |
|  | TELEPHONE/DATA OUTLET |
|  | COAXIAL CABLE OUTLET |
|  | ELECTRICAL PANEL |
|  | EXISTING DUPLEX RECEPTACLE TO REMAIN |
|  | IN-FLOOR OUTLET |

MECHANICAL LEGEND

-  SUPPLY WALL REGISTER
 SUPPLY FLOOR REGISTER
 RETURN AIR REGISTER
 CEILING EXHAUST FAN
 MOTION DETECTOR

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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CHARLES COVELL
architect

1407 MAIN STREET SUITE 102
ST. HELENA, CALIFORNIA
TEL. 707-968-9280 FAX. 707-968-9103
chuck@covell-architect.com

RESIDENTIAL REMODEL
RISHER RESIDENCE

1459 KEARNEY STREET
ST HELENA CA 94574

Date	11.21.2018
Drawn By	Author
Checked by	Checker
Project No.	1802
Rev. No.	Date

Sheet Title

GENERAL NOTES, SYMBOLS, AND LEGENDS

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

Sheet No.

A0.01



1. CONTEXT PHOTO - NEIGHBOR PROPERTY TO THE EAST
1449 KEARNEY STREET



2. FRONT ELEVATION OF 1459 KEARNEY STREET
PROJECT SITE



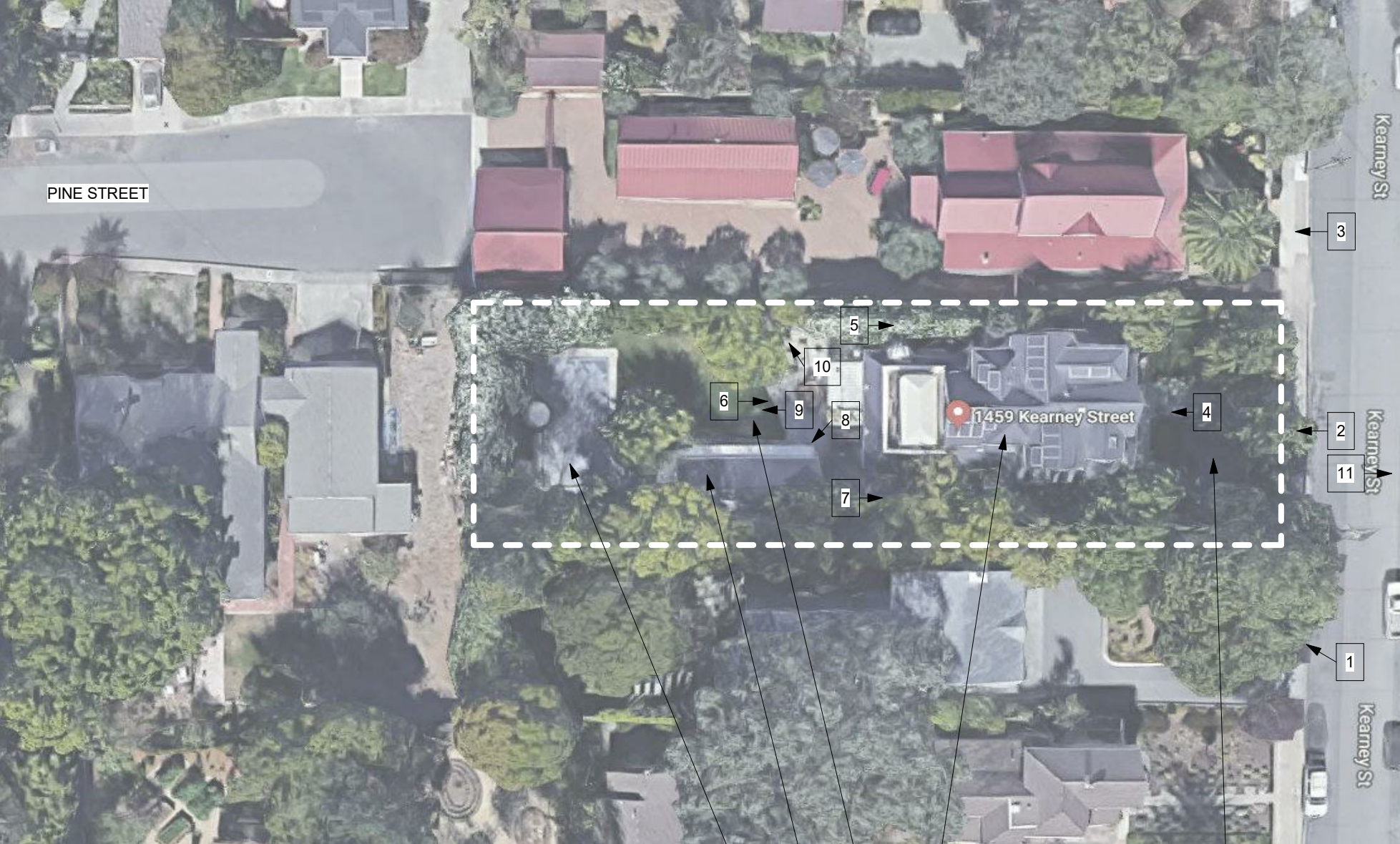
3. CONTEXT PHOTO - NEIGHBOR PROPERTY TO THE WEST
1467 KEARNEY STREET



11. FRONT ELEVATION OF HOUSE ACROSS THE STREET
1458 KEARNEY STREET



4. FRONT ELEVATION OF 1459 KEARNEY STREET
PROJECT SITE



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

- VIEW NUMBER LOCATION, SEE PHOTOS FOR CORRESPONDING VIEWS

- (E) MAIN RESIDENCE TO BE REMODELED
- (E) LANDSCAPE TO REMAIN
- (E) ACCESSORY STRUCTURE TO BE REMOVED
- (E) POOL TO REMAIN



5. SIDE YARD WEST SIDE - VIEWED FROM REAR



6. REAR SOUTH ELEVATION



7. SIDE YARD EAST SIDE - VIEWED FROM REAR



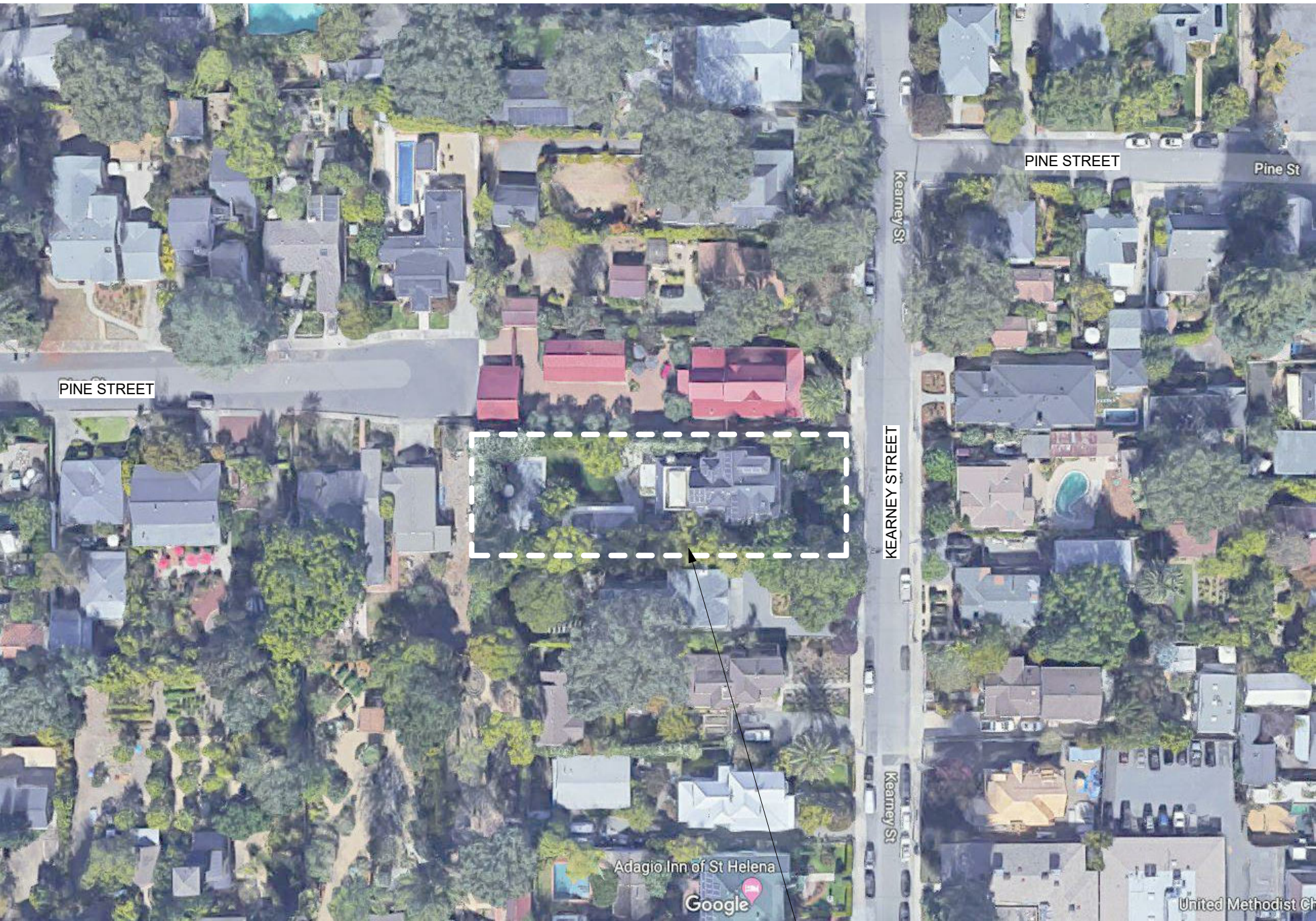
8. ACCESSORY STRUCTURE
BUILT IN 2001
(TO BE REMOVED)



