



**City of St. Helena
Planning Commission
Regular Meeting
Tuesday, May 7, 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: John Ponte
Commissioners: Autumn Anderson, Daniel Hale and Bobbi Monnette
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: April 16, 2019 5 - 8
[Commission Minutes 04-16-19](#)
5. PUBLIC HEARINGS
 - 5.1. Request by Gary Kohlsaas on behalf of Michael and Debbie Preston for adoption of a resolution approving a use permit and design review in order to construct a new single-family home and agricultural barn on the property located at 500 Mills Lane in the A-20 zoning district. 9 - 60

CEQA Determination: Exempt pursuant to CEQA Guidelines Section 15303.
Prepared By: Aaron Hecock, Senior Planner
Recommendation:
For the reasons described above, staff recommends that the Planning Commission:
 1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15303; and
 2. Accept the required findings and approve a resolution

granting use permit and design review approval for the proposed new construction on the property located at 500 Mills Lane.

[500 Mills Ln. - Staff Report](#)

- 5.2. 1551 Oak Street Blackman Residence Design Review and Demolition Permit 61 - 130

CEQA Determination: Exempt
Prepared By: Chris Gustin, Contract Planner
Recommendation:

STAFF RECOMMENDATION

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

1. Determine that the rehabilitation of the main residence and the removal of the non-historic element of the detached accessory building/dwelling unit are exempt from the requirements of CEQA based upon the analysis prepared by Evans & DeShavo that indicates that the proposed alterations to both of the structures meet all ten of the required Standards and therefore qualifies for a Categorical Exemption under Class 31; and
2. Determine that the construction of the new two-car garage is Categorically Exempt under Class 3, New Construction or Conversion of Small Structures; and
3. Accept the required findings and approve the Design Review for the proposed rehabilitation and minor alterations to an existing historic residence and the construction of a new two car garage at 1551 Oak Street.

[1551 Oak St. - Staff Report](#)

6. SCHEDULED MATTERS

- 6.1. Use of Official Zoning Code Interpretations to Clarify Code Requirements 131 - 134

CEQA Determination: Not a CEQA Project
Prepared By: Noah Housh, Planning & Community Improvement Director
Recommendation:

It is recommended that the Planning Commission review the Official Zoning Code Interpretation Number One to provide input regarding the clarity of the language, and the position being articulated.

[Use of Official Zoning Code Interpretations to Clarify Code Requirements- Staff Report](#)

7. DEPARTMENT REPORTS

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

relevant matters.

8. AGENDA FORCAST

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.cityofsthelena.org/projects?term_node_tid_depth=21

Please contact the assigned project Planner for additional questions.

9. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for May 21, 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 April 26, 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, April 16, 2019 @ 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://stheleena.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, Commissioner Daniel Hale, Commissioner Bobbi Monnette, Commissioner John Ponte, and Commissioner Autumn Anderson

Absent: None

Staff Present: Noah Housh, Planning & Community Improvement Director, Erica Ahmann Smithies, Public Works Director and City Engineer, 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 was received.

4. CONSENT ITEMS

Vice-Chair Ponte pulled item 4.2 on the Consent Calendar.

4.1 Approval of Minutes: April 2, 2019

Commissioner Bobbi Monnette moved to approve the Minutes on the Consent Calendar. The motion was seconded by Vice-Chair John Ponte and on roll call carried by the following vote:

AYES: Lester Hardy, Daniel Hale, Bobbi Monnette, John Ponte, and Autumn Anderson

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

4.2 Request by Joel Gott on behalf of Napa Valley Petroleum, for approval of a resolution granting a sign permit for new signage at 1153 Main Street in the Central Business (CB) district.

CEQA Determination: This project is exempt from the requirements of CEQA pursuant to Section 15311, Class 11(a) of the CEQA Guidelines which exempts on-premise business signs.

Prepared By: Xinia Gamero, Administrative Assistant

Recommendation:

For the reasons stated above, staff 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 sign permit approval for new signage on the property located at 1153 Main Street.

Xinia Gamero, Administrative Assistant and applicant, Joel Gott addressed the Planning Commission.

No public comment was received.

Commissioner Bobbi Monnette moved to approve item 4.2 as amended. The motion was seconded by Commissioner Daniel Hale and on roll call carried by the following vote:

AYES: Lester Hardy, Daniel Hale, Bobbi Monnette, and Autumn Anderson

NOES: John Ponte

ABSENT: None

ABSTAIN: None

RECUSE: None

5. PUBLIC HEARINGS

- 5.1 Request by Luca Pignata on behalf of Patrick and Laura Pohlen for adoption of a resolution approving a use permit and design review to accommodate the construction of a new single-family home, accessory dwelling unit (ADU), barn, and accessory structures on the property located at 601 Fulton Lane in the A-20 zoning district.

CEQA Determination: Exempt pursuant to CEQA Guidelines Section 15303.

Prepared By: Aaron Hecock, Senior Planner

Recommendation:

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15303; and
2. Accept the required findings and approve a resolution granting use permit and design review approval for the proposed new construction on

the property located at 601 Fulton Lane.

Aaron Hecock, Senior Planner reported on the item.

Property owners, Patrick and Laura Pohlen, Planning Consultant, Greg Desmond and Architect, Luca Pignata, addressed the Planning Commission.

Chair Hardy opened the public hearing.

Ethan Brown addressed the Planning Commission.

Chair Hardy closed the public hearing.

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

AYES: Lester Hardy, Daniel Hale, Bobbi Monnette, and Autumn Anderson

NOES: John Ponte

ABSENT: None

ABSTAIN: None

RECUSE: None

Chair Hardy called for a recess at 7:46 p.m.

Chair Hardy reconvened the meeting at 8:02 p.m.

- 5.2 Review and Recommendation to the City Council of the draft St. Helena 2040 General Plan Update and draft Final Program Environmental Impact Report (EIR), including the Response to Comments, Mitigation Monitoring and Reporting Program (MMRP) and proposed Statement of Overriding Considerations, including all properties Citywide and in three specific Study Areas located to the south and east of the current St. Helena City limits, as identified therein.

CEQA Determination: Environmental Impact Report

Prepared By: Noah Housh, Planning & Community Improvement Director

Recommendation:

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

1. Certify the Final EIR and adopt the CEQA findings of fact and statement of overriding considerations for the St. Helena 2040 General Plan Update attached hereto as Exhibit A; and
2. Adopt the Mitigation Monitoring and Reporting Program for the St. Helena 2040 General Plan Update attached here to as Exhibit B; and
3. Approve and adopt the St Helena 2040 General Plan Update as modified in the Transportation Network Enhancement Alternative Final

EIR.

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

Chair Hardy opened the public hearing.

Lorraine Ruston addressed the Planning Commission.

Chair Hardy closed the public hearing.

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

AYES: Lester Hardy, Daniel Hale, Bobbi Monnette, John Ponte, and Autumn Anderson

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

6. SCHEDULED MATTERS

7. DEPARTMENT REPORTS

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

- Draft St. Helena 2040 General Plan Update and draft Final Program Environmental Impact Report to be brought before the City Council on May 14, 2019.

8. AGENDA FORCAST

9. ADJOURNMENT

Chair Hardy adjourned the meeting at **8:32 p.m.**

The April 16, 2019 Minutes were approved at the [REDACTED] Planning Commission meeting.

ATTEST:

APPROVED:

Lester Hardy, Chair

Noah Housh, Planning and Community
Improvement Director



PLANNING COMMISSION REPORT

Planning Commission Meeting of May 7, 2019

AGENDA SECTION: Public Hearing

FILE NUMBER: PL18-038

SUBJECT: Request by Gary Kohlsaas on behalf of Michael and Debbie Preston for adoption of a resolution approving a use permit and design review in order to construct a new single-family home and agricultural barn on the property located at 500 Mills Lane in the A-20 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: 07/27/18

ACCEPTED AS COMPLETE: 03/28/19

LOCATION OF PROPERTY: 500 Mills Lane

APN: 009-070-019

GENERAL PLAN/ZONING: Agriculture (AG) / Twenty-Acre Agriculture (A-20)

APPLICANT: Gary Kohlsaas

PHONE: (408) 395-2555

BACKGROUND

St. Helena Municipal Code (SHMC) Section 13.04.055 requires the owner of any structure located within the City in which plumbing is to be installed to connect the plumbing of that structure directly to the proper public water main. However, if the closest water main is located more than one thousand (1,000) feet from the property line of a residential lot, the property owner of the residential lot may request an exception to this requirement for existing lots of record. The distance from the City's water main located on La Fata Street to the edge of the existing parcel is approximately 1,800 linear feet (1/3 mile) and the applicant did file for an exception to the connection

requirement per this code section. On February 26, 2019, the City Council adopted a resolution (#2019-21) approving a request for an exemption from SHMC 13.04.055 which requires a connection to the public water system for the proposed single family residence located at 500 Mills Lane (resolution attached for review).

PROJECT DESCRIPTION

The applicant is seeking use permit and design review approval to construct a new 3,178-sf, single-story, single-family residence with a 558-sf attached garage, 1,129-sf accessory dwelling unit (ADU), and 2,938-sf barn on the existing 136,000-sf (3.12-acre) parcel located at 500 Mills Lane. The new home and ADU are designed in a modern farmhouse style and would be finished with a variety of modern materials including board and batten siding, dark aluminum clad wood windows and a gray standing seam metal roof. The proposed home would have a height of approximately 22 feet. The proposed agricultural barn would be a custom kit barn with two (2) ADA compliant restrooms and would be finished with stained pine siding, dark aluminum clad windows and a corrugated metal roof.

ANALYSIS

CEQA

The project is exempt from the requirements of CEQA pursuant to Section 15303, which exempts the new construction of small structures including single-family residences, secondary dwelling units and accessory structures including garages, carports, patios, swimming pools, and fences.

GENERAL PLAN

The subject property exhibits a General Plan 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. With the exception of those hillside areas designated Woodlands and Watershed (WW), all lands outside the Urban Limit Line are designated AG regardless of their actual size or actual use. General Plan Policies applicable to the proposed project include the following:

- *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.*

- 4.4.3 - Driveways and garages should be as unobtrusive as possible, with garages preferably located at the rear of the lot.
- 5.5.4 - Construction of curbs, gutters, and sidewalks may be deferred in rural areas outside of the Urban Limit Line.
- 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, has been professionally designed and constructed to suit the site, and is located in the center of a large, agriculturally zoned property.

ZONING

Consistent with the AG land use designation, the site exhibits a zoning designation of Twenty-Acre Agriculture (A-20). The A-20 designation provides for agricultural and residential uses. With the exception of those hillside areas designated woodlands and watershed, and wineries designated winery, all lands outside the urban limit line are designated A-20 regardless of their size or use. The purpose of the A-20 district is to promote and implement the 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. This district restricts the density of residential use and stipulates the location and area of residential development to promote preservation of agricultural land use and reduce impacts to the provision of infrastructure as the urban area of the city expands.

The construction of a single-family home is a permitted use in the A-20 district however it must conform to the development standards prescribed by St. Helena Municipal Code (SHMC) Section 17.20.060. Additionally, buildings for agricultural uses or facilities for the processing of agricultural products, including accessory structures with toilet plumbing, require use permit approval in the A-20 district. Pursuant to SHMC §17.20.060(C), for lots greater than two acres in area, the following development standards apply:

- Maximum non-agricultural coverage – 1 acre*
- Floor Area Ratio (F.A.R.) – Not regulated
- Height of buildings/structures – 30 feet
- Front setback – 50 feet from centerline of street
- Sideyard setback – 20 feet
- Rear setback – 20 feet

**This means that not more than one (1) acre of the parcel shall be removed from active agricultural use. "Active agricultural use" means animal husbandry, crop, tree farming, and viticulture. All structures, driveways (except for a sixteen (16) foot wide driveway no greater than two-thirds the length of the parcel), parking, patios, lawn or other nonagricultural uses shall be limited to the one acre maximum per parcel.*

Additionally, SHMC §17.20.070 requires that barns, stables, chicken houses and similar accessory buildings be at least fifty (50) feet from a street and at least forty (40) feet from any dwelling on an adjacent parcel or residential district boundary line.

Staff Response: The project as proposed meets all development standards as required by Section 17.20.060 of the Municipal Code. Specifically, in that the proposed single-family home is under 23 feet in height; all structures meet required setbacks; and, the proposed project has a non-agricultural coverage of 24,049-sf (43,560-sf max).

As far as the barn height is concerned, SHMC Section 17.112.080(A)(3) allows height limitations to be exceeded by not more than 5 feet for "Cupolas, or other roof structures for the housing of elevators, stairways, tanks, ventilating fans, air conditioning, or similar equipment used solely to operate and maintain a building." The proposed barn has two venting cupola's that extend 2'8" above the ridgeline of the main roof at 29'6" to a maximum height of 32'2". This is a prefabricated kit barn and the cupolas are essential to the natural ventilation of the structure according to the applicant.

GROWTH MANAGEMENT

The City of St. Helena has a Residential Growth Management System (GMS) that limits the number of residential building permits that can be issued each year (Municipal Code Chapter 17.152). The stated purpose of the GMS is to regulate the residential growth of the City to approximately 2% per year, while providing for both market rate and affordable housing. The GMS applies to market rate housing with exemptions for other types of development including all non-residential development (including hotels), replacement or relocated housing, additions, guest cottages, second units and affordable housing. According to the GMS, no more than nine (9) building permits for market rate housing may be issued each year.

Staff Response: As a proposed market rate home, the GMS applies to this project. Staff will update the GMS allocation numbers based on the issuance of building permits for this project to ensure no more than nine (9) building permits are issued for new market rate homes in 2019. A condition of approval has been added requiring that this project comply with all housing allocation requirements at the time building permits are issued.

HISTORIC RESOURCES

No structures exist on the subject parcel and the property is not listed on the City's Historic Resources Master List nor is the property located in one of the City's three historic districts as described in the 1993 General Plan.

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

Staff Response: As noted above, the project site is not connected to City water and the proposed uses on-site will rely on existing wells for all water needs. As the project is not connecting to the City water system, no water neutrality analysis is required.

PARKING

Municipal Code Section 17.124.030 “Minimum On-site Parking Requirements”, requires that residential uses provide two parking spaces for the main dwelling unit, one of which shall be contained within a garage or carport. In addition to the required parking for the primary residence, one parking space, covered or uncovered, shall be provided on site for each accessory dwelling (SHMC §17.116.030(B9)). Therefore, the project as proposed is required to provide 3 on-site parking spaces, one of which must be covered.

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

DESIGN REVIEW

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

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

8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
10. Whether 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 including height and setbacks as described above. While the proposed home is quite large, it is only one-story in height, is proposed near the center of a very large parcel (over 3-acres), and is located in a more rural area of town where large homes on larger than average parcels are common. There are no properties near the proposed project site, and staff has not identified any negative effects of development of the project at this location. For these reasons, staff believes that the proposed project is consistent with the required design review criteria listed above.

USE PERMIT

The purpose of a use permit is to allow the proper integration in the City of essential or desirable uses which may be suitable only in certain locations or zoning districts, or to ensure that such uses are designed or arranged on the site in a particular manner. In its review of applications for use permits, the Planning Commission shall evaluate each proposed use in order to consider its impact on the city. Pursuant to Municipal Code Section 17.168 050, no use permit shall be granted unless the following findings can be made:

1. That the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community.
2. That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses.
3. That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan.

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

Staff Response: As previously noted, the proposed home meets or exceeds all required development standards and would be located near the center of a large, agriculturally zoned property. Staff believes that the inclusion of an agricultural barn with toilet plumbing as part of the proposed project creates no issues related to use. For these reasons, staff believes that the proposed project is consistent with the required use permit findings listed above. The findings included in the attached resolution identify this compliance.

ISSUES

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

CORRESPONDENCE

Staff received one (1) comment letter related to this application that expresses general support for the project. The letter is attached for Commission review.

STAFF RECOMMENDATION

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15303; and
2. Accept the required findings and approve a resolution granting use permit and design review approval for the proposed new construction on the property located at 500 Mills Lane.

ATTACHMENTS

[Resolution updated](#)

[Plan Set 03.28.19](#)

[Agricultural Coverage](#)

[Aerial](#)

[Site Photos](#)

[Applicant Statement](#)

[cmnt Hanna](#)

[Resolution 2019-21](#)

**CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
GRANTING DESIGN REVIEW AND USE PERMIT APPROVAL TO
500 MILLS LANE (File No. PL18-038)**

PROPERTY OWNER: Michael and Debbie Preston

APN: 009-070-019

Recitals

1. The property owner requests adoption of a resolution approving a use permit and design review in order to construct a new single-family home and agricultural barn on the property located at 500 Mills Lane in the A-20 zoning district;
2. A Notice of Application was sent to all property owners and residents within 500 feet of the project site on June 12, 2018. This notice provided a description of the project and solicited questions or comments from the public on the project;
3. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law;
4. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on May 7, 2019; and
5. Now, therefore let it be found that, the Planning Commission approves design review and a use permit 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 15303, which exempts the construction of small structures including single-family residences, garages, carports, patios, swimming pools, fences, etc.
- C. In accordance with Municipal Code Section 17.168.050, the Planning Commission makes the following use permit findings to support the motion to approve the use permit:
 1. *That the proposed use would not generate odors, fumes, dust, light, glare, and radiation or refuse that would be injurious to surrounding uses or to the community in that the use is the inclusion of a bathroom within a barn which would occur within a building designed for such uses.*

500 Mills Lane
Conditions of Approval
May 7, 2019

2. *That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses in that the use is the inclusion of a bathroom within a barn which would occur within a building designed for such uses.*
3. *That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan as project generated traffic will not substantially increase the level of traffic noise on Fulton Lane or Highway 29 (Main Street).*
4. *That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection in that the use is the inclusion of a single bathroom within a barn which will not make excessive demands on these services.*
5. *That the proposed use would provide adequate ingress and egress to and from the proposed location as ingress and egress would not change from the site.*
6. *That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local serving economy in that the proposed use is the inclusion of a bathroom within a barn on an agriculturally zoned property.*
7. *That the proposed use would be compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located as the proposed use is consistent with the A-20 zoning district.*
8. *That the proposed use would not be in conflict with the City's General Plan in that it is serving a local property owner.*
9. *That the proposed use would not be injurious to public health, safety, or welfare in that the use is the inclusion of a bathroom within a barn which would occur within a building designed for such uses.*
10. *That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan in that this use permit only applies to this property and to the specific uses allowed therein.*
11. *That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long term parking needs of employees and business owners and customers is available in that the large agriculturally zoned parcel has adequate space to accommodate parking for residents, maintenance workers, and any vineyard workers.*
12. *That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use in that the proposed uses will generate very little traffic and can adequately be served by existing streets.*

- 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 single-family home and associated structures in an area where said structures are permitted;*
 2. *Compatibility of design with the immediate environment of the site in that the proposed structures have 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 and associated structures 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 and associated structures in an area where residential land uses are permitted;*
 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 and associated structures;*
 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 Mills Lane;*
 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 use 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 applied for within one (1) year from the effective date of this action or the approval shall expire, provided however that the approval may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals.
 3. Any request for an extension of this approval shall be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
 4. The approvals shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.
 5. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.
 6. Pursuant to City Council Resolution 2003-65, the owner and applicant are informed of the following:

In recognition of the need for additional affordable housing, and to mitigate the effects of this development on the supply and demand of affordable housing, the permittee

500 Mills Lane
Conditions of Approval
May 7, 2019

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 May 7, 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 the public roadway 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 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

500 Mills Lane
Conditions of Approval
May 7, 2019

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. Prepare and implement a Stormwater Control Plan as required by the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual, dated July 14, 2014.
20. Please complete and submit the Bay Area Stormwater Management Agencies Association (BASMAA) Stormwater Template and Checklist for small projects/single-family homes. Per the BASMAA Post-Construction Manual projects creating and/or replacing 2,500 square feet or more of impervious surface shall incorporate specified post- construction Low Impact Development (LID) devices and best management practices to reduce runoff and pollution. The BASMAA Post Construction Manual with Stormwater Control Plan Templates and Checklists are located on the City of St. Helena Public Works Department website: <http://www.cityofsthenana.org/publicworks/webform/forms-and-documents>.
21. If the overall project grading involves an area of disturbed surface soil that is great than or equal to one acre, the project property owner shall file a Notice of Intent (NOI) with the State Water Resources Control Board and prepare a Construction Storm Water Pollution Prevention Plan (SWPPP) prior to any construction activity.
22. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.
23. If the proposed/new landscaping involves an area greater than 500 square feet or rehabilitation of more than 2,500 square feet, the proposed landscaping shall comply with the State's Model Water Efficient Landscape Ordinance (MWELO). WELO compliance shall be demonstrated for each parcel as part of each individual

500 Mills Lane
Conditions of Approval
May 7, 2019

building permit submittal. The applicant shall submit the MWELo application at the time of the building permit submittal. The application is located here: http://www.cityofsthenana.org/sites/default/files/fileattachments/public_works/page/2491/mwelo_ldp_cc.pdf

24. Provide details of any and all proposed fencing, gates, and/or walls on all plans submitted for building permit review.
25. The applicant shall conform to Napa County Department of Environmental Management's regulations, policies and guidelines for the design/construction of the proposed septic system. A separate sewage permit from Napa County is required prior to issuance of a building permit.
26. New construction which require fire sprinklers shall install an appropriately-sized water system prior to Certificate of Occupancy. Fire system calculations shall be submitted with the Grading and Drainage Plan. Deferred submittals are not accepted.
27. Construct a driveway approach per current City and ADA standards prior to Certificate of Occupancy.
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. The water conservation requirements shall be replicated in full on the architectural plans.
29. Per City Council Resolution No. 2019-21, City Council has granted an exception to the applicant from connecting to the City's water supply per St. Helena Municipal Code Section 13.04.055. However, the exception was conditioned such that should an extension of the City water main occur along Mills Lane (APN 009-070-019) frontage in the future, the owner or successor of interest shall connect residential service at that time. The property owner will also be required to meet Water Neutrality requirements as part of the new connection.
30. The applicant shall repair all public improvements that are damaged by the construction process in accordance with the City Water/Sewer/Street/Storm Drain/Sidewalk Standards prior to Certificate of Occupancy.
31. Existing streets being cut by new utility services will require edge grinding and an A.C. overlay per City standards, extent to be determined by the Public Works Department.
32. An encroachment permit shall be required for any work performed in the public right of way.

Building Department Conditions of Approval

33. A building permit is required for all onsite demolition, construction and/or change of occupancy.
34. 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.

*500 Mills Lane
Conditions of Approval
May 7, 2019*

35. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
36. The applicant shall provide a construction waste management plan with the building permit application.
37. 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.
38. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
39. 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.
40. 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

41. Fire sprinklers and fire hydrants shall be installed as required by Fire Code and the Fire Department.
42. All on-site access roads must be designed and constructed in order to support the weight of a fire engine.
43. 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 design review and use permit 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 May 7, 2019 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

500 Mills Lane
Conditions of Approval
May 7, 2019

APPROVED:

ATTEST:

Lester Hardy
Chair, Planning Commission

Noah Housh
Planning Director



Quail Camp

VICINITY MAP	PROJECT DIRECTORY	PROJECT DATA	SHEET INDEX																																						
	ARCHITECT: KOHLSAAT & ASSOCIATES 51 UNIVERSITY AVENUE, SUITE L LOS GATOS, CA 95030 TEL: (408) 395-2555 CIVIL ENGINEER & SURVEYOR: CMP CIVIL ENGINEERING & LAND SURVEYING 1607 CAPELL VALLEY ROAD NAPA, CA 94558 TEL: (707) 266-2559 LANDSCAPE ARCHITECT: GREG LEWIS LANDSCAPE ARCHITECT 736 PARK WAY SANTA CRUZ, CA 95065 TEL: (831) 425-4747	PROJECT ADDRESS: 500 MILLS LANE ST. HELENA, CA 94574 OWNER: MICHAEL & DEBBIE PRESTON 1839 DRY CREEK ROAD CAMPBELL, CA 95008 (408) 640-9772 APN#: 009-070-019 ZONING: A-20 AGRICULTURE OCCUPANCY GROUP: R-3 CONSTRUCTION TYPE: V-B SPRINKLERED GROSS & NET SITE AREA: 156,000 SF (3.12 AC) AVERAGE SLOPE: 0% ALLOWABLE FLOOR AREA: N/A PROPOSED FLOOR AREAS: <table><tr><td>MAIN FLOOR</td><td>3,178 SF</td></tr><tr><td>GARAGE</td><td>553 SF</td></tr><tr><td>TOTAL MAIN RESIDENCE</td><td>3,736 SF</td></tr><tr><td>ACCESSORY DWELLING</td><td>1,129 SF</td></tr><tr><td>BARN</td><td>2,640 SF</td></tr><tr><td>BARN LOFT</td><td>248 SF</td></tr><tr><td>TOTAL BARN AREA</td><td>2,888 SF</td></tr></table> <table><tr><td>SITE AREAS:</td><td>PROPOSED</td></tr><tr><td>RESIDENCE</td><td>3,736 SF</td></tr><tr><td>ACCESSORY DWELLING</td><td>1,129 SF</td></tr><tr><td>BARN</td><td>2,640 SF</td></tr><tr><td>COVERED PORCHES</td><td>280 SF</td></tr><tr><td>COVERED VERANDA</td><td>463 SF</td></tr><tr><td>TOTAL BUILDING COVERAGE</td><td>8,255 SF = 6.0%</td></tr><tr><td>PATIOS & PAVED PATHS</td><td>854 SF</td></tr><tr><td>POOL & SPA</td><td>1,040 SF</td></tr><tr><td>POOL DECK</td><td>2,361 SF</td></tr><tr><td>DRIVEWAY</td><td>3,116 SF</td></tr><tr><td>TOTAL IMPERVIOUS COVERAGE</td><td>21,750 SF = 16.0%</td></tr></table>	MAIN FLOOR	3,178 SF	GARAGE	553 SF	TOTAL MAIN RESIDENCE	3,736 SF	ACCESSORY DWELLING	1,129 SF	BARN	2,640 SF	BARN LOFT	248 SF	TOTAL BARN AREA	2,888 SF	SITE AREAS:	PROPOSED	RESIDENCE	3,736 SF	ACCESSORY DWELLING	1,129 SF	BARN	2,640 SF	COVERED PORCHES	280 SF	COVERED VERANDA	463 SF	TOTAL BUILDING COVERAGE	8,255 SF = 6.0%	PATIOS & PAVED PATHS	854 SF	POOL & SPA	1,040 SF	POOL DECK	2,361 SF	DRIVEWAY	3,116 SF	TOTAL IMPERVIOUS COVERAGE	21,750 SF = 16.0%	A-1 COVER SHEET A-2 SITE PLAN, SITE USES A-3 SITE PLAN - BASMAA C1 CIVIL COVER SHEET C2 GRADING & DRAINAGE PLAN C3 EROSION CONTROL PLAN C4 CIVIL DETAILS L1 LANDSCAPE PLAN L2 LANDSCAPE PLAN A-4 PROPOSED FLOOR PLAN A-5 ROOF PLAN A-6 FRONT & LEFT ELEVATIONS A-7 REAR & RIGHT ELEVATIONS A-8 CROSS SECTIONS A-9 BARN FLOOR PLANS A-10 BARN FRONT & LEFT ELEVATIONS A-11 BARN REAR & RIGHT ELEVATIONS A-12 BARN CROSS SECTIONS & ROOF PLAN A-13 GUEST HOUSE PLANS A-14 GUEST HOUSE ELEVATIONS A-15 GUEST HOUSE SECTIONS W1 WASTE WATER TITLE SHEET W2 WASTE WATER PLAN W3 WASTE WATER DETAILS
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A NEW 3,178 SF SINGLE FAMILY RESIDENCE WHICH INCLUDES 3 BEDROOMS, 3 1/2 BATHS, A DEN, AND A 2 CAR GARAGE. ALSO INCLUDES A NEW 1,129 SF ACCESSORY DWELLING UNIT, AND A 2,933 SF BARN WITH A LOFT.																																									

REVISIONS

A.	10/03/18
B.	02/04/19

KOHLSAAT & ASSOCIATES

51 UNIVERSITY AVE., L. • LOS GATOS, CA • 95030 • (408) 395-2555

A NEW RESIDENCE & BARN AT:

QUAIL CAMP

SAINT HELENA, CA

MILLS LANE

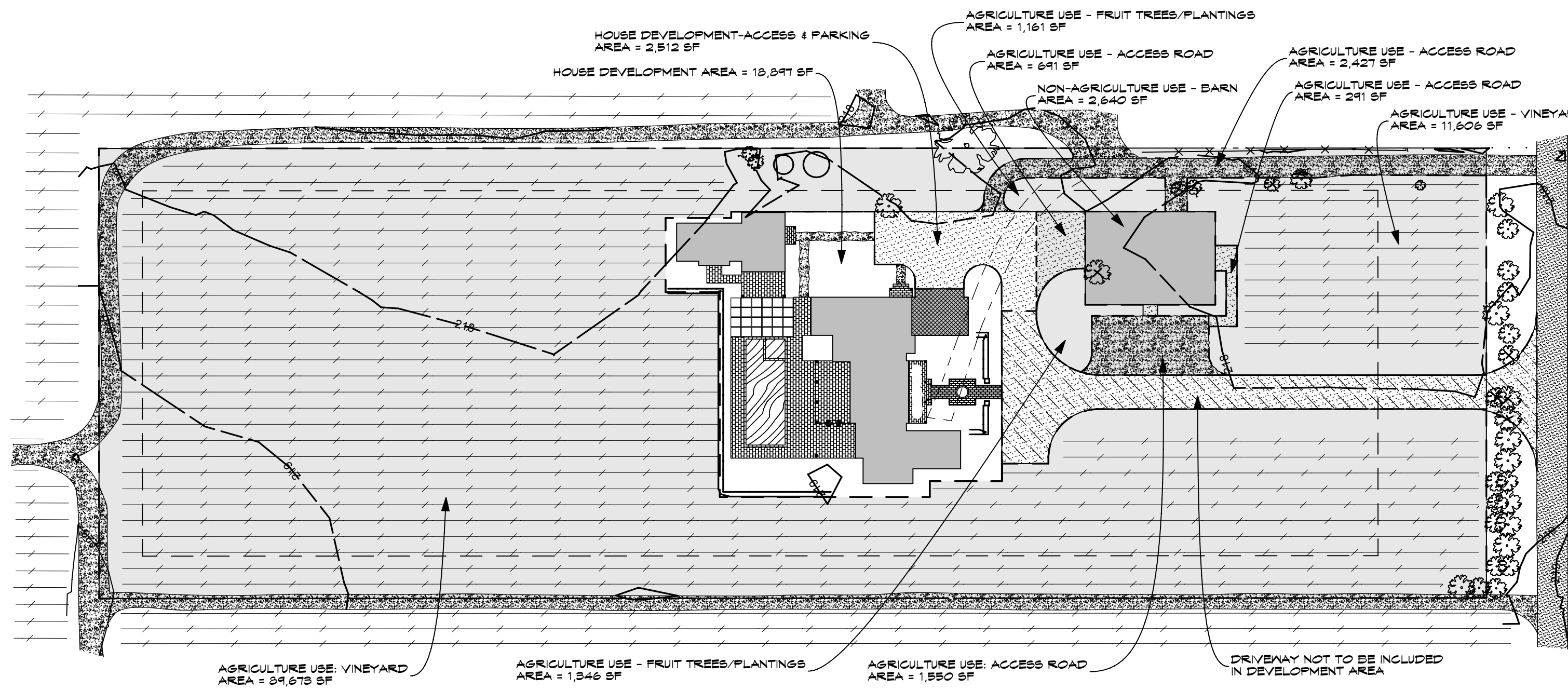
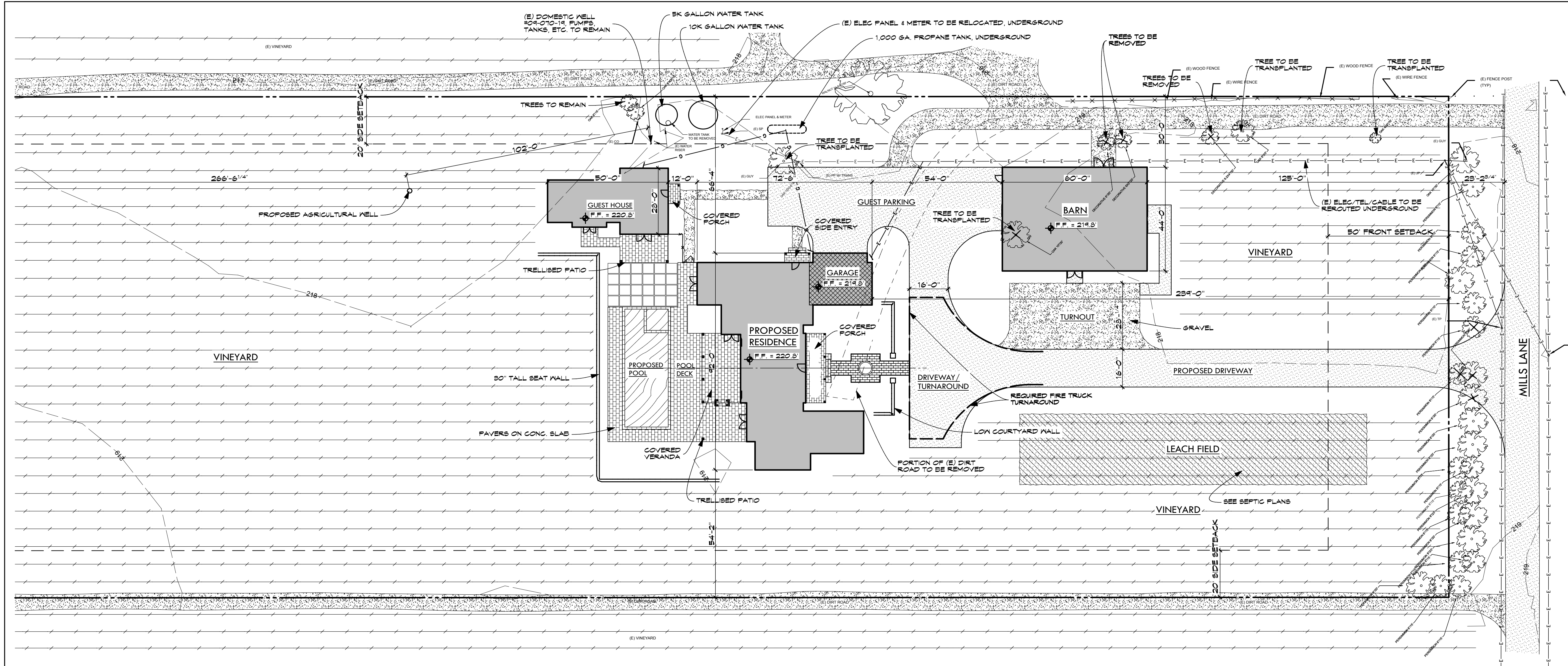
DATE: 05/07/18

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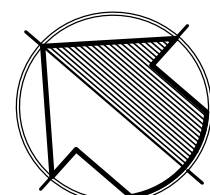
SHEET

A-1

1 OF -



SITE USE AREAS	
AGRICULTURE - ACCESS ROAD	2,427 SF
	1,550 SF
	691 SF
	291 SF
AGRICULTURE - VINEYARD/ FRUIT TREES	89,675 SF
	11,606 SF
	1,546 SF
AGRICULTURE TOTAL = 107,534 SF = 2.47 AC	
BARN	2,640 SF
HOUSE DEVELOPMENT AREA	10,891 SF
HOUSE DEV-ACCESS & PARKING	2,512 SF
NON-AGRICULTURE TOTAL = 24,049 SF = 0.55 AC	

 **SITE PLAN**
SCALE: 1" = 20'

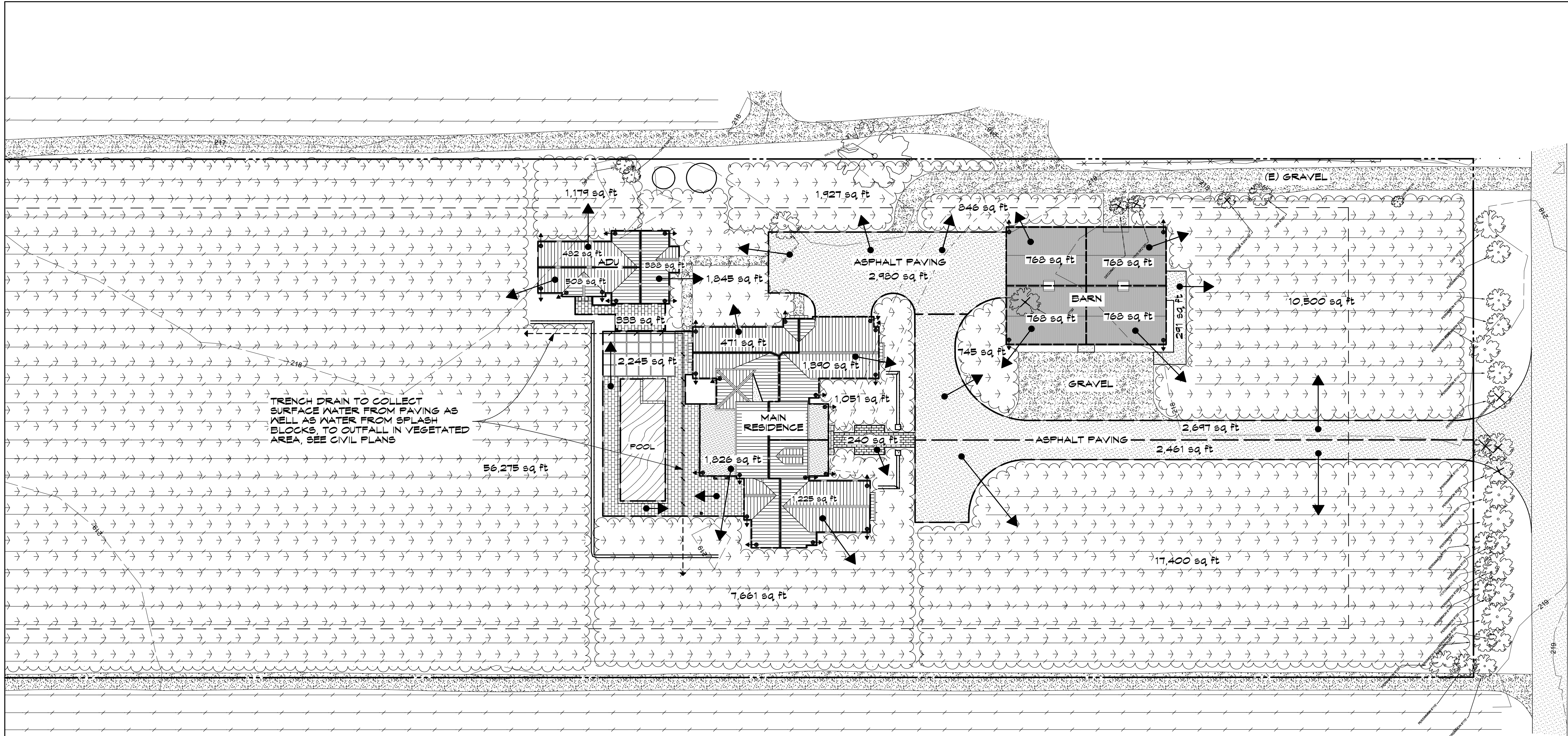
SITE PLAN - USES
SCALE: 1" = 40'

REVISIONS	
A.	10/03/18
B.	02/04/19

**KOHLSAAT
& ASSOCIATES**
51 UNIVERSITY AVE., 11 • LOS GATOS, CA • 95030 • (408) 395-2555

A NEW RESIDENCE & BARN AT:
QUAIL CAMP
MILLS LANE
SAINT HELENA, CA

DATE: 05/07/18
SCALE: AS SHOWN
SHEET
A-2
2 OF -



SITE PLAN LEGEND

- BOUNDARY OF IMPERVIOUS AREA
- SANDING SEAM METAL ROOF
- CORRUGATED METAL ROOF
- STONE PAVERS ON CONCRETE SLAB
- ASPHALT OR CONCRETE SLAB
- GRAVEL (PERMEABLE)
- POOL
- VEGETATED AREA
- DISPERSAL DIRECTION INDICATOR
- DOWNSPOUT & SPLASH BLOCK

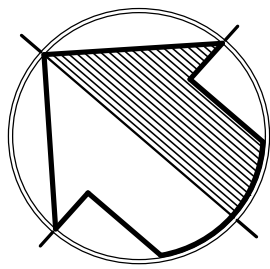
SITE NOTES

TOTAL IMPERVIOUS AREA = 21,750 SF
TOTAL PERMEABLE AREA = 114,250 SF

DOWNSPOUTS WILL DISPERSE ONTO SPLASHBLOCKS THAT ARE DIRECTED TO VEGETATED AREAS.

PLANTER AREAS WILL NOT HAVE CURBS SO THAT SURFACE DRAINAGE CAN PASS THROUGH THEM.

SEE GRADING & DRAINAGE PLANS FOR SURFACE FLOW DIRECTIONS, PROPOSED CONTOURS AND DRAINAGE FEATURES. SHEETS C1-C4



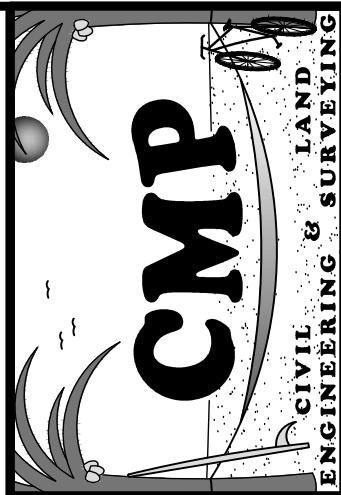
SITE PLAN-BASMAA
SCALE: 1" = 20'

REVISIONS	
A.	10/03/18
B.	02/04/19

KOHLSAAT & ASSOCIATES
51 UNIVERSITY AVE., L. • LOS GATOS, CA • 95030 • (408) 395-2555

A NEW RESIDENCE & BARN AT:
QUAIL CAMP
MILLS LANE SAINT HELENA, CA

DATE: 05/07/18
SCALE: AS SHOWN
SHEET
A-3
3 OF -



PREPARED BY:
CAMERON PRIDMORE PE, PLS
1607 CADEL VALLEY ROAD
WAXAHACH, TX 75090
(707) 815-0988
CAMERON@CMPENGINEERING.COM
CMPENGINEERING.COM
PROJECT #: 00352 DATE: 5/4/2018

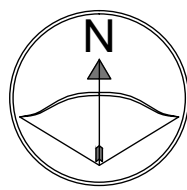
REV. #	DESCRIPTION	DATE
1	CLIENT & CITY COMMENTS	9/24/18

PROJECT INFO:
PRESTON PROPERTY
500 MILLS LANE
SAINT HELENA, CA 94574
APN: 009-070-019

SHEET NAME:
**GRADING &
DRAINAGE PLAN**

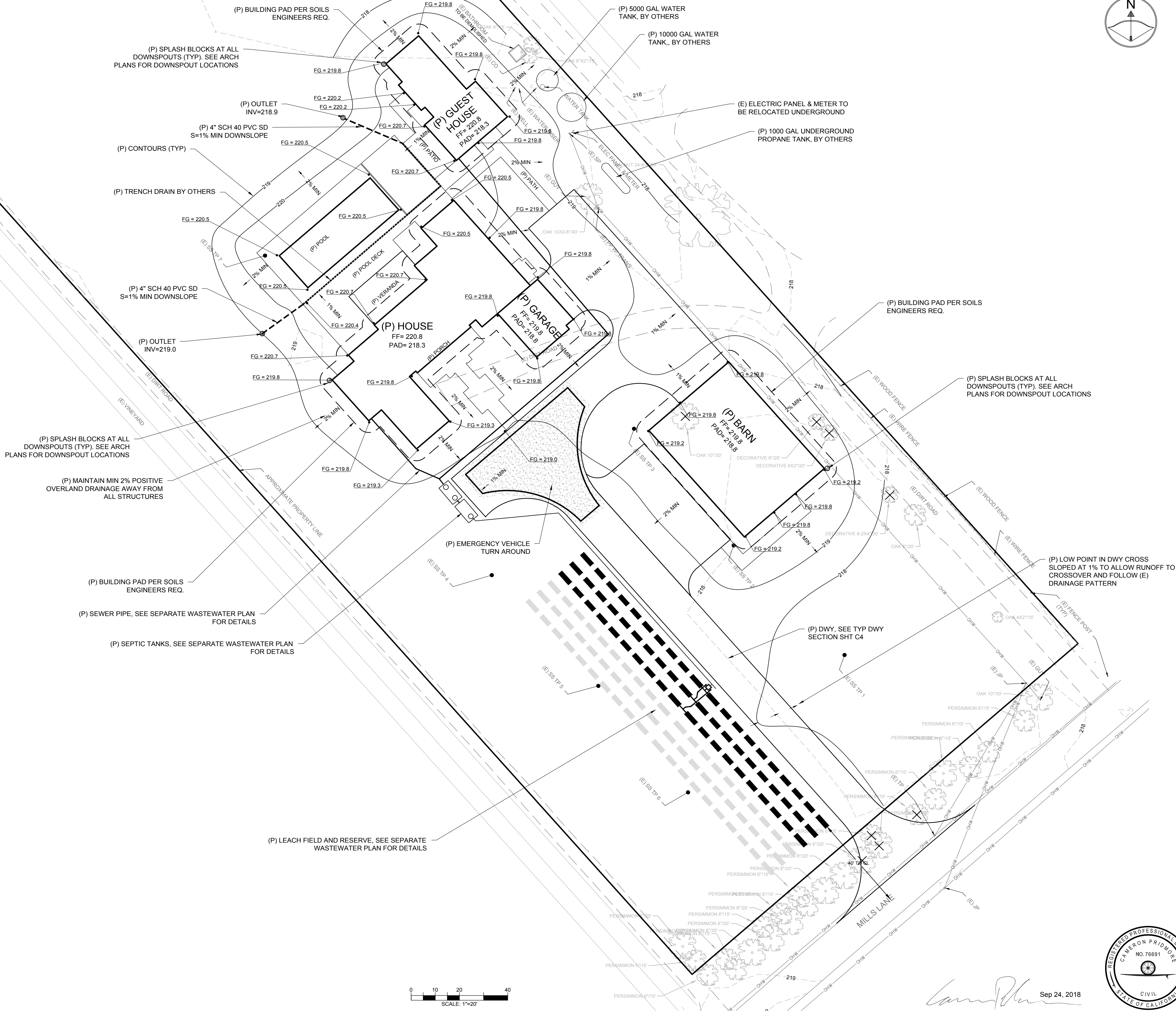
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C2

OF 4



Sep 24, 2018

0 10 20 40
SCALE: 1"=20'



GENERAL NOTES

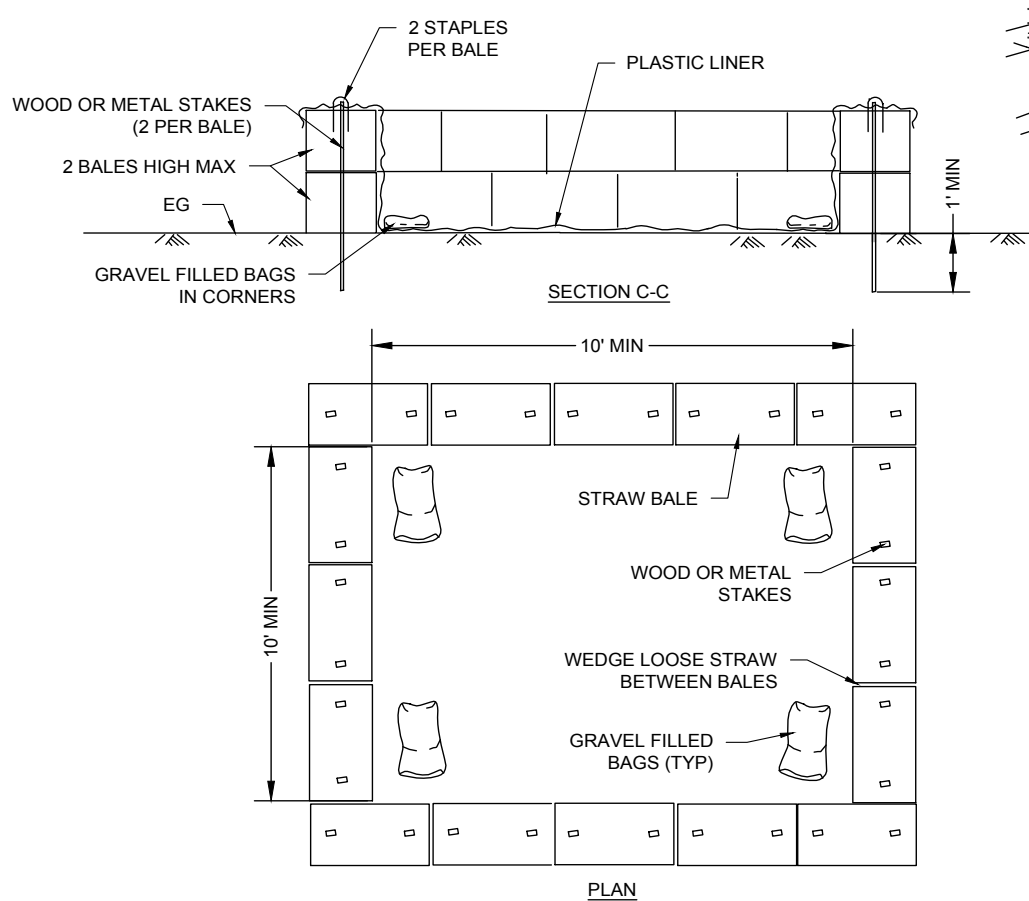
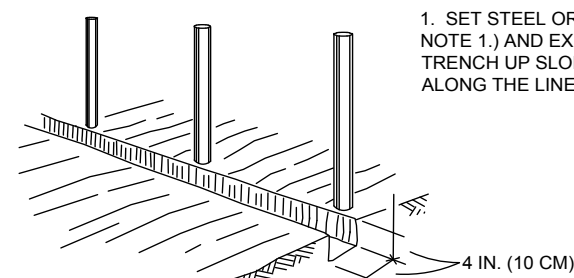
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES, PRIOR TO STARTING CONSTRUCTION. THESE PLANS ARE BASED UPON THE BEST INFORMATION AVAILABLE, BUT CAN ONLY BE TAKEN AS APPROXIMATE.
- ANY UTILITIES THAT MAY HAVE TO BE RELOCATED SHALL BE DONE AT THE OWNERS EXPENSE.
- PRIOR TO EXCAVATING NEAR ANY P.G. & E., PAC BELL, CITY, COUNTY, OR PRIVATE FACILITIES IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT U.S.A. AT LEAST 2 WORKING DAYS IN ADVANCE AT (800) 642-2444.
- DAMAGE TO ANY AND ALL UTILITIES BY CONTRACTOR WILL BE REPLACED IN KIND AT OWNERS EXPENSE, AS WELL AS ANY EXISTING PRIVATE OR PUBLIC IMPROVEMENTS OR NATURAL LANDSCAPES SPECIFICALLY DESIGNATED BY OWNER.
- CONTRACTOR WILL MAINTAIN SAFE CONDITIONS IN THE CONSTRUCTION AREA FOR WORKMEN AND TRAVELING PUBLIC.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL SECURE CONSTRUCTION PERMITS FROM THE NAPA COUNTY PUBLIC WORKS DEPARTMENT, THE NAPA COUNTY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT, AND ANY OTHER JURISDICTIONAL AGENCY AS REQUIRED. OWNER SHALL PAY FOR ALL FEES INCLUDING INSPECTION FEES THEREFORE.
- ALL STATIONS (ON PLAN) ARE TAKEN ALONG CENTERLINE UNLESS OTHERWISE NOTED ON PLAN AND SHOW MEASUREMENTS IN A HORIZONTAL PLANE.
- ALL GRADING, SITE PREPARATION, PLACING AND COMPACTING OF FILL SHALL BE DONE ACCORDING TO THESE PLANS, AND NAPA COUNTY REQUIREMENTS.
- SLOPE PLANTING SHALL BE SPECIFIED BY THE BY OTHER AND IS NOT A PART OF THESE PLANS.
- ALL CUT AND FILL SLOPES SHALL BE 2:1 OR MORE GENTLE, UNLESS OTHERWISE NOTED
- ALL ABANDONED UNDERGROUND PIPELINES EXPOSED DURING GRADING SHALL BE REMOVED OR ADEQUATELY PLUGGED.
- ROUND CUT AND FILL SLOPES TO BLEND IN WITH THE NATURAL GROUND CONTOURS.
- EROSION CONTROL MEASURES SHALL BE EMPLOYED DURING THE RAINY SEASON AS REQUIRED AND AS SHOWN ON THE APPROVED STORMWATER QUALITY MANAGEMENT PLANS. A PRE-GRADING MEETING MAY BE SCHEDULED AT THE CONTRACTORS REQUEST AT THE SITE 48 (FORTY-EIGHT) HOURS PRIOR TO THE START OF GRADING. THE FOLLOWING PEOPLE SHOULD BE PRESENT: OWNER, GRADING CONTRACTORS, ENGINEER, AND THE COUNTY REPRESENTATIVE.
- CHANGES TO THIS PLAN DUE TO FIELD CONDITIONS WILL BE MADE ONLY WITH THE APPROVAL OF THE ENGINEER AND THE NAPA COUNTY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT.
- ADJACENT PROPERTIES SHALL BE PROTECTED FROM STORM WATERS, MUD, SILT, ETC.
- THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF THE ENGINEER AND THE GOVERNING COUNTY AGENCY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLACEMENT OF ALL FILLS ACCORDING TO THE PLAN, AND THE PREPARATION OF GROUND TO RECEIVE FILLS. TESTING FOR REQUIRED COMPACTION, STABILITY OF ALL FINISH SLOPES, SOIL EROSION, AND REQUIRED CUT SLOPE SURFACES.

MAINTENANCE & LIMITATIONS

- THE IMPROVEMENTS SHOWN ON THIS PLAN MUST BE MAINTAINED PROPERLY IN ORDER FOR THEM TO FUNCTION PROPERLY. SUCH MAINTENANCE INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING: MAINTAIN ALL BMP'S TO AVOID EXCESS EROSION, MAINTAIN VEGETATIVE COVERAGE ON ALL DISTURBED AREAS, KEEP ALL STORM DRAIN STRUCTURES FREE OF DEBRIS & SEDIMENT.
- THE EFFECTS OF NORMAL EROSION SUCH AS THOSE DUE TO ENVIRONMENTAL, WEATHER, AND GEOLOGIC CONDITIONS, WILL CONTINUE TO EXIST THROUGHOUT THE PROJECT SITE. THE STABILITY OF EARTH SLOPES AND METHODS OF CONTROLLING THE EFFECTS OF NORMAL EROSION ARE NOT A PART OF THIS PLAN. CONSULT A SOILS ENGINEER FOR THE STABILITY OF EARTH SLOPES AND THE EFFECTS OF NORMAL EROSION.
- UPON COMPLETION OF ALL PROPOSED IMPROVEMENTS AND EROSION CONTROL MEASURES THE OWNER SHOULD PROVIDE FOR A DETAILED INSPECTION BY THE ENGINEER. THE INSPECTION SHOULD BE PERFORMED BOTH PRIOR TO AND DURING THE FIRST RAIN, TO CHECK THE FUNCTIONALITY OF ALL THE PROPOSED MEASURES & IMPROVEMENTS. IT MAY BE NECESSARY TO MAKE SOME MODIFICATIONS AND/OR REPAIRS TO THESE IMPROVEMENTS IN ORDER TO MAINTAIN A PROPER AND EFFICIENT WORKING SYSTEM.
- SIGNIFICANT MAINTENANCE AND UPKEEP COSTS MAY BE ASSOCIATED WITH THIS PROJECT AND SHOULD BE PLANNED FOR BY THE OWNER. SEVERE STORMS CAN MOBILIZE SEDIMENTS WHICH CAN IMPAIR THE FUNCTIONALITY OF STORM DRAINAGE DEVICES. IF DRAINAGE DITCHES AND CULVERTS ARE NOT KEPT CLEAR OF SEDIMENTS, EROSION & FLOOD DAMAGE TO STRUCTURES AND DRIVEWAY IMPROVEMENTS MAY RESULT.
- THE DESIGN OF FACILITIES ON THESE PLANS ARE BASED UPON STANDARD ENGINEERING PRACTICES, AND NAPA COUNTY REQUIREMENTS. CHANGES IN TRADITIONAL WEATHER PATTERNS AND RAINFALL INTENSITIES HAVE NOT BEEN PLANNED FOR AND COULD IMPACT THE INTEGRITY OF THE DRIVEWAY AND APPURTENANCES. IT IS SUGGESTED THAT EMERGENCY MEASURES BE PLANNED FOR, AS WELL AS THE COSTS FOR GENERAL MAINTENANCE OF ALL OF THE IMPROVEMENTS SHOWN ON THESE PLANS.

INSTALLATION OF SILT FENCE

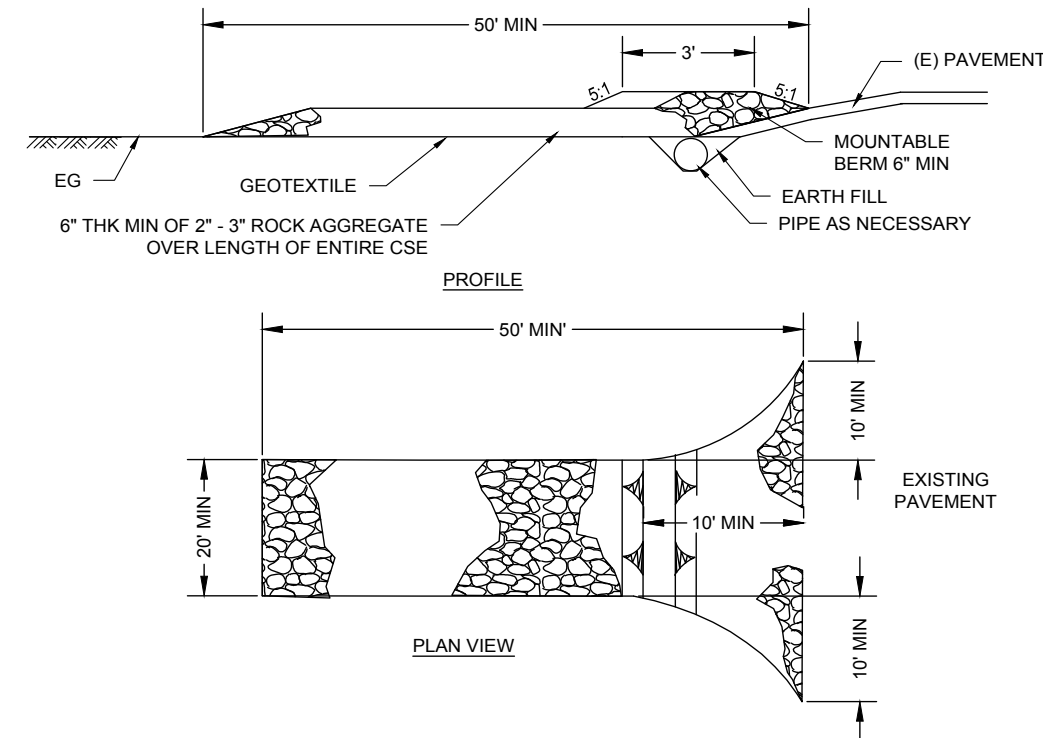
- LAY OUT A SUITABLE FENCE LINE AND SET POSTS ALONG IT. ON SLOPES, ALIGN THE FENCE ALONG THE CONTOUR AS CLOSELY AS POSSIBLE (U.O.N.). IN SMALL SWALES, CURVE THE FENCE LINE UPSTREAM AT THE SIDES TO DIRECT THE FLOW TOWARD THE MIDDLE OF THE FENCE. THE SIDES SHOULD BE HIGHER THAN THE CENTER. SPACE POSTS ON 6' CENTERS AND DRIVE THEM A MINIMUM OF 12 IN INTO THE GROUND. POSTS FOR SILT FENCES CAN BE EITHER 1-1/2" MIN. DIA. HARD WOOD OR 1.33 LB/FT STEEL WITH A MINIMUM LENGTH OF 5 FT. STEEL POSTS MUST HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.
- FASTEN THE FILTER FABRIC TO THE UPHILL SIDE OF THE FENCE POSTS, AND EXTEND TO 6 TO 8 IN INTO THE TRENCH. THE HEIGHT OF THE FENCE SHOULD NOT EXCEED 36 IN. DO NOT STAPLE FABRIC ONTO TREES. CUT THE FILTER FABRIC FROM A CONTINUOUS ROLL TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, SPLICE THE FILTER CLOTH AT A SUPPORT POST, WITH A MINIMUM 6 IN OVERLAP, AND SECURELY FASTEN BOTH ENDS TO THE POST.
- BACKFILL THE TRENCH OVER THE TOE OF THE FABRIC AND COMPACT THE SOIL.
- PREFABRICATED SILT FENCE WITH POSTS IS ENCOURAGED AND MAY BE USED AS AN ALTERNATE TO SETTING STEEL OR WOOD POSTS.



SILT FENCE DETAIL

N.T.S.

- CONSTRUCTION SPECIFICATION
- LENGTH = MINIMUM OF 50'
 - WIDTH = 20' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
 - GEOTEXTILE FABRIC (FILTER CLOTH) SHALL BE PLACED OVER THE EXISTING GROUND PRIOR TO PLACING STONE.
 - STONE - CRUSHED AGGREGATE (2" TO 3") OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT SHALL BE PLACED AT LEAST 6" DEEP OVER THE LENGTH AND WIDTH OF THE ENTRANCE.
 - SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 6" OF STONE OVER THE PIPE. PIPE HAS TO BE SIZED ACCORDING TO THE DRAINAGE. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE WILL NOT BE NECESSARY. PIPE SHOULD BE SIZED ACCORDING TO THE AMOUNT OF RUNOFF TO BE CONVEYED. A 6" MINIMUM WILL BE REQUIRED.
 - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE STABILIZED CONSTRUCTION ENTRANCE.

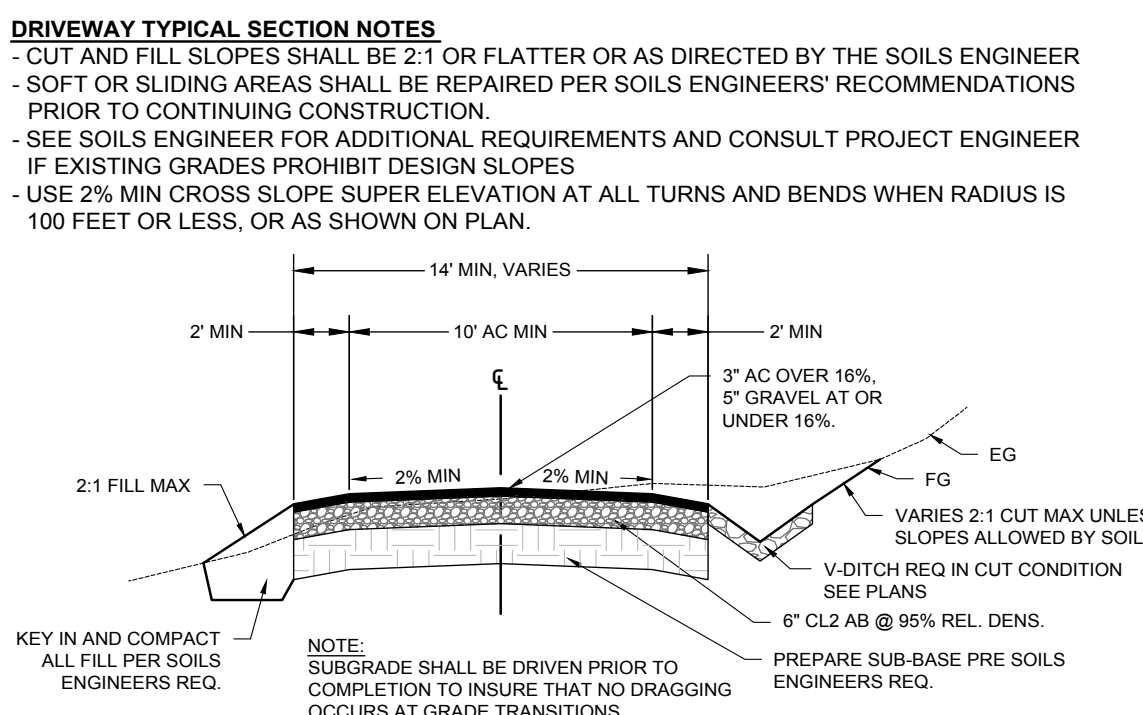


STABILIZED CONSTRUCTION ENTRY

N.T.S.

TYPICAL PAD FILL SECTION

N.T.S.

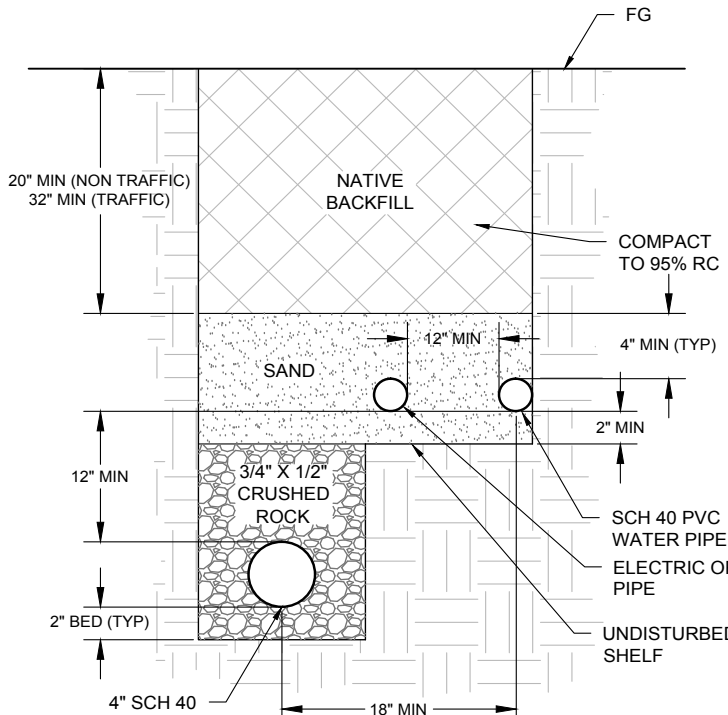


TYPICAL DRIVEWAY SECTION

N.T.S.

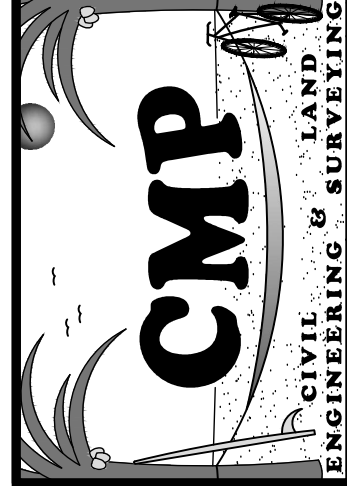
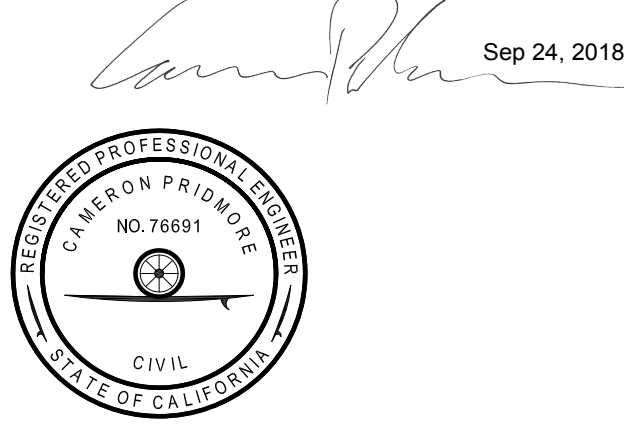
ONSITE GAS & ELECTRIC TRENCH DETAIL

NTS



JOINT TRENCH DETAIL

NTS



PREPARED BY:
CAMERON PRIDDY, P.E., PLS
1607 CADEL VALLEY ROAD
NAPA, CA 94558
(707) 815-9888
CAMERON@CMPENGINEERING.COM
CMPENGINEERING.COM
PROJECT #: 00362 DATE: 5/4/2018

REV. #	DESCRIPTION	DATE
1	CLIENT & CITY COMMENTS	9/24/18

PROJECT INFO:
PRESTON PROPERTY
500 MILLS LANE
SAINT HELENA, CA 94574
APN: 009-070-019

SHEET NAME:
NOTES & DETAILS

SHEET:
C4

OF 4

Plant Legend

KEY	QTY	SIZE in gallons	BOTANICAL NAME	COMMON NAME
TREES				
OL	-	15	Olea - variety selected by owners depending on if they want to harvest olives	Olive
PC	-	24" box	Platanus chinensis Keith Davey	Chinese Platanus
LI	-	24" box	Lagerstroemia I. Tuscarora	Crape Myrtle
QA	-	Transplanted	Quercus - transplant existing trees on site	Oak
TALL SHRUB				
RO	-	5 gal.	Rosmarinus Blue Spikes	Tall Rosemary
MC	-	5 gal.	Myrtus communis	Pacific Wax Myrtle
MEDIUM SHRUBS				
NC	-	5 gal.	Nandina Gulf Stream	Heavenly Bamboo
DV	-	5 gal.	Dietes vegeta	Fortnight Lily
LO	-	5 gal.	Loropetalum Razzleberry	Bush Germander
TF	-	5 gal.	Teucrium fruticos	
RF	-	5 gal.	Rosa FLOWER CARPET PINK (not light pink)	
GROUND COVERS				
EP	-	1 gal.	Euryops pectinatus	Euryops Daisy
SC	-	1 gal.	Salvia clevelandii	Cleveland Sage
LB	-	1 gal.	Lomandra Breeze	Green Lavender Cotton
SV	-	1 gal.	Sanitaria virens	Mexican Sage
SL	-	1 gal.	Salvia leucantha Santa Barbara	Autumn Sage
SG	-	1 gal.	Salvia Lupicall or other red one	Lavender
LA	-	1 gal.	Lavandula Grosso	Mexican Sage
SL	-	1 gal.	Salvia leucantha Santa Barbara	Prostrate Rosemary
RP	-	1 gal.	Rosmarinus Huntington Carpet	Hot Poker Plant
KU	-	1 gal.	Kniphofia hybrid Bee's Sunset	Pacific Reed Grass
CK	-	1 gal.	Calamagrostis Karl Foerster	Lamb's Ears
SB	-	1 gal.	Stachys byzantine	

Landscape Notes

- 1) See sheets L3 and L4 for details and specifications.
- 2) Exact location of plants on site to be adjusted so as to best coordinate with irrigation component locations, lights, drainage features, and swales
- 3) Use 3 inch deep mulch in all planting areas. Provide owner with different mulch samples and prices including Nitroized Redwood sawdust and Mahogany colored Wonder Mulch from Vision Recycling in Fremont
- 4) Install plants for all plant circles shown on the plan even if they aren't labeled. Call for clarification. For bidding purposes, if no one is available to answer questions, assume that any plant circle scaled less than 8" wide is 5 gal. size and any circle scaled larger is 15 gal. size
- 5) The plan is schematic. Don't install plants too close to edges of paving or buildings. Keep valves and quick couplers away from trees.
- 6) The plants will do much better if efforts to uncompact soil that has been compacted during building construction.
- 7) See specs. concerning soil amendments and fertilizer. For bidding purposes until the soil fertility test is done, bid 6 cubic yards of BFI Organics Super Humus Compost or nitroized RWD sawdust. 16 pounds of 12-12-12 fertilizer tilled into the top 4" to 8" of soil after ripping soil to 12" deep, except on steep slopes. Some of the planting areas are so narrow that it will need to be dug in by hand.
- 8) There are no lawn areas
- 9) Check to see if a Soil Management Report has been done. Proof will be required that all recommendations have been done. If the Soil Management Report has not been done by the time the bid for landscape construction has been awarded the landscape contractor is responsible for the cost of it and getting the sample collected and to the lab. The Soil Management report needs to be done after most of the grading is done but soon enough to be able to make changes to plant material or soil amendments if necessary.

Hydrozone Summary

HYDROZONE	VALVES	IRRIG. METHOD	AREA sq.ft.	% of LANDSCAPE AREA
HYD 1	1 Low water shrub	Drip	10,260	87%
HYD 2	2 Med water shrub	Drip	489	4%
HYD 3	3 Low water tree	Drip	1,050	9%
TOTAL			11,799	100%
Summary by Hydrozone		Area (Sq.ft.)	% of Landscape Area	
High Water Use		0	0%	
Moderate Water Use		489	4%	
Low Water Use		11,310	96%	
TOTAL		11,799	100%	

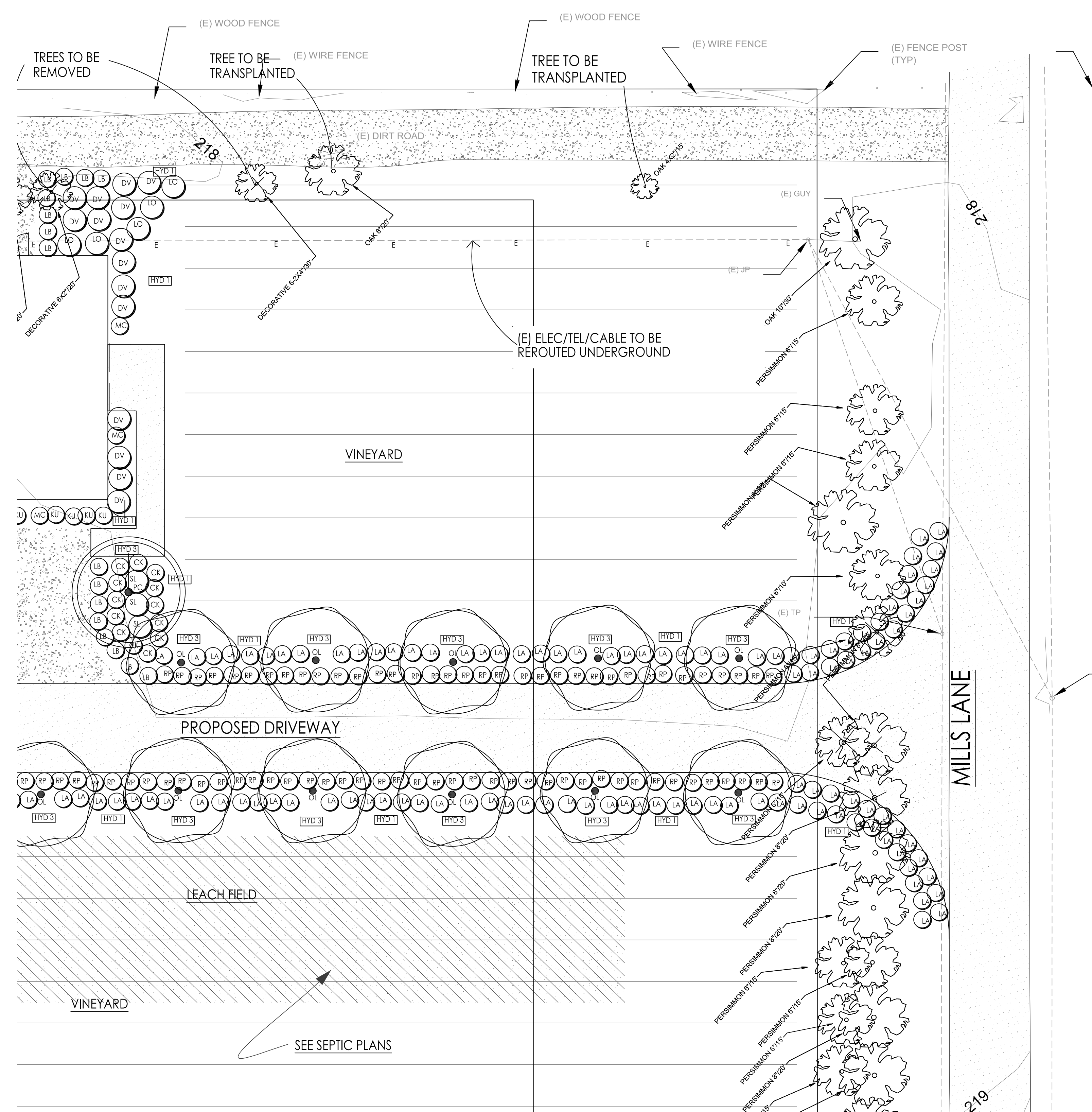
WATER EFFICIENT LANDSCAPE WORKSHEET

Date: 8/3/2018
Project: Residence, Guest House, and Barn
Address: 500 Mills Lane, St. Helena, CA
Total Planted Area (sq.ft.) 11,799

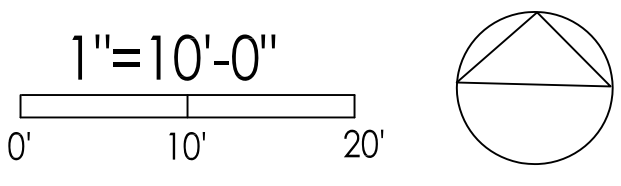
Reference Evapotranspiration (Eto): 44.1 St. Helena									
HYDRO ZONE NO.	VALVES	HYDRO ZONE DESC.	Plant Factor PF	Irrig. Method	Irrig. Efficiency IE	ETAF PFIE	LDSCP AREA Square Feet	ETAF x Area	Estimated Total Water Use (Gal.)
Regular Landscape Areas									
1		Drip, low water, shrub	0.3	Drip	0.81	0.3704	10,260	3800.00	103,900
2		Drip, med water, shrub	0.5	Drip	0.81	0.6173	489	301.85	8,253
3		Drip, low water, tree	0.3	Drip	0.81	0.3704	1,050	388.89	10,633
4									
5									
6									
7									
8									
Totals							11,799	4,491	122,742
Special Landscape Areas									
						1			
						1			
						1			
Totals							0		
ETWU Total									122,786
Maximum Allowed Water Allowance (MAWA)									177,435

Resid ETAF for MAWA calc: 0.55 MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
An ETAF of 1.0 for MAWA is allowed when using recycled water for irrigation

ETAF Calculations	
Regular Landscape Areas	
Total ETAF x Area	4,491
Total Area	11,799
Average ETAF	0.38
All Landscape Areas	
Total ETAF x Area	4,491
Total Area	11,799
Sitewide ETAF	0.38
Average ETAF of 1.0 is allowed for landscape areas using recycled irrigation water	