9. EXISTING BACK YARD WITH POOL
TO REMAIN



10. EXISTING OUTDOOR KITCHEN TO REMAIN



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

PROJECT SITE
1459 KEARNEY STREET
APN: 009-270-009

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CHARLES COVELL
architect

1407 MAIN STREET SUITE 102
ST. HELENA, CALIFORNIA
TEL: 707-968-9280 FAX: 707-968-9103
chuck@covell-architect.com

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ST HELENA CA 94574

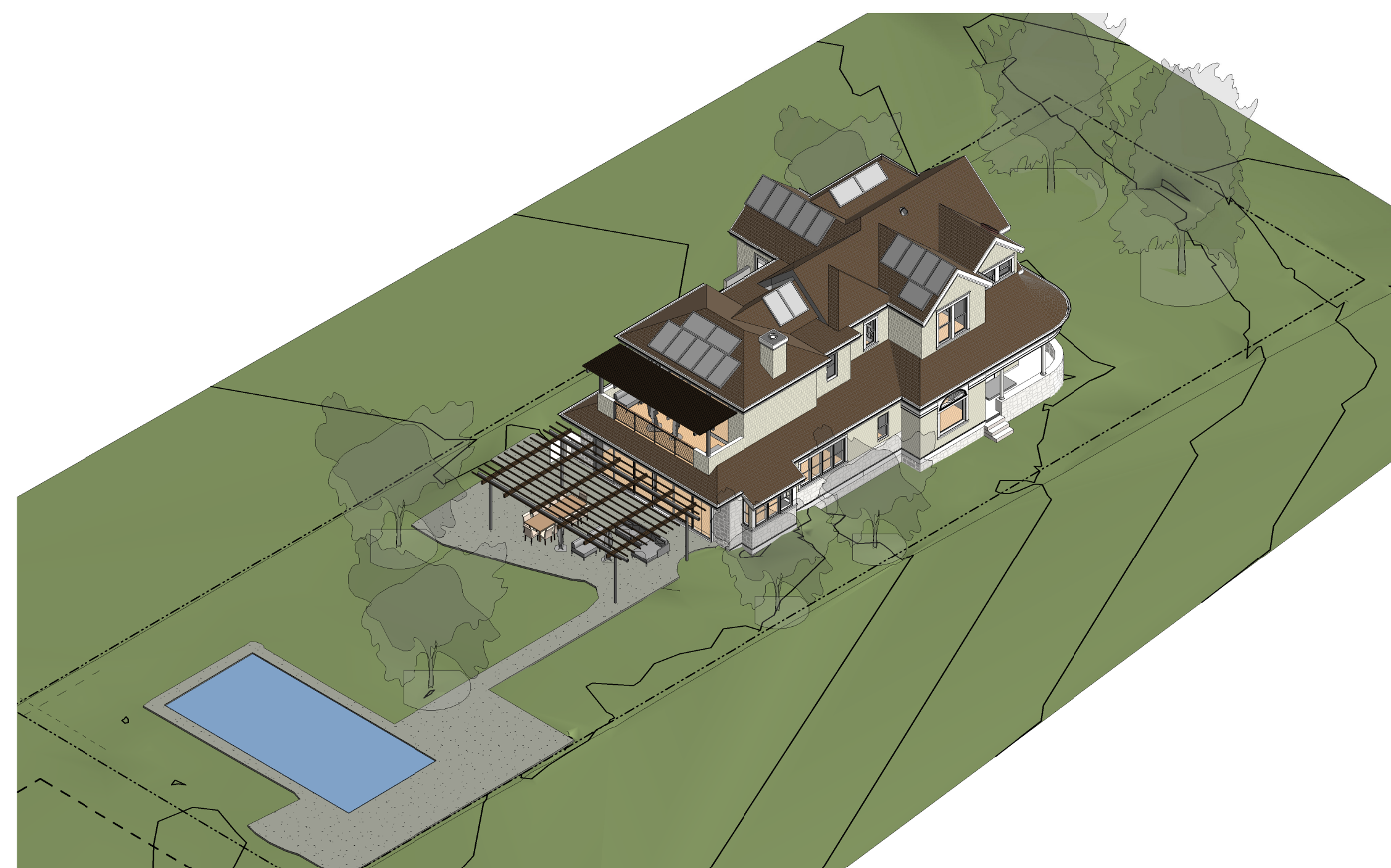
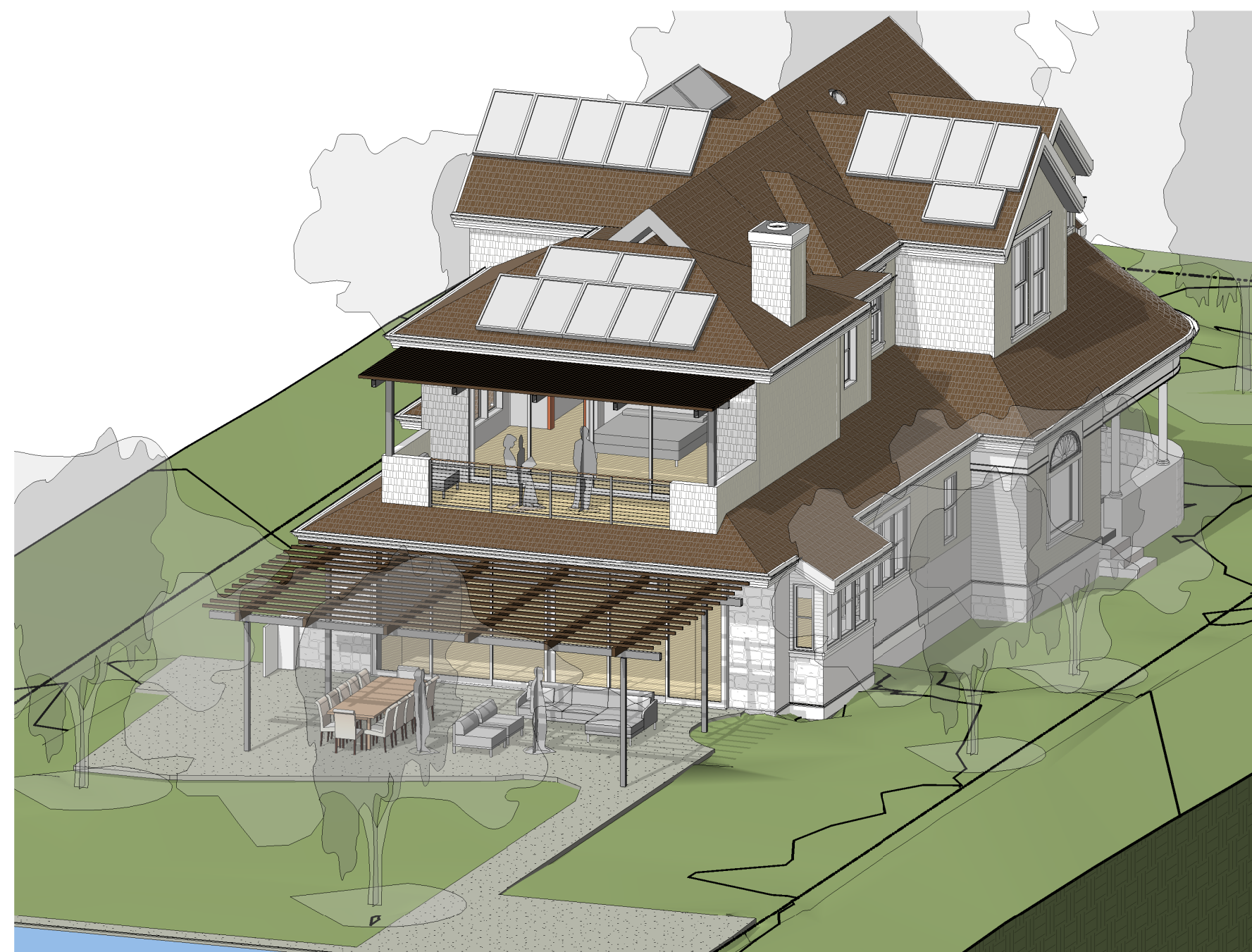
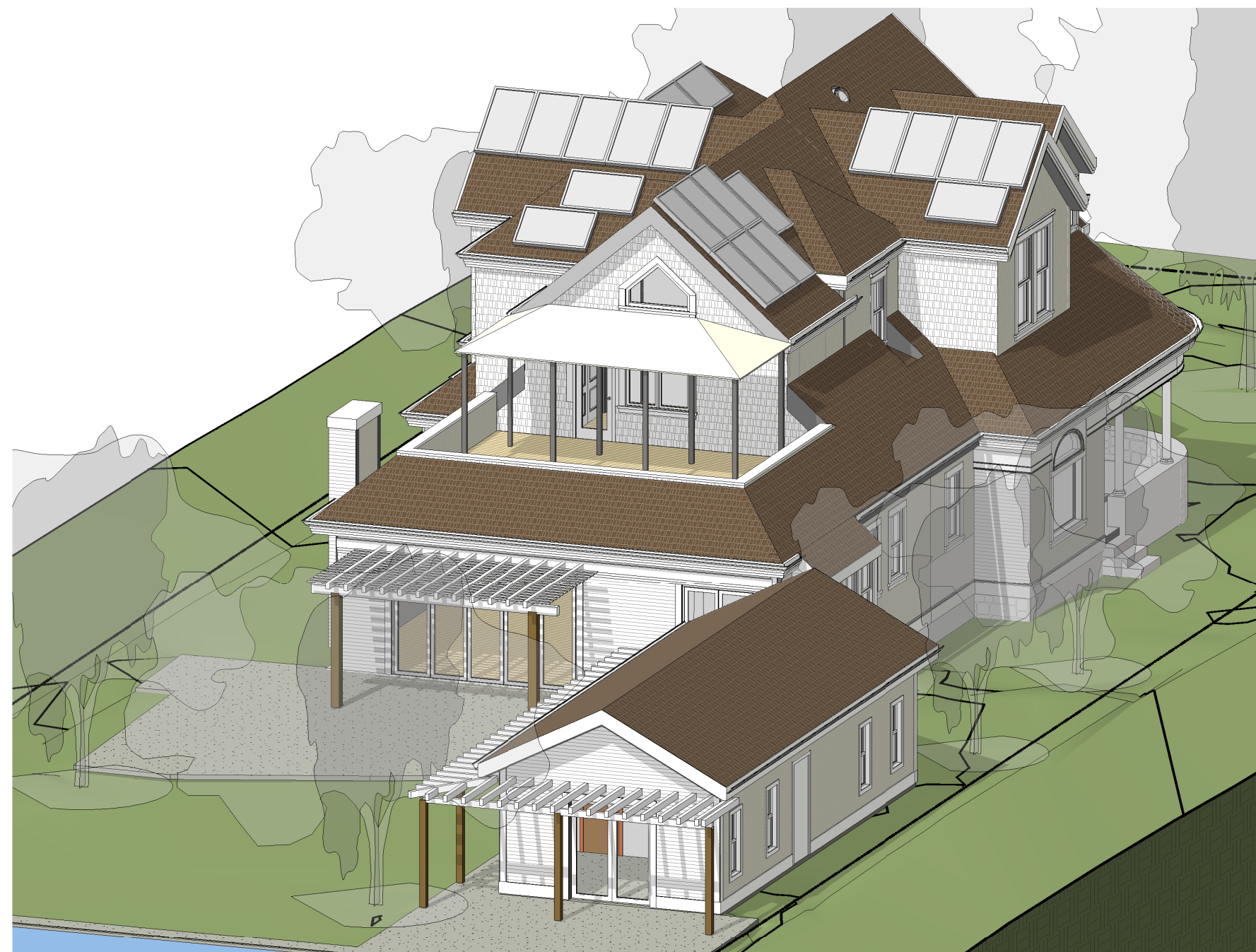
Date 11/21/2018
Drawn By MLC
Checked by CVC
Project No. 1802
Rev. No. Date

Sheet Title
CONTEXT PLANS AND
SITE PHOTOS

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

Sheet No.

A0.02



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CHARLES COVELL
architect

1407 MAIN STREET SUITE 102
ST. HELENA, CALIFORNIA
TEL. 707-968-9280 FAX. 707-968-9103
chuck@covell-architect.com

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1459 KEARNEY STREET
ST HELENA CA 94574

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Drawn By	Author
Checked by	Checker
Project No.	1802
Rev. No.	Date

Rev. No.	Date
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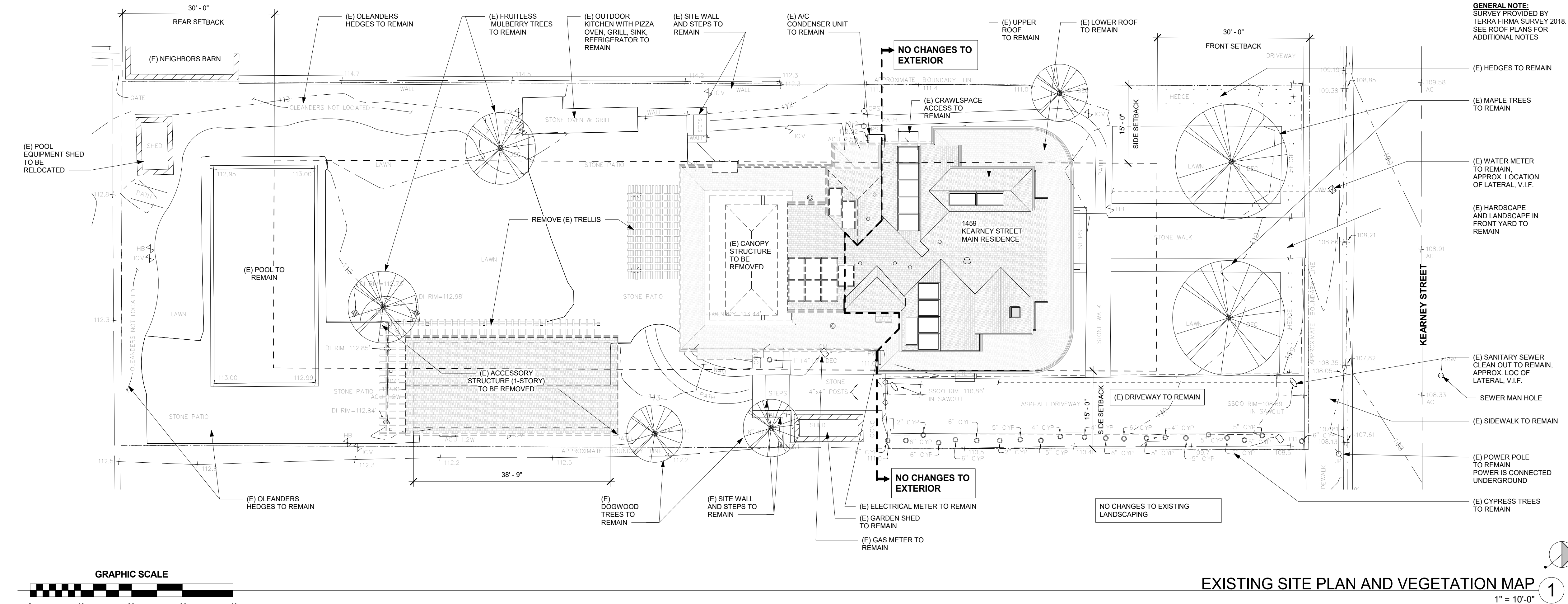
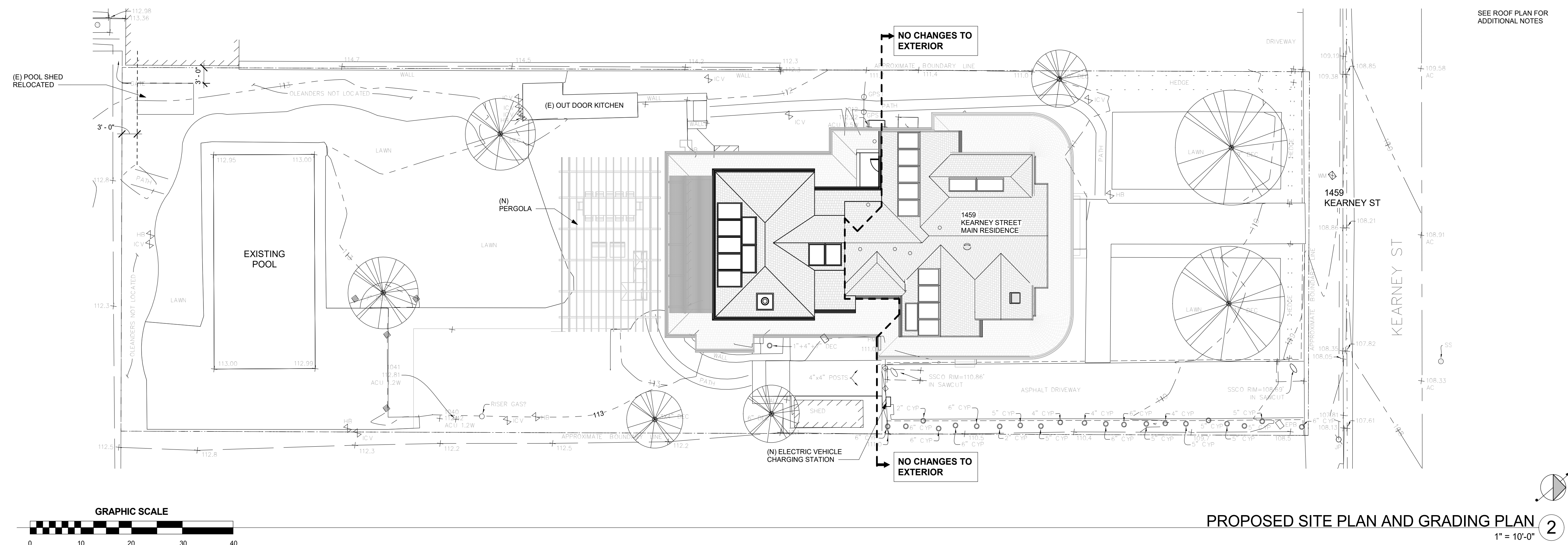
Sheet Title

3D VIEWS

SCALE:

Sheet No.

A0.03



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CHARLES COVELL
architect

1407 MAIN STREET SUITE 102
ST. HELENA, CALIFORNIA
TEL. 707-968-9280 FAX. 707-968-9103
chuck@covell-architect.com

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1459 KEARNEY STREET
ST HELENA CA 94574

Date	11.21.2018
Drawn By	MLC
Checked by	CVC
Project No.	1802
Rev. No.	Date

Sheet Title

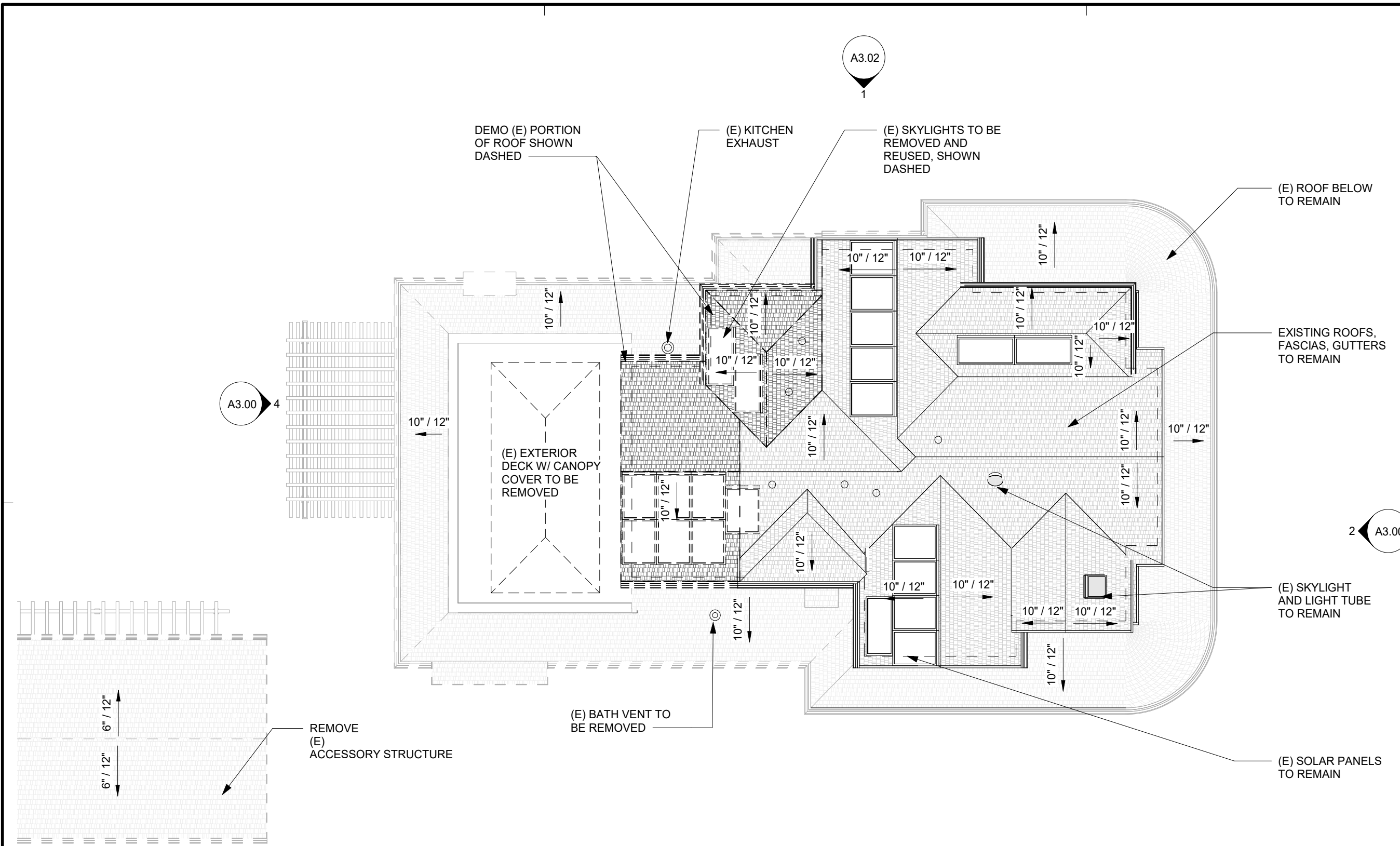
(E) AND (P) SITE PLANS,
VEGETATION AND
GRADING