Irrigation Hydrozone Plan & Planting Plan

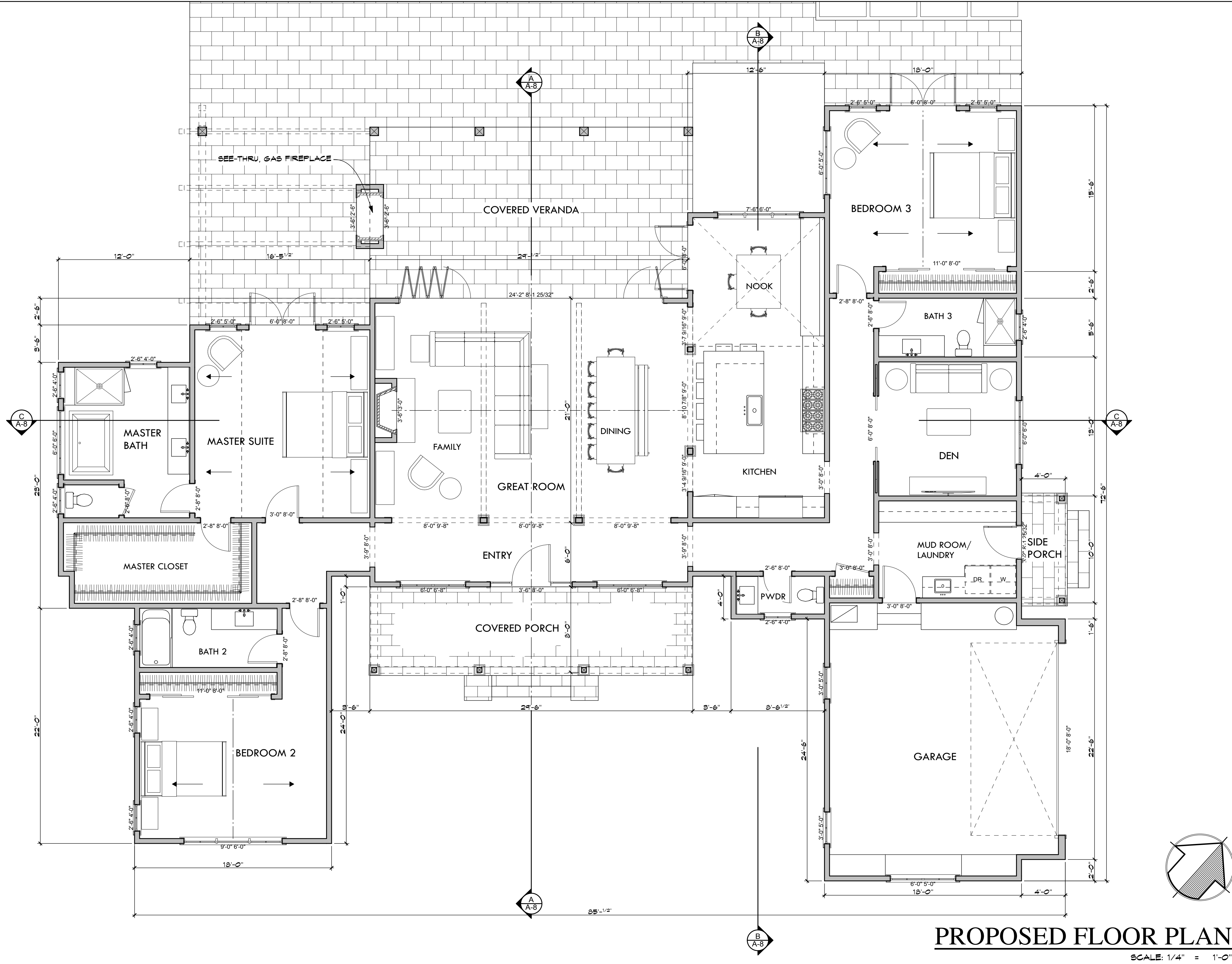


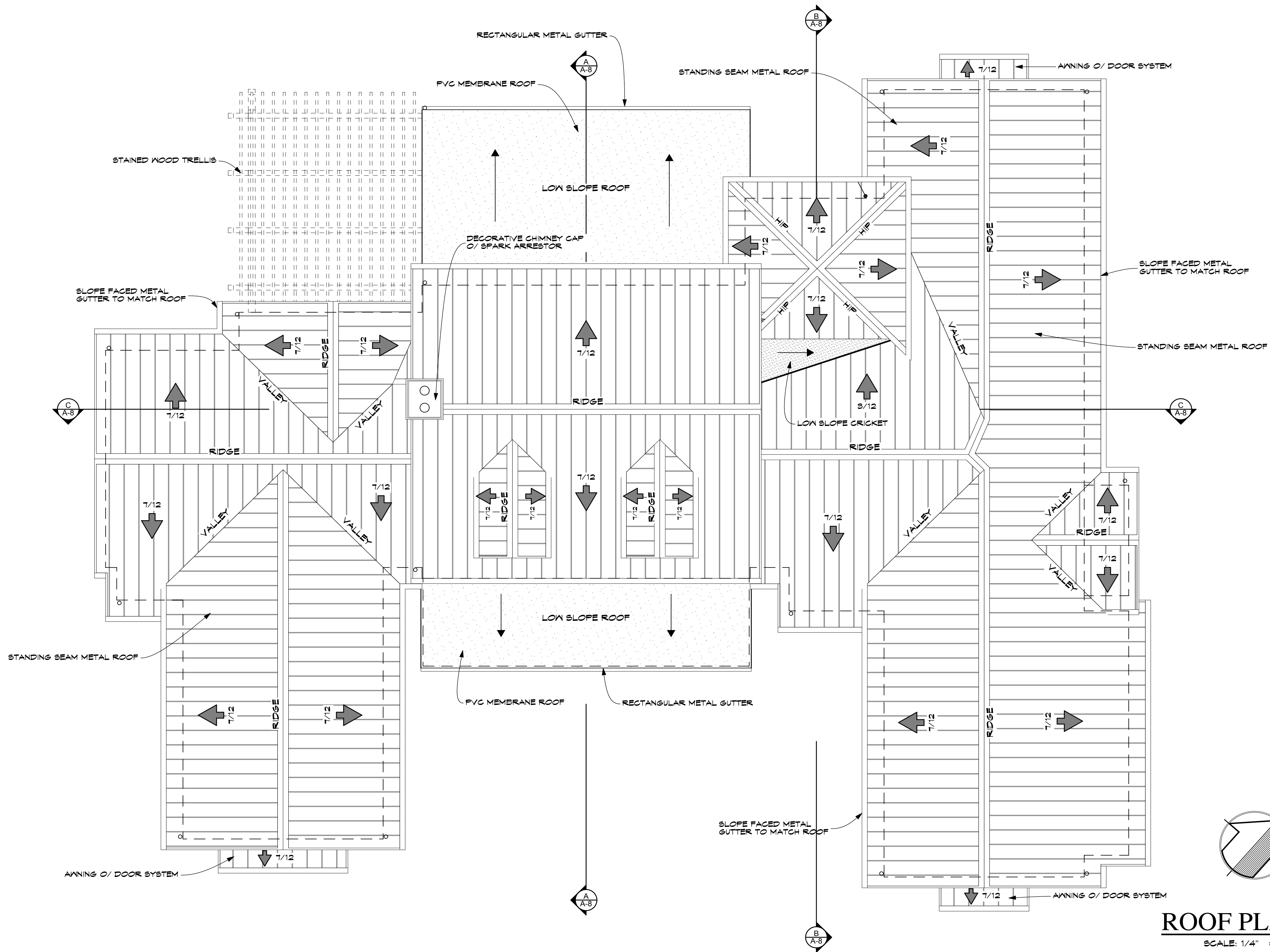
Revision

GREGORY LEWIS LANDSCAPE ARCHITECT #2176
736 Park Way, Santa Cruz, CA 95065 (831) 354-0660
landscapenotebooks@gmail.com

Quail Camp
500 Mills Lane, Saint Helena, CA

Date: 8/3/18
Scale: As Noted
Drawn: Greg
Job Sheet: L2
of 2





REVISIONS	
A.	10/03/18
B.	02/04/19

KOHLSAAT
& ASSOCIATES

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A NEW RESIDENCE & BARN AT:

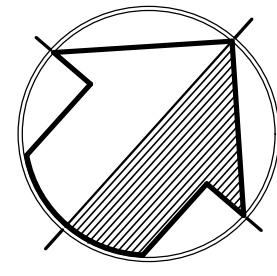
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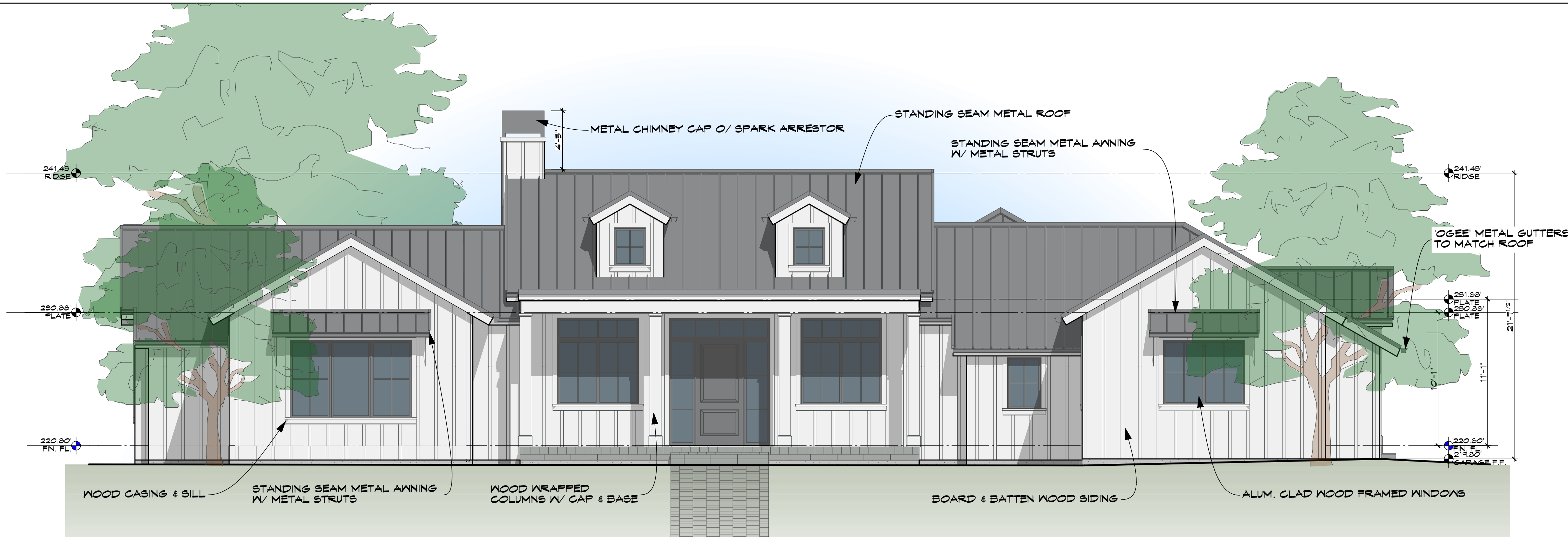
MILLS LANE SAINT HELENA, CA

DATE: 05/07/18
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SHEET
A-5
11 OF -

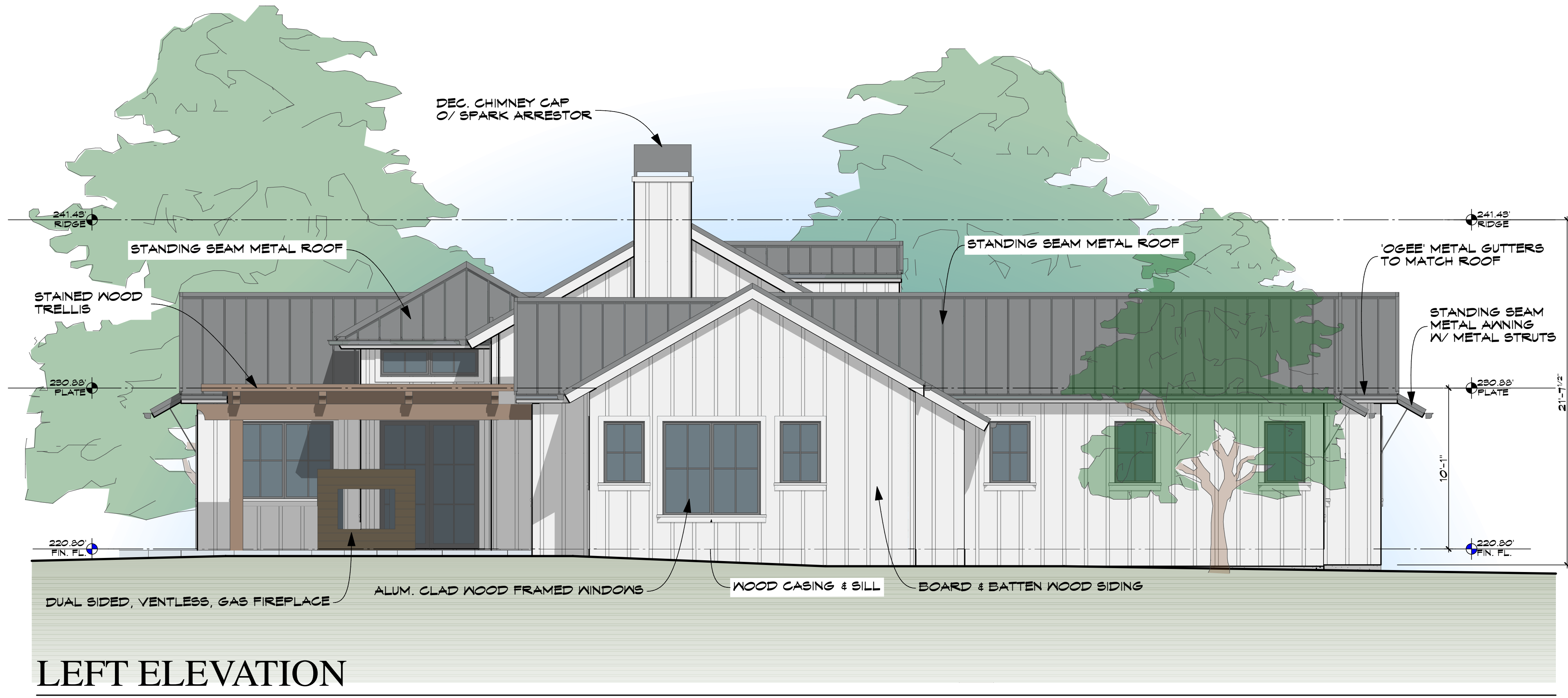
ROOF PLAN
SCALE: 1/4" = 1'-0"





FRONT ELEVATION

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



LEFT ELEVATION

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

REVISIONS	
A.	10/03/18
B.	02/04/19

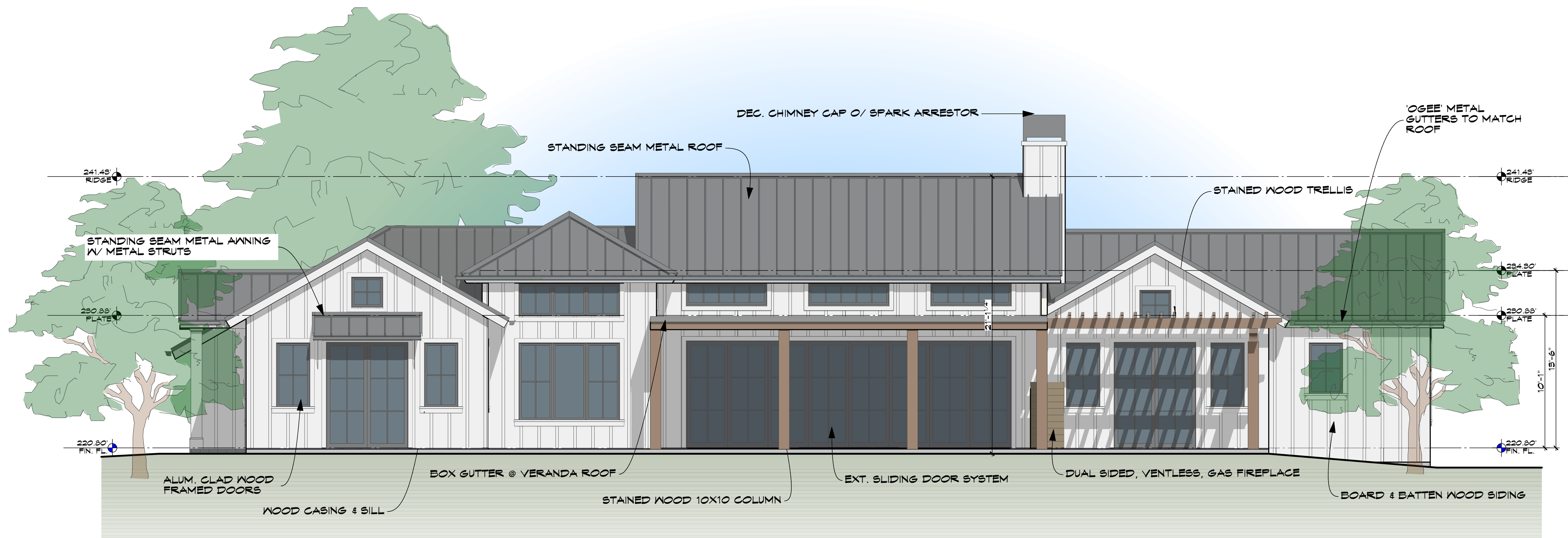
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A NEW RESIDENCE & BARN AT:
QUAIL CAMP
MILLS LANE
SAINT HELENA, CA

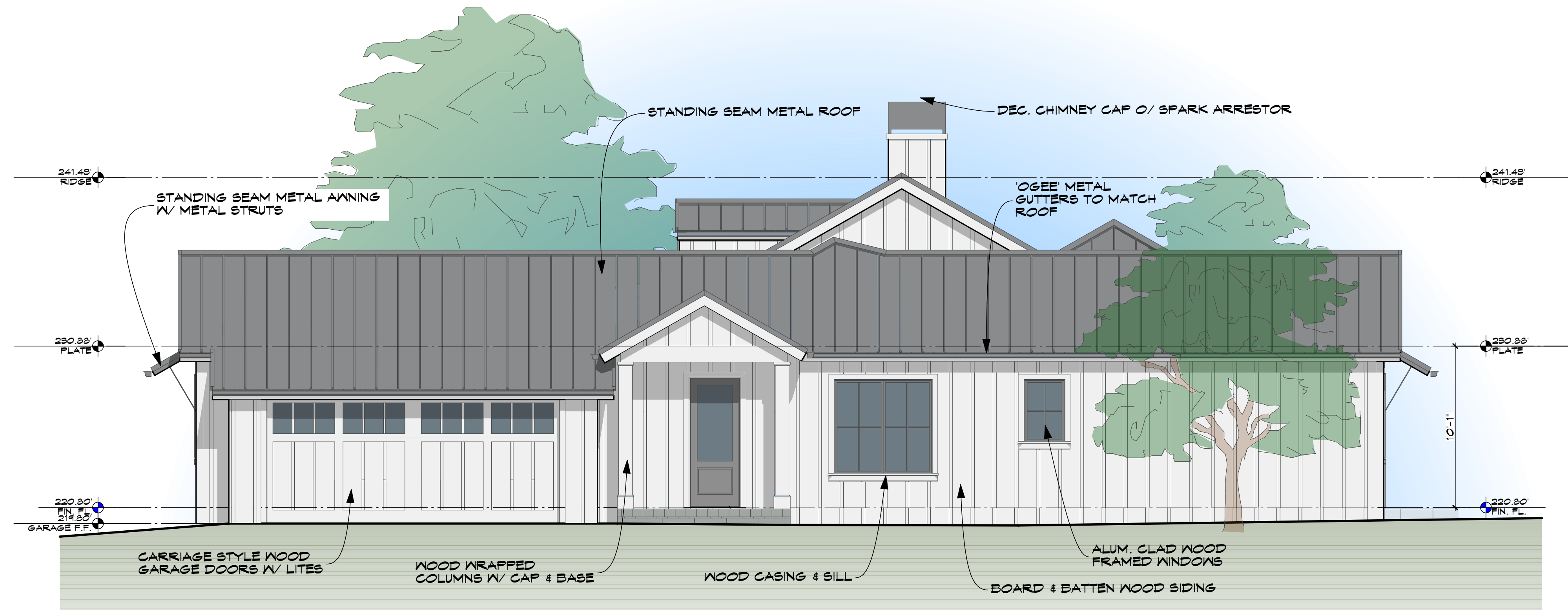
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SHEET
A-6
12 OF 12



REAR ELEVATION

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



RIGHT ELEVATION

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

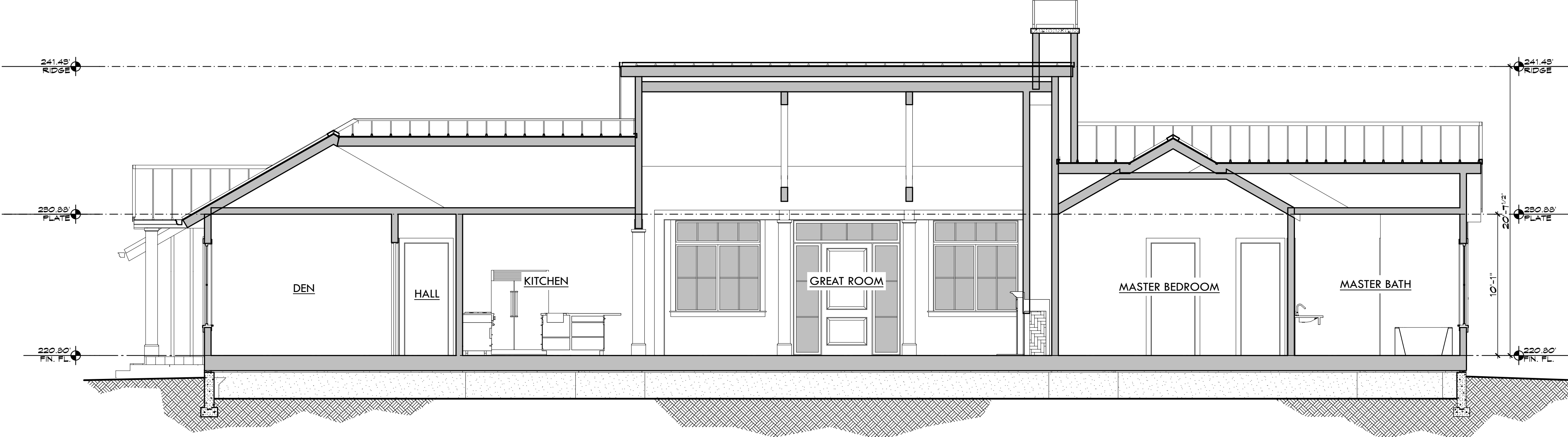
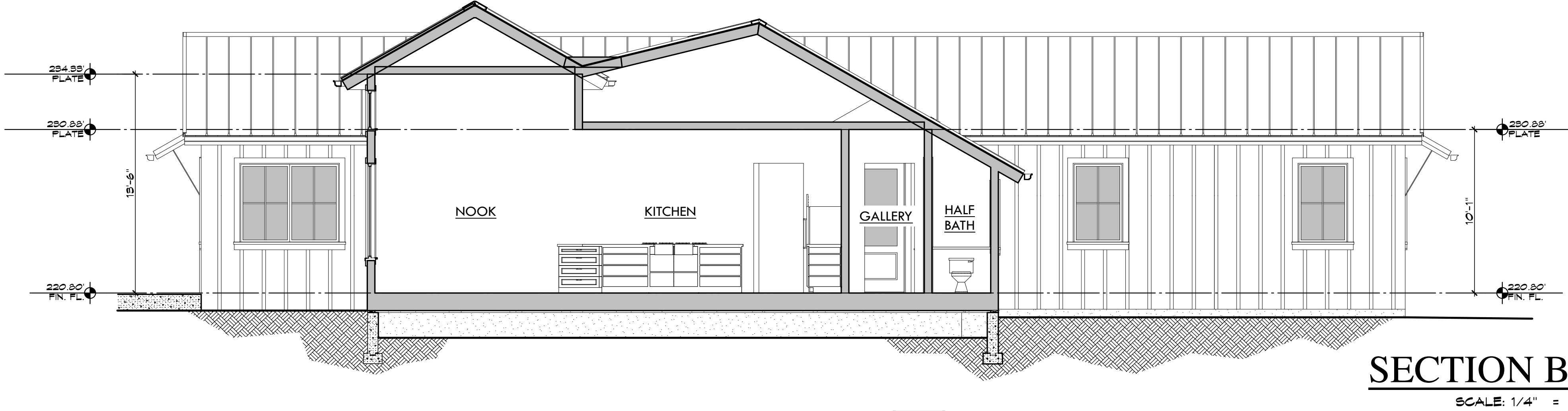
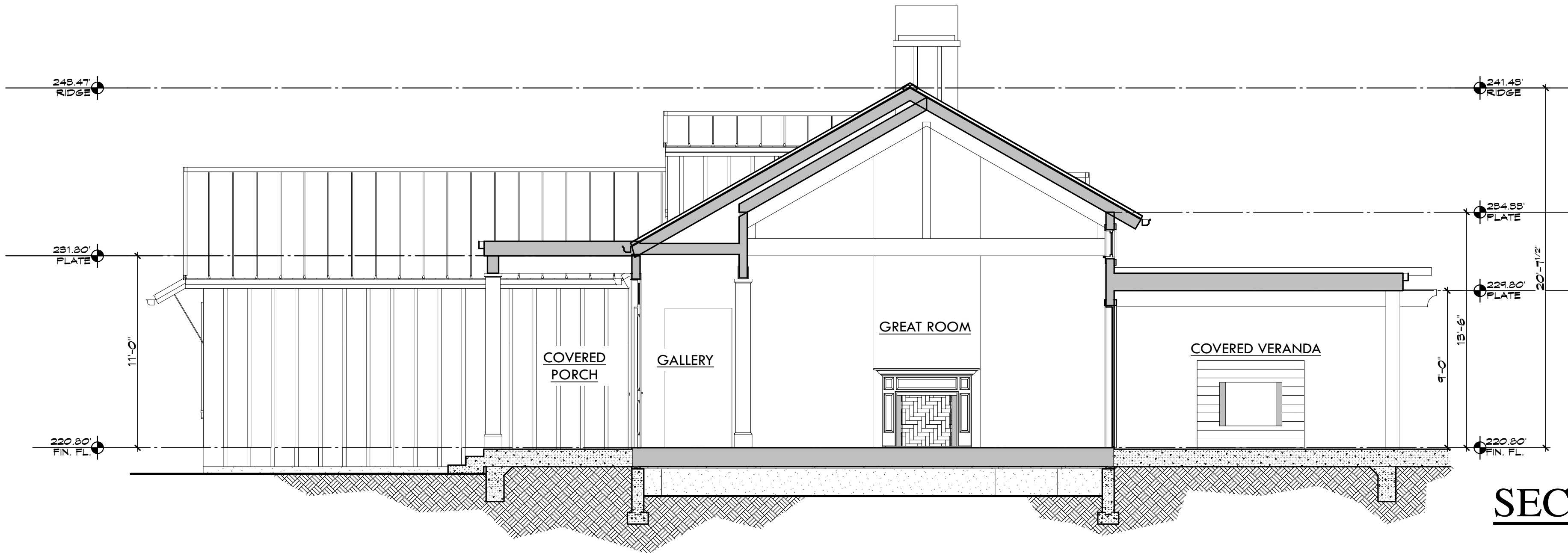
REVISIONS	
A.	10/03/18
B.	02/04/19

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A NEW RESIDENCE & BARN AT:
QUAIL CAMP
 MILLS LANE
 SAINT HELENA, CA

DATE: 05/07/18
 SCALE: AS SHOWN
 SHEET
A-7
 13 OF -



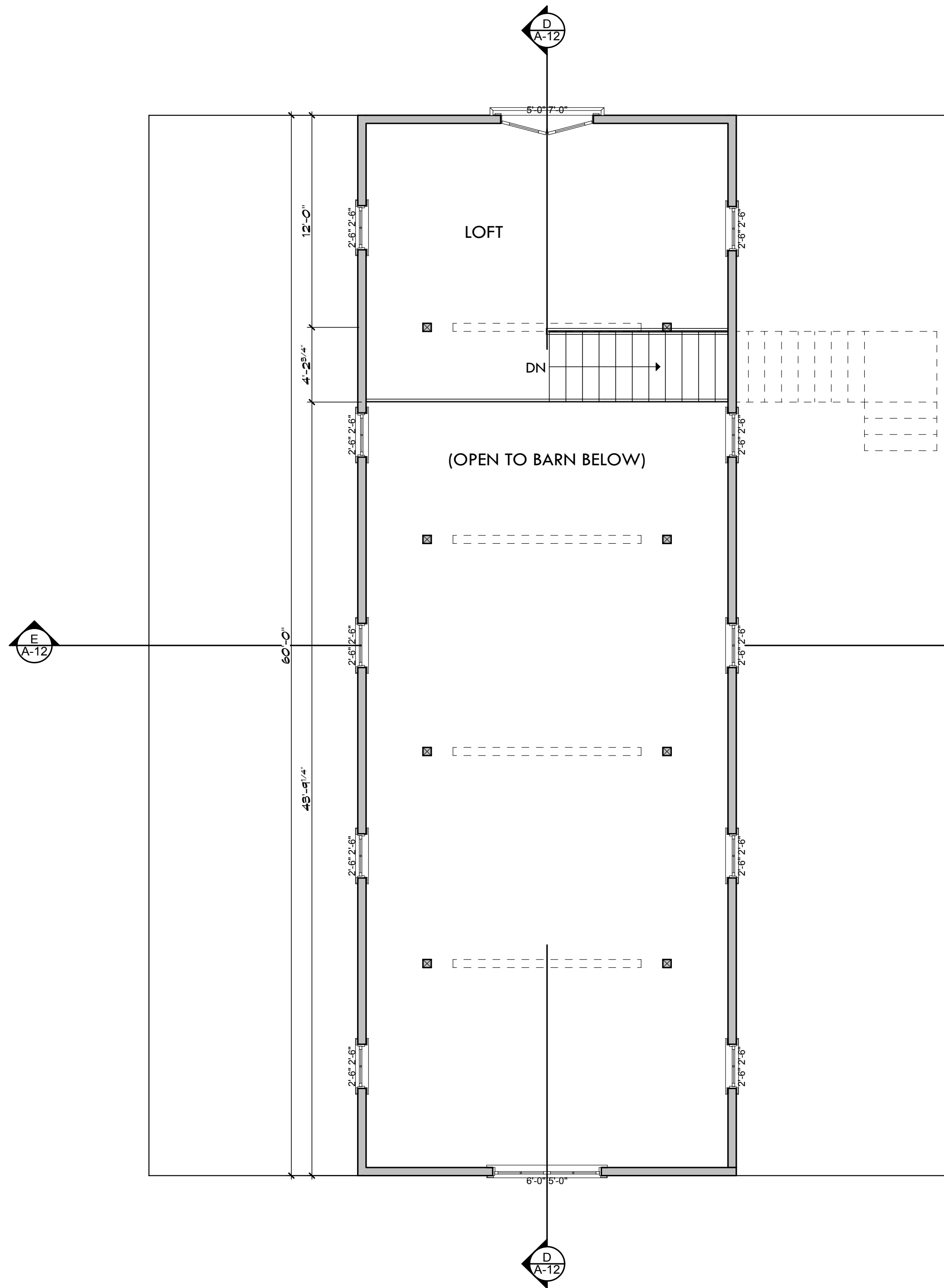
REVISIONS	
A.	10/03/18
B.	02/04/19

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A NEW RESIDENCE & BARN AT:
QUAIL CAMP
MILLS LANE SAINT HELENA, CA

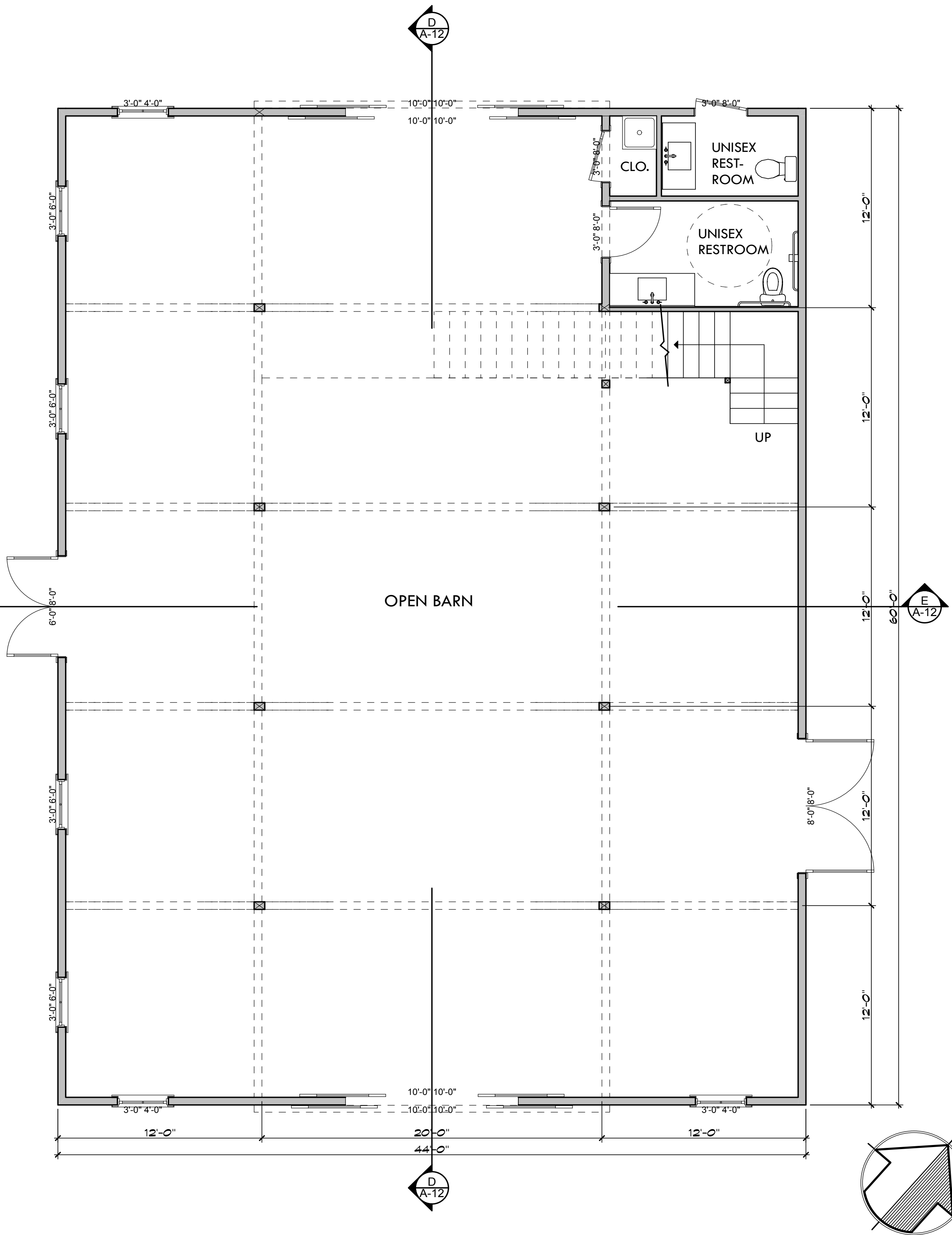
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SHEET
A-8
14 OF -



LOFT FLOOR PLAN

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



BARN FLOOR PLAN

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

REVISIONS	
A.	10/03/18
B.	02/04/19

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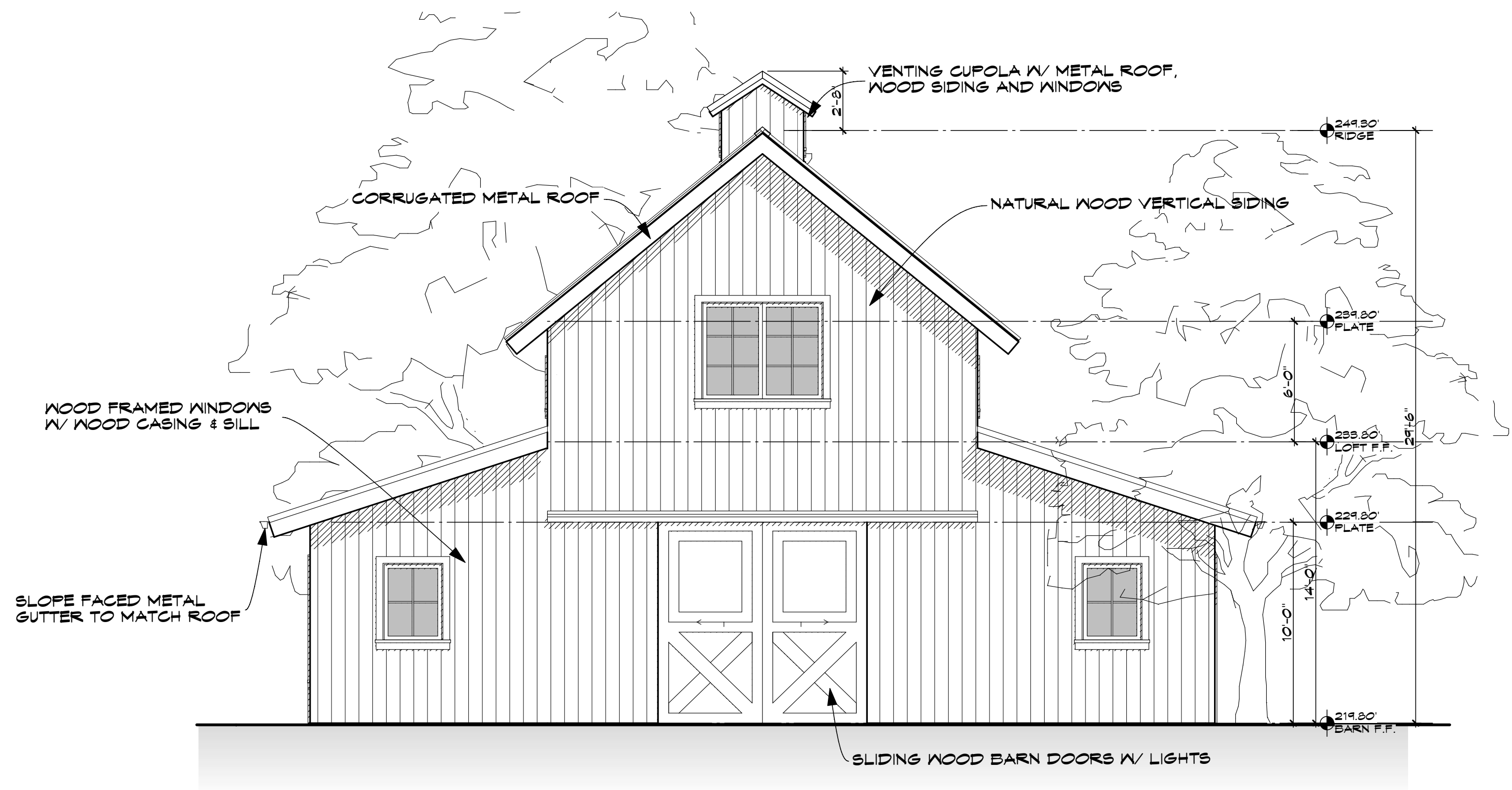
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A NEW RESIDENCE & BARN AT:
QUAIL CAMP
MILLS LANE SAINT HELENA, CA

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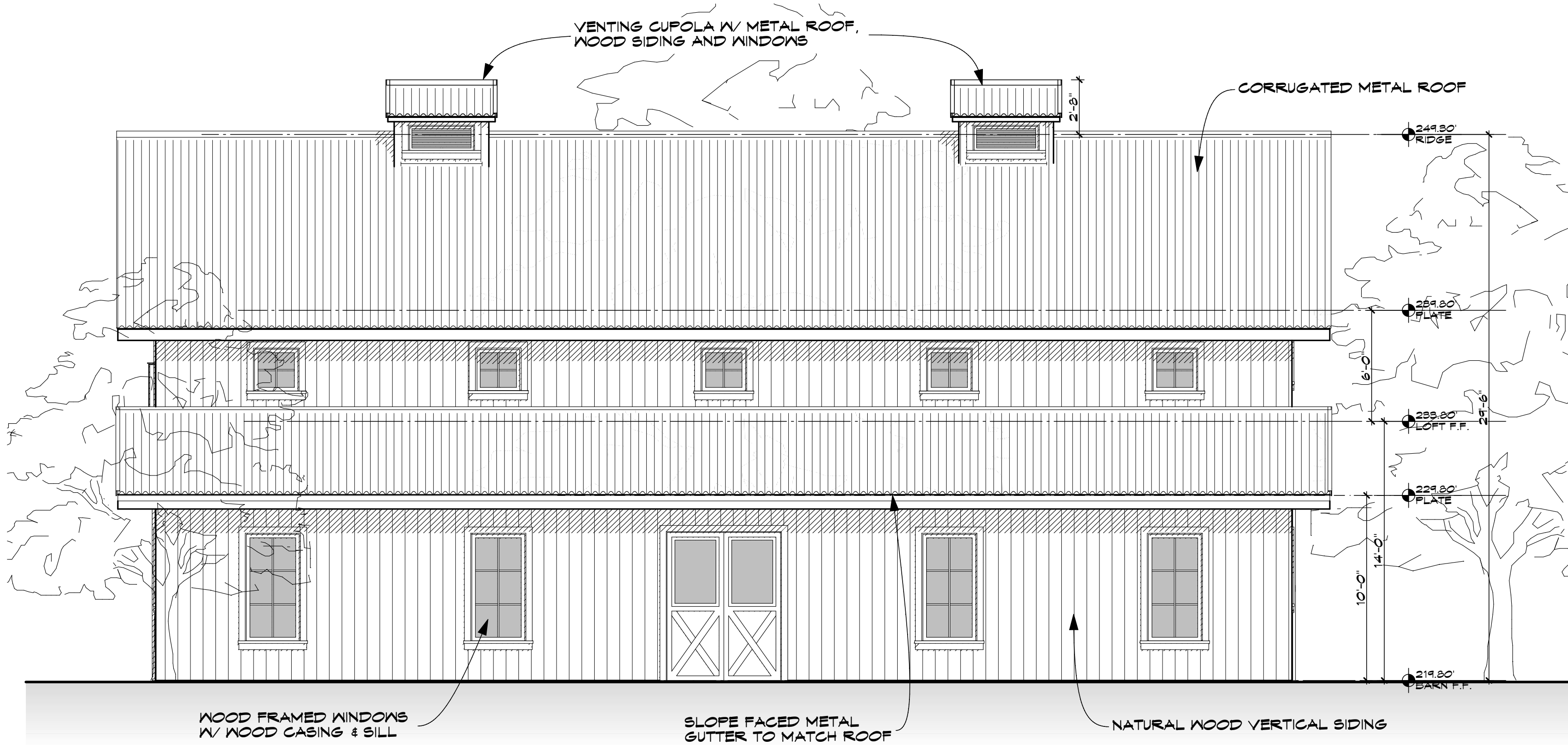
SHEET
A-9

15 OF -



BARN FRONT ELEVATION

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



BARN LEFT ELEVATION

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

REVISIONS	
A.	10/03/18
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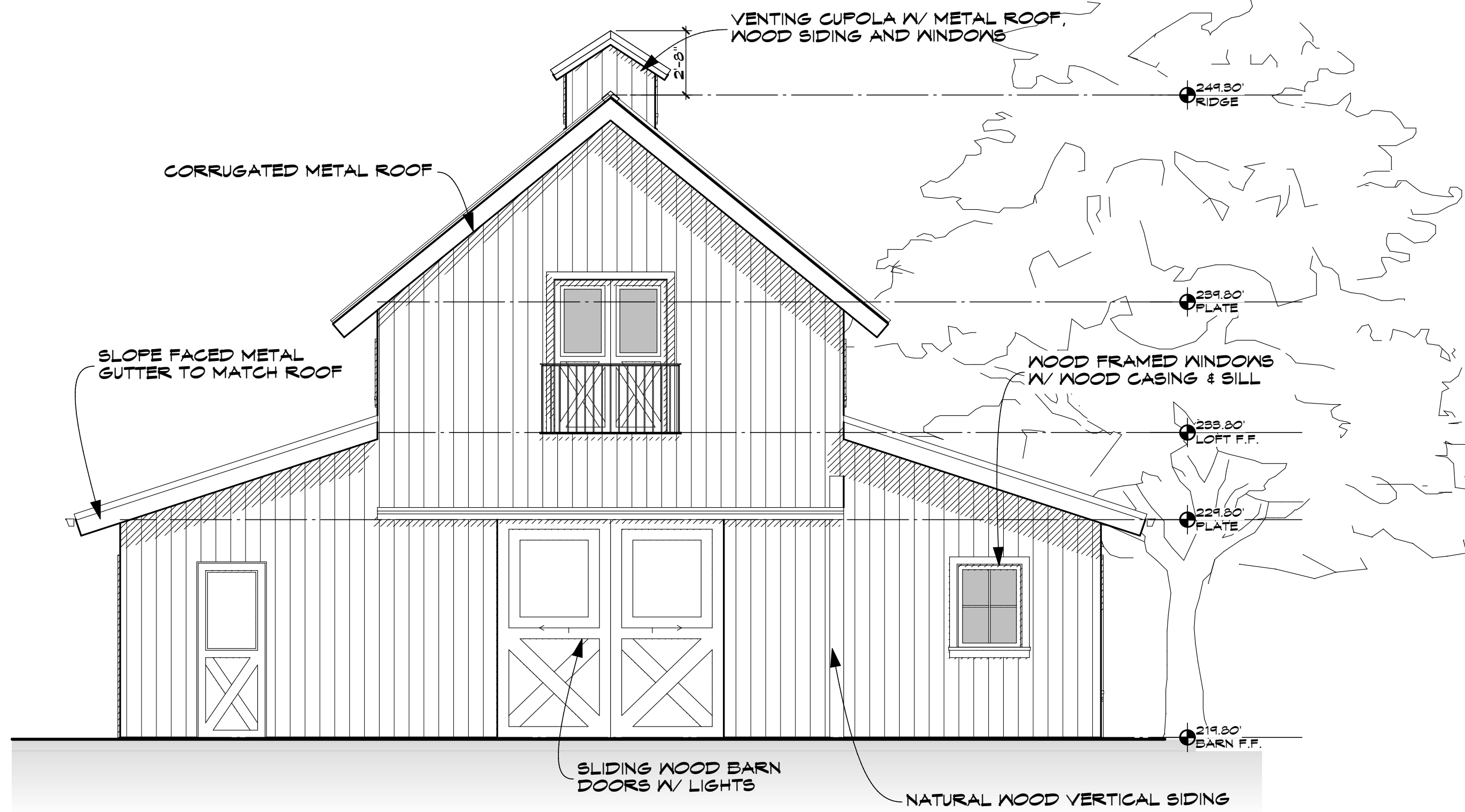
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MILLS LANE SAINT HELENA, CA

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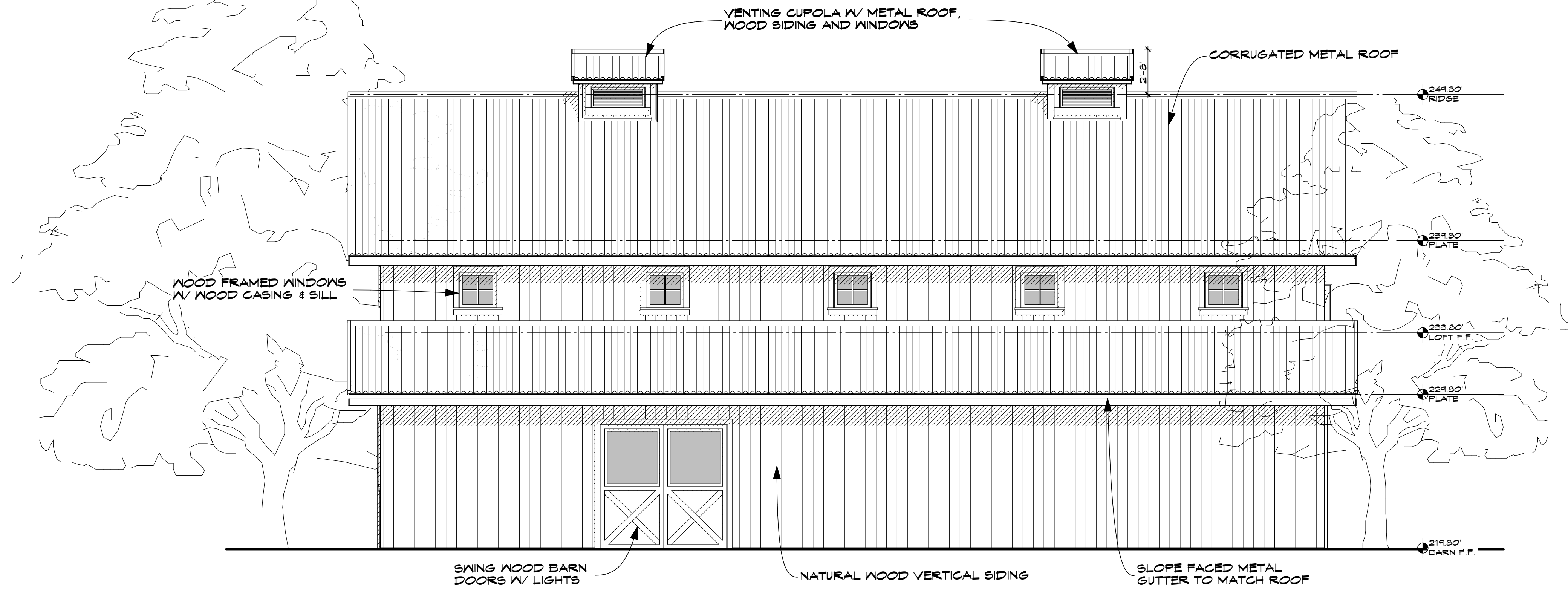
SHEET
A-10

16 OF -



BARN REAR ELEVATION

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



BARN RIGHT ELEVATION

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

REVISIONS	
A.	10/03/18
B.	02/04/19

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& ASSOCIATES**
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A NEW RESIDENCE & BARN AT:
QUAIL CAMP
MILLS LANE SAINT HELENA, CA

DATE: 05/07/18

SCALE: AS SHOWN

SHEET

A-11

17 OF -

REVISIONS	
A.	10/03/18
B.	02/04/19

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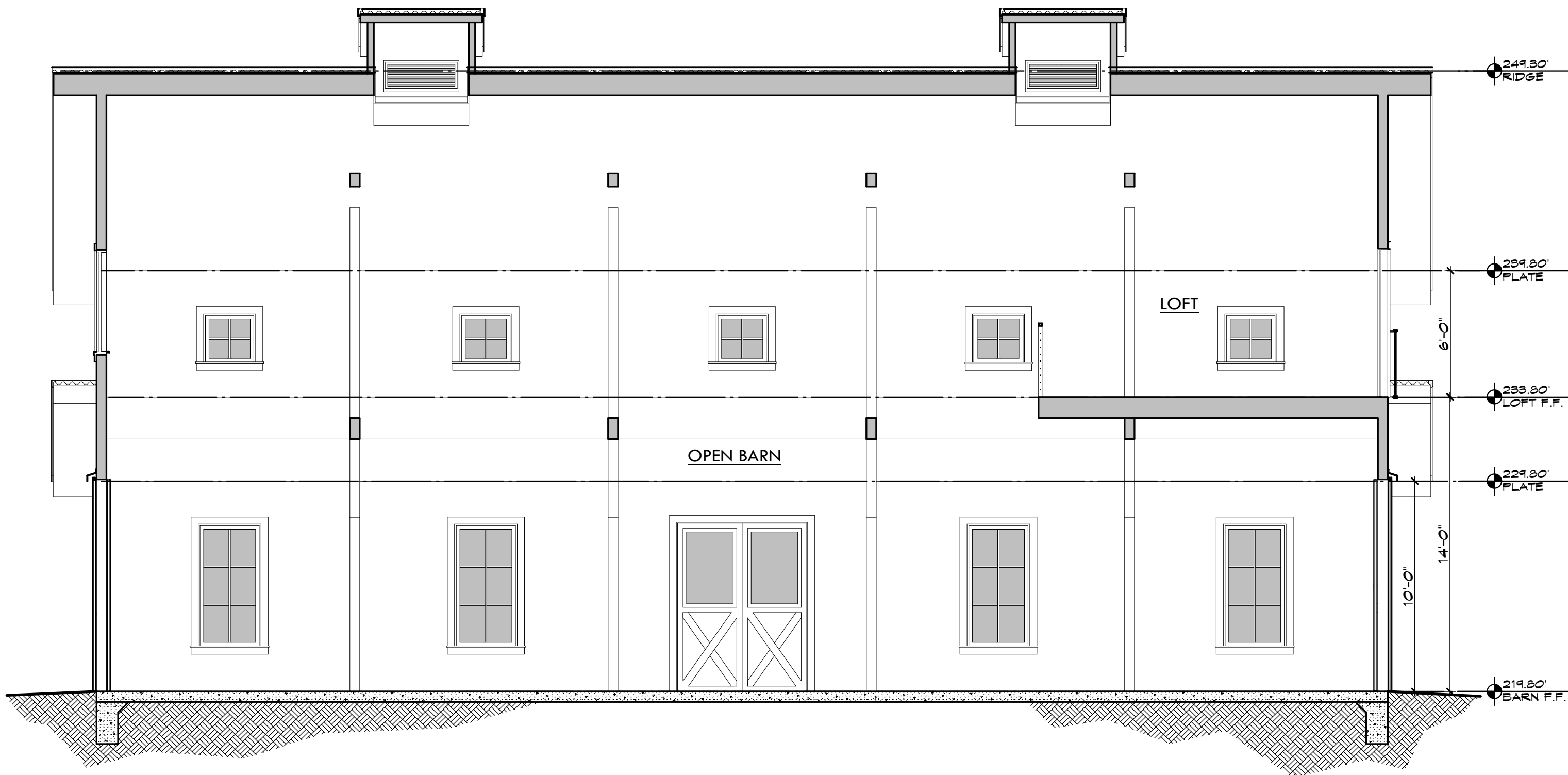
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A NEW RESIDENCE & BARN AT:

QUAIL CAMP

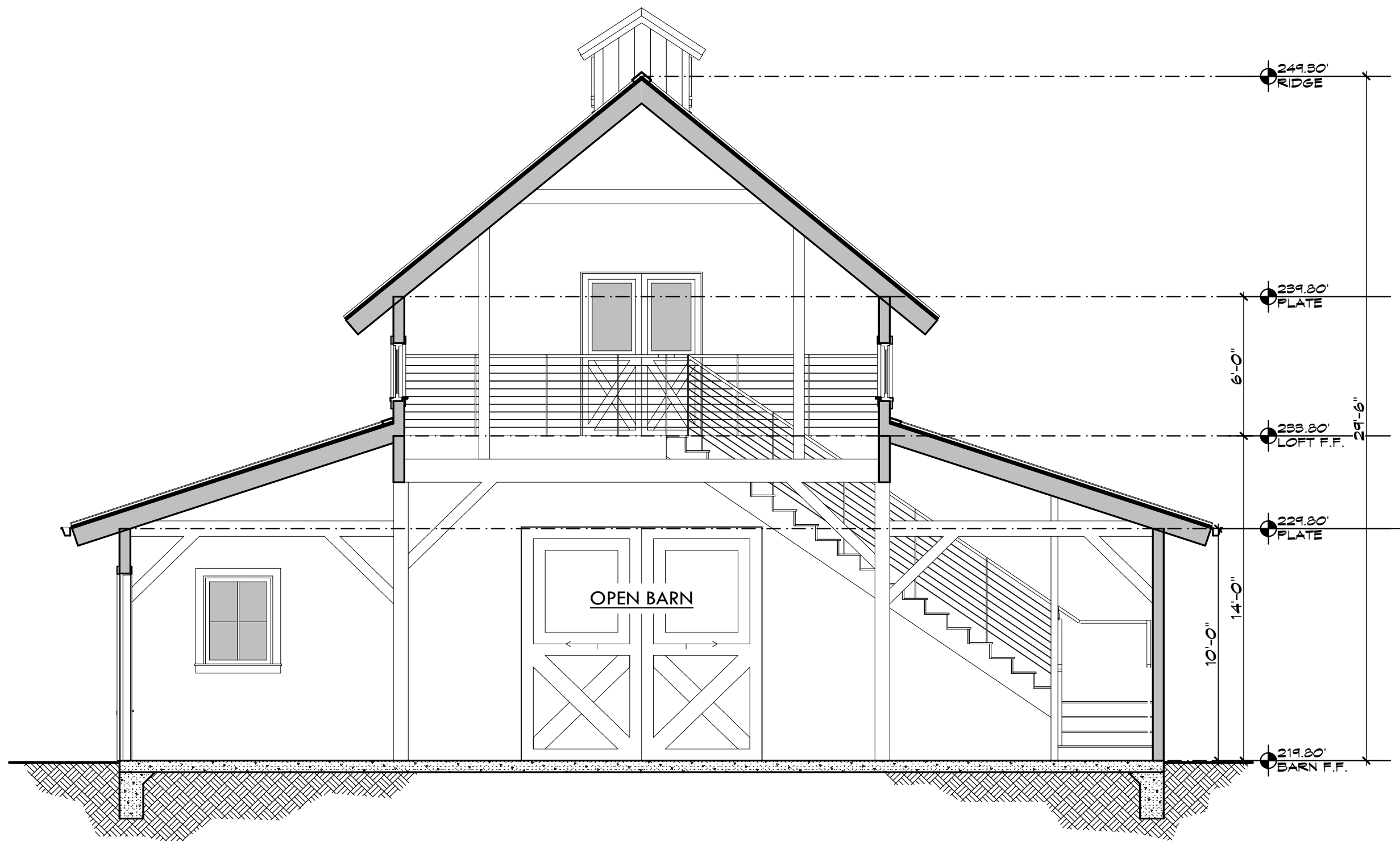
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SHEET	A-12
	18 OF -



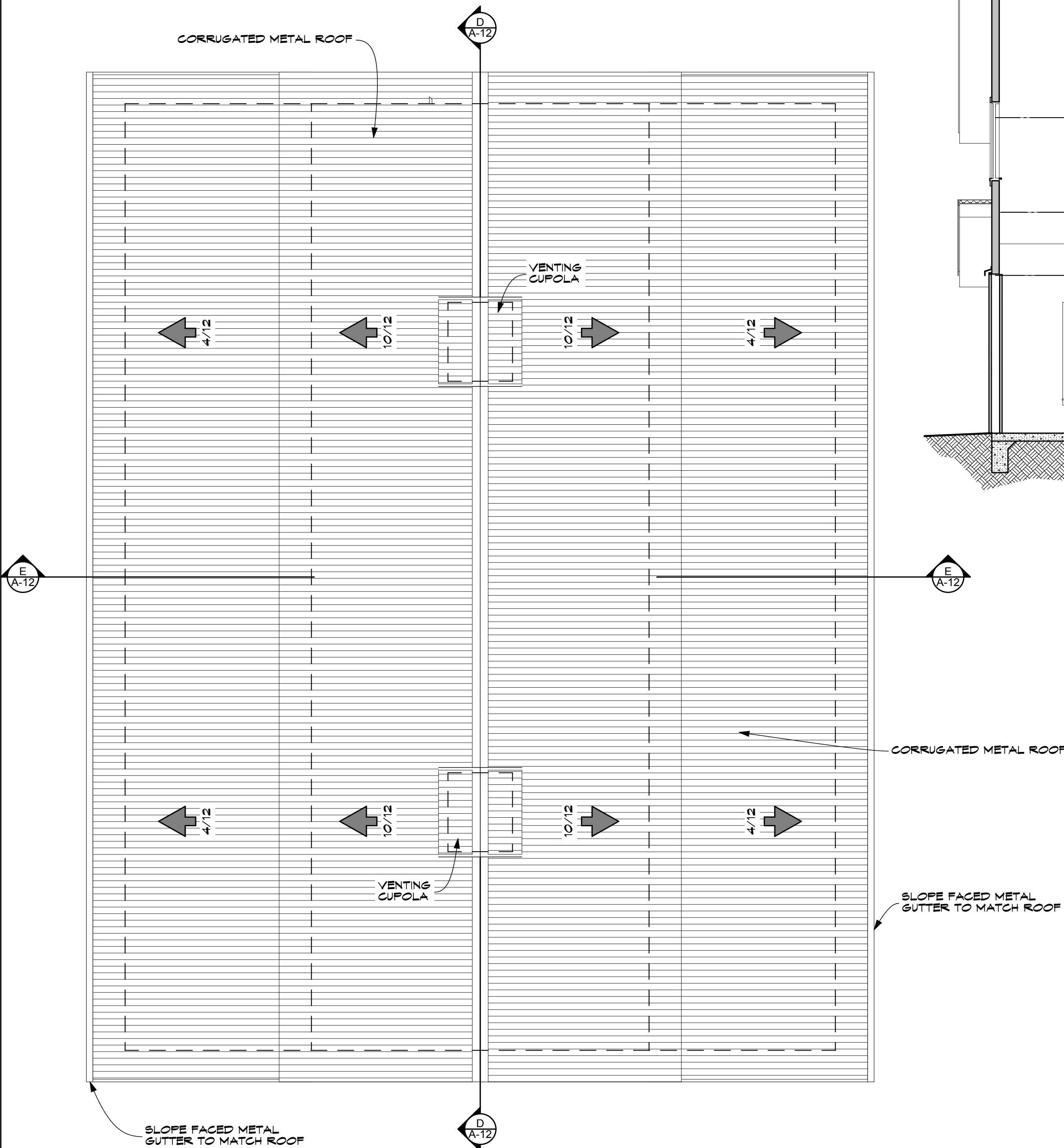
SECTION D-D

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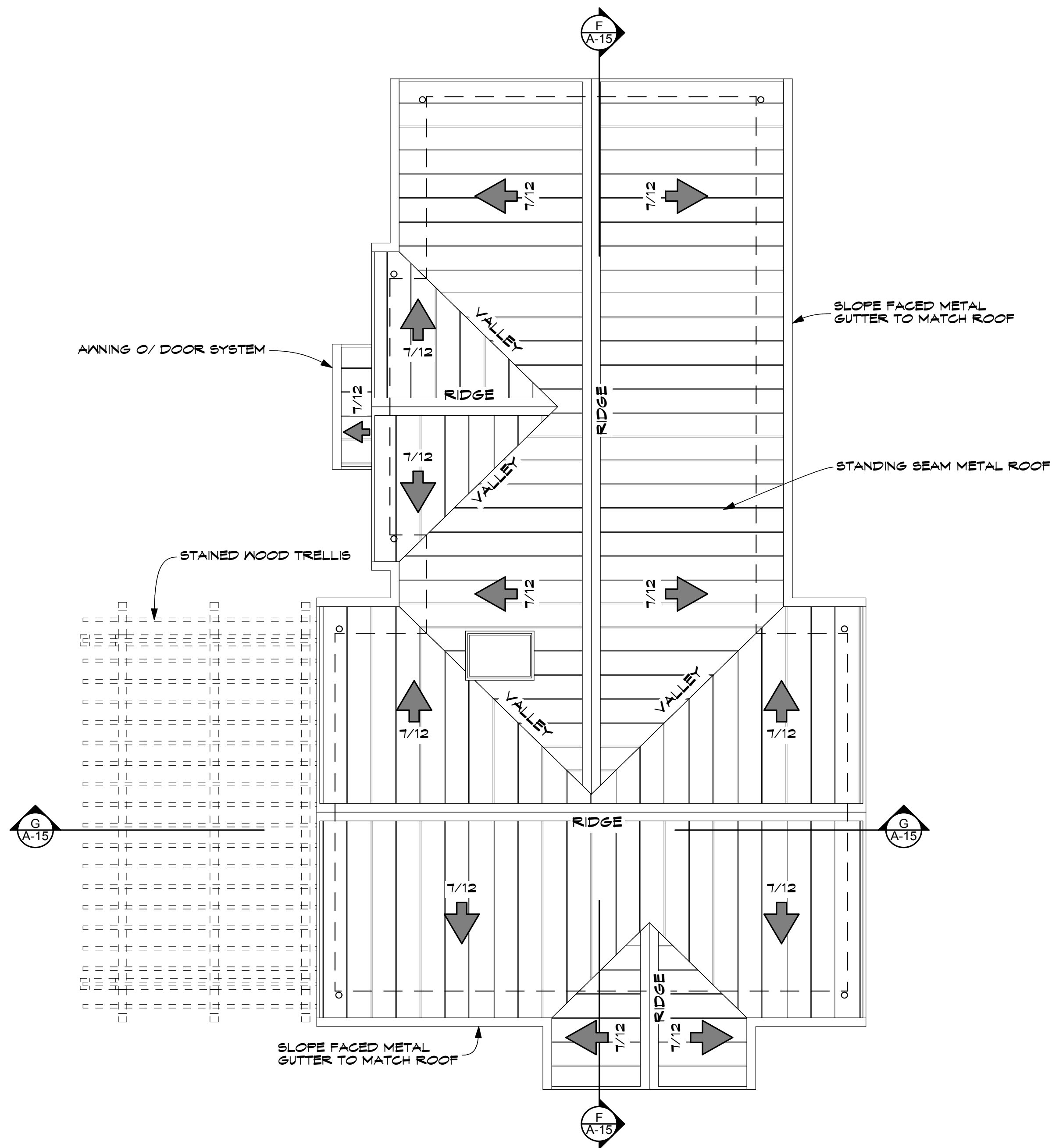
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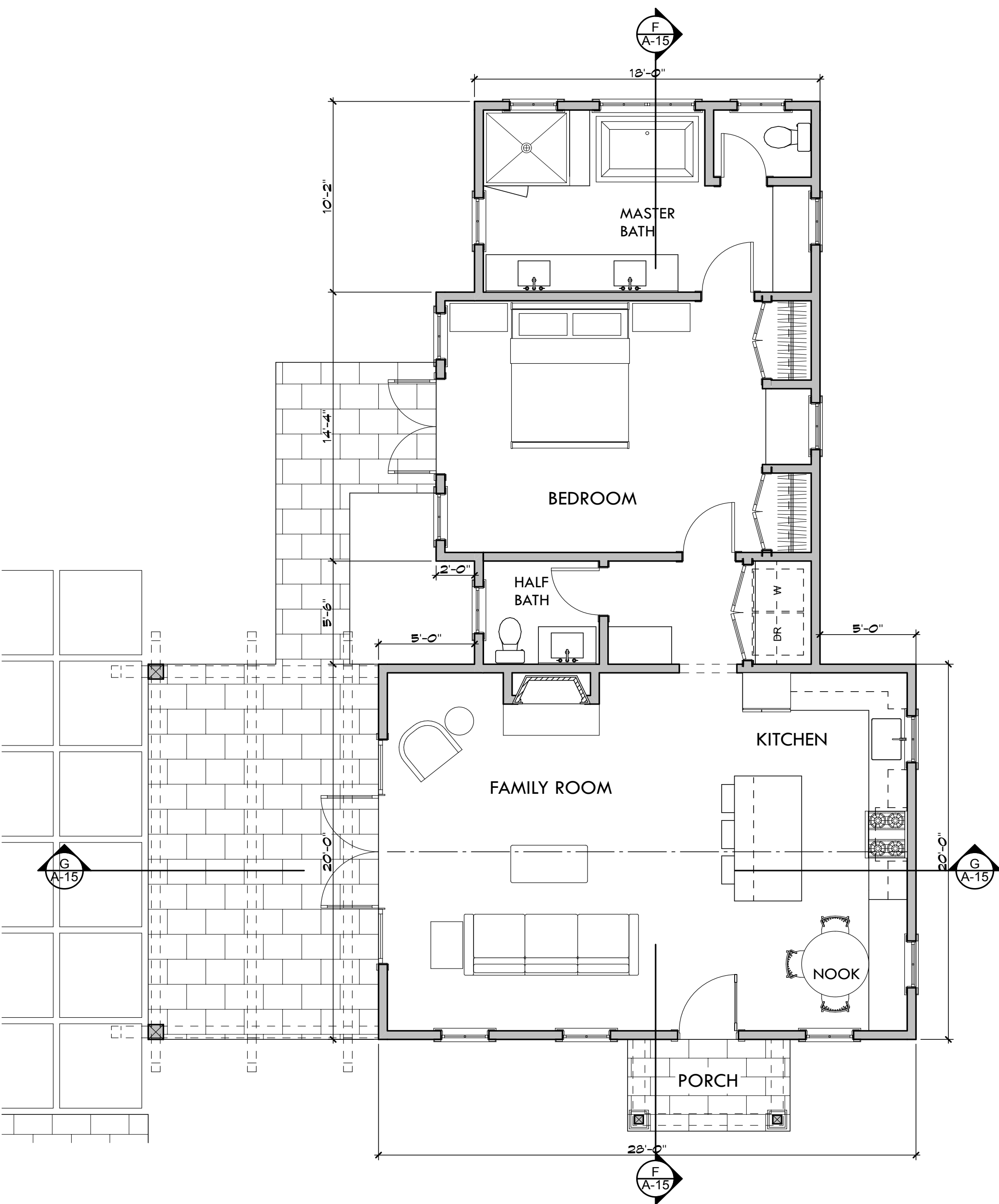


BARN FLOOR PLAN

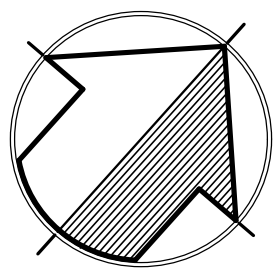
SCALE: 1/4" = 1'-0"



GUEST HOUSE ROOF PLAN
SCALE: 1/4" = 1'-0"



GUEST HOUSE FLOOR PLAN
SCALE: 1/4" = 1'-0"



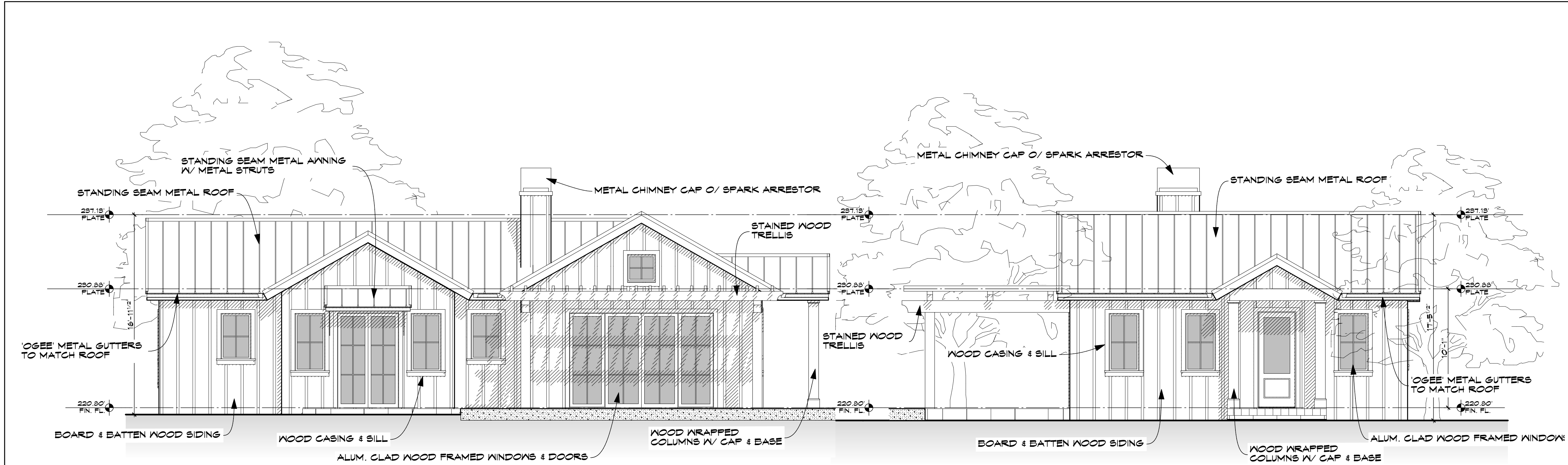
REVISIONS	
A.	10/03/18
B.	02/04/19

**KOHLSAAT
& ASSOCIATES**

51 UNIVERSITY AVE., T.L. • LOS GATOS, CA • 95030 • (408) 395-2555

A NEW RESIDENCE & BARN AT:
QUAIL CAMP
MILLS LANE
SAINT HELENA, CA

DATE: 05/07/18
SCALE: AS SHOWN
SHEET
A-13
14 OF -

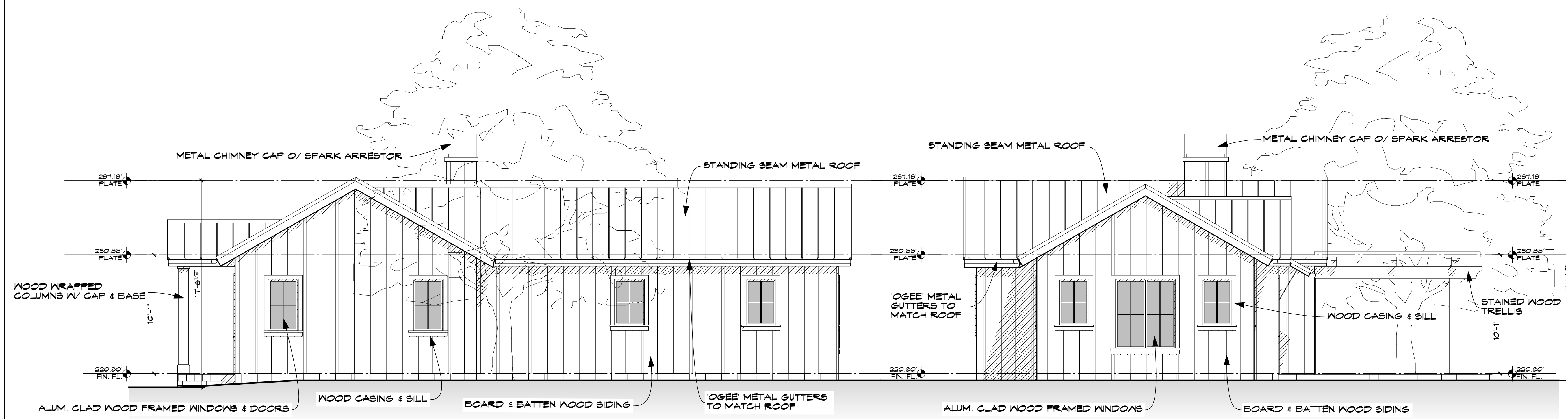


GUEST HOUSE LEFT ELEVATION

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

GUEST HOUSE FRONT ELEVATION

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



GUEST HOUSE RIGHT ELEVATION

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

GUEST HOUSE REAR ELEVATION

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

REVISIONS	
A.	10/03/18
B.	02/04/19

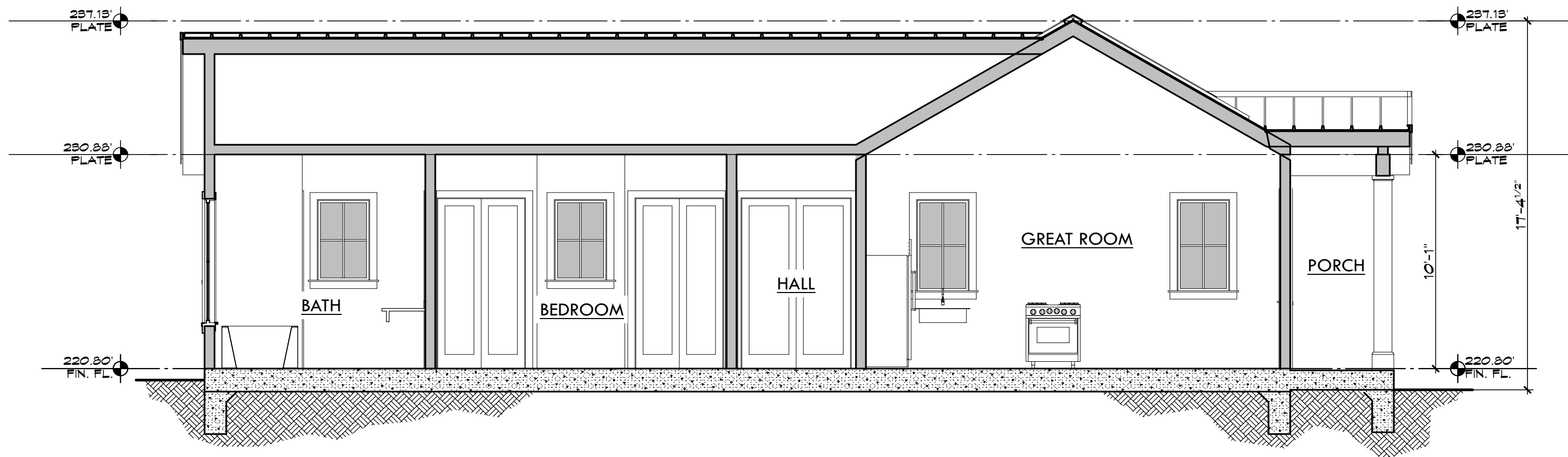
KOHLSAAT
& ASSOCIATES

51 UNIVERSITY AVE., 11 • LOS GATOS, CA • 95030 • (408) 395-2555

A NEW RESIDENCE & BARN AT:
QUAIL CAMP
MILLS LANE
SAINT HELENA, CA

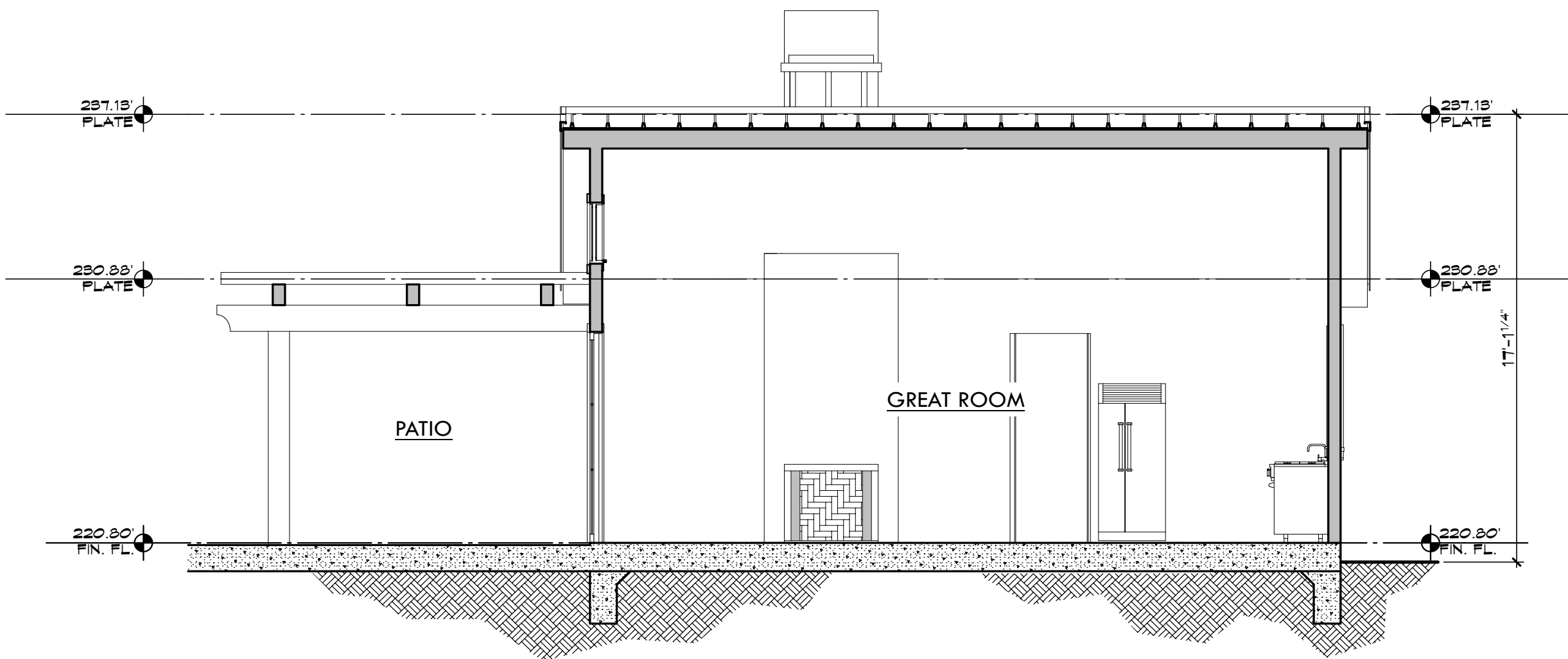
DATE:	05/07/18
SCALE:	AS SHOWN
SHEET	

A-14
20 OF -



SECTION F-F

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



SECTION G-G

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

REVISIONS	
A.	10/03/18
B.	02/04/19

KOHLSAAT
& ASSOCIATES

51 UNIVERSITY AVE., 7L • LOS GATOS, CA • 95030 • (408) 395-2555

A NEW RESIDENCE & BARN AT:

QUAIL CAMP

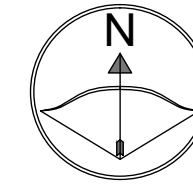
MILLS LANE SAINT HELENA, CA

DATE: 05/07/18
SCALE: AS SHOWN

SHEET
A-15

21 OF -

**LOCATED AT
500 MILLS LANE
SAINT HELENA, CA 94574
APN: 009-070-019**



ABBREVIATIONS					
AB	ACCORDATE BASE	ESMT	EASEMENT	R	RADIUS
AC	ASPHALT CONCRETE	ETW	EDGE OF TRAVELED WAY	RCP	REINFORCED CONCRETE PIPE
ADR	ADRIAL	EVG	EDGE OF VERTICAL CURVE	RCD	RELATIVE DENSITY
AD	AREA DRAIN	FC	FACE OF CURVE	RFP	REINFORCED
AE	ANGLE POINT	FF	FINISH FLOOR	RFM	RIM ELEVATION
AP	APPROACH	FINI	FINISH GRADE	RFP	RIGHT OF WAY
ARV	AR RIVER VALLEY	FR	FRONT YRDRANT	RSC	RIGHT OF WAY
AS	ASBESTOS	FM	FINISH MEASUREMENT	RS	RIGHT OF WAY
BCR	BENCH MARK RETURN	FL	FLOW LINE	SD	STORM DRAIN
BM	BENCH MARK	GB	GRADE BREAK	SDE	STORM DRAIN EASEMENT
BL	BLOCKING ELEVATION	GE	GRADE ELEVATION	SD	STORM DRAIN MANHOLE
BP	BEGINNING POINT	HP	HIGH POINT	SE	SIDEWALK EASEMENT
BS	BOTTOM OF CURVE	IR	IRIGATION	SE	SIDEWALK EASEMENT
BW	BOTTOM OF WALL	IRP	IRRIGATION	SPEC	SPECIFICATIONS
BOW	BOW BACK WALL	JT	JOINT CONNECTION POLE	SS	SANITARY SEWER
CA	CENTERLINE	LA	LATERAL	SSBAT	SANITARY SEWER EASEMENT
CL	CLEAR	LA	LATERAL	SSBAT	SANITARY SEWER LATERAL
CS	CUTTING	LA	LATERAL	SSBAT	SANITARY SEWER LATERAL
COMP	CORRUGATED METAL PIPE	LO	LET UP/GUTTER	STA	STATION
CON	CLEAN OUT	LP	LOW POINT	STD	STANDARD
CP	CONTROL POINT	LP	LOW POINT	STD	STANDARD
CR	CURB	LET	LEFT	STR	STREET LIGHT
DI	DRAIN INLET	MAX	MAXIMUM	T	TANGENT
DI	DRAIN INLET	MIN	MINIMUM	TOTAL	TOTAL
DO	DUCTILE IRON PIPE	ORN	ORNAMENTAL TREE	TO	TO CURB OR
DR	DRAINAGE	ORH	OVERHEAD UTILITY WIRE	TEMP	TEMPORARY
(E)	EXISTING	(P)	PROPOSED	TG	TG TO TOP OF GRADE
EC	END CURVE	PT	POINT OF INTERSECTION	TO	TO TOP OF WALL
EC	END CURVE	PL	PROPERTY LINE	TYP	TYPICAL
ECR	END CURVE RETURN	PRSE	PRIVATE STORM DRAIN ESMIT	UC	UNDERGROUND ELECTRICAL
EG	EDGE OF GRAVEL	PUB	PUBLIC UTILITY WIRE	VC	VERTICAL CURVE
EL	ELEVATION	PVC	POLYVINYL CHLORIDE	W	WATER
EP	EDGE OF PAVEMENT	PV	PUBLIC UTILITY WIRE	WM	WATER MAIN
EQ	EQUAL	PV	PAVEMENT	WM	WATER MAIN

EXISTING	PROPERTY LINE
— — — — —	CENTERLINE
— SS —	SANITARY SEWER PIPE
— — — — —	STORM DRAIN PIPE
— W — W —	WATER PIPE
— UE —	BURIED ELECTRIC
— OHW —	OVERHEAD ELECTRIC
— GAS —	GAS LINE
— 45 —	CONTOURS
~~~~~	LIMITS OF GRADING
~~~~~	TREE DRIP LINE
— — — — —	FENCE LINE

 EXISTING TREE

THE ENGINEER/SURVEYOR PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND APPROVED BY THE DESIGNER OF THESE PLANS.