SCALE: 1" = 10'-0"

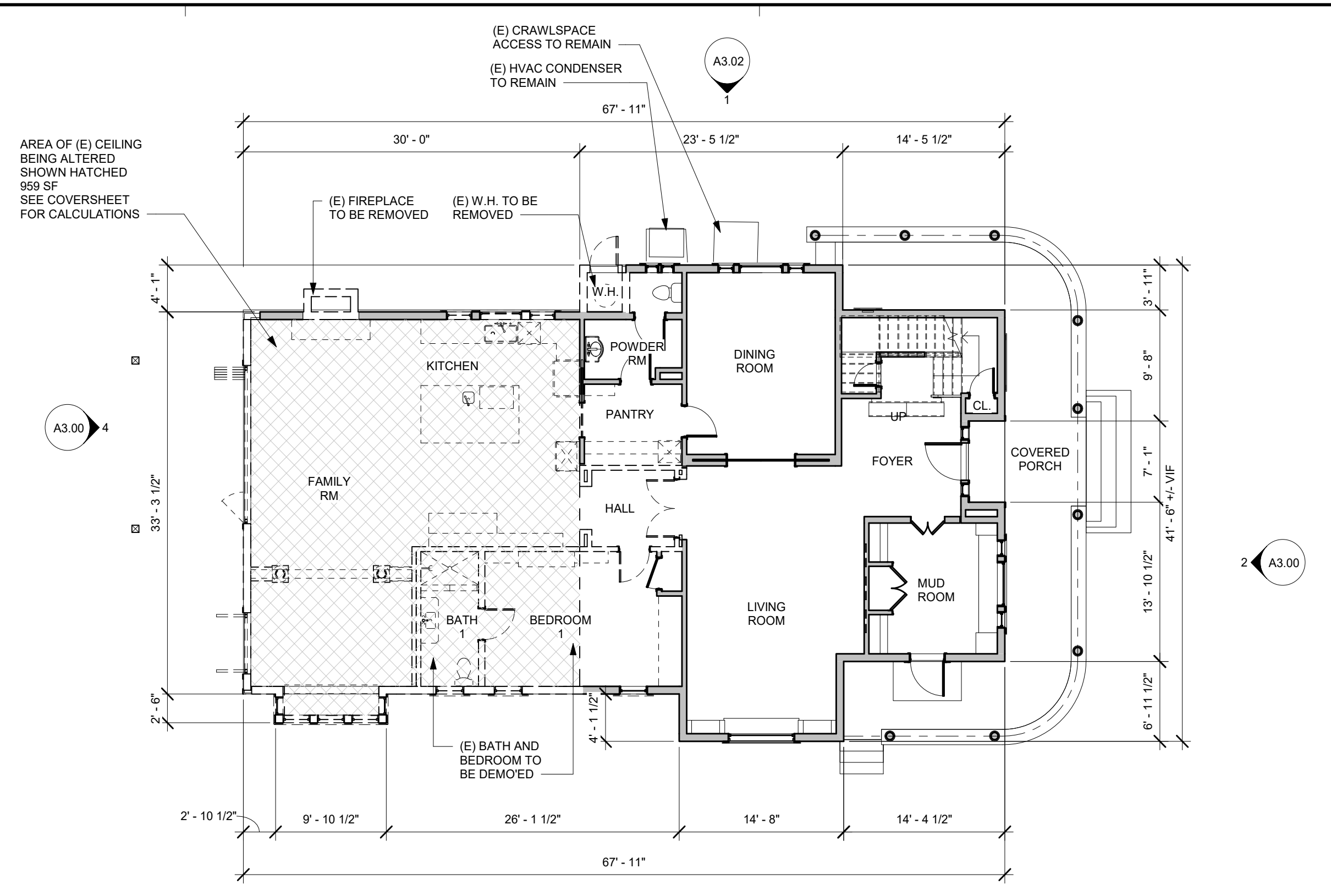
Sheet No.

Sheet No.