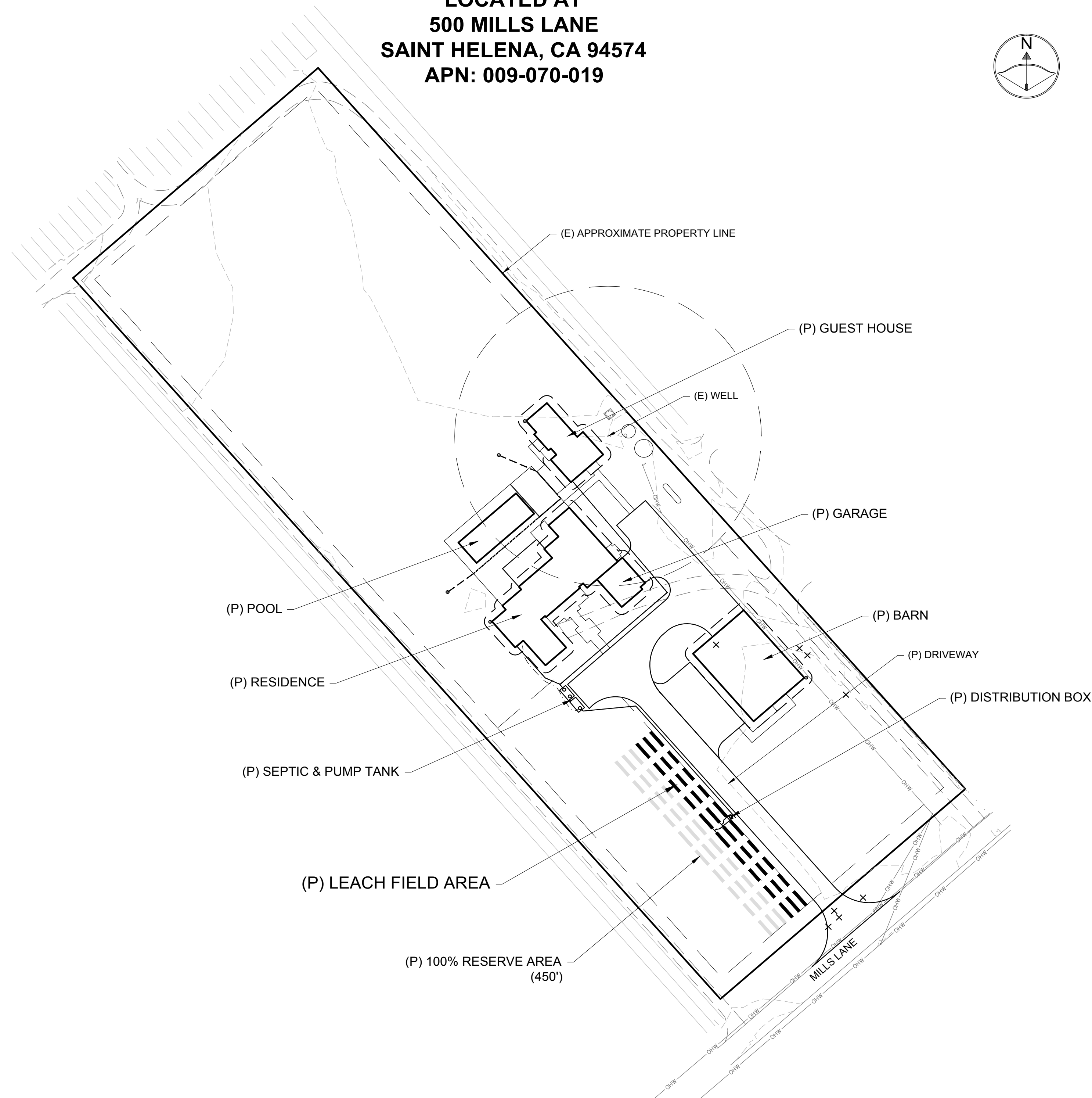
THE PROPERTY LINES SHOWN HEREON ARE BASED ON PRELIMINARY SURVEY DATA, AND ARE FOR REFERENCE ONLY. THIS IS NOT A BOUNDARY SURVEY MAP AND SHOULD NOT BE USED AS SUCH.

THIS MAP IS BASED ON FIELD SURVEY INFORMATION PERFORMED BY
CMP CIVIL ENGINEERING & LAND SURVEYING IN NOVEMBER OF 2017.
HORIZONTAL IS ASSUMED, AND VERTICAL DATUM IS BASED ON NAVD 88.
EXISTING FIELD SURVEY CONTOURS ARE SHOWN AS FOLLOWS: MAJOR
=5', MINOR =1'.

SCALE 1" = 40'

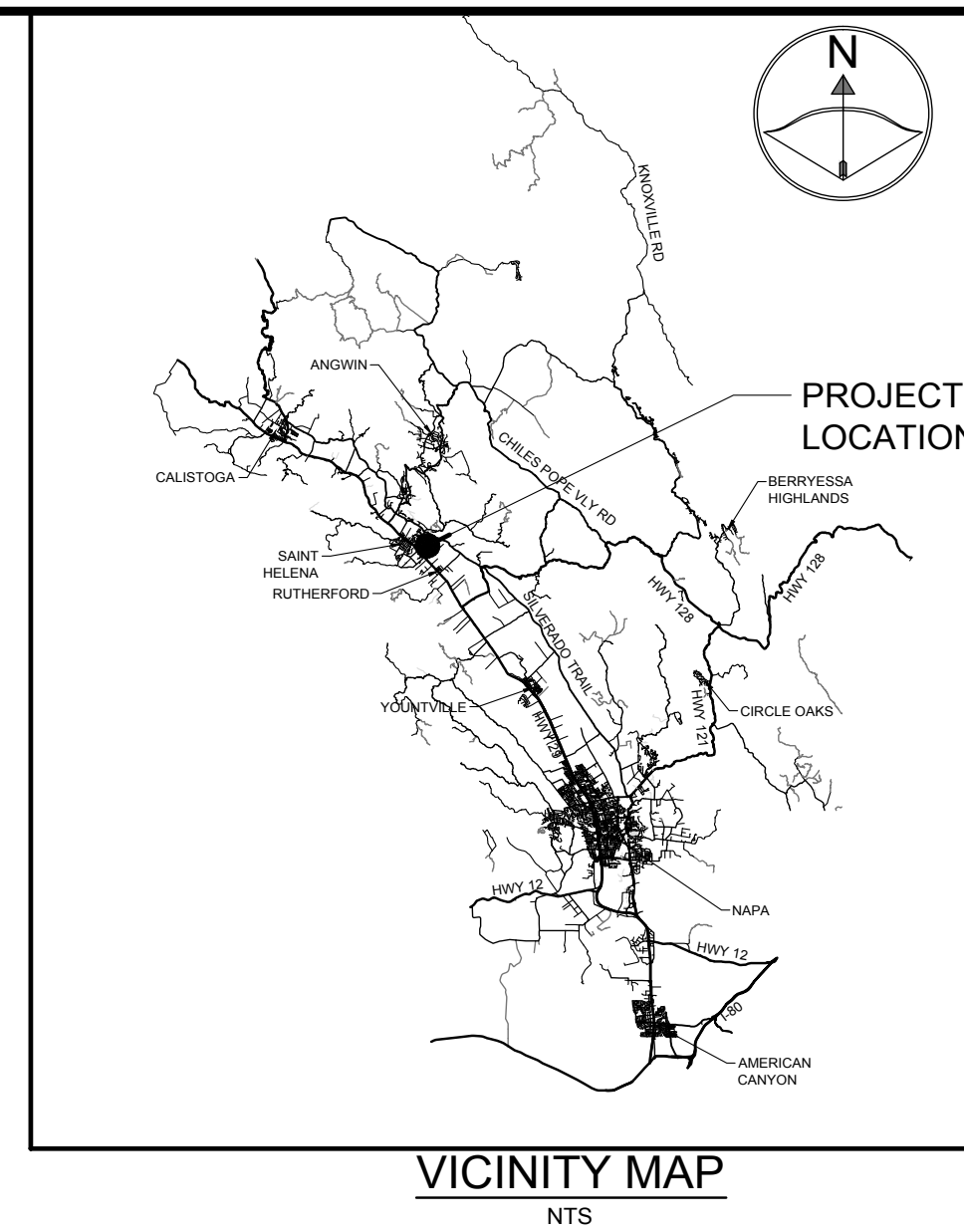


SCALE: 1"=40'



<u>SHT. #</u>	<u>DESCRIPTION</u>
W1	TITLE
W2	WASTEWATER PLAN
W3	NOTES & DETAILS

 Sep 24, 2018



3530

OF 20

W1

SHEET:

SHEET NAME:

TITLE

PROJECT INFO:

PRESTON PROPERTY

500 MILLS LANE

SAINT HELENA, CA 94574

APN: 009-070-019

REV. #

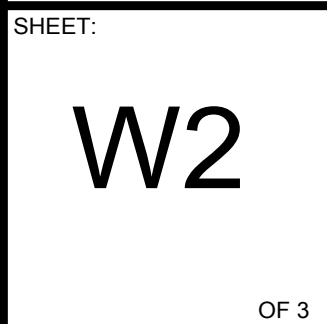
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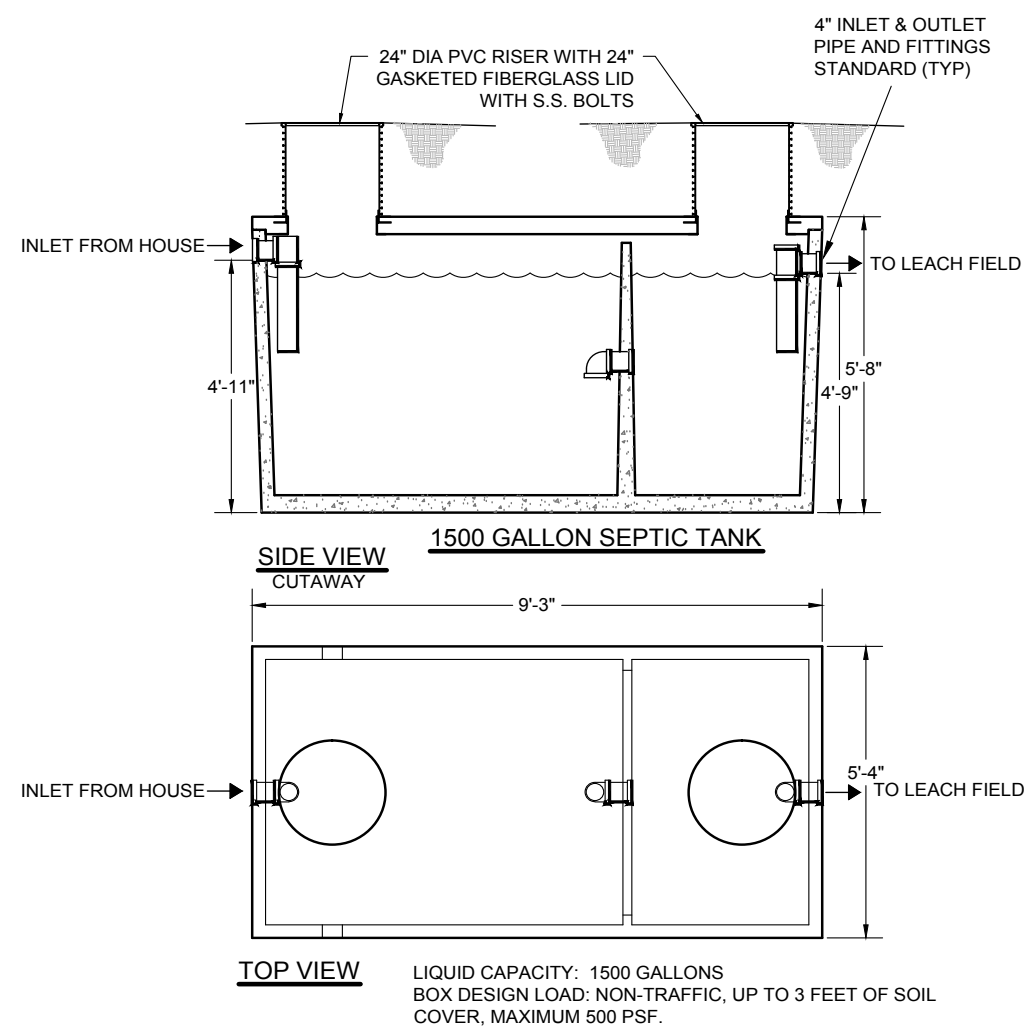
DATE

1

CLIENT REVISIONS

9/24/18

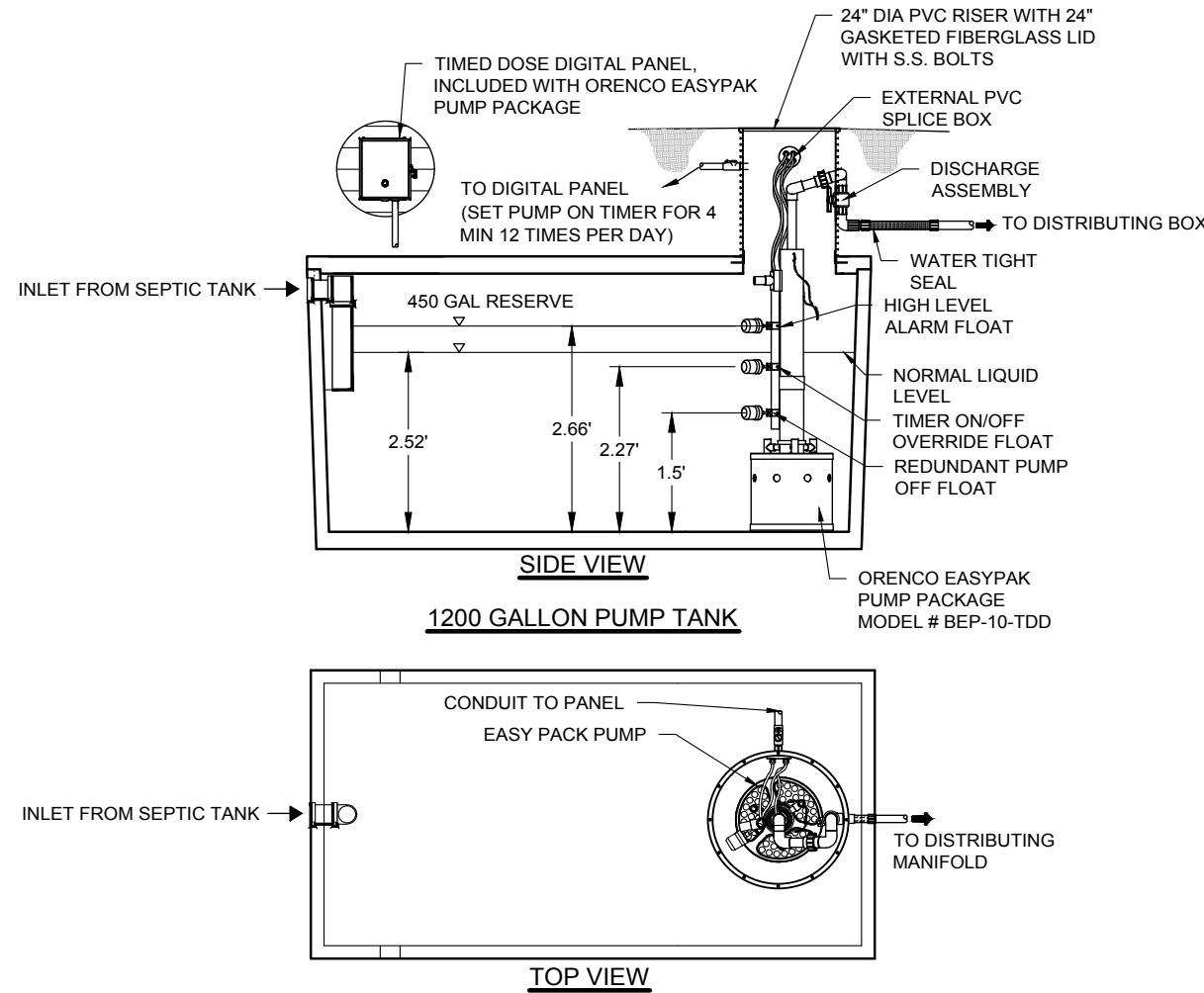




NOTE:
FOR COMPLETE DESIGN AND PRODUCT INFORMATION CONTACT
SELVAGE CONCRETE PRODUCTS INC. AND ORENCO SYSTEMS INC.

SEPTIC TANK DETAIL

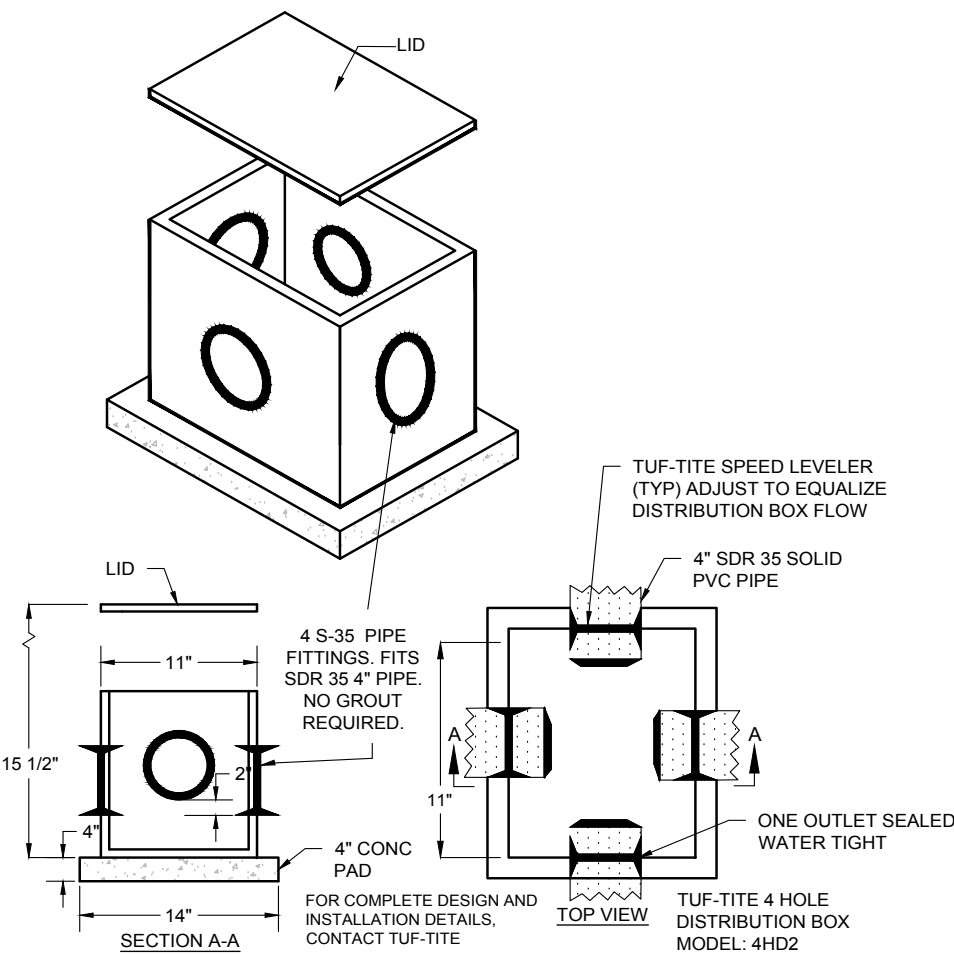
SELVAGE SEPTIC TANK
NO SCALE



NOTE:
FOR COMPLETE DESIGN AND PRODUCT INFORMATION CONTACT
SELVAGE CONCRETE PRODUCTS INC. AND ORENCO SYSTEMS INC.

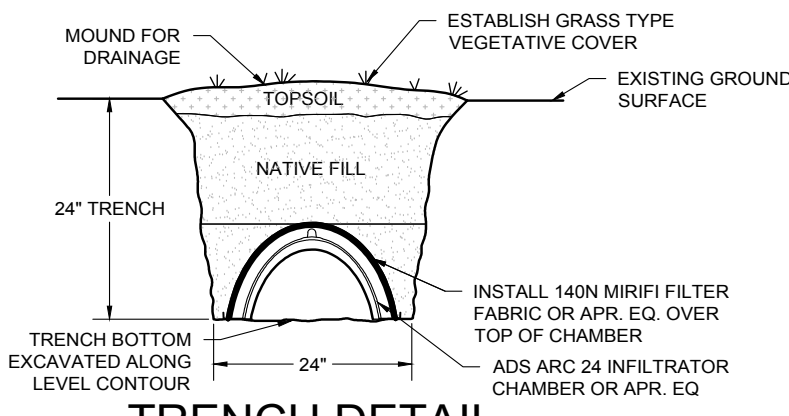
PUMP TANK DETAIL

SELVAGE PUMP TANK
NO SCALE



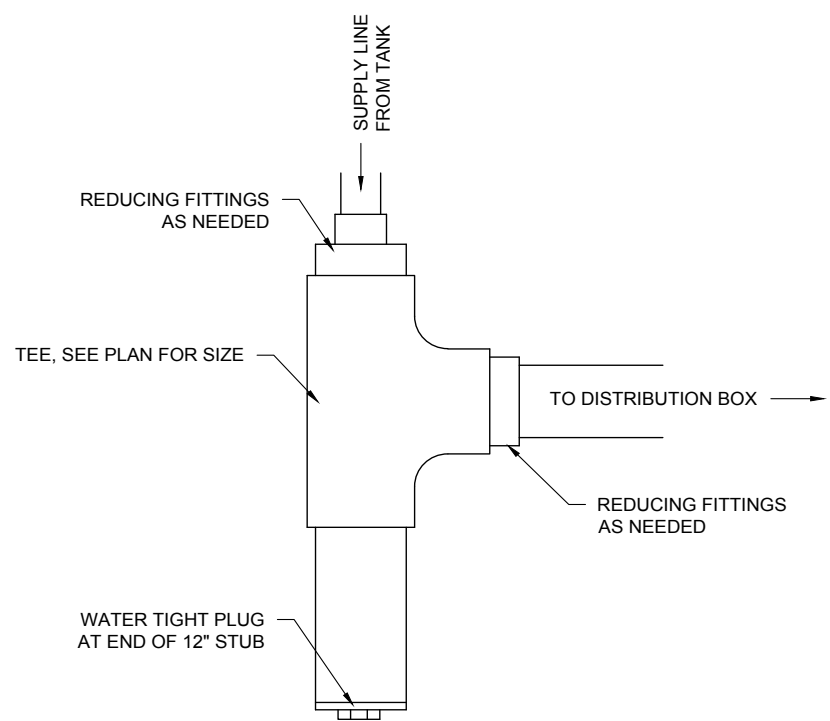
TUF-TITE 4 HOLE DISTRIBUTION BOX DETAIL

NO SCALE



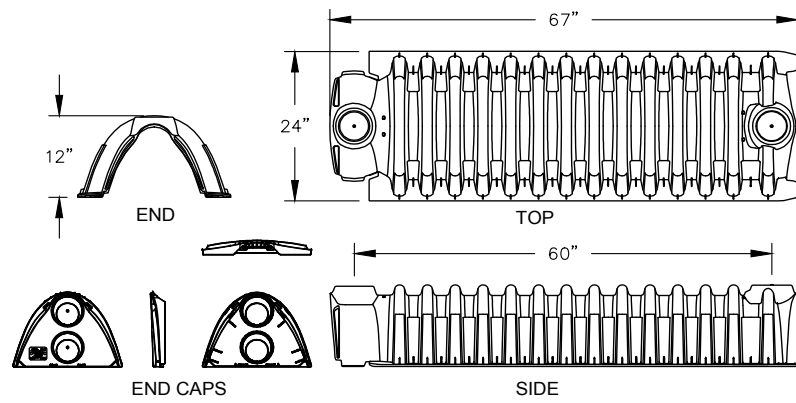
TRENCH DETAIL

NO SCALE



VELOCITY CHECK TEE

NO SCALE



ADS ARC 24 CHAMBER DETAIL

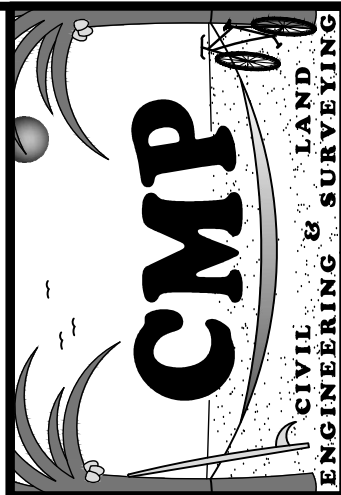
NO SCALE

PRIMARY STANDARD WASTEWATER CALCULATIONS

1. SOIL TYPE IS SANDY CLAY LOAM WITH STRONG ANGULAR BLOCKY STRUCTURE
2. BASED ON SOIL TYPE THE INFILTRATION RATE = **0.33 GAL/SF/DAY**
3. USING INFILTRATOR CHAMBERS, THE NET ABSORPTION AREA PER LINEAR FOOT OF TRENCH = **3 SF/LF**
4. THE NUMBER OF BEDROOMS TO BE SERVICED BY THIS SYSTEM = **UP TO 8 BEDROOMS**
5. THE TOTAL EXPECTED GALLONS PER DAY FROM THE EXISTING RESIDENCE = **450 GAL/DAY**
6. THE MINIMUM TOTAL LENGTH OF TRENCH REQUIRED TO TREAT THE EXPECTED EFFLUENT IS **450 GAL/DAY / [(0.33 GAL/SF/DAY) X (3 SF/LF)] = 450 LF**

RESERVE STANDARD WASTEWATER CALCULATIONS

1. SOIL TYPE IS SANDY CLAY LOAM WITH STRONG ANGULAR BLOCKY STRUCTURE
2. BASED ON SOIL TYPE THE INFILTRATION RATE = **0.33 GAL/SF/DAY**
3. USING INFILTRATOR CHAMBERS, THE NET ABSORPTION AREA PER LINEAR FOOT OF TRENCH = **3 SF/LF**
4. THE NUMBER OF BEDROOMS TO BE SERVICED BY THIS SYSTEM = **UP TO 8 BEDROOMS**
5. THE TOTAL EXPECTED GALLONS PER DAY FROM THE EXISTING RESIDENCE = **450 GAL/DAY**
6. THE MINIMUM TOTAL LENGTH OF TRENCH REQUIRED TO TREAT THE EXPECTED EFFLUENT IS **450 GAL/DAY / [(0.33 GAL/SF/DAY) X (3 SF/LF)] = 450 LF**



PREPARED BY:
CAMERON PRIDMORE PE, PLS
1607 CADEL VALLEY ROAD
WAXAHACH, TX 75096
(707) 815-0988
CAMERON@CMPENGINEERING.COM
CMPENGINEERING.COM
PROJECT #: 00352 DATE: 4/27/2018

REV. #	DESCRIPTION	DATE
1	CLIENT REVISIONS	9/24/18

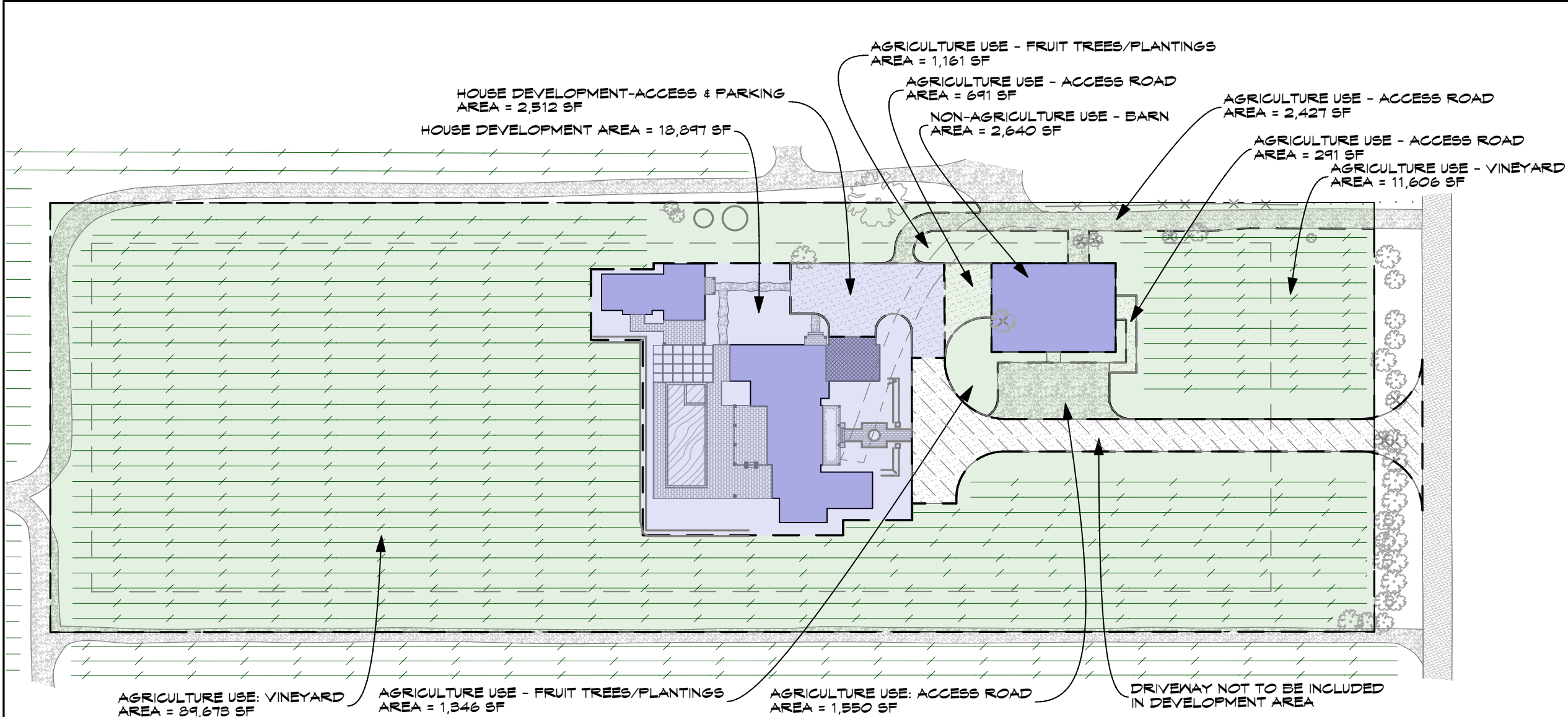
PROJECT INFO:
PRESTON PROPERTY
500 MILLS LANE
SAINT HELENA, CA 94574
APN: 009-070-019

NOTES & DETAILS

SHEET NAME:

W3

OF 3



SITE USE AREAS

AGRICULTURE - ACCESS ROAD	2,427 SF
	1,550 SF
	691 SF
	291 SF
AGRICULTURE - VINEYARD/ FRUIT TREES	89,673 SF
	11,606 SF
	1,346 SF
AGRICULTURE TOTAL	= 107,584 SF = 2.47 AC
BARN	2,640 SF
HOUSE DEVELOPMENT AREA	18,897 SF
HOUSE DEV-ACCESS & PARKING	2,512 SF
NON-AGRICULTURE TOTAL	= 24,049 SF = 0.55 AC

SITE PLAN - USES

SCALE: 1" = 50'

**KOHLSAAT
& ASSOCIATES**

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A NEW RESIDENCE & BARN AT:

QUAIL CAMP

MILLS LANE SAINT HELENA, CA

DATE: 05/07/18

SCALE: AS SHOWN

SHEET
A-16





View of Mills Lane & Property from Across the Street



View Looking North from Southern Property Corner



View looking Northeast at Neighbor's Property



View Looking North



View Looking Northwest



View from Existing Dirt Road Looking Northwest



View Looking West



View Looking Southwest

RECEIVED
PLANNING DEPARTMENT

FEB 21 2019
CITY OF ST HELENA



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

January 15, 2019

**Re: Residence and Vineyards at Quail Camp, 500 Mills Lane
Project Description**

To Whom it May Concern:

On behalf of Mike and Debbie Preston, I am pleased to present this new project to the City of Saint Helena. The proposed project includes the construction of a new single story home with attached two car garage, a swimming pool, an accessory dwelling unit and an agricultural barn.

EXISTING PROPERTY DESCRIPTION

The property is located on the north side of Mills Lane, one half mile to the east of highway 128, and is the site of an old vineyard. This flat 3.2 acre property is vacant except for an existing well head (residential) and some trees. The surrounding properties are all vineyards. Both of the immediate adjacent parcels have homes, barn and accessory structures located close to the road.

DESCRIPTION OF PROPOSED RESIDENCE

The proposed residence is to be located in roughly the middle of the property, providing good separation from both the road and the adjacent neighbor's home and barn. The home will be accessed by a tree lined driveway, centered on the entry porch of the home. Adequate guest parking is provided in the front along with the required fire truck turnaround.

The large front porch at the U-shaped front entry court welcomes friends and family and sets the tone for the home. The 3,786 square foot residence has 3,178 sq. ft. of living area and a 558 sq. ft. attached garage. The floor plan is spread out on one story (no basement) and is designed to focus on the exterior entertaining areas with views to the north and west. The attached two car garage is located on the right side of the home, where there is more parking and backup space.

The home is designed in a modern farmhouse style that blends well with the rural surroundings. The house will be clad with a fire resistive board and batten siding (painted off-white), dark colored aluminum clad wood windows and a gray standing seam metal roof. The metal roof is not only extremely fire resistant but is also one of the most sustainable roof materials on the market today. These roofs also provide excellent methods for installing solar panels as well as providing a clean rain water collector.

PROPOSED BARN

The proposed 2,640 sf barn will be used for wine making, storage, and support for the vineyards. It will be a customized kit barn, with two ADA compliant restrooms. The exterior will be clad with stained pine siding and will have dark brown aluminum-clad windows. The roof will have

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QUAIL CAMP, 500 Mills Lane, Page 2 of 2

corrugated metal panels to compliment but differentiate itself from the main residence. Double barn doors will be on both ends, and a fake balcony will be accessed from a second floor loft on the north end only. Two 6 foot long venting cupolas will be placed on the ridge, and while exceeding the 30 ft. height limit, these cupolas not only fit "architecturally" but serve a practical function. The barn has been sited to provide a buffer between neighbors, as well as be separated from the residence and view to the back.

LANDSCAPING

Preliminary landscape plans are included with the application. The majority of the property will be planted with vines, so there will only be slight ornamental landscaping planned near the residence. Drought tolerant plants are proposed - refer to the landscape plan for more detail.