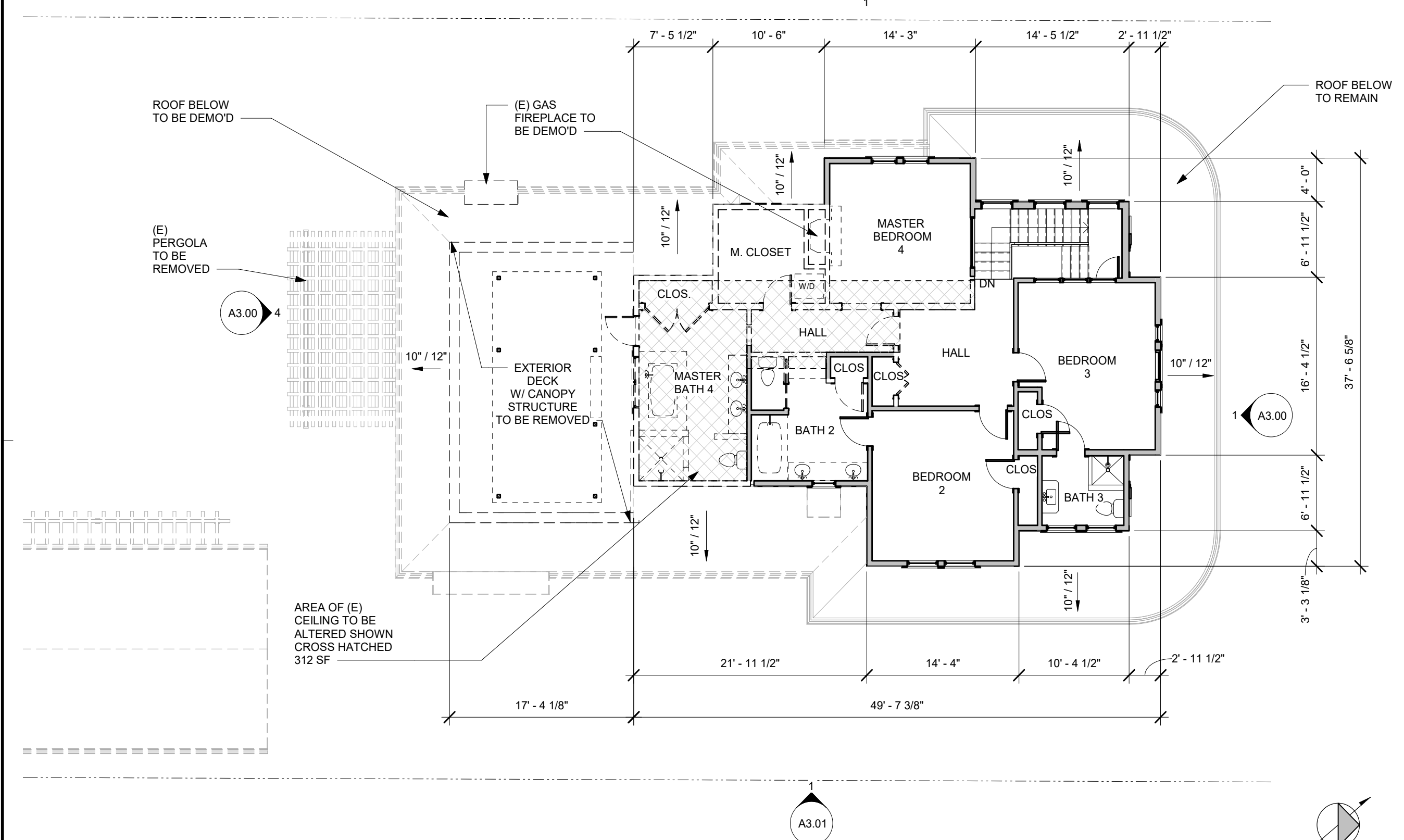
A1.00



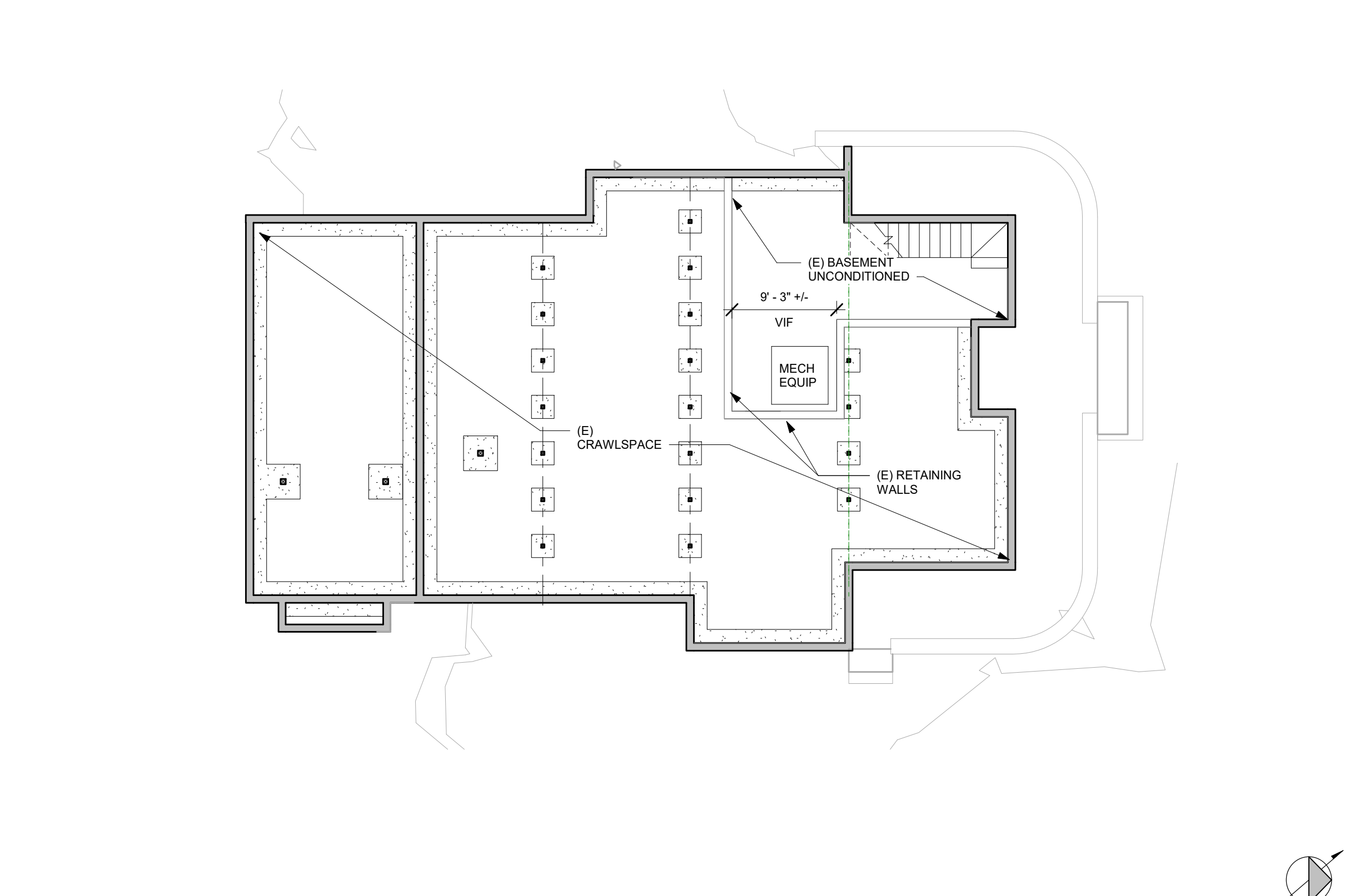
(E) DEMO ROOF PLAN 3



(E) DEMO FIRST FLOOR PLAN 2



(E) DEMO SECOND FLOOR PLAN 4



(E) DEMO CRAWLSPACE PLAN 1

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CHARLES COVELL
architect

1407 MAIN STREET SUITE 102
ST. HELENA, CALIFORNIA
TEL: 707-968-9280 FAX: 707-968-9103
chuck@covell-architect.com

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RISHER RESIDENCE**

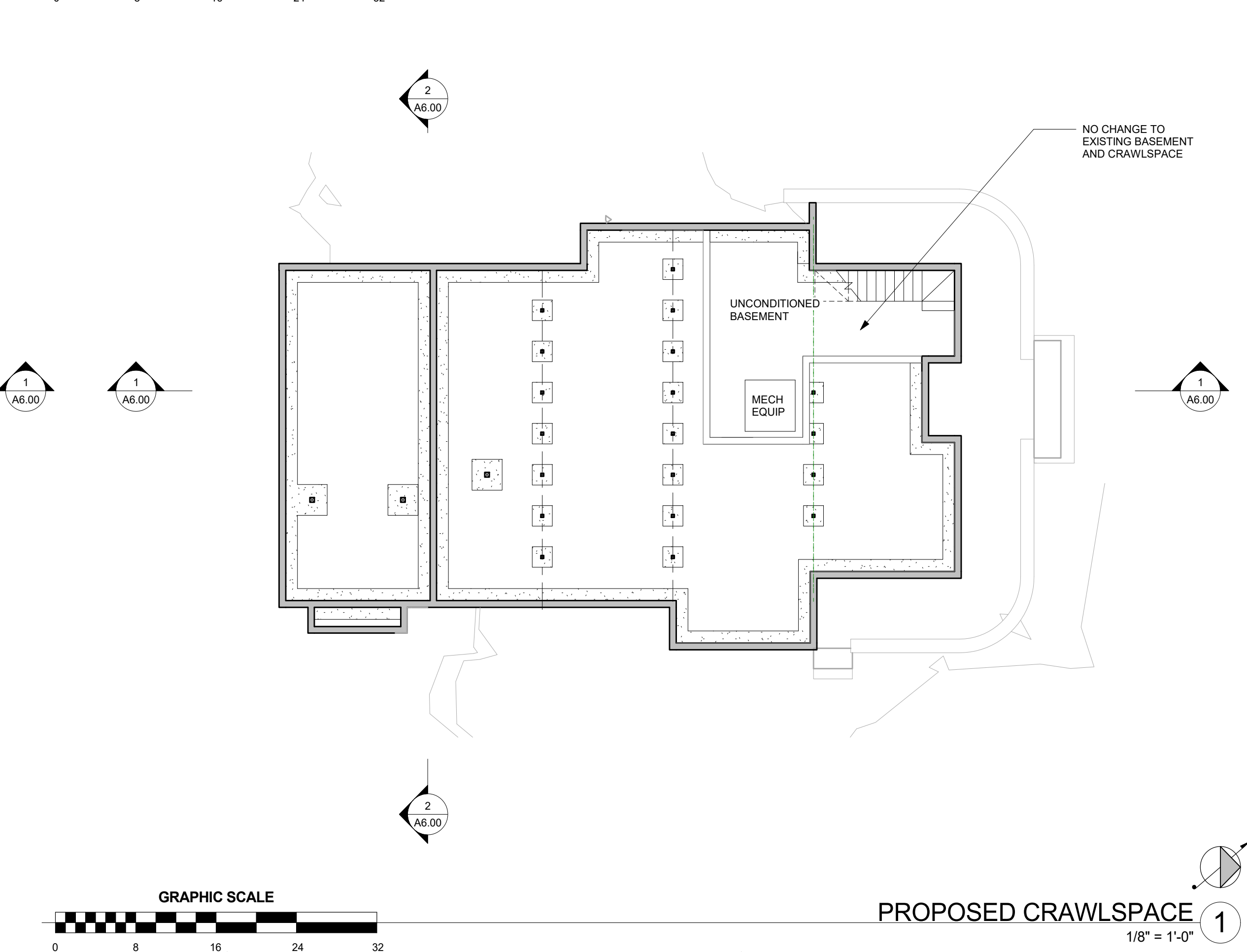
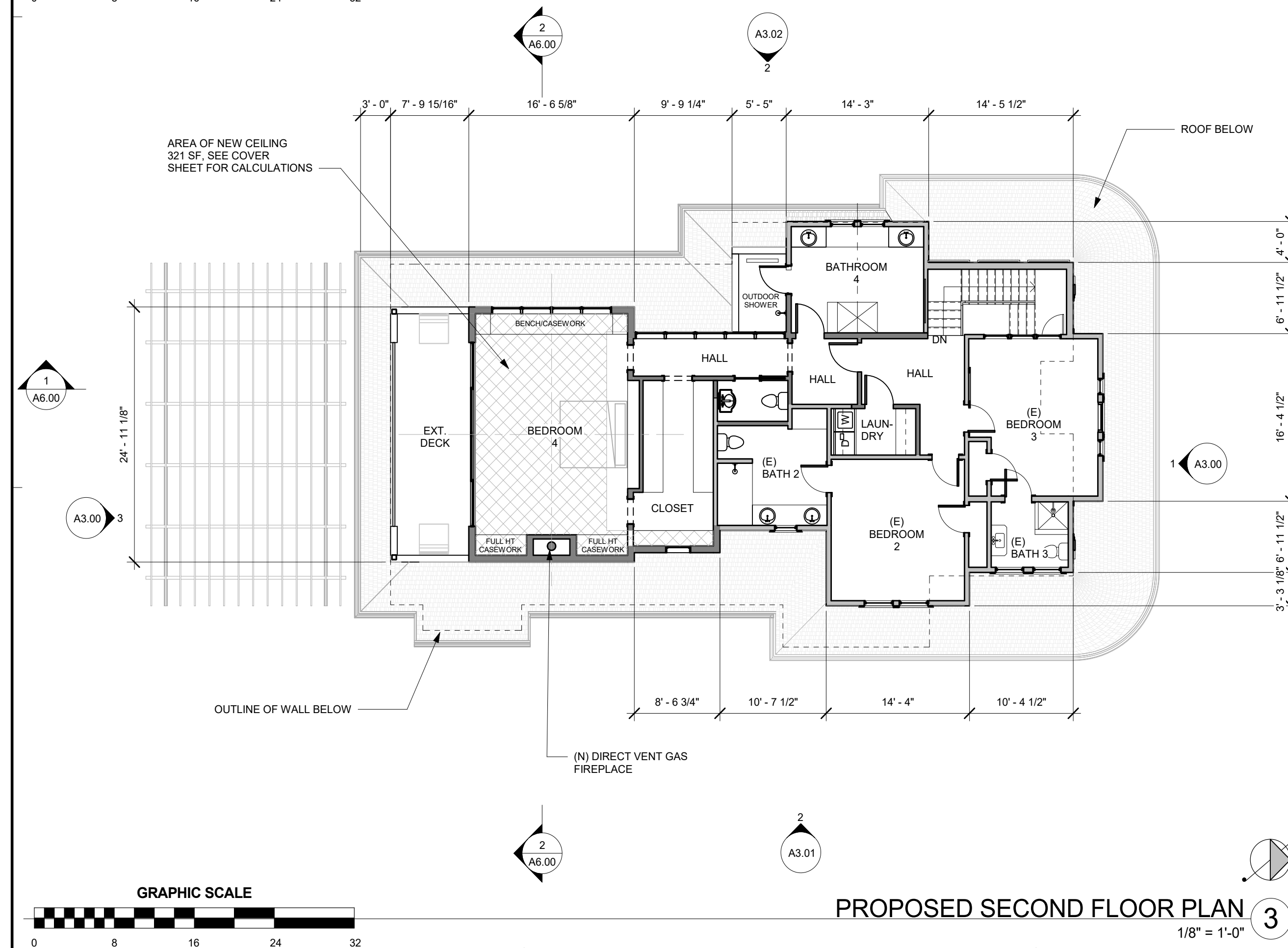