A total of 7 trees are proposed for removal and include 3 ornamental trees along the dirt road and 4 persimmons (in the front ROW) to provide for the new driveway entrance. Four oaks are slated to be transplanted from the side to rear yard. A total of 38 trees are shown to be added, including 20 Olive trees, 4 Crepe Myrtles and 14 Chinese Pistache trees.

Respectfully submitted,



Gary Kohlsaat
Architect C19245

From: Michael Hanna
To: [Lilly Bianco](#)
Subject: 500 Mills Lane
Date: Wednesday, July 18, 2018 4:10:28 PM

Dear Lilly,

I realize this note is significantly past the deadline for comments, but I'm not sure if this project has gone before the Planning Commission or not yet.

I'm writing on behalf of my in-laws, the Particelli Family (591 McCorkle Ave) which borders the Preston's property to the north. We're happy to see that the vineyard is being replaced and happy to know that the Prestons intend to build a home here.

If the Planning Commission has not yet decided on this project, please let them know that we look favorably at it!

Thanks,
Michael Hanna
821 McCorkle Ave.
St Helena

CITY OF ST. HELENA

RESOLUTION No. 2019-21

Resolution approving a request for an exemption from SHMC 13.04.055 which requires a connection to the public water system for the single family residence to be located at 500 Mills Lane (APN 009-070-019)

RECITALS

- A. St. Helena Municipal Code (SHMC) 13.04.055 requires the owner of any structure located within the City in which plumbing is to be installed shall connect the plumbing of that structure directly to the proper public water main; and
- B. The property owner of 500 Mills Lane has submitted a development application (PL18-038) to build a single family residence on the property using an existing well to meet their water needs and not connect to the existing public water main; and
- C. There are provisions in SHMC 13.04.055 that allow the property owner to apply for an exception to the section that requires the property be connected to the City's water main; and
- D. Based on examination of the site and distance from the nearest water main, staff supports the request for an exception and recommends that the City Council grant the exception for connection to the public water main.

RESOLUTION

The City Council of the City of St. Helena hereby resolves as follows:

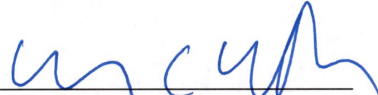
1. Based on the criteria and finds set forth in the staff report dated February 26, 2019, approve the request for an exemption from SHMC 13.04.055 and not require a connection to the public water system for the single family residence to be located at 500 Mills Lane.
2. Proposed development shall be conditioned to connect to City water services if a connection becomes more feasible in the future.
3. The property owner requesting the exception shall record a notice which shall run with the deed on the property advising subsequent property owners of the lack of public facilities and of the potential for failure of the private system(s). The deed notice shall further advise successor property owners that the city of St. Helena has no obligation to provide public facilities to the property even in the event of the failure of the private system(s).

4. The property owner requesting the exception shall execute and record a hold harmless agreement with the deed of the property. Said agreement shall relieve the city of St. Helena of any and all liability which might arise from the use and/or failure of the private system(s). Said hold harmless agreement shall be in a form acceptable to the city attorney and shall be recorded prior to occupancy of any new development on the subject lot.
5. This exception applies only to the proposed single family residence and ancillary structures located at 500 Mills Lane (APN 009-070-019).

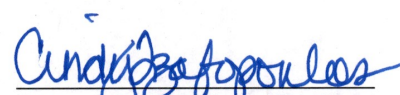
Approved at a Regular Meeting of the St. Helena City Council on February 26, 2019 by the following vote:

Mayor Ellsworth:	Yes
Vice Mayor Dohring:	Yes
Councilmember Chouteau:	Yes
Councilmember Knudsen:	Yes
Councilmember Koberstein:	Yes

APPROVED:


Geoff Ellsworth, Mayor

ATTEST:


Cindy Tzafopoulos, City Clerk





PLANNING COMMISSION REPORT

Planning Commission Meeting of May 7, 2019

AGENDA SECTION: Public Hearing

FILE NUMBER: PL19-006

SUBJECT: 1551 Oak Street Blackman Residence Design Review and Demolition Permit

PREPARED BY: Chris Gustin, Contract Planner

REVIEWED BY: Noah Housh, Planning & Community Improvement Director

APPROVED BY: Noah Housh, Planning & Community Improvement Director

APPLICATION FILED: 02/26/19

ACCEPTED AS COMPLETE: 02/26/19

LOCATION OF PROPERTY: 1551 Oak Street

APN: 009-222-001

GENERAL PLAN/ZONING: Medium Density Residential/MDR

APPLICANT: Greg Desmond

PHONE: 707-287-5957

BACKGROUND

As more fully detailed in the attached Historical Assessment prepared for the project by Evans & DeShazo, the original residence on the property was constructed around 1890. This house was purchased by Antonio Forni and was partially demolished and reconstructed into what is now known as the Forni House in approximately 1903, with the detached barn added in 1905. Over the ensuing years, alterations were made to the residence while essentially maintaining the integrity of the original Queen Anne architectural style. Also, at some point the detached barn was converted into an accessory dwelling unit.

The building is listed on the Napa County Historic Resource Inventory and the 2012 Office of Historic Preservation Historic Properties Directory.

The 18,986 sq. ft. parcel (.44 acres) is located at the southwest corner of Oak Street and Madrona Avenue. Access to the site is from Oak Street. To the west, south, and east of the site the properties are also within the MDR Zoning District and contain a mix of single family residences with a variety of architectural styles. Across Oak Street to the north is the St. Helena American Legion Hall on a parcel designated for Public-Quasi-Public (PQP) uses.

PROJECT DESCRIPTION

The project entails rehabilitation and minor alterations to portions of the interior and exterior of the main building that include removing 70 sq. ft. of interior space and adding 70 sq. ft. to the kitchen on the first floor. The construction of a new 400 sq. ft. two-car garage fronting on Oak Street is also proposed.

Also, a Demolition Permit will be required to remove a non-historic portion of the detached accessory building

The details of the proposed alterations and additions to the main building, the removal of the non-historic portion of the accessory building, and the new two-car garage are provided below.

ANALYSIS

GENERAL PLAN

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

Relevant General Plan policies include:

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

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

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

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

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

Staff Analysis:

The proposed rehabilitation, minor alterations, and addition to the main residence and the removal of the non-historic portion of the detached accessory dwelling are consistent with General Plan Policies pertaining to the preservation of historic and cultural resources. The minor alterations will also restore the historic integrity of the original building that had been compromised through previous remodeling and repair work. The proposed new two-car garage has been designed and sited to be compatible with the existing historic elements of the site and surrounding properties and to be as visibly unobtrusive as possible.

ZONING:

Consistent with the General Plan land use designation, 1551 Oak Street is in the MDR: Medium Density Residential District. Single family residences and attached or detached accessory buildings and dwelling units are permitted, subject to the development standards in applicable sections of the Zoning Code. Compliance with these standards is described below.

Main Residence:

The required front yard setback from Madrona Avenue and Oak Street is 20 feet. The main residence currently is situated approximately 35 feet from Madrona Avenue and approximately 50 feet from Oak Street, exceeding the minimum required setbacks from both streets. The required rear yard setback measured from the gravel alley is 20 feet. The building is located approximately 30 feet from the rear property line.

The minimum lot area is 7,000 square feet. The existing parcel contains 18,988 sq. ft.

The existing primary residence contains a total of 4,350 square feet, exceeding the current maximum allowable square footage of 4,200 square feet. By exceeding the allowable square footage, the existing buildings are subject to the provisions of Chapter 17.140, "Nonconforming Uses, Buildings, Structures, Lots and Signs". Section 17.140.030 (C), states: "A nonconforming building, structure, or physical feature may be remodeled, rehabilitated, or structurally altered if the new work does not increase the

degree of nonconformity". Overall, the main residence will maintain the same total building square footage.

Seventy square feet will be removed from the second floor within the existing turret, creating a vaulted two-story space from floor to ceiling. Off-setting this removal of floor space, a new 70 square foot breakfast nook will be added to the kitchen in the south-west corner of the structure on the first floor. New entries are proposed along the Oak Street frontage, at the southern elevation into the dining room from the rear yard, and at the norther elevation into the master bedroom from the side yard.

Several non-historic elements will be removed in order to facilitate the restoration of some of the historic integrity of the residence. The contemporary doors and windows that had been installed piece-meal over time will be removed and replaced with more period-appropriate units. The Heating, Ventilating, and Air Conditioning (HVAC) chase will be removed from the northern elevation and the chimney and gable roof on the second floor at the rear of the residence will also be removed.

The main residence will provide the same square footage after the rehabilitation, addition, and minor alterations as currently exists.

Removal of a Portion of the Accessory Building:

The setbacks for detached accessory dwelling units is five feet. In this case, the existing accessory dwelling unit is located along the rear property line. The non-historic portion of this accessory dwelling unit is proposed to be removed as a part of this application, thereby reducing the non-conformity.

The existing accessory building/dwelling unit contains 1,246 square feet, with 823 sq. ft. on the first floor and 423 sq. ft. on the second floor. The applicant is proposing to remove 200 sq. ft. from the first floor that was added after the original construction. This will serve two purposes: to restore the original architectural and historical integrity of the building and reduce the total square footage of the buildings on the site.

Garage:

An accessory building may be located within three feet of a side yard property line not adjacent to the main building on the adjacent property. The proposed two-car garage provides a setback of six feet.

The applicant is proposing to construct a new 400-sq. ft. two-car garage with access from Oak Street. The garage will be a maximum of 15-feet in height and will exceed the required side yard setback. As viewed from Oak Street, the garage will have custom carriage-style doors, gable dormers with vents, and board and batten siding. There will be a door in the side of the garage for access to the main residence. No windows are proposed.

Floor Area Ratio and Lot Coverage:

The existing lot contains 18,986 square feet. In the MR-Medium Residential Zoning District the minimum allowable parcel is 7,000 square feet with a maximum lot coverage of 45% (based upon coverage of the first floor of all structures); a maximum of 4,200 square feet of gross floor area for all structures; and based upon a lot size of 18,986 square feet, a Floor Area Ratio of 22% (total floor area as a percentage of lot size).

As noted, the overall project will not result in an increase in the existing floor area of the nonconforming main residence. Also removal of the non-historic addition to the accessory dwelling will result in a reduction of 200 sq. ft. of both lot coverage and floor area ratio.

The addition of the new 400-square foot garage will increase the overall building square footage on the site, a portion of which will be off—set by the reduction of 200 sq. ft. of non-historic floor area from the accessory dwelling. The Zoning Code allows for certain exemptions from the maximum allowable gross floor area. Section 17.40.070. B. allows an additional 400 square feet of gross floor area for the construction of an accessory dwelling unit in compliance with Section 17.116.030. Section 17.40.070. C. specifically exempts “One covered parking space of 200 square feet in size” from the maximum allowable floor area limitation. Therefore the additional allowed 400 square feet for the accessory building and the 200 square foot exemption for a covered parking space to facilitate the construction of a new 400 square foot two-car garage is consistent with the applicable provisions of the Zoning Code cited above and effectively reduces the total floor area on the site.

	EXISTING	PROPOSED
LOT SIZE:	18,986 sq. ft.	18,986 sq. ft.
MAIN RESIDENCE	4,350 sq. ft.	4,350 sq. ft.
ACCESSORY UNIT	1,246 sq. ft.	1,046 sq. ft.
NEW GARAGE	0 sq. ft.	400 sq. ft.
TOTALS	5,596 sq. ft.	5,796 sq. ft.

	PERMITTED	PROPOSED
TOTAL BUILDINGS	4,200 sq. ft.	5,796 sq. ft.
ACCESSORY UNIT EXEMPTION	400 sq. ft.	- 400 sq. ft.
COVERED PARKING EXEMPTION	200 sq. ft.	- 200 sq. ft.
TOTALS	4,800 sq. ft.	5,196 sq. ft.

	ALLOWED	EXISTING	PROPOSED
LOT COVERAGE:	45%	17.5%	19.5%
FLOOR AREA RATIO:	22%	29.5%	27.3%

ANALYSIS

Based upon the calculations and narrative above, even with the addition of the 400 square foot garage and by taking advantage of the Exemptions allowed by the Zoning Code for the Accessory Dwelling Unit (400 square feet) and a portion of the new garage (200 sq. ft. for covered parking) the project is actually decreasing the level of Floor Area Ratio nonconformity. The project remains approximately 5.3% above the allowable Floor Area Ratio.

CEQA

Because the building is listed on the Napa County Historic Resource Inventory and the 2012 Office of Historic Preservation Historic Properties Directory it is considered an historical resource for purposes of CEQA review.

CEQA Section 15331, Historical Resource Restoration/Rehabilitation specifies the findings and criteria for a project to qualify for a Class 31 Categorical Exemption. Specifically, a project such as this be undertaken in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. Based upon the analysis prepared by Evans & DeShavo for the rehabilitation of the main residence and the detached accessory building/dwelling unit, the proposed alterations to both of the structures meet all ten of the required Standards and therefore qualifies for a Categorical Exemption under Class 31.

The construction of the new two-car garage is Categorically Exempt under Class 3, New Construction or Conversion of Small Structures.

DESIGN REVIEW

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

A. In addition to the purposes prescribed in Section 17.164.020 the following factors shall be considered by the planning commission in reviewing all applications:

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

The proposed remodeling and rehabilitation of the existing residence and the construction of a new two-car garage is consistent and compatible with the applicable elements of the general plan and will restore the original design integrity of the historic buildings.

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

The proposed design will restore the original architectural style of the residence and is compatible with design in the immediate vicinity of the site.

1. Relationship of the design to the site;

The project restores and rehabilitates the historic building on the site.

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

The design is compatible with other historical buildings in the area.

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

The site is surrounded on three sides by properties designated for MR: Medium Density residential uses. Across Oak Street is the St. Helena American Legion Hall. The proposed project promotes harmonious transition in scale and character between adjacent uses.

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

The project is compatible with and will enhance future construction both on and off the site.

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

The project involves the restoration and rehabilitation of an existing historic structure using design and materials that are appropriate to the design and function of the project.

1. 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 restoration and rehabilitation of the residence and the addition of the new two-car garage will create an internal sense of order and provide a desirable environment for occupants, visitors and the general community.

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

The open space and landscaping has been arranged around the existing and proposed structures to maximize the function of the structures and provide open areas for recreation and parking.

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

Access to the site will remain from a single access point along the fully improved Oak Street frontage. Adequate site distance will be provided for the safety of pedestrians, vehicles, and cyclists.

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

No natural features or vegetation exist on the site.

1. 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;

The project involves the restoration and rehabilitation of an existing historic structure, in keeping with its original design concept and function.

1. 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 overall landscape plan has been integrated into the overall design theme an restoration and rehabilitation of the project.

1. 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.

Compliance with Title 24 and mandated energy efficient construction will be verified in the building permit review process.

DEMOLITION PERMIT:

Demolition Permits are governed by Section Sec. 17.164.050. G, Demolition. This Code Section states that a Demolition Permit shall not be issued except when required for the emergency protection of public health, safety or welfare as determined by the City Manager or 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:
2. That the building poses a threat to health, safety and general welfare if it is not demolished,
3. 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,
4. That no public or other funding is available for financing renovation or purchase of the building,
5. That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood;
6. That Design Review of the proposed replacement structure is approved prior to approval of the demolition of a housing structure.

The applicant is proposing to demolish the non-historic portion of the detached accessory dwelling unit and restore the historic integrity of the structure. Based upon the analysis prepared by Evans & DeShavo for the project the restoration of the historical integrity of the accessory building will be facilitated by the demolition of the non-historic element.

ISSUES

No outstanding issues have been identified or remain unresolved.

CORRESPONDENCE

As of the writing of this Staff Report, no correspondence has been received.

STAFF RECOMMENDATION

STAFF RECOMMENDATION

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

1. Determine that the rehabilitation of the main residence and the removal of the non-historic element of the detached accessory building/dwelling unit are exempt from the requirements of CEQA based upon the analysis prepared by Evans & DeShavo that indicates that the proposed alterations to both of the structures

meet all ten of the required Standards and therefore qualifies for a Categorical Exemption under Class 31; and

2. Determine that the construction of the new two-car garage is Categorically Exempt under Class 3, New Construction or Conversion of Small Structures; and
3. Accept the required findings and approve the Design Review for the proposed rehabilitation and minor alterations to an existing historic residence and the construction of a new two car garage at 1551 Oak Street.

ATTACHMENTS

[PL19-006 PC Resolution](#)

[1551 oak - project statement - final \(3\)](#)

[Historic Resource Evaluation - Revised 4.11.19](#)

[1551 Oak Project Plans](#)

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION NO.

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA
GRANTING APPROVAL OF A DESIGN REVIEW
AT 1551 OAK STREET**

PROPERTY OWNER: Maury Blackman **APN:** 009-222-001

Recitals

1. On February 26, 2019, Greg Desmond on behalf of Maury Blackman submitted an application for Design Review to rehabilitate and remodel an existing two-story 4,350 square foot single family residence and a 1,246 square foot accessory building/dwelling unit, and construct a new two car garage at 1551 Oak Street in the Medium Density Zoning District; and
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 _____, 2019, and
4. Now, therefore let it be found that, the Planning Commission approves the Design Review and authorizes the modifications contained in said plans based on the findings below and subject to the conditions of approval enumerated herein.

Resolution

A. CEQA

The project is exempt from the requirements of CEQA pursuant to Section 15331 Historical Resource Restoration/Rehabilitation, based upon the analysis prepared by Evans & DeShavo that the proposed alterations to the main residence and the removal of the non-historic elements of the detached accessory dwelling unit meet all ten of the required Standards and therefore qualifies for a Categorical Exemption under Class 31.

The construction of the new two-car garage is Categorically Exempt under Class 3, New Construction or Conversion of Small Structures.

B. DEMOLITION PERMIT

The Planning Commission finds that:

1. That, based on the public record and testimony presented at a public hearing, the portion of the detached accessory building to be removed is not a significant architectural or historical building, and that the removal will restore the historical integrity of the building.

*PL19-006, Design Review and Demolition Permit
1551 Oak Street
May 7, 2019*

2. That the demolition will not involve any portion of the existing main historical single family residence and removing the non-historical elements of the detached accessory dwelling 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.

C. 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. The proposed remodeling and rehabilitation of the existing residence and the construction of a new two-car garage is consistent and compatible with the applicable elements of the general plan and will restore the original design integrity of the historic buildings.
2. The proposed design will restore the original architectural style of the residence and is compatible with design in the immediate vicinity of the site.
3. The project restores and rehabilitates the historic building on the site.
4. The design is compatible with other historical buildings in the area.
5. The site is surrounded on three sides by properties designated for MR: Medium Density residential uses. Across Oak Street is the St. Helena American Legion Hall. The proposed project promotes harmonious transition in scale and character between adjacent uses.
6. The project is compatible with and will enhance future construction both on and off the site.
7. The project involves the restoration and rehabilitation of an existing historic structure using design and materials that are appropriate to the design and function of the project.
8. The restoration and rehabilitation of the residence and the addition of the new two-car garage will create an internal sense of order and provide a desirable environment for occupants, visitors and the general community.
9. The open space and landscaping has been arranged around the existing and proposed structures to maximize the function of the structures and provide open areas for recreation and parking.
10. Access to the site will remain from a single access point along the fully improved Oak Street frontage. Adequate site distance will be provided for the safety of pedestrians, vehicles, and cyclists.
11. No natural features or vegetation exist on the site.

*PL19-006, Design Review and Demolition Permit
1551 Oak Street
May 7, 2019*

12. The project involves the restoration and rehabilitation of an existing historic structure, in keeping with its original design concept and function.

13. The overall landscape plan has been integrated into the overall design theme an restoration and rehabilitation of the project.

14. Compliance with Title 24 and mandated energy efficient construction will be verified in the building permit review process.

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 Demolition Permit and 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 Demolition permit and Design Review decision or these approvals shall expire; provided however that the approved Demolition Permit and 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 Demolition Permit and Design Review shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14 day period.

5. Any request for an extension of the Demolition Permit or Design Review must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.

6. All required fees, including planning fees, development impact fees, building fees, retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of building permit.

7. 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.

PL19-006, Design Review and Demolition Permit
1551 Oak Street
May 7, 2019

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.The applicant will defend and indemnify and hold the City, its agents, officers, and employees harmless of any claim, action or proceedings to attack, set aside, void or annul an approval so long as the City promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.

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 be in compliance with approved plans and exhibits. All conditions of approval shall be clearly identified and included on all plans submitted for building permit review and issuance.

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

15.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.

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.

*PL19-006, Design Review and Demolition Permit
1551 Oak Street
May 7, 2019*

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. 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.

22. 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.

23. 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. The water conservation requirements shall be replicated in full on the building plans prior to building permit approval.

24. 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).

25. Replace non-ADA compliant sidewalk and driveway approaches on Oak Avenue and Madrona per current City and ADA standards prior to Certificate of Occupancy. The historic scoring in the existing sidewalks shall be replicated in the new sidewalks.

26. Prepare and implement a Stormwater Control Plan as required by the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual, dated July 14, 2014.

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.

32. If the current sanitary sewer clean-out does not meet City requirements, one will be required and may include replacement of the existing sewer lateral to the City main.

Fire Department Conditions of Approval

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

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

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

36. Any gates installed to control vehicular access to a property are required to be setback 30-feet from the property line and/or edge of pavement, whichever is greater. No vehicle gates may be installed without Fire Department and Public Works Department review and explicit approval.

Building Department Conditions of Approval

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

38.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.

39.When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.

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

41.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.

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

43.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.

44.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.

45.Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.

I HEREBY CERTIFY that the foregoing Demolition permit and Design Review was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on May 7, 2019, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Lester Hardy
Chair, Planning Commission

Noah Housh,
Planning Director

1551 Oak Avenue – *Design Review Project Statement*

Project Site:

The subject parcel is located at the southwest corner of Oak and Madrona Avenues. The parcel is 18,986 sf (.44 ac) and is developed with a 4,350 sf single-family residence and a 1,246 sf accessory building – a portion of which functions as a 2nd unit.

The site is zoned (MR) Medium Density Residential and parcels to the west, south and east are also zoned MR and are developed single-family residences. The parcel across the street to the north is zoned (PQP) Public-Quasi Public and serves as the St Helena American Legion Hall.

The existing residence and accessory structure were constructed around 1903 and both structures are listed on the City of St Helena's historic resource inventory. Please see the attached historic resource evaluation for more information regarding project consistency with the Secretary of the Interior's Standards for the rehabilitation of historic structures.

Vehicular access to the parcel is via an existing driveway from Oak Avenue. There is an unimproved alley along the western property line which runs from Madrona Avenue at the north to Pine Street to the south. This alley is not used to access this parcel.

Project Scope:

The project involves rehabilitation and alteration of the existing residence, remodeling and partial demolition of the existing accessory structure and construction of a new detached garage.

Residence: We are proposing the following modifications to the existing residence:

- Remove 70 sf from the second floor area within the 'turret'.
- Construct a 70 sf breakfast nook addition in the kitchen.
- Provide an additional front entry at the primary elevation centered on the gable facing Oak Avenue.
- Provide an additional entry at the south elevation from the dining room to the rear yard.
- Provide an additional entry at the north elevation from the master bedroom to the side yard.
- Remove an existing/non-historic HVAC chase from the northern exterior of the residence.
- Remove an existing/non-historic chimney/gable roof from the second floor at the rear of the residence.
- Remove existing contemporary exterior doors and windows and replace with appropriate units.

The existing residence is configured with 2,498 sf on the ground floor and 1,852 sf on the second floor for a total of 4,350 sf. We are proposing no net increase in the size of the residence by offsetting the proposed 70 sf addition to the kitchen by removing 70 sf from the second floor. Specifically, the second floor area located within the turret will be removed providing a vaulted area from the ground floor to the roof.

The height of the existing residence is and will remain 32'. Proposed modifications will comply with all setbacks.

Accessory Structure: The existing accessory structure is configured with 832 sf on the ground floor and 432 sf on the second floor for a total of 1,246 sf. We are proposing to remodel and remove a non-historic 200 sf portion from the ground floor of the existing accessory structure which will result in a total of 1,046 sf. This approach allows the structure to fall below the allowable maximum size of 1,200 sf and will allow the project to meet the no net increase in square footage threshold.

The height of the existing accessory structure will remain at the existing height of 26'-6'.

Garage: The proposed detached 400 sf garage will accommodate 2 cars and will be located in an area currently used for off-street parking. The height of the proposed garage is 15' and the structure meets all required setbacks. Garage details include custom carriage doors, gable dormers with integrated vents and board and batten siding. In addition to the garage doors facing Oak Avenue there will be one standard door at the side of the garage facing the residence. No windows are proposed.

Consistency with the General Plan:

The project is consistent with the following guiding policies of the Historic Resource Element of the General Plan:

- 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 to support its economic base.*

Consistency with the Zoning District:

The project is consistent with the purpose of the (MR) Medium Density Residential District which is as follows:

The MR district is established for consistency with the medium density residential general plan designation. The district provides for single-family detached homes, accessory dwelling units, limited agricultural uses and compatible uses. Residential densities shall not be less than 5.1 dwelling units per acre nor more than sixteen (16) dwelling units per acre.

The existing residence and accessory dwelling exceed the maximum allowable floor area of 4,600 sf (4,200 sf + the 400 sf exemption for accessory dwelling units) and are considered legal non-conforming structures. The project has been carefully designed to adhere to municipal code section 17.140.030 (C) which states the following:

A nonconforming building, structure or physical feature may be remodeled, rehabilitated, or structurally altered if the new work does not increase the degree of nonconformity.

The project proposes no net increase in square footage. The tables below outline our approach:

Existing Residence:

	Existing	Proposed	Difference
First floor:	2,498 sf	2,568 sf	+ 70 sf
Second floor:	1,852 sf	1,782 sf	- 70 sf
Total sf	4,350 sf	4,350 sf	0 sf

The proposed 70 sf kitchen addition will be offset by removing 70 sf from the second floor. Specifically, the second floor area located within the turret will be removed providing a vaulted area from the ground floor to the roof.

Existing Accessory Structure:

	Existing	Proposed	Difference
First floor:	823 sf	623 sf	- 200 sf
Second floor:	423 sf	423 sf	No change
Total sf	1,246 sf	1,046 sf	- 200 sf

We propose to demolish a 200 sf non-historic portion of the existing structure to meet the 1,200 sf max size allowable for 2nd units and propose to leverage the 200 sf exemption for covered off-street parking to accommodate the proposed garage.

Proposed Garage:

	Existing	Proposed	Difference
First floor:	0 sf	400 sf	+ 400 sf
Total sf	0 sf	400 sf	+ 400 sf

The proposed garage will leverage the removal of 200 sf from the existing accessory structure and the 200 sf exemption for covered parking which will result in the project meeting the no net increase in size criteria.

Total Project:

	Existing (residence + 2 nd unit parking)	Proposed (residence + 2 nd unit + garage)	Proposed minus Exemptions (400 sf: 2 nd unit + 200 sf:
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Maximum Allowed	Proposed
45% / 8,544 sf	17.5% / 5,796 sf

Floor Area Ratio (FAR):

Net Parcel Area	Allowable FAR	Existing FAR	Proposed FAR
18,986 sf	22%	30.5%	28%

CEQA:

Consistency with the Secretary of the Interior Standards for the Treatment of Historic Properties:

Architectural Design:

The proposed remodel and new detached garage have been carefully designed to conform to the Secretary of the Interior's Standards regarding the rehabilitation and alteration of historic structures. The primary design intent for this project is to restore and enhance the site and structures to a standard which will contribute positively to St Helena's historic architectural character.

Landscape Design:

The front yard will be developed with low stone walls, raised planters, a series of patios, gravel pathways, ample shrub and groundcover areas as well as several new specimen trees. The rear yards will include several new trees for shade and visual interest. There is new a 6' stone wall proposed along the western rear property line between the existing 2nd unit and the setback at Madrona Avenue. The area between the pool and the southern property line will be planted with a new specimen tree, shrubs and groundcover. The area between the garage and the southern property line will include an acoustically shielded pool equipment shed and a fenced trash enclosure area. The project proposes no lawns and the plant pallet will consist of a water efficient planting material. Water for the landscaping will be provided by an existing well located on the site. Given that the site is listed on the City of St Helena's Historic Resource inventory it is exempt from MWEL requirements.

Summary:

The applicant team has taken a thoughtful approach to the rehabilitation of this parcel. We find that the project is consistent with the guiding policies of the St Helena General Plan, the development standards of the St Helena Zoning Code and with the Interior Standards for the Treatment of Historic Properties. The project will result in the rehabilitation of an important piece of St Helena's historic heritage and will serve as an excellent example of the Queen Anne architectural style for the appreciation of neighbors and the community generally.

Attachments:

Attachment 1 – Title Report
Attachment 2 – Architectural Plans
Attachment 3 – Civil Plans
Attachment 4 – Landscape Plan
Attachment 5 – Historic Resource Evaluation



EVANS & DE SHAZO

ARCHAEOLOGY HISTORIC PRESERVATION

**CURRENT CONDITION ASSESSMENT
AND SECRETARY OF THE INTERIOR'S
STANDARDS REVIEW FOR THE 1903
FORNI HOUSE LOCATED AT 1551
OAK AVENUE, ST. HELENA, NAPA
COUNTY, CALIFORNIA.**

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Updated April 9, 2019

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Table of Contents

INTRODUCTION	3
PROJECT UNDERSTANDING	3
REGULATORY COMPLIANCE.....	5
CALIFORNIA ENVIRONMENTAL QUALITY ACT	5
SECRETARY OF THE INTERIOR’S STANDARDS	6
RESULTS OF THE LOCAL RECORD SEARCH	7
HISTORIC CONTEXT	7
<i>Mexican Period (1821 – 1848)</i>	<i>7</i>
<i>American Period (1848 - Present)</i>	<i>8</i>
<i>Development of the Town of St. Helena</i>	<i>8</i>
PROPERTY HISTORY	9
ANTONIO FORNI.....	9
QUEEN ANNE ARCHITECTURE (1870-1910)	10
CURRENT CONDITION ASSESSMENT	10
PROJECT AREA DESCRIPTION	11
1903 FORNI HOUSE	11
CONVERTED BARN WITH ATTACHED WING (CONVERTED BARN)	12
LANDSCAPING.....	13
ASSESSMENT FINDINGS	18
SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION REVIEW	18
CONCLUSIONS	21
APPENDIX A: Department of Parks and Recreation (DPR) 523 forms	



INTRODUCTION

Evans & De Shazo, Inc. (EDS) conducted a Current Condition Assessment (Assessment) and Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards) review for the 1903 Forni House (house) and associated ca. 1905 converted barn (converted barn) located at 1551 Oak Avenue, St. Helena, Napa County, California within Assessor's Parcel Number (APN) 009-222-001-000 (Project Area) (Figure 1). The property owner is currently considering proposed alterations to the 1903 house and converted barn, and construction of a new detached garage (Project). The building is listed on the Napa County Historic Resource Inventory (HRI) and is listed on the 2012 Office of Historic Preservation Historic Properties Directory (HPD) and is therefore considered a historical resource for the purposes of the California Environmental Quality Act (CEQA). Therefore, due to potential impacts to historical resources, the City of St. Helena requested an Assessment and Standards review to be conducted in compliance with the CEQA and to assist in the local decision-making process regarding the proposed Project.

This letter report includes a brief historic context and an overview of the physical characteristics, materials, and alterations of the building, as well as a Standards review and recommendations. In addition, Department of Parks and Recreation (DPR) 523 forms were completed for the house (Appendix A).

PROJECT UNDERSTANDING

The Project scope of work is based on the drawing set by Lail Design Group dated June 1, 2018 and consists of proposed alterations to the house and converted barn, and proposed new construction of a garage. The proposed scope of work includes the new main entry door to replace contemporary altered window, abandonment-in-place of existing main entry door, relocation of office door to proximal location, addition of two new side entries, as well as changes to existing gable dormer, and construction of a new one-story addition; replacement of exterior cladding and roof at converted barn, as well as installation of new doors and windows in existing and new openings, and partial demolition of non-contributing attached wing; construction of new one-story garage at existing driveway. The City of St. Helena has requested an Assessment and Standards review by a qualified professional architectural historian to identify and address potential impacts to historical resources.

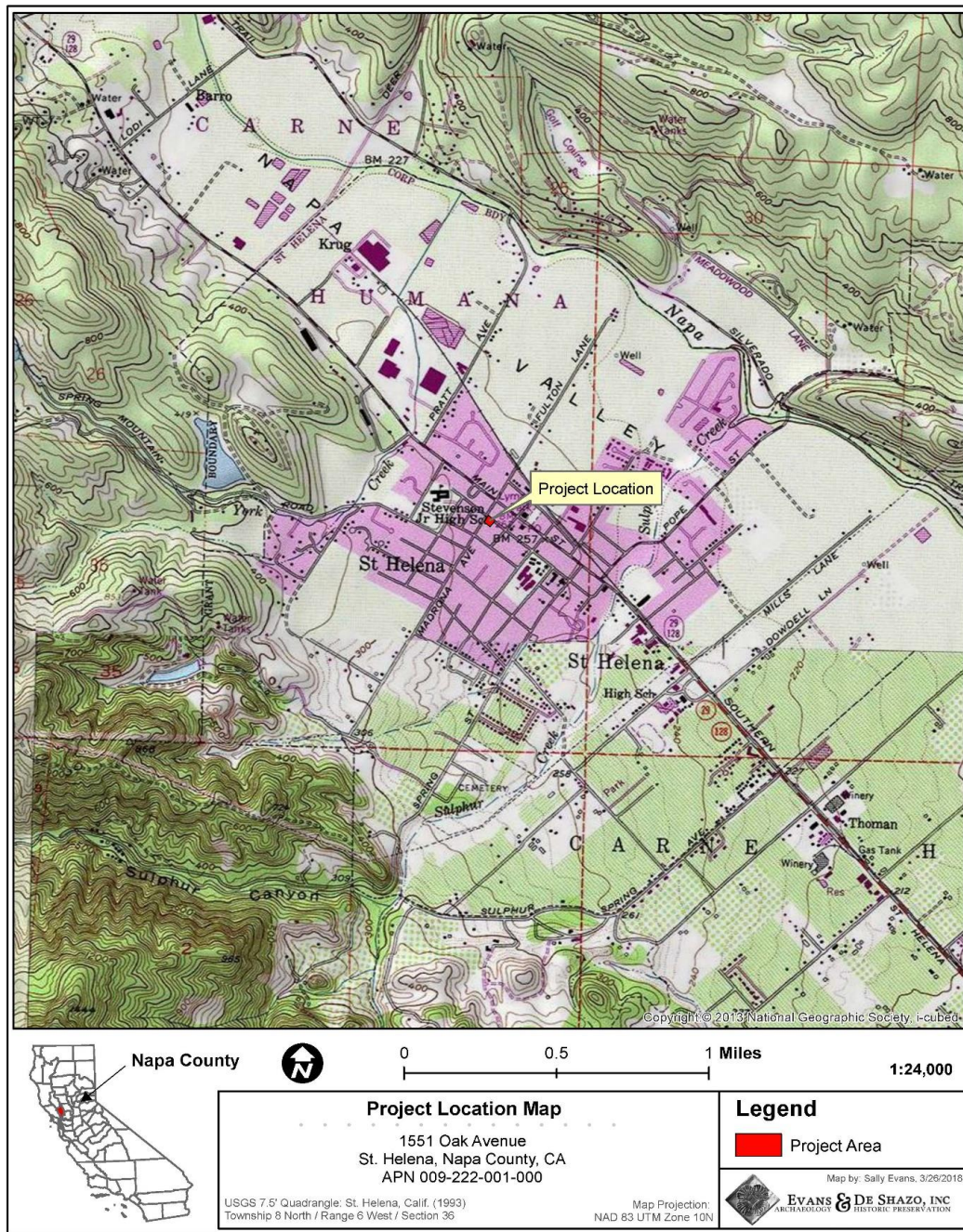


Figure 1. Location Map showing the Project Area.



REGULATORY COMPLIANCE

The proposed Project is subject to CEQA regulations as described below.

California Environmental Quality Act

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

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

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

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



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

Secretary of the Interior's Standards

Since the building is a Historical Resource for the purposes of CEQA, any "substantial adverse changes" need to be considered (PRC § 21084.1 and 21083.2(l)). According to the CEQA Guidelines, demolition, destruction, relocation or alteration that impairs the significance of an historical resources constitutes a "substantial adverse change"; however, a project that conforms with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards) can generally be considered to be a project that will not cause a significant impact (14 CCR § 15126.4(b)(1)).

The Standards (Department of Interior regulations, 36 CFR 67) defines "Rehabilitation" as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." The proposed Project is considered a rehabilitation as defined by the Standards. Generally, a project that follows the Secretary of the Interiors Standards for Rehabilitation is considered as mitigated to a level of less than a significant impact on the historical resource.

The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy, and encompass the exterior and the interior, related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. The Standards for rehabilitation are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of



missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

RESULTS OF THE LOCAL RECORD SEARCH

EDS conducted a local record search that included local and online research to review local histories and historical archival material that is specifically related to the house. The information is presented in the following section.

Historic Context

The following historic context provides background on the history of the St. Helena, Antonio Forni, and Queen Anne Architecture.

Mexican Period (1821 – 1848)

In 1821, Mexico gained independence from Spain, and by 1834 the Spanish Missions, developed by the Franciscans, were secularized. Subsequently, the land that had previously been owned by the church was distributed among the elite of Mexican Californio society and ranchos were established. The land of Napa Valley was dominated by the Vallejo family, headed by Mexican General Mariano Guadalupe Vallejo, who was responsible for clearing the area of its native inhabitants and securing the region for Mexican colonization. Many of his loyal soldiers and friends, as well as his family members were rewarded with land grants in Napa Valley. Dr. Edward Turner Bale, a British surgeon who arrived in Monterey, California in 1839, became Surgeon-In-Chief of the Mexican Army under General Vallejo. On March 21, 1839, Bale married Vallejo's niece, Maria Ignacia Soberanes, and he became a citizen of Mexico. In 1841, Bale was granted Rancho Carne Humana by Governor Juan Alvarado, a 17,962-acre (72.69 km²) Mexican land grant that included present day St. Helena. In 1846, Bale constructed a water-powered grist mill along a section of the rancho approximately 3.8 miles northwest of the Project Area. That same year, the Mexican-American War began, and by the end of the war in 1848 Mexico had lost nearly half of its territory, including California. Bale had his share of financial and personal troubles during this time and in 1848 Bale sold his saw mill to



James Harbin and traveled north to Sutter's Fort in search for gold.¹ After Bale died on October 9, 1849, his family began selling other portions of Rancho Carne Humana. In 1854, Henry Still and Charles Walters bought 126-acres of land from Bales' widow, Maria, that included present day St. Helena.

American Period (1848 - Present)

The American Period in California is marked by the end of the of the Mexican-American War when the U.S. took possession of the territories of California and New Mexico in the signing of the Treaty of Guadalupe Hidalgo (1848). In 1850, when California became a state, Napa County became one of the original 27 counties created. California statehood drew land speculators to Napa Valley and, in 1854, Stills and Walters helped establish the town of St. Helena with their purchase of the 126-acres of the Carne Humana, which encompassed the land along the north side of Sulphur Creek to what is now Madrona Avenue.