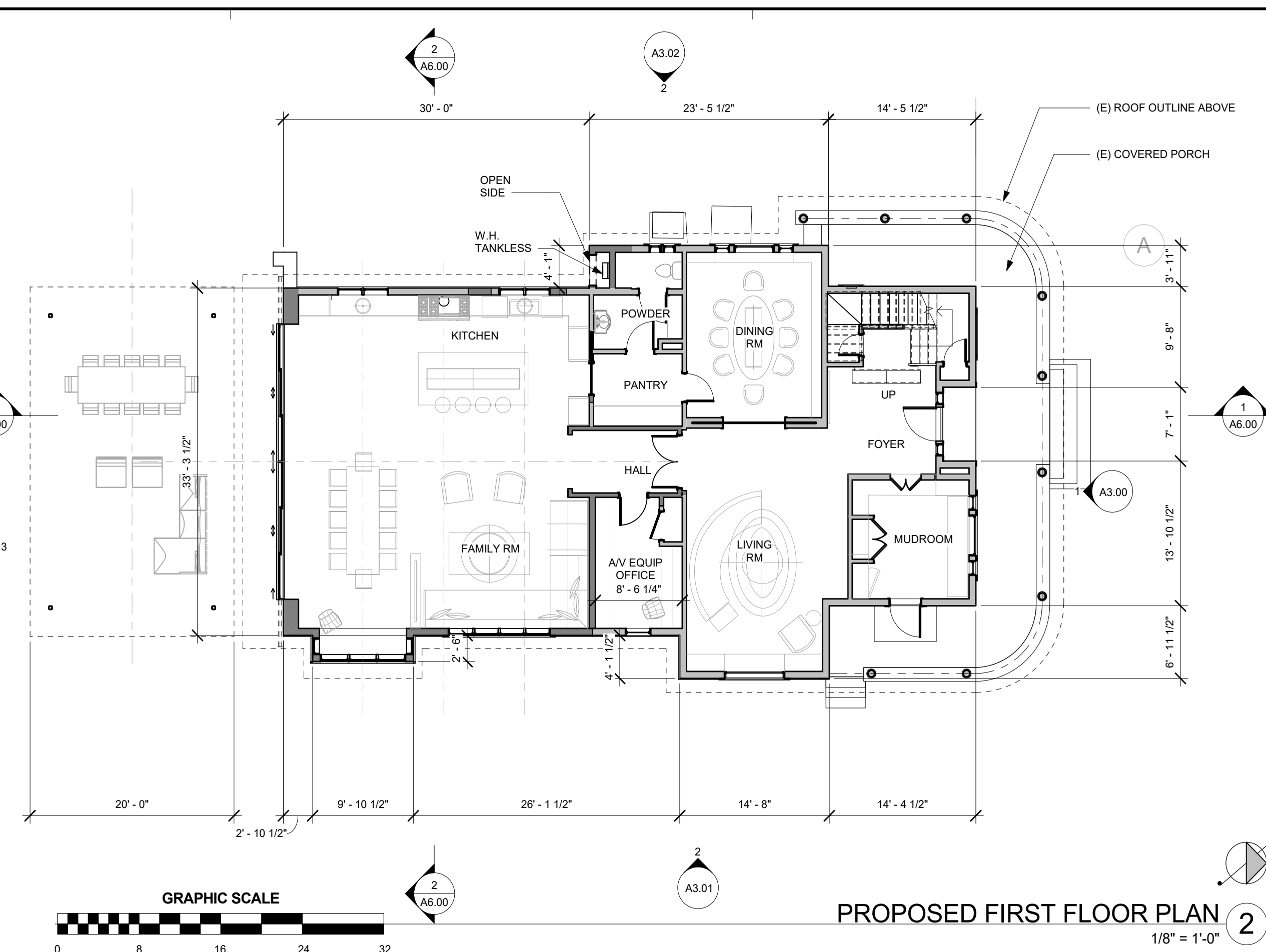
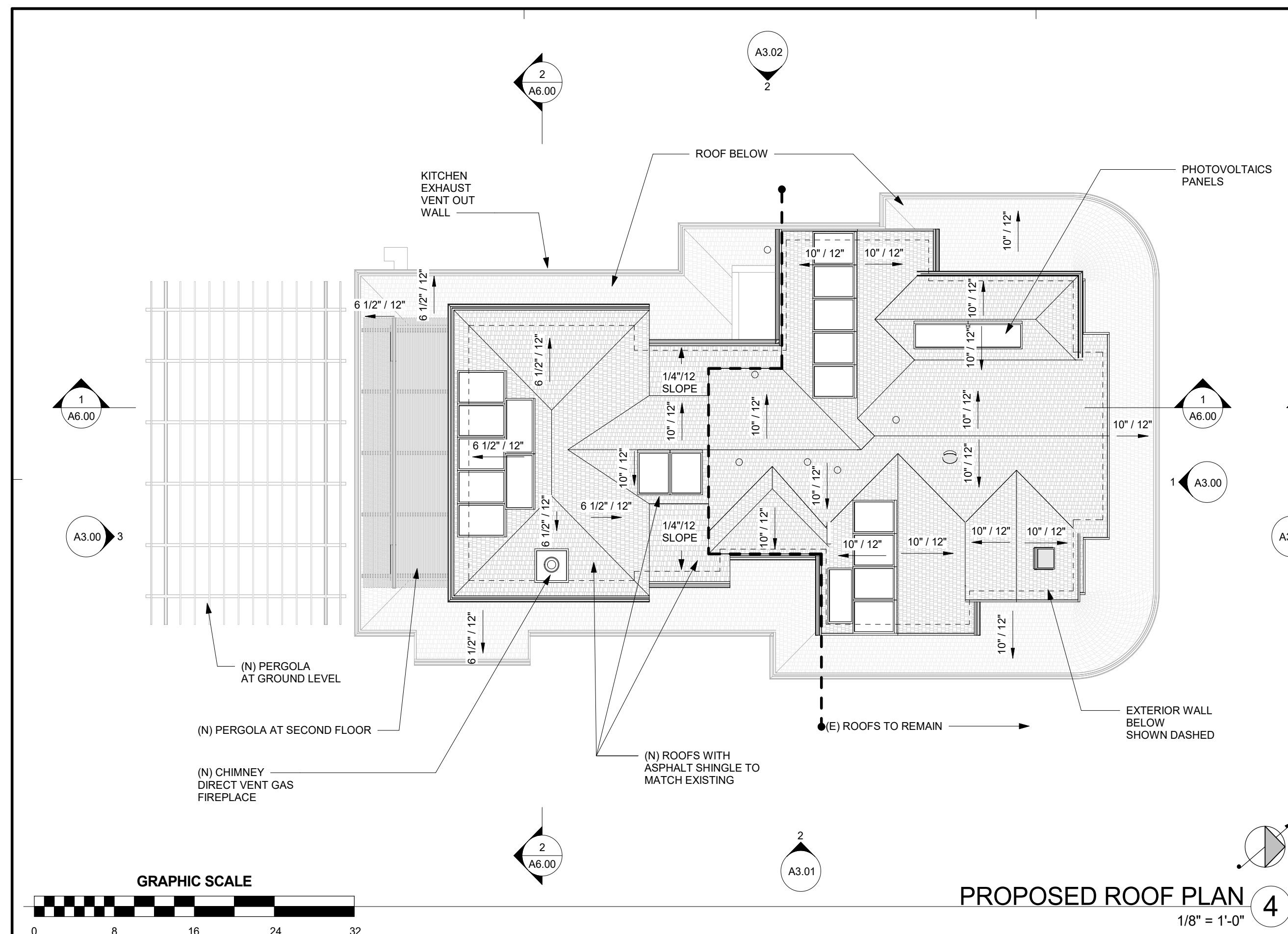
1459 KEARNEY STREET
ST HELENA CA 94574

Date: 11/21/2018
Drawn By: MJC
Checked By: CVC
Project No.: 1802
Rev. No.:
Date:

Sheet Title:
EXISTING PLANS

SCALE: 1/8" = 1'-0"
Sheet No.:

A2.01



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CHARLES COVELL
architect

1407 MAIN STREET SUITE 102
ST. HELENA, CALIFORNIA
TEL. 707-968-9280 FAX. 707-968-9103
chuck@covell-architect.com

RESIDENTIAL REMODEL
RISHER RESIDENCE

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Project No.	1802
Rev. No.	