Development of the Town of St. Helena

In 1853, Stills constructed a house and the first commercial building in St. Helena, located just south of Main Street, near Oak Avenue. Stills also laid out a road that led to his store, which sold general merchandise. Stills also needed to promote growth in the area to ensure the success of his business, so Stills, with his partner Walter, donated lots along what would become Main Street to anyone who would agree to open a business.² In February 1855, Walters sold his share to Still for \$500, perhaps the same amount he had contributed to its purchase.³ By 1857, Main Street consisted of a hotel, a blacksmith shop, a wagon and carriage manufactory, several general merchandise stores, and a saddlery business. However, in March 1857, Stills was in a financial hole and was forced to sell his store and house, and by the end of the year Stills left the town of St. Helena.⁴

By 1870, St. Helena consisted of 1,500 residents that included Chinese, German, and Italian immigrants who came to work in the growing agricultural region.⁵ On March 24, 1876, St. Helena was incorporated and by 1890 neighborhoods southwest of the Main Street's commercial center had developed.⁶ By 1890, Napa Valley was considered America's premier wine region and the town of St. Helena was thriving; however, by the late 1890s the root disease *phylloxera* nearly destroyed the wine industry in Napa Valley and the economic stability of St. Helena. Vineyards had to be removed and agricultural land that was once covered in vines was replaced by prunes and walnuts, which were considered more stable crops.

During the early 1900s, the wine industry had begun its slow recovery from *phylloxera*; however, in 1920 the Volstead Act (commonly known as Prohibition) was passed, which outlawed the production and consumption of alcohol. During this time most wineries closed, and vineyards were again removed and replaced with a variety of architectural crops. In 1933, the Volstead Act was repealed; however, only a few

¹ Napa County Historical Society "Napa County History," accessed 23 April 2018, <http://wordpress.napahistory.org/wordpress/local-history/napa-county-history/>.

² City of St. Helena, "Our History" [Electronic document], accessed 29 November 2016, <http://www.ci.st-helena.ca.us/content/our-history>; Marguerite Hunt and Harry Lawrence Gunn, *History of St. Helena* (Chicago: The S. J. Clarke Publishing Co., 1926).

³ St. Helena Historical Society, *The Electroiler*, Vol. 12, May 2014, 2.

⁴ Ibid.

⁵ Brunzell Historical, "Historical Evaluation of the building at 1761 Stockton Street, St. Helena, Napa County, California, 2015.

⁶ Page & Turnbull, *City of St. Helena, Historic Resources Inventory*, 2009.



wineries in area of St. Helena survived and with America in the grips of the Great Depression, economic recovery for the winery industry was slow. It was not until after World War II that the wine industry began to rebuild.⁷ During the 1950s and 1960s, St. Helena was still a quiet rural town that was home to farmers and local business owners; however, change was again on the horizon when in 1976 the Paris Tasting (known as the Judgement of Paris) gave international recognition to Napa Valley vintners, wines, and methods of grape growing and wine production. Today, St. Helena is a center of the Napa Valley wine business and the local wine tourism industry with a flourishing and stable economy.⁸

PROPERTY HISTORY

Prior to the construction of the existing house within the Project Area, a previous house was located the subject property. This previous house was constructed ca. 1890, likely by Mary E. Risley and W.T. Simmons, who owned the property at that time. This previous house was not entirely demolished to accommodate construction of the 1903 Forni House. Rather, it appears that the new owner, Antonio Forni, had some existing rooms serve as a basis for the new house he had constructed in 1903. Although local research was conducted, additional research would be necessary to determine the appearance and exact age of the previous house; however, it is not necessary for the report.

Antonio Forni

Antonio Forni was born in Lombardia, Italy in 1859, and emigrated to the United States and St. Helena in 1879, working at vineyards upon his arrival before opening a hotel and saloon in the town.⁹ Forni forged strong ties to his new town, serving as an elected town Trustee and, briefly, as Mayor of St. Helena. By 1897, Nels Larsen had leased a winery, formerly owned and managed by Josephine Tychson, to Forni. Soon after, Forni purchased the winery from Larsen. The existing 50-foot x 50-foot redwood-constructed winery building was considered too small for Forni, who enlarged it two years later utilizing a stone construction design by architect Captain G. Rossi. The new winery building was completed in 1899 and christened “Lombarda Cellar” to honor Forni’s hometown in Italy. For the next eight years, several additions were constructed on the winery building.

A *St. Helena Star* article from September 11, 1903 thoroughly describes Forni’s new house upon completion, under the header “Handsome Home” with the subheader “Description of A. Forni’s Residence on Oak Avenue.”:

Contractor G. O. Jursch has just completed, from plans drawn by himself, a handsome new home for A. Forni, corner Oak and Madrona Avenues.

Some time ago Mr. Forni decided to remodel his residence and consulted Contractor Jursch regarding it. It was decided to practically build a new house, using certain rooms of the old one that were convenient. The result is highly satisfactory. Mr. Forni owns a lot corner, Oak and Madrona avenues which is 166x166 feet in size. In the center of this has been placed his new home.

⁷ Ibid.

⁸ City of St. Helena, “Our History” [Electronic document], accessed 29 November 2016, <http://www.ci.st-helena.ca.us/content/our-history>.

⁹ Clark Historic Resource Consultants, Inc., *Nomination to the National Register of Historic Places, Part 1 Determination of Eligibility, Lombarda Cellar/Freemark Abbey Winery*, July 2003.



The build-rests [sic] upon a stone foundation and presents a substantial and fine appearance. Approaching it from the front gate one mounts Italian marble [sic] steps to a veranda which is 10x62 feet. There are alcoves and recesses in the veranda which add to its comfort and attractiveness. On the front corner nearest Madrona avenue is a tower, and the front of the house is ornamented with one square and two bay windows. At one end of the veranda is also a flight of Italian marble steps.

Upon entering the house one is ushered into a hall, to the left of which is the parlor 14x18 feet in size and finished in oak. To the right is a bedroom 12x16 feet, beautifully lighted by the tower window which overlooks Madrona and Oak avenues. Back of this is another bedroom 12x14 feet, and at the end of the hall is a sitting room 14x18 feet. This, like the parlor, is finished in oak, with a fine fireplace. The dining room is 12x20 feet. Opening off from this is the kitchen 12x22 feet, a screened back porch 12x36 adding to the convenience and comfort of the home. Opening off from the kitchen, also, is the pantry 7x9, and bathroom and toilet 7x8. The pantry is provided with china closets, shelves and cupboards. In front of the dining room is a fine bedroom, 12x20 feet in size, with a square bay window admitting streams of the early morning sunlight. All the rooms except the parlor and sitting room are finished in redwood. Every room in the house is piped for gas and wired for electric lights, and every modern convenience has been provided. Attached to every bedroom is a large closet and no comfort is missing. The house is built so that several rooms can be fitted up in the attic. This Mr. Forni will not have done at present, as the eleven rooms on the first floor give all the room necessary. Mr. Forni and family are now getting settled in their new home and are to be congratulated upon its beauty and comfort.¹⁰

Forni owned and operated Lombarda Cellar until his death in 1908, which, at that time, was producing approximately 350,000 gallons of wine per year. Upon Forni's death, his widow, Marianne Forni, inherited the winery hired Charles Forni, Antonio's cousin, to take over operations in 1910.

Queen Anne architecture (1870-1910)

The following section is intended to provide a brief understanding of the Queen Anne architectural style that is associated with the 1903 Forni House.

The Queen Anne architectural style (also known as Queen Anne Revival) is associated with the Victorian era that flourished between 1870 and 1910 during the reign of Queen Anne in England. Introduced in the 1860s by English architect Richard Norman Shaw, Queen Anne architecture resembled Victorian architecture but was much less formal. The Queen Anne style featured many special details that reflected an opulent lifestyle and often included steeply pitched, complex slate roofs, patterned shingles (referred to as fish scales), faux half-timbering, brightly colored siding with contrasting trim, large brick or stone chimneys, front-facing towers, turrets and gables, second-story balconies, wrap-around porches, bay windows, stained-glass windows, tall double-hung windows accented with art glass or decorative patterns, spindle railings, and ornamental trim.

CURRENT CONDITION ASSESSMENT

EDS Principal Architectural Historian, Stacey De Shazo, M.A., and Senior Architectural Historian, Brian Matuk, M.S., conducted a site visit on April 5, 2018 to prepare an Assessment of the 1903 Forni House. The building

¹⁰ "Handsome Home," *St. Helena Star*, 11 September 1903.



was photographed, and the physical characteristics and current condition, focusing on character-defining features of the building, were assessed. A description of the Project Area and a detailed Assessment of the Project Area are provided in the following section.

Project Area Description

The Project Area is located at 1551 Oak Avenue within a 0.45-acre parcel situated at the south corner of Oak Avenue and Madrona Avenue in the City of St. Helena. The Project Area consists of the 1903 Forni House that was constructed around an original ca. 1890 building, a ca. 1905 barn with wing attachment, a filled-pool, two round concrete fountains flanking either side of the contemporary brick entry path, and landscaping.

1903 Forni House

The 1903 Victorian-era house is mainly designed in the Queen Anne architectural style; however, there are various elements of other Victorian-era styles throughout (Figure 2). The two-story house is square in plan and rests on a stone foundation. There is a moderate-pitch hipped roof with a prominent front gable, gabled wings and gabled dormers, and an octagonal tower with a steep-pitch pyramidal roof—all clad in composition shingle roofing. The exterior is mainly clad in horizontal V-notch wood siding with wainscoting of similar, but narrower, wood siding at the first floor. This narrower wood siding also clads the porch railing. In various areas along the stone foundation perimeter are metal crawlspace vents that appear to be original and are highly decorative. The tower and gabled dormers are clad in staggered wood shingle siding with dentil molding along the gable edges. Original finials and cresting along the roof ridges, visible in an historic photograph of the house, were removed at an undetermined date.

The **front, northeast elevation** is the primary façade (Figure 3) and displays a full-width porch that is accessed from the southeast and northeast by a series of marble stairs. The marble risers and treads are in poor condition at both sets of stairs. Each set of stairs is flanked on either side by stone stem walls that end in piers, consisting of square-cut fieldstone set in an ashlar pattern with a natural face. The porch has a wood floor and beadboard ceiling, with the roof supported by round Doric columns. Set behind the porch are two entries (northwest and southwest), both of which display transom windows, that evenly flank either side of a central projection. The northwest entry consists of a contemporary multi-light wood door with contemporary transom above, which has the address numbers written with came glasswork. As suggested by a 1903 *St. Helena Star* article published shortly after construction, this northwest entry was the main entry to the house. The southeast entry appears to consist of an early or original wood paneled door with a metal sign that reads “OFFICE” with a simple single-light wood frame transom above. The central projection has a wood tripartite window consisting of a central fixed 2-light wood window with double-hung wood windows on either side. The existing tripartite window is contemporary, likely constructed ca. 2000 and, as evidenced by historic photographs, replaced a smaller, original tripartite window. At the southwest corner, situated behind the porch, is a bay window projection, which is fitted with double-hung wood windows.

The **southeast elevation** has a gabled wing that partially shelters a section of the porch. Fenestration at this elevation mostly consists of paired double-hung wood windows, with a single wood hopper window.

The **southwest elevation** appears to have been extensively altered over time and currently displays a



contemporary gabled dormer addition at the second floor, which is clad in horizontal wood siding—distinct from the other dormers that are clad in shingle siding (Figure 4). While it appears to be a compatible alteration, the ridge of the gabled dormer addition does not intersect the original hipped roof, and has created an awkward, abrupt end of the dormer. At the first floor of this elevation is a contemporary set of multi-light French doors with multi-light sidelights that provides access to the raised patio at the rear. There is a secondary entry at this elevation, which consists of a contemporary multi-light door with transom above. Directly northwest of this entry are a series of contemporary multi-light windows that appear to have replaced the original screened back porch and appear to be fixed.

The **northwest elevation** is dominated by the octagonal tower, which projects from the elevation plane (Figure 5). The tower has double-hung wood windows on three of its canted sides at both stories and is capped by contemporary weather vane. Other fenestration at this elevation consists of paired double-hung wood windows that appear to be in original openings with replacement sashes. There is a bumpout at the first floor of this elevation, which either appears to be a contemporary addition or a remnant of a removed chimney that has been clad in wood siding.

Converted barn with attached wing

The converted barn is located south of the house, and has a contemporary wing attached at the northwest elevation (attached wing) (Figure 6). The attached wing is one-story, constructed of wood-frame, with a shed roof. The wing is not original to the construction of the building, and appears to have been added within the past 45 years. The two-story converted barn is rectangular in plan and of wood frame construction, with a front gable roof. The roof has open eaves and is clad in composition shingle roofing. The converted barn is constructed atop a poured concrete foundation, which appears to be an alteration. Currently, the converted barn is void of cladding at the first floor (exposed studs), while the second floor is clad in vertical board-and-batten wood siding.

At the **primary facade, northeast elevation** is a large garage-style opening at the first floor, with two wood double-hung windows on the second floor separated by a hay loft door clad in diagonal boards that meet at the middle to form a sequence of chevrons (Figure 7). Located directly above the hay loft door is a second, smaller hay loft door that is clad in the same wood board pattern as the larger hay loft door but rotated 180-degrees. The windows and hay loft doors appear to be alterations, as they are not visible in an historic photograph of the property. There is a contemporary fiberglass or vinyl casement window at the second story of the northwest elevation, located above the attached wing, which has diamond-shaped glazing set in cames (Figure 8). It is likely this window is not original, as it appears to be too decorative for use in a barn. There is no fenestration at the southwest or southeast elevations.

The attached wing connects with the converted barn at the southwest corner of the northwest elevation and appears to be contemporary. The attached wing has a shed-roof clad in corrugated metal, and a raised poured concrete foundation. The exterior is not clad in any materials at the southeastern half of the northeast elevation and contemporary vertical board-and-batten wood siding at the northwestern half and clad in wood boards at the southwest elevation. The northwest elevation is clad in contemporary vertical board-and-batten wood siding, with a wood door.



Landscaping

The “landscaping” within the Project Area includes a low stone wall that runs parallel with the curb and extends from the sidewalk cut at Oak Avenue to the southeast set of stairs leading to the porch. Separating the front setback from the rear yard is a contemporary reinforced concrete wall topped by a metal tube fence, located between the southeast parcel boundary and the southeast elevation of the house. Breaking the wall at the center is a contemporary retractable metal tube gate applied with opaque metal sheets situated between two piers consisting of square-cut fieldstone set in an ashlar pattern with a natural face. The type of stone at these piers differs from the stone in other areas of the of the house, which suggests that it might be a contemporary addition or may have replaced stone piers that existed historically.

The rear yard of the property consists of a raised patio, which currently consists of poured concrete and brick. There is concrete bench seating, as well as what appears to be a fireplace, pizza oven, and storage space—all contemporary alterations. Along the southeast elevation of the house is gravel groundcover with areas of grass, as well as contemporary raised wood planter beds and a young tree. A tall wood fence and gate is located between the southwest elevation of the house and the fence along the southwest parcel boundary, which creates a barrier between the northwest side yard and rear yard. The northwest side yard consists mainly of grass around the likely location of the historic (now-filled) pool—currently a bocce ball court—with small shrubs and topiary. According to 1978 survey findings, the pool was constructed at the subject property in ca. 1925. The pool was filled at an undetermined date, is topped with loose gravel, and currently retains its rectangular shape.



Figure 2. Photo showing the primary, northeast elevation (left) and secondary, northwest elevation, facing south.



Figure 3. Photo showing the secondary, southeast elevation (left) and primary, northeast elevation (right), facing west.



Figure 4. Photo showing the southwest elevation with contemporary gabled dormer and altered sunporch (left) and southeast elevation (right), facing north.



Figure 5. Photo showing the northwest elevation (center) and southwest elevation (right), facing east.



Figure 4. Photo showing the northeast elevation of the converted barn (center) with attached wing (right).



Figure 5. Photo showing the northeast elevation of the converted barn (center) with attached wing (far right).



Figure 6. Photo showing the northwest elevation of the converted barn, with attached wing visible (bottom-left).



Figure 7. Photo showing detail of second-floor northeast elevation of converted barn.



Figure 9. Historic photograph showing the 1903 Forni House, with barn (see arrow) visible at far left. (Courtesy of Greg Desmond)

ASSESSMENT FINDINGS

The Assessment and Standards review were conducted at the recommendation of the City of St. Helena to ensure compliance with CEQA and address potential impacts to historical resources. On April 5, 2018, Ms. De Shazo and Mr. Matuk conducted an Assessment of the 1903 Forni House to determine if and confirm that the building continues to qualify as a Historical Resource under CEQA. As such, a Standards review was conducted to ensure compliance with CEQA to address potential impacts to the 1903 Forni House as a result of the proposed Project.

Secretary of Interior Standards for Rehabilitation Review

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment.

The following section addresses the proposed Project within the context of the Secretary of the Interior's Standards for Rehabilitation. The Standards are presented in black, and EDS' analysis of the proposed Project, as it relates to the Standards, is presented below in blue. The Standards review was applied to the house and converted barn with attached wing, and together they are referred to as the property in the section below.

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



EDS Response: The Project will not change the use of the subject property as a single-family residential property. Additionally, the converted barn had previously been converted for residential use and, therefore, the Project will not change the existing use of the structure.

Evaluation: The proposed Project complies with Standard 1.

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

EDS Response: While the entry doors to the 1903 Forni House are likely original, the proposed construction of a new main entry to replace a contemporary window does not alter any features or spaces that characterize the property. Additionally, the Project preserves the historic character of the primary, northeast elevation by retaining the historic main entry door and abandoning it in-place, as well as relocating the existing historic office door to a proximal location approximately four feet to the southeast of the existing location. These changes retain the overall historic fenestration of the primary, northeast elevation, and does not appear to substantially alter any features or spaces that characterize the property.

The proposed alteration to the roof of the gabled dormer at the southwest elevation does not remove or alter any historic features or spaces that characterize the property, as the alteration would change a contemporary, non-contributing feature of the house located on a secondary elevation.

The proposed replacement of two non-original windows at the second story and replacement of the non-original door at the first story at the northeast elevation of the converted barn does not alter the historic character of the property, as these openings are contemporary. Additionally, the proposed new windows at the second story northeast elevation would match existing in operation and size, and the new door would be compatible with the historic character of the structure and fit within the existing opening. The hay loft doors at the second story, northeast elevation, are proposed to be retained—preserving the historic character of the structure. These hay loft openings, although not original, were likely added historically to improve use of the barn and, as such, convey the historic use of the converted barn. The construction of new openings at the northwest and southwest elevations of the converted barn would not be visible from the public right-of-way, and the proposed size of the new openings and design of the new windows are compatible with the historic character of the structure and would not impact its integrity.

The proposed demolition of the **contemporary wing** attached to the converted barn would not remove any historic features or materials that characterize the property, as the work is proposed for a contemporary non-contributing feature.

Evaluation: The proposed Project complies with Standard 2.

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

EDS Response: No proposed changes would create a false sense of historical development, as all new and altered features would utilize contemporary materials. No conjectural features are



proposed to be added to any of the existing buildings or proposed new construction at the property.

Evaluation: The proposed Project complies with Standard 3.

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

EDS Response: Observable and documented changes to the subject property do not appear to have acquired historic significance in their own right. The **contemporary wing** attached to the converted barn has not acquired historic significance, and therefore, the demolition of the wing portion of the converted barn would comply with Standard 4.

Evaluation: Standard 4 is not applicable to the proposed Project.

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

EDS Response: The distinctive features, finishes, and construction techniques associated with the 1903 Forni House and converted barn will be preserved, in accordance with the Standards.

Evaluation: The proposed Project complies with Standard 5.

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

EDS Response: The age of the vertical board-and-batten siding that clads the second-story exterior of the converted barn is unclear. Additionally, an available historic photograph of the property (Figure 9) show vertical wood siding at the converted barn, but it cannot be determined if the siding is laid board-and-batten. Therefore, replacement of the existing siding with vertical wood siding, even if not board-and-batten, is appropriate.

Evaluation: The proposed Project complies with Standard 6.

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

EDS Response: No historic materials will be damaged by chemical or physical treatments during the proposed changes to the 1903 Forni House and converted barn.

Evaluation: The proposed Project complies with Standard 7.

8. *Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

EDS Response: There have been no archaeological studies at the property.



Evaluation: It is not currently known if the proposed Project complies with Standard 8.

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

EDS Response: There proposed new breakfast nook addition would not destroy historic materials that characterize the property, as it is located on a secondary elevation, is compatible with the massing, size, and scale of the existing house, and would require minimal removal of existing siding and framing. Additionally, the proposed cement plaster finish for this new breakfast nook is differentiated, but compatible with the existing historic materials and overall character of the property. The proposed alterations to windows at the southeast, southwest, and northwest elevations would not destroy historic materials, as they would be altering non-original windows, and these proposed changes would not alter the historic integrity of the property.

The proposed new garage would not destroy historic materials that characterize the property, and is compatible with the massing, size, scale, and architectural features of the property, yet differentiated from historic features and materials that currently exist at the 1903 Forni House.

Evaluation: The proposed Project complies with Standard 9.

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

EDS Response: The proposed new breakfast nook would be placed at the corner of two secondary elevations of the house and would minimally change the overall form of the house. Therefore, if the proposed new breakfast nook were to be removed in the future, the essential form and integrity of the 1903 Forni House and converted barn would be unimpaired.

The proposed new garage would not attach to any existing building. Therefore, if the proposed new garage would be removed in the future, the essential form and integrity of the 1903 Forni House and converted barn would be unimpaired.

Evaluation: The proposed Project complies with Standard 10.

As described above, the proposed Project complies with the all ten Standards. Therefore, the proposed Project does not appear to have the potential cause material impairment to the property under CEQA and would be considered mitigated to a level of less than a significant impact on the historical resource.

CONCLUSIONS

EDS completed an Assessment of the 1903 Forni house, converted barn, and associated landscape to determine the current condition of the property still meets the CEQA regulations to be considered a historical resource. EDS determined that the property including the 1903 Forni house continues to meet the local criteria for listing, in addition, the house appears to be eligible for listing on the CRHR and possibility



for listing on the National Register of Historic Places (NRHP) as well ¹¹.

After this determination was made, a Standards review was completed based on the current proposed Project details to address potential impacts to historical resources. The Standards review, which are detailed in the above section, determined that the proposed Project that includes the alterations to the 1903 house and converted barn, as well as the proposed construction of a new garage complies the Standards. As such, there will be no impact to historical resources.

¹¹ A full historic resource evaluation of the property would need to be completed utilizing national register criteria for evaluation to determine eligibility for the NRHP.



Appendix A

DPR Forms

State of California ☐ The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # HRI # Trinomial NRHP Status Code
Other Listings Review Code	Reviewer Date

Page 1 of 9*Resource Name or #: Forni House

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted*a. County Napa County and*b. USGS 7.5' Quad St. Helena Date 1993 T 8N ; R 6W ; ☐ of ☐ of Sec 36; B.M.c. Address 1551 Oak Avenue City St. Helena Zip 94574d. UTM: Zone 10S, 545882 mE/ 4262065 mN

e. Other Locational Data:

The building is located at 1551 Oak Avenue within a 0.45-acre parcel situated at the south corner of Oak Avenue and Madrona Avenue in the City of St. Helena.

*P3a. **Description:** The 1903 Victorian-era house is mainly designed in the Queen Anne architectural style; however, there are various elements of other Victorian-era styles throughout. The two-story house is square in plan and rests on a stone foundation. There is a moderate-pitch hipped roof with a prominent front gable, gabled wings and gabled dormers, and an octagonal tower with a steep-pitch pyramidal roof—all clad in composition shingle roofing. The exterior is mainly clad in horizontal V-notch wood siding with wainscoting of similar, but narrower, wood siding at the first floor. This narrower wood siding also clads the porch railing. In various areas along the stone foundation perimeter are metal crawlspace vents that appear to be original and are highly decorative. The tower and gabled dormers are clad in staggered wood shingle siding with dentil molding along the gable edges. Original finials and cresting along the roof ridges, visible in an historic photograph of the house, were removed at an undetermined date. (Continues on page 2 of 3)

P5a. Photograph or Drawing

*P3b. Resource Attributes:

HP2 – Single-family property

*P4. Resources Present: ☒ Building☐ Structure ☐ Object ☐ Site ☐ District ☐Element of District ☐ OtherP5b. Description of Photo: Northeast and northwest elevations,view south, 04/05/2018

*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric ☐ Both1903, St. Helena Star newspaper

*P7. Owner and Address:

Withheld by Owner

*P8. Recorded by:

Brian Matuk, M.S., Evans & De Shazo,Inc., 6876 Sebastopol Avenue,Sebastopol, CA 95472*P9. Date Recorded: 04/05/2018

*P10. Survey Type: (Describe)

Reconnaissance

*P11. Report Citation:

Brian Matuk, M.S. (2018): CurrentCondition Assessment and Secretaryof the Interior's Standards Review forthe 1903 Forni House Located at 1551Oak Avenue, St. Helena, Napa County,

California

*Attachments: ☐ NONE ☒ Location Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

DPR 523A (9/2013)

*Required information

State of California ☐ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI # 28-4574-88
Trinomial

CONTINUATION SHEET

Property Name: Forni House

Page 2 of 9

*P3a. Description (continued):

The **front, northeast elevation** is the primary façade, and displays a full-width porch that is accessed from the southeast and northeast by a series of marble stairs. The marble risers and treads are in poor condition at both sets of stairs. Each set of stairs is flanked on either side by stone stem walls that end in piers, consisting of square-cut fieldstone set in an ashlar pattern with a natural face. The porch has a wood floor and beadboard ceiling, with the roof supported by round Doric columns. Set behind the porch are two entries (northwest and southwest), both of which display transom windows, that evenly flank either side of a central projection. The northwest entry consists of a contemporary multi-light wood door with contemporary transom above, which has the address numbers written with came glasswork. As suggested by a 1903 *St. Helena Star* article published shortly after construction, this northwest entry was the main entry to the house. The southeast entry appears to consist of an early or original wood paneled door with a metal sign that reads "OFFICE" with a simple single-light wood frame transom above. The central projection has a wood tripartite window consisting of a central fixed 2-light wood window with double-hung wood windows on either side. The existing tripartite window is contemporary, likely constructed ca. 2000 and, as evidenced by historic photographs, replaced a smaller, original tripartite window. At the southwest corner, situated behind the porch, is a bay window projection, which is fitted with double-hung wood windows.

The **southeast elevation** has a gabled wing that partially shelters a section of the porch. Fenestration at this elevation mostly consists of paired double-hung wood windows, with a single wood hopper window.

The **southwest elevation** appears to have been extensively altered over time and currently displays a contemporary gabled dormer addition at the second floor, which is clad in horizontal wood siding—distinct from the other dormers that are clad in shingle siding. While it appears to be a compatible alteration, the ridge of the gabled dormer addition does not intersect the original hipped roof, and has created an awkward, abrupt end of the dormer. At the first floor of this elevation is a contemporary set of multi-light French doors with multi-light sidelights that provides access to the raised patio at the rear. There is a secondary entry at this elevation, which consists of a contemporary multi-light door with transom above. Directly northwest of this entry are a series of contemporary multi-light windows that appear to have replaced the original screened back porch and appear to be fixed.

The **northwest elevation** is dominated by the octagonal tower, which projects from the elevation plane. The tower has double-hung wood windows on three of its canted sides at both stories and is capped by contemporary weather vane. Other fenestration at this elevation consists of paired double-hung wood windows that appear to be in original openings with replacement sashes. There is a bumpout at the first floor of this elevation, which either appears to be a contemporary addition or a remnant of a removed chimney that has been clad in wood siding.

Converted barn with attached wing (converted barn)

DPR 523L (Rev. 1/1995)(Word 9/2013)

State of California ☐ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI # 28-4574-88
Trinomial

CONTINUATION SHEET

Property Name: Forni House

Page 3 of 9

The converted barn is located south of the house, and is attached at the northwest elevation by a one-story wood-frame shed roof wing (attached wing). The two-story converted barn is rectangular in plan and of wood frame construction, with a front gable roof. The roof has open eaves, and is clad in composition shingle roofing. The converted barn is constructed atop a poured concrete foundation, which appears to be an alteration. Currently, the converted barn is void of cladding at the first floor (exposed studs), while the second floor is clad in vertical board-and-batten wood siding.

At the **primary facade, northeast elevation** is a large garage-style opening at the first floor, with two wood double-hung windows on the second floor separated by a hay loft door clad in diagonal boards that meet at the middle to form a sequence of chevrons. Located directly above the hay loft door is a second, smaller hay loft door clad in the same wood board pattern as the larger hay loft door, but rotated 180-degrees. The windows and hay loft doors appear to be alterations, as they are not visible in an historic photograph of the property. There is a fiberglass or vinyl casement window at the second story of the northwest elevation, located above the attached wing, which has diamond-shaped glazing set in cames. It is likely this window is not original, as it appears to be too decorative for use in a barn. There is no fenestration at the southwest or southeast elevations.

The attached wing connects with the converted barn at the southwest corner of the northwest elevation and appears to be contemporary. The attached wing has a shed-roof clad in corrugated metal, and a raised poured concrete foundation. The exterior is not clad in any materials at the southeastern half of the northeast elevation and contemporary vertical board-and-batten wood siding at the northwestern half, and clad in wood boards at the southwest elevation. The northwest elevation is clad in contemporary vertical board-and-batten wood siding, with a wood door.

Landscaping

The "landscaping" within the Project Area includes a low stone wall that runs parallel with the curb and extends from the sidewalk cut at Oak Avenue to the southeast set of stairs leading to the porch. Separating the front setback from the rear yard is a contemporary reinforced concrete wall topped by a metal tube fence, located between the southeast parcel boundary and the southeast elevation of the house. Breaking the wall at the center is a contemporary retractable metal tube gate applied with opaque metal sheets situated between two piers consisting of square-cut fieldstone set in an ashlar pattern with a natural face. The type of stone at these piers differs from the stone in other areas of the of the house, which suggests that it might be a contemporary addition or may have replaced stone piers that existed historically.

The rear yard of the property consists of a raised patio, which currently consists of poured concrete and brick. There is concrete bench seating, as well as what appears to be a fireplace, pizza oven, and storage

State of California ☐ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI # 28-4574-88
Trinomial

CONTINUATION SHEET

Property Name: Forni House

Page 4 of 9

space—all contemporary alterations. Along the southeast elevation of the house is gravel groundcover with areas of grass, as well as contemporary raised wood planter beds and a young tree. A tall wood fence and gate is located between the southwest elevation of the house and the fence along the southwest parcel boundary, which creates a barrier between the northwest side yard and rear yard. The northwest side yard consists mainly of grass around the likely location of the historic (now-filled) pool—currently a bocce ball court—with small shrubs and topiary. According to 1978 survey findings, the pool was constructed at the subject property in ca. 1925. The pool was filled at an undetermined date, is topped with loose gravel, and currently retains its rectangular shape.



Photo showing the primary, northeast elevation (left) and secondary, northwest elevation, facing south.

State of California ☐ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI # 28-4574-88
Trinomial

CONTINUATION SHEET

Property Name: Forni House

Page 5 of 9



Photo showing the secondary, southeast elevation (left) and primary, northeast elevation (right), facing west.



Photo showing the southwest elevation with contemporary gabled dormer and altered sunporch (left) and southeast elevation (right), facing north.

DPR 523L (Rev. 1/1995)(Word 9/2013)

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Primary#
HRI # 28-4574-88
Trinomial

CONTINUATION SHEET

Property Name: Forni House

Page 6 of 9



Photo showing the northwest elevation (center) and southwest elevation (right), facing east.



Photo showing the northeast elevation of the converted barn (center) with attached wing (right).

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DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI # 28-4574-88
Trinomial

CONTINUATION SHEET

Property Name: Forni House

Page 7 of 9



Photo showing the northeast elevation of the converted barn (center) with attached wing (far right).



Photo showing the northwest elevation of the converted barn, with attached wing visible (bottom-left).

State of California ☐ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI # 28-4574-88
Trinomial

CONTINUATION SHEET

Property Name: Forni House

Page 8 of 9



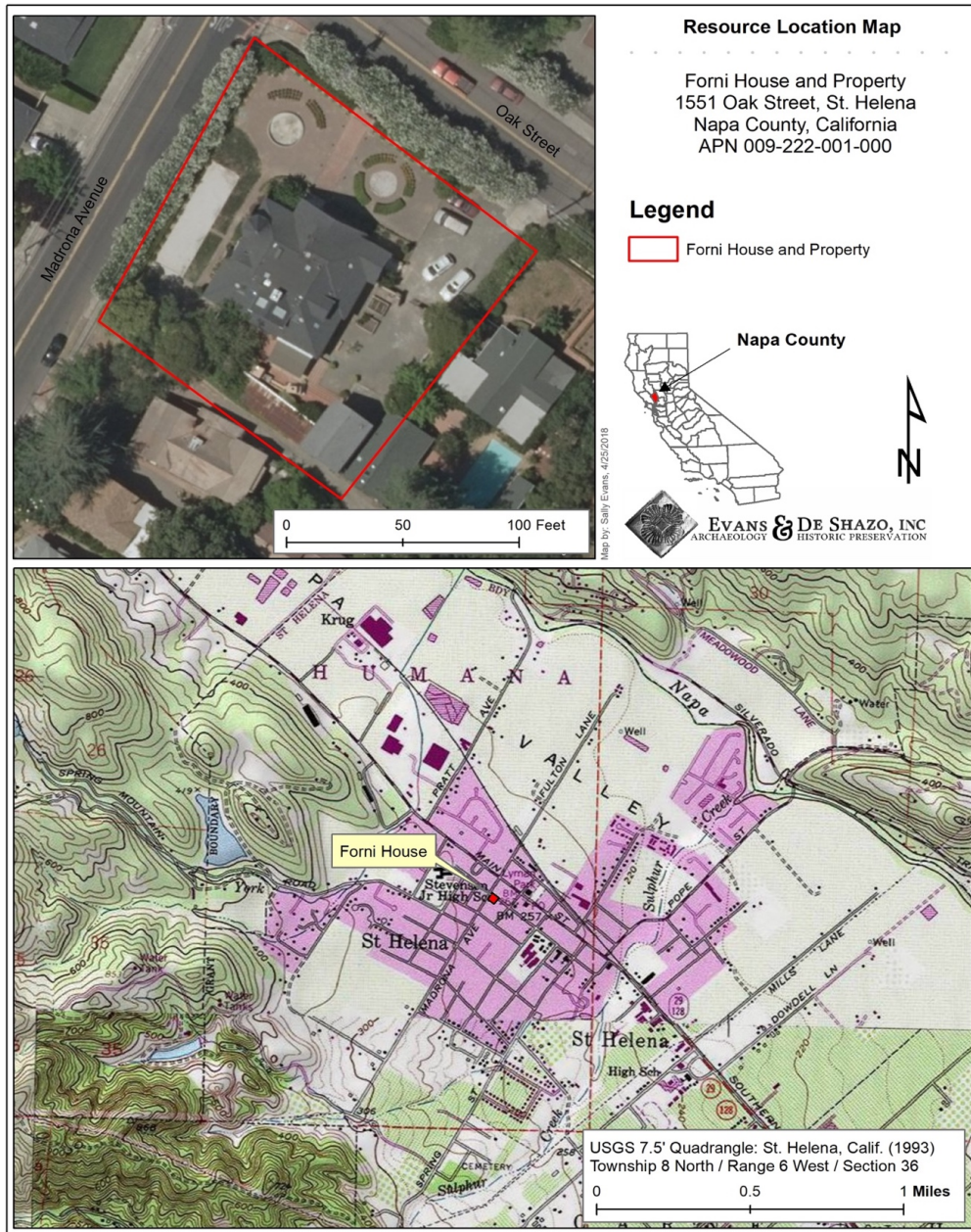
Photo showing detail of second-floor northeast elevation of converted barn.

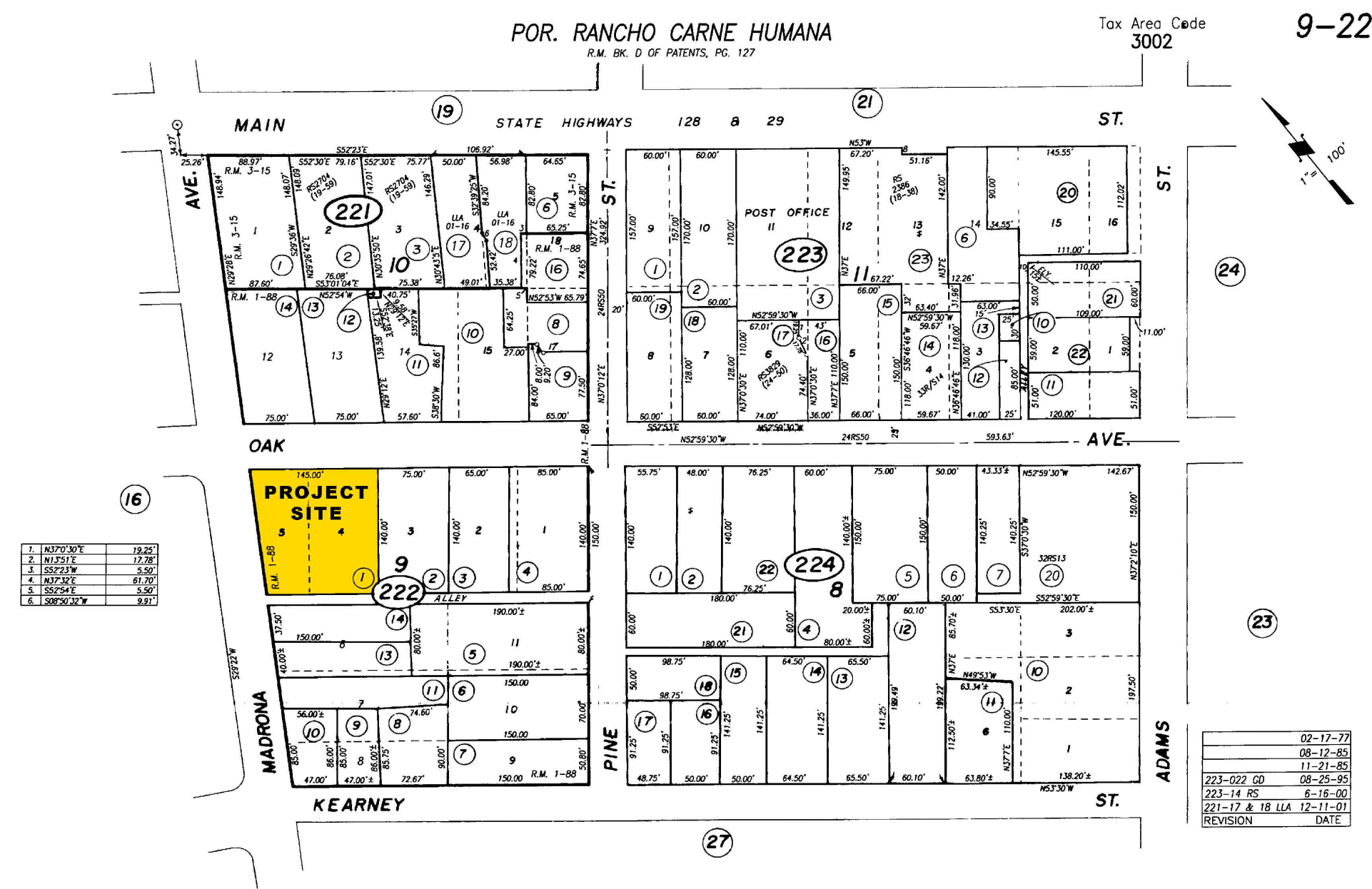
State of California ☐ Natural Resources Agency DEPARTMENT OF PARKS AND RECREATION LOCATION MAP	Primary # HRI# Trinomial
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Page 9 of 9

*Resource Name or # (Assigned by recorder) Forni House

*Map Name: St. Helena *Scale: 1:24,000 *Date of map: 1993





2 PARCEL MAP
SCALE: N.T.S.

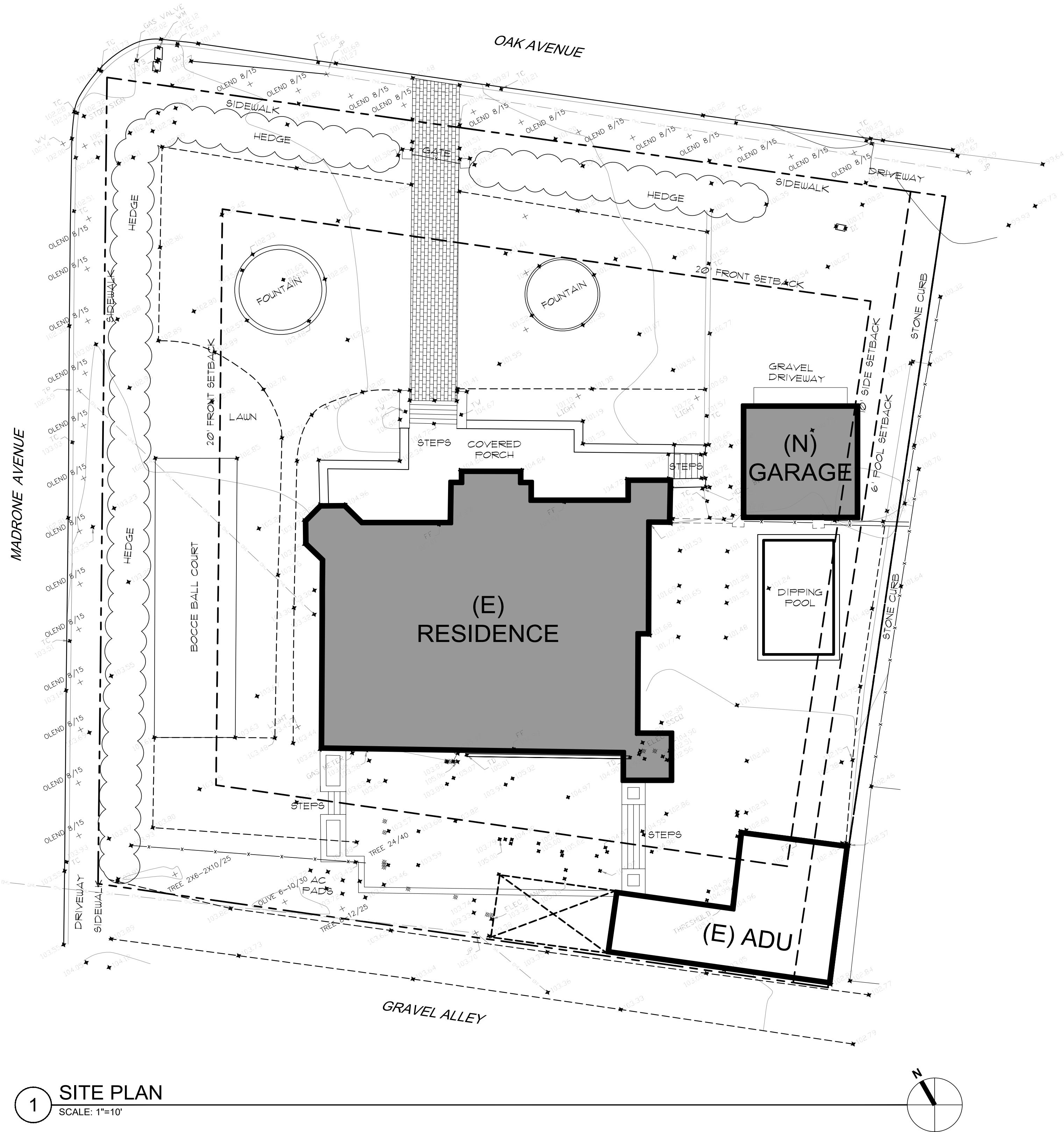
SQUARE FOOTAGE SUMMARIES

LOT AREA:
AREA: 18988 SQ.FT. / 0.44 ACRE

NEW GARAGE:
GARAGE: 400 SQ.FT.

REMODELED RESIDENCE:

EXISTING FIRST FLOOR	=	2498 SQ.FT.
EXISTING SECOND FLOOR	=	1852 SQ.FT.
EXISTING TOTAL	=	4350 SQ.FT.
PROPOSED FIRST FLOOR	=	2568 SQ.FT.
PROPOSED SECOND FLOOR	=	1782 SQ.FT.
PROPOSED TOTAL	=	4350 SQ.FT.



1 SITE PLAN
SCALE: 1"=10'



1127 Pope Street, Suite 106
Saint Helena, CA 94574
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JON LAIL
PROJECT DESIGNER

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BLACKMAN RESIDENCE

REMODELED
RESIDENCE
& NEW GARAGE

1551 OAK AVENUE
ST. HELENA, CA 94574
APN: 009-222-001-000

PROJECT NUMBER	454
DATE	02.08.2019
CHECKED BY	JL
DRAWN BY	CV
SCALE	AS NOTED

REVISIONS

SITE PLAN & PARCEL MAP

A1-1

DESIGN REVIEW



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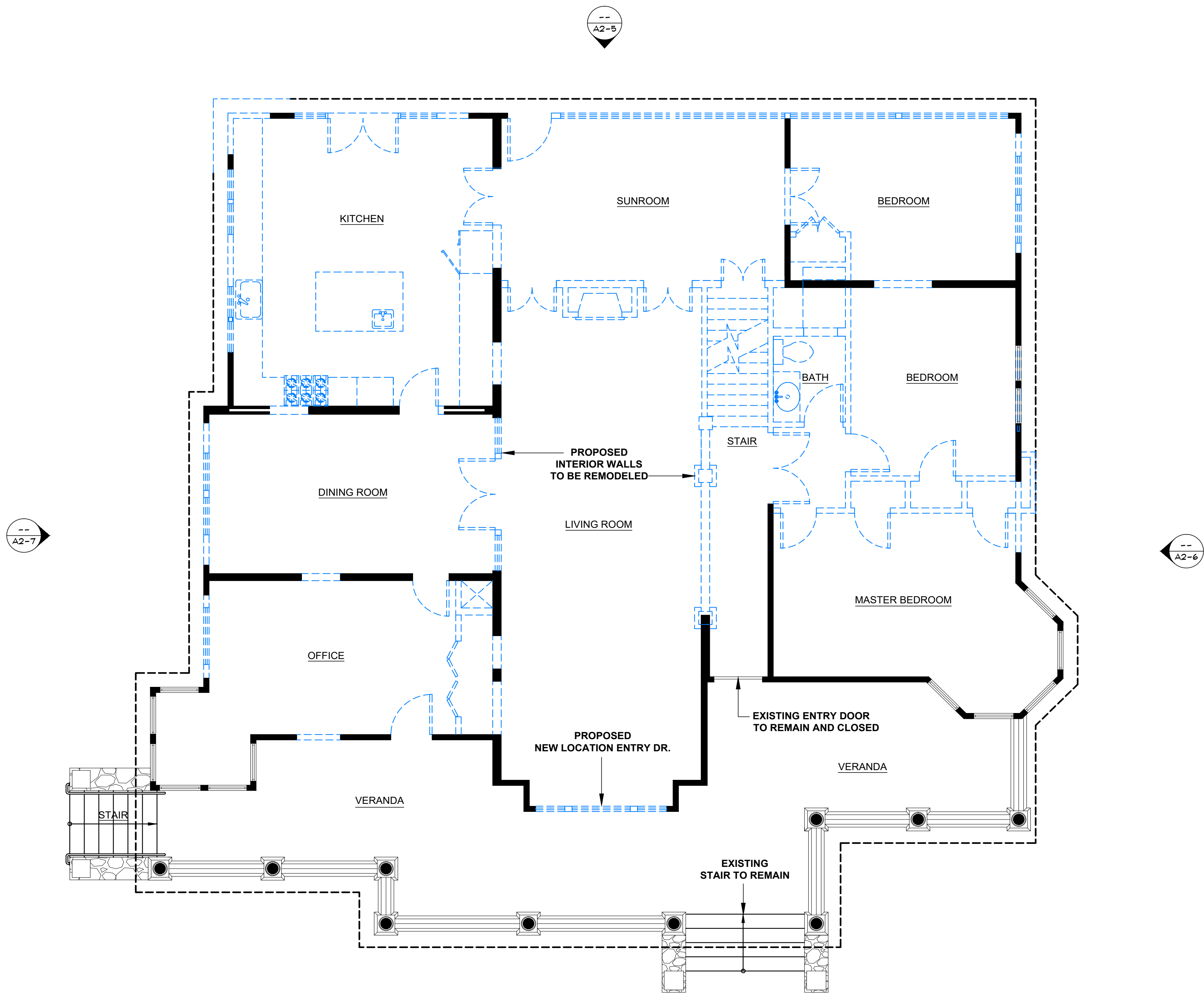
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DATE	02.08.2019
CHECKED BY	JL
DRAWN BY	CV
SCALE	AS NOTED

REVISIONS

EXISTING
RESIDENCE -
FIRST FLOOR PLAN
- DEMOLITION

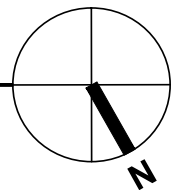
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DESIGN REVIEW



LEGEND:
— EXISTING TO REMAIN
--- EXISTING / DEMOLISHED
— NEW / PROPOSED

1 EXISTING RESIDENCE - FIRST FLOOR PLAN - DEMOLITION
SCALE: 1/4"=1'-0"





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RESIDENCE
& NEW GARAGE

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APN: 009-222-001-000

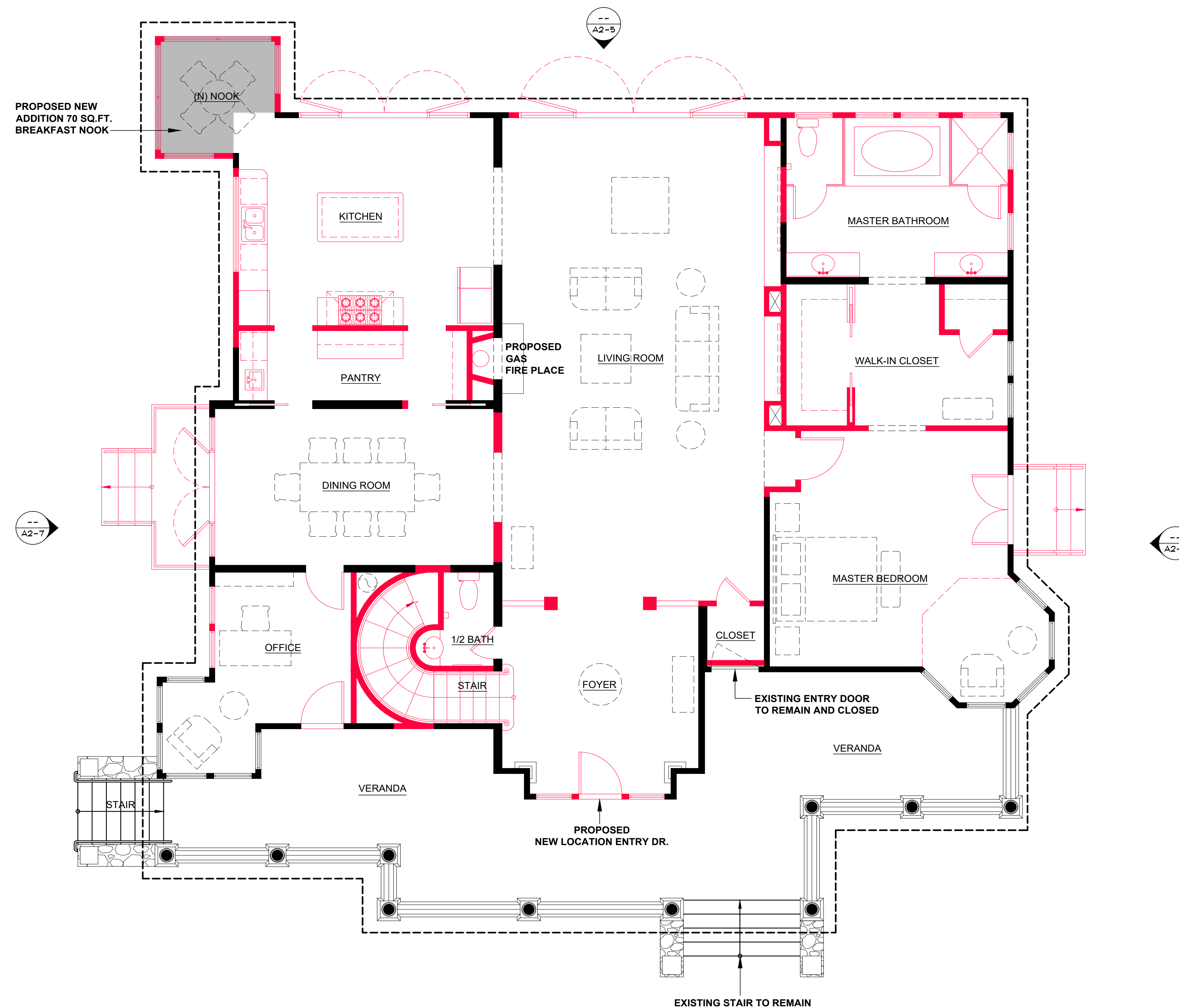
PROJECT NUMBER	454
DATE	02.08.2019
CHECKED BY	JL
DRAWN BY	CV
SCALE	AS NOTED

REVISIONS

EXISTING
RESIDENCE -
FIRST FLOOR PLAN
- PROPOSED

A2-1

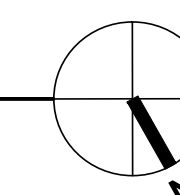
DESIGN REVIEW



LEGEND:

- EXISTING TO REMAIN
- - - EXISTING / DEMOLISHED
- NEW / PROPOSED

1 EXISTING RESIDENCE - FIRST FLOOR PLAN - PROPOSED
SCALE: 1/4"=1'-0"





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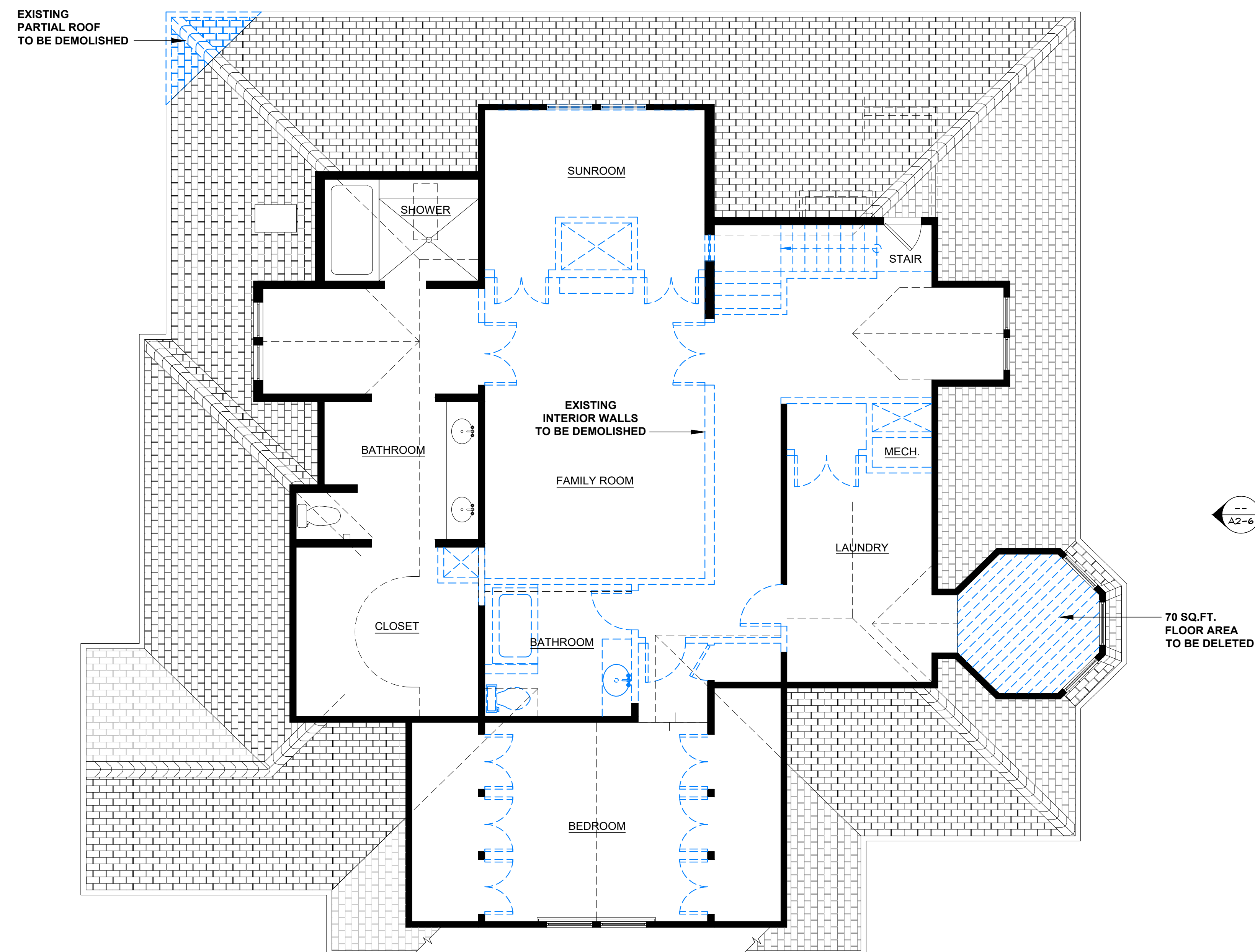
PROJECT NUMBER	454
DATE	02.08.2019
CHECKED BY	JL
DRAWN BY	CV
SCALE	AS NOTED

REVISIONS

NO.	DESCRIPTION

EXISTING
RESIDENCE -
SECOND
FLOOR PLAN -
DEMOLITION
A2-2.0

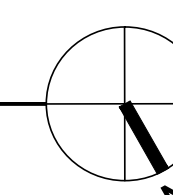
DESIGN REVIEW

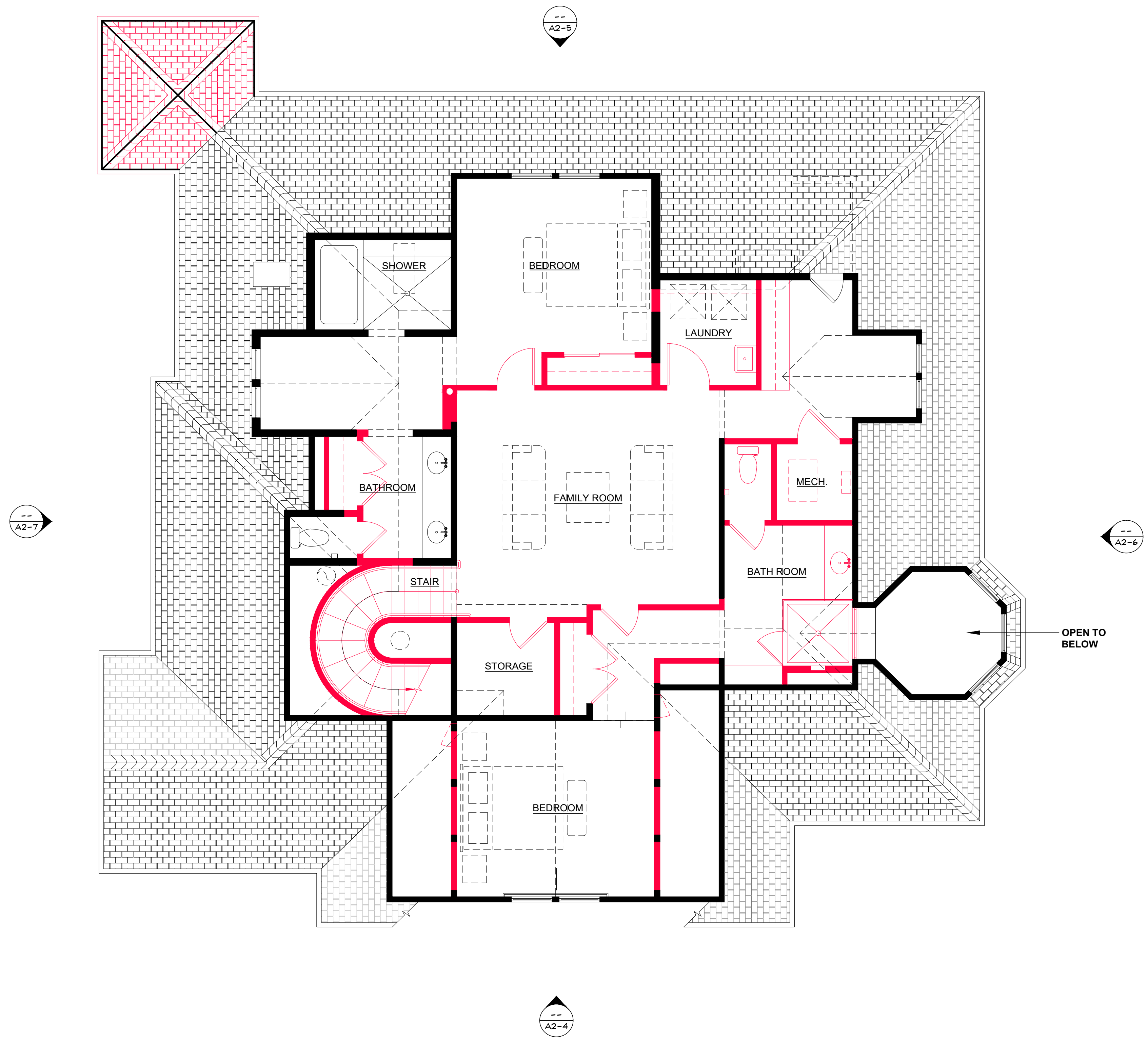


LEGEND:

- EXISTING TO REMAIN
- - - EXISTING / DEMOLISHED
- NEW / PROPOSED

1 EXISTING RESIDENCE - SECOND FLOOR PLAN - DEMOLITION
SCALE: 1/4"=1'-0"





- LEGEND:**
- EXISTING TO REMAIN
 - - - EXISTING / DEMOLISHED
 - NEW / PROPOSED

1 EXISTING RESIDENCE - SECOND FLOOR PLAN - PROPOSED
SCALE: 1/4"=1'-0"



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REMODELED RESIDENCE & NEW GARAGE

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APN: 009-222-001-000

PROJECT NUMBER	454
DATE	02.08.2019
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SCALE	AS NOTED

REVISIONS

EXISTING RESIDENCE - SECOND FLOOR PLAN - PROPOSED

A2-2

DESIGN REVIEW



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ST. HELENA, CA 94574
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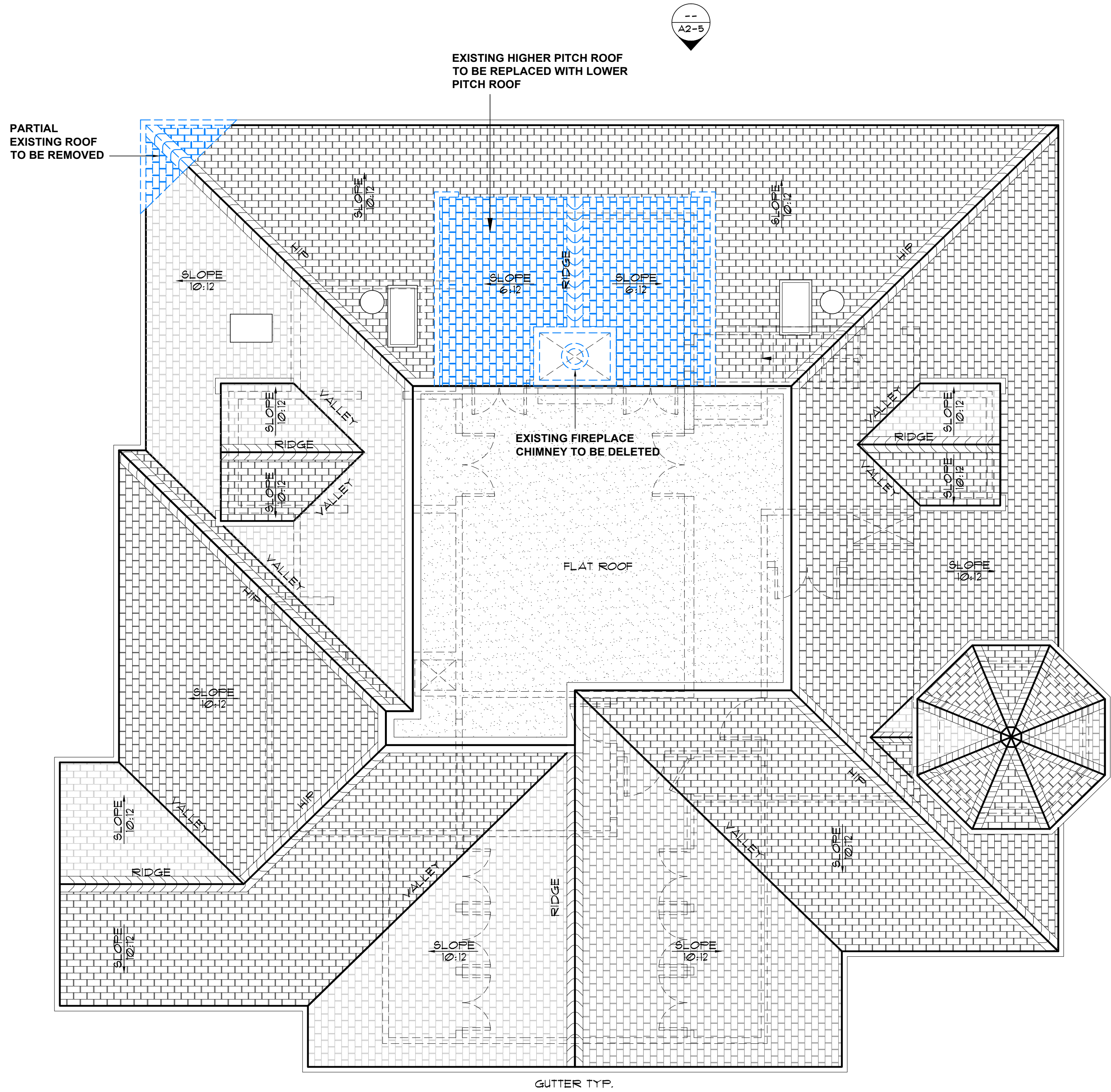
PROJECT NUMBER 454
DATE 02.08.2019
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SCALE AS NOTED

REVISIONS

EXISTING
RESIDENCE -
ROOF PLAN -
DEMOLITION

A2-3.0

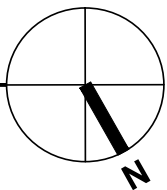
DESIGN REVIEW

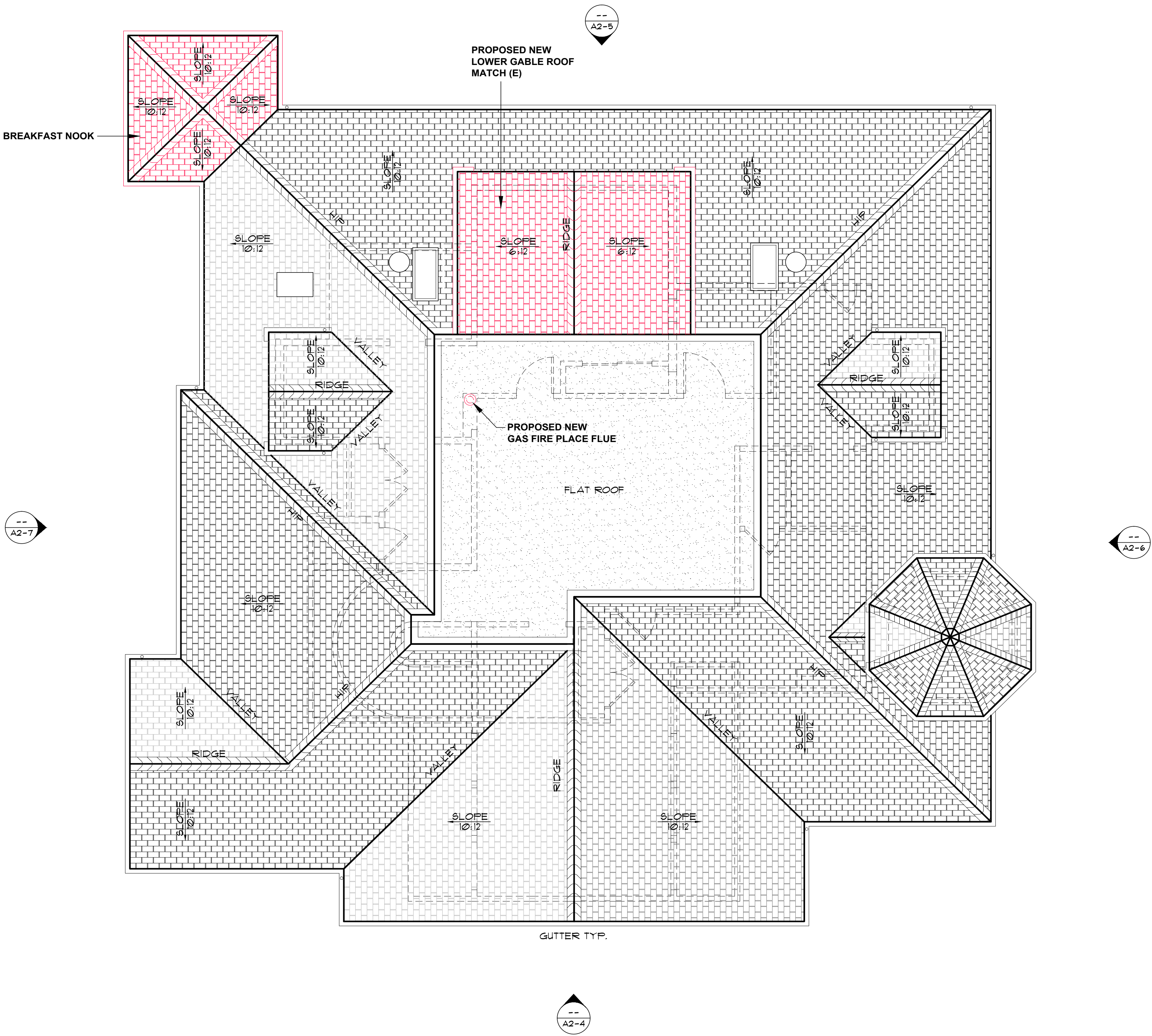


LEGEND:

- EXISTING TO REMAIN
- EXISTING / DEMOLISHED
- NEW / PROPOSED

1 EXISTING RESIDENCE - ROOF PLAN - DEMOLITION
SCALE: 1/4"=1'-0"





- LEGEND:**
- EXISTING TO REMAIN
 - - - EXISTING / DEMOLISHED
 - NEW / PROPOSED

1 EXISTING RESIDENCE - ROOF PLAN - PROPOSED
SCALE: 1/4"=1'-0"



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JON LAIL
PROJECT DESIGNER

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BLACKMAN RESIDENCE

REMODELED RESIDENCE & NEW GARAGE

1551 OAK AVENUE
ST. HELENA, CA 94574
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PROJECT NUMBER 454
DATE 02.08.2019
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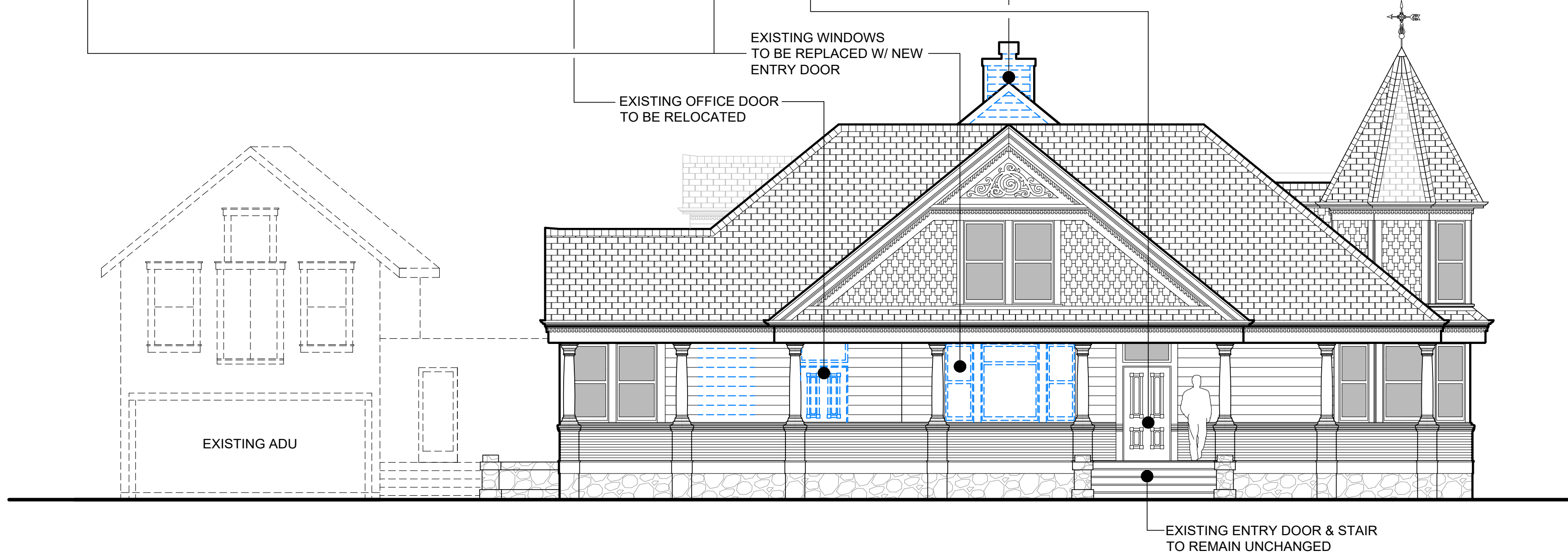
EXISTING RESIDENCE - ROOF PLAN - PROPOSED

A2-3

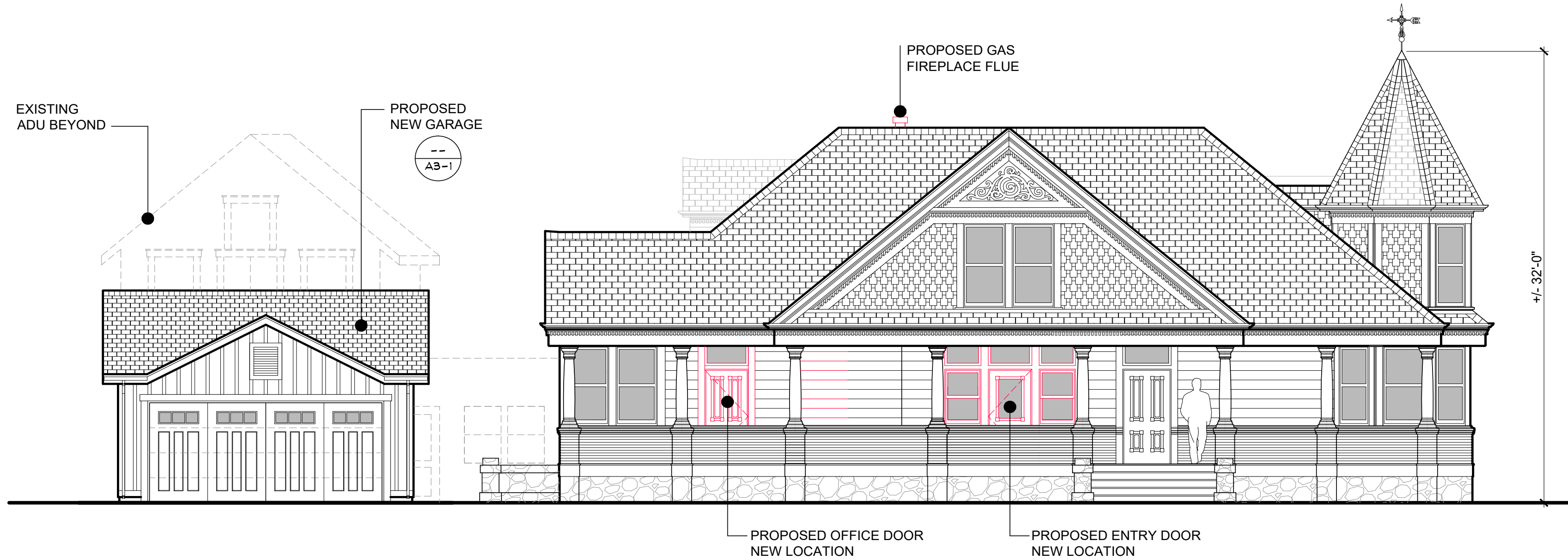
DESIGN REVIEW



SITE PHOTOS



1 EXISTING RESIDENCE - FRONT ELEVATION FROM OAK AVE. - DEMOLITION
SCALE: 3/16"=1'-0"



2 EXISTING RESIDENCE - FRONT ELEVATION FROM OAK AVE. - PROPOSED
SCALE: 3/16"=1'-0"

LEGEND:
— EXISTING TO REMAIN
--- EXISTING / DEMOLISHED
— NEW / PROPOSED



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BLACKMAN RESIDENCE

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ST. HELENA, CA 94574
APN: 009-222-001-000

PROJECT NUMBER 454
DATE 02.08.2019
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DRAWN BY CV
SCALE AS NOTED

REVISIONS

EXISTING RESIDENCE - EXTERIOR ELEVATIONS

A2-4

DESIGN REVIEW



SITE PHOTOS



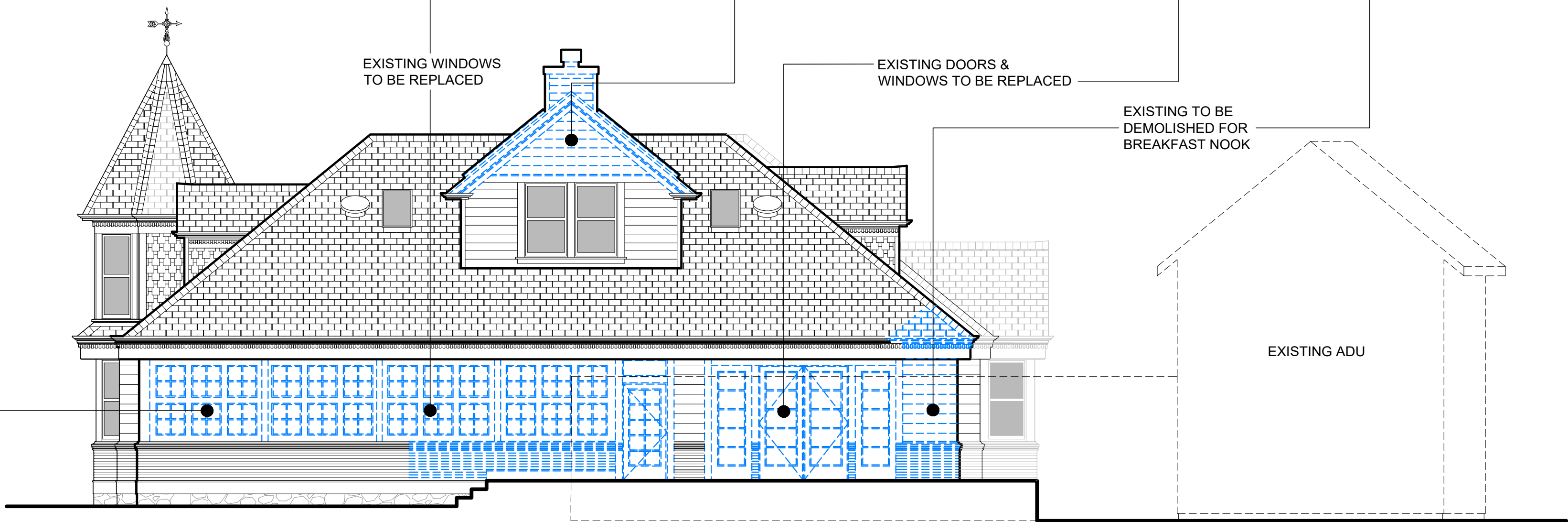