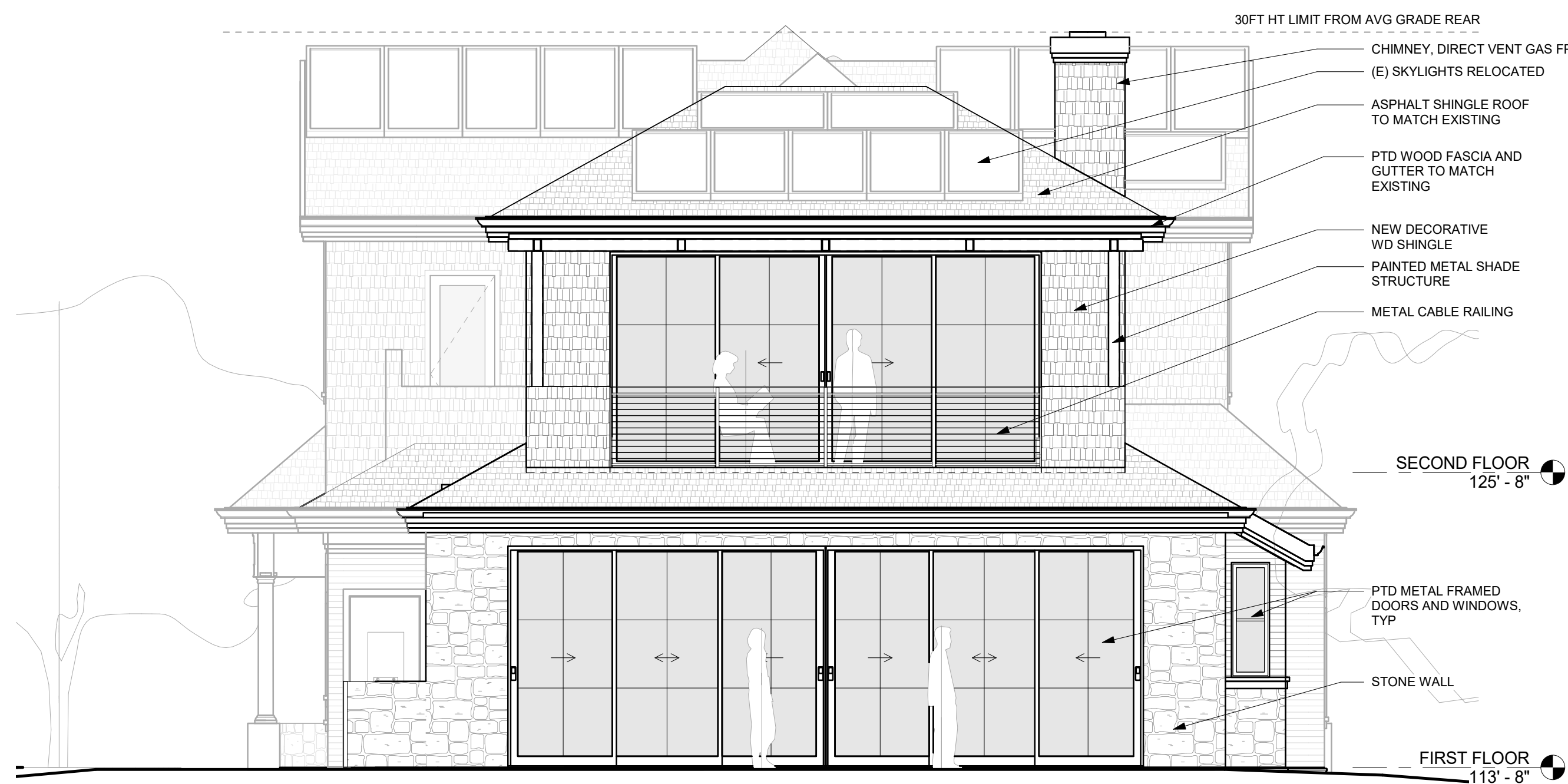
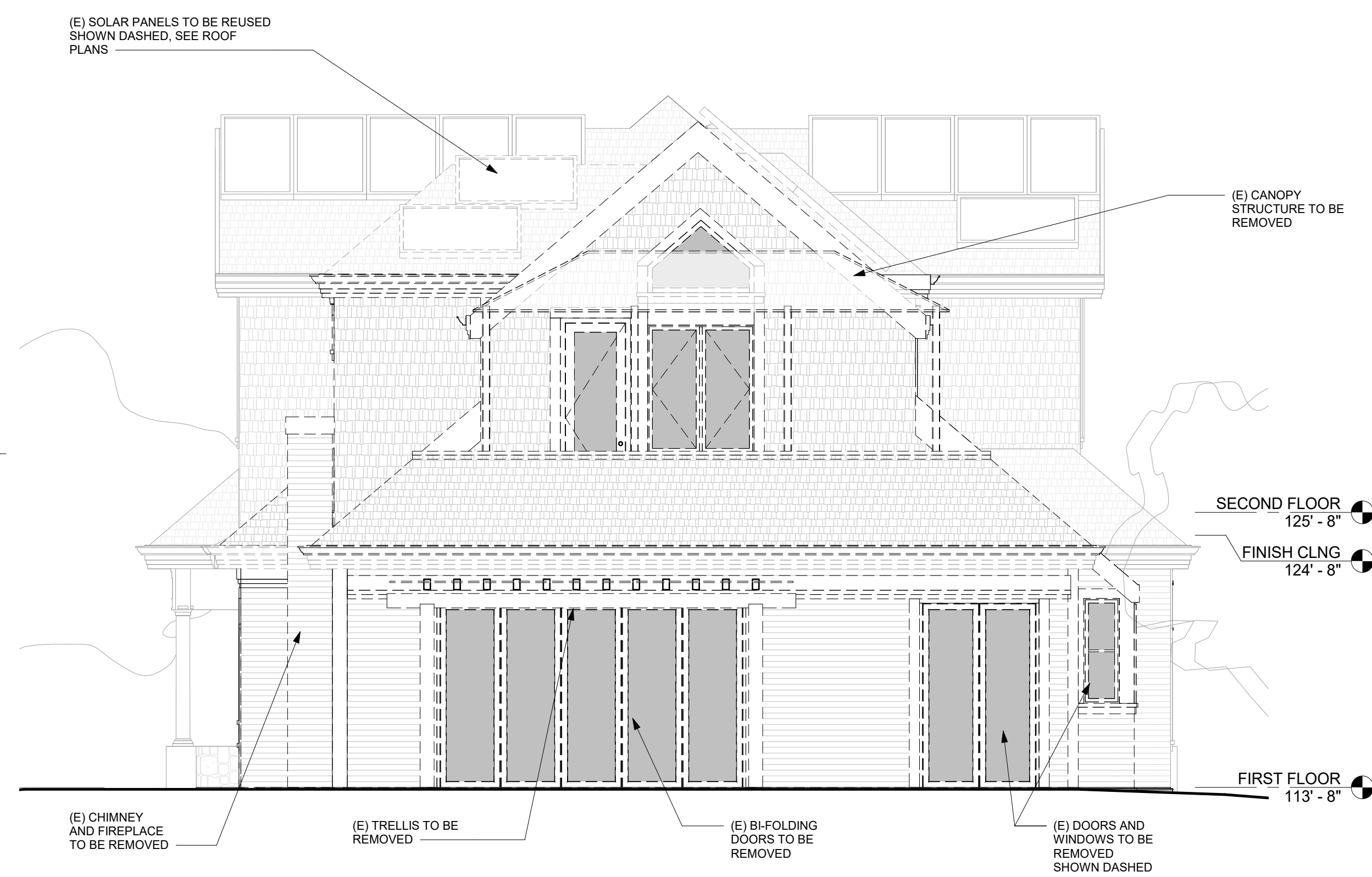
Sheet Title

PROPOSED PLANS

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

Sheet No.

A2.02



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CHARLES COVELL
architect

1407 MAIN STREET SUITE 102
ST. HELENA, CALIFORNIA
TEL. 707-968-9280 FAX. 707-968-9103
chuck@covell-architect.com

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Sheet Title

EXTERIOR ELEVATIONS
(E) AND (P)

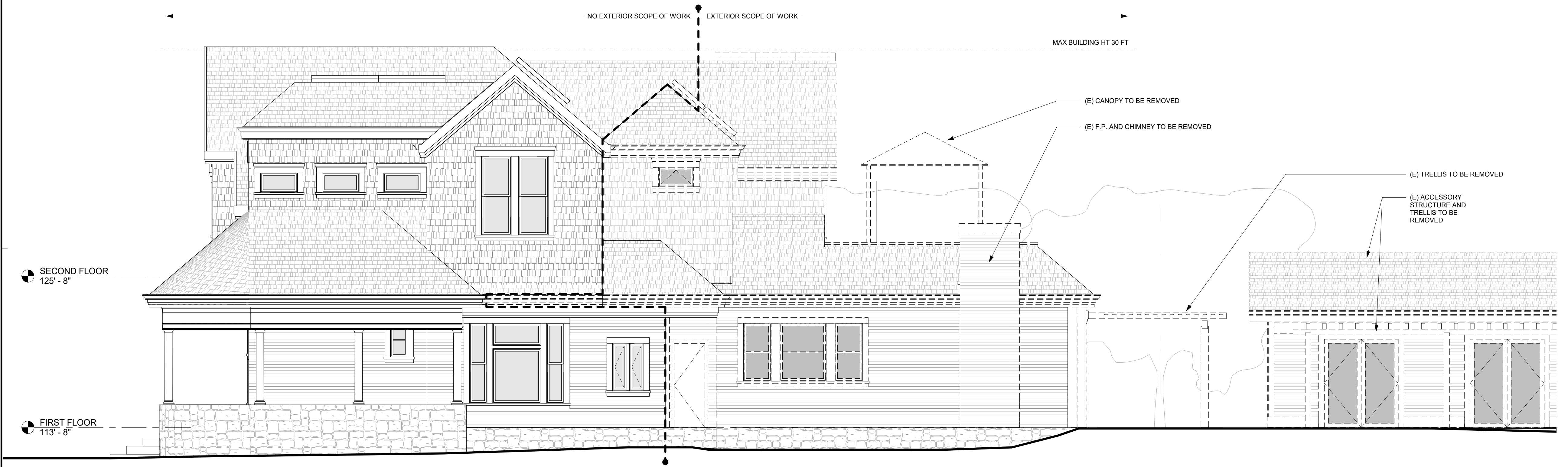
SCALE: 1/4" = 1'-0"

Sheet No.

A3.00



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



EXISTING WEST ELEV 1
1/4" = 1'-0"

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architect

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ST. HELENA, CALIFORNIA
TEL: 707-968-9280 FAX: 707-968-9103
chuck@covell-architect.com

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Checked by	CVC
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Rev. No.	Date

Sheet Title

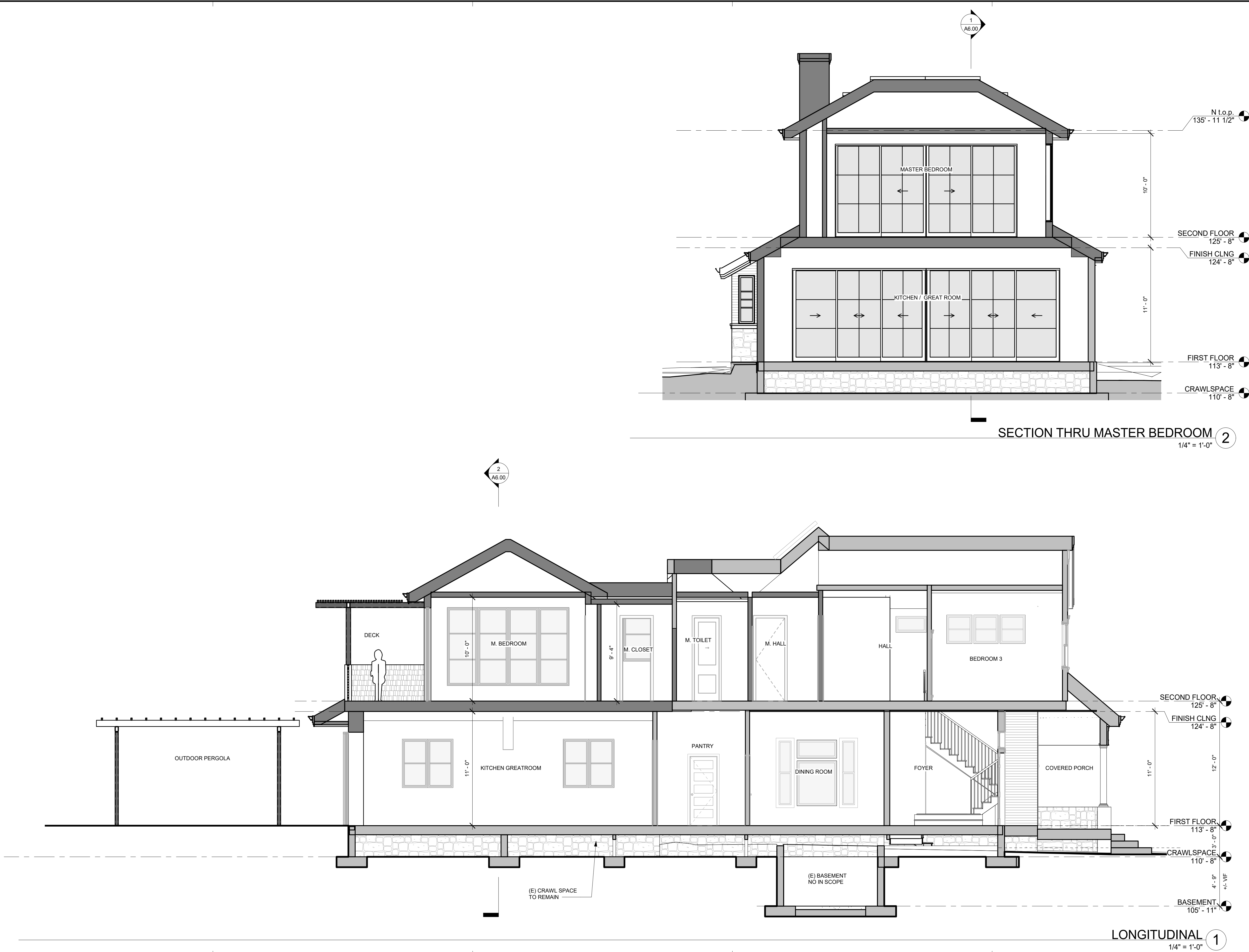
EXTERIOR ELEVATIONS
(E) AND (P)

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

Sheet No.

A3.02

11/20/2018 4:16:41 PM



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CHARLES COVELL
a r c h i t e c t

1407 MAIN STREET SUITE 102
ST. HELENA, CALIFORNIA
TEL: 707-968-9280 FAX: 707-968-9103
chuck@covell-architect.com

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ST HELENA CA 94574

Date	11/21/2018
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Project No.	1802
Rev. No.	Date

Sheet Title

BUILDING SECTIONS

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

Sheet No.

A6.00



BRUNZELL
HISTORICAL

November 20, 2018

Jennifer and David Risher
1459 Kearney Street
St. Helena, California

Subject: Project Review of the Proposed Project for Historic Compatibility at 1459 Kearney Street, St. Helena, Napa County, California.

Dear Jennifer and David,

This letter comprises the project review for the proposed project on the historic building at 1459 Kearney Street, St. Helena, Napa County, California.

Previous Surveys and Historic Status

The house at 1459 Kearney Street was placed on St. Helena's Historic Resource Inventory in 1978 as part of Napa County's first large-scale historic survey effort. The A.N. Bell House was constructed around the turn of the twentieth century. The consultant who updated St. Helena's Historic Resource Inventory and prepared a historic context statement in 2006 did not individually evaluate 1459 Kearney Street or produce a DPR 523 form for the parcel. A complete investigation of the property's architectural history is outside the scope of this project review report, but historic photographs and other available materials demonstrate that some alterations have been performed over time, including construction of a rear addition, an ancillary building at the rear of the property, and a pool. The house nevertheless retains the essential original massing and ornamental features of its main façade, as evidenced by historic Sanborn Insurance Maps and a c1977 photograph. The only visible alteration to the main façade since 1977 is the addition of dormers on either side of the second floor front gable during the last quarter of the twentieth century. Set well back behind the prominent gable, the dormers do not obscure the original features of the house. In 2018, the property appears to retain historic integrity and qualify as a local district contributor.

Character-Defining Features

The unique house is an example of a vernacular interpretation of Queen Anne architecture. It blends unusual ornamental elements borrowed from high-style residences with features typical of buildings constructed without an architect's design in rural communities during the first decade of the twentieth century. It retains the character-defining features of its original design, which include:

- One-and-a-half story massing
- Second-story front-gabled roof with decorative shingle cladding, elaborate gable-end window assemblage with hood molding, and dentil molding at the cornice
- Hipped first-story roof with dentil molding and rounded corners
- Wrap-around integral porch with rounded corners reflecting roof form and decorative Tuscan columns
- Stone masonry porch base and foundation
- Decorative window assemblage and piano window on main façade
- Double-hung wood sash windows on main and side elevations
- Wood cladding

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

Proposed Project

The Secretary of the Interior's Standards for the Treatment of Historic Properties provide guidelines for the preservation and rehabilitation of historic resources. Adherence to these standards is accepted as a method of avoiding significant adverse effects to historic buildings while allowing their continued use. The main purposes of the current project are to remove the non-historic accessory dwelling structure behind the house, create additional dwelling space at the rear of the main house, and reconfigure the rear upper verandah and other outdoor spaces at the rear of the house to enhance outdoor living.

The Secretary of Interior's Standards for Rehabilitation state:

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 property was originally used as a residence, and will continue in that use after completion of the proposed project.

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 current project will not affect the historic character of the property. Character-defining features as described above will be retained and preserved. Proposed alterations will be at the rear of the house, and materials removed will be non-historic.

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 has been carefully designed to be compatible with the existing house. Conjectural features such as historicist architectural details will not be utilized in new construction in order to avoid creating a false sense of historical development.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Changes to the property were performed outside the historic period and have not acquired historic significance in their own right.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Distinctive materials, features, and finishes will be preserved. As discussed above, these include the decorative window assemblages on the main façade, arched window with hood molding, dentil molding, distinctive curved roof corners, wrap-around porch, Tuscan columns, original wood sash windows, original wood cladding, and stone elements.

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.

Historic features are in good condition and do not require repair or replacement.

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.

No chemical treatments will be utilized. If physical treatments are required, the gentlest means possible will be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

The proposed project does not propose to excavate previously undisturbed areas, and is unlikely to disturb archaeological resources.

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 will 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.

The new additions are at the rear and replace earlier non-historic additions. Their size and massing will not overwhelm the original house, and will not be visible from the street. Care has been taken to design the proposed project to be compatible with as well as differentiated from the historic house. For example, the rear addition roof will be gable-on-hip to reflect the original roof form of the house, with a flat-roofed metal shade structure to differentiate it. New windows at the rear of the house will be tall and rectangular to reflect the original fenestration of the house, but will be differentiated by being larger and closer together than the historic windows.

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

If the proposed additions were removed in the future, the essential form and integrity of the historic property would be unimpaired.

Overall, the project will benefit the property's historic status by adapting it to contemporary modes of living. The project will provide additional living space in the main house, more outside space, and a more usable patio and rear verandah. These elements will allow the property to continue its original residential use for many years in the future.

Evaluator Qualifications

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

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

Sincerely,



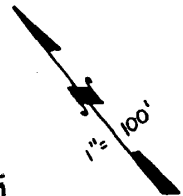
Kara Brunzell, M.A.
Brunzell Historical

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

Tax Area Code
3002

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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

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



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

From: [Erica Ahmann Smithies](#)
To: [Aaron Hecock](#); [Michelle Liu](#)
Cc: [Chuck Covell](#)
Subject: RE: Question regarding Design Review checklist
Date: Monday, September 17, 2018 11:14:16 AM
Attachments: [image001.png](#)

Hi Michelle,

Aaron would be correct.

Thanks,

Erica

From: Aaron Hecock
Sent: Friday, September 14, 2018 1:38 PM
To: Michelle Liu <michelle@covell-architect.com>; Erica Ahmann Smithies <ESmithies@cityofsthelena.org>
Cc: Chuck Covell <chuck@covell-architect.com>
Subject: RE: Question regarding Design Review checklist

Hi Michelle,

As far as I know you DO NOT need a water use analysis if you are removing a bedroom and bathroom. If I am wrong, Erica will let you know.

Have a nice weekend.

Aaron



AARON HECOCK, AICP
SENIOR PLANNER

City of St. Helena | Planning & Community Improvement Department
1480 Main Street | St. Helena, CA 94574
Direct: (707) 968-2659 | ahecock@cityofsthelena.org | <http://cityofsthelena.org/planning>

From: Michelle Liu [<mailto:michelle@covell-architect.com>]
Sent: Friday, September 14, 2018 1:21 PM
To: Erica Ahmann Smithies <ESmithies@cityofsthelena.org>; Aaron Hecock <ahecock@cityofsthelena.org>
Cc: Chuck Covell <chuck@covell-architect.com>
Subject: Question regarding Design Review checklist

Hi Aaron and Erica,

I am working on a planning submittal for Design Review, and going through the checklist. For the

water use analysis report – it says Applicability -All new or existing residential projects which propose an increase in the number of independent living units or addition of bedrooms/dens/office/game rooms.

We are getting rid of a bedroom and bathroom on the first floor. It's all getting opened up to be part of the "great room" kitchen/living room – all open. The remaining part of the bedroom which is about 8ft wide is more or less a storage/IT/ A/V equipment room. Since we are getting rid of a full bathroom and a bedroom do we need to do the water use report?

We are still working on drawings, but if helps that I come by let me know.

Thank you,

Michelle Liu Covell

Architect, Project Manager, LEED AP
Director of Operations

Charles Covell Architects
1407 Main Street Ste. 102
St. Helena, CA 94574
(707) 968 9280 tel

www.covell-architect.com

From: Garth Salisbury <gasal@comcast.net>
Sent: Tuesday, February 05, 2019 2:59 PM
To: Michelle Liu <michelle@covell-architect.com>
Subject: Proposed Risher Home Improvements

To whom it may concern:

My name is Garth Salisbury. Janet and I own the property next door Jennifer and David Risher's property at [1459 Kearney Street](#). We have no objections to their remodel, and look forward to the improvement in our neighborhood.

Thank you.

Garth and Janet Salisbury
gasal@comcast.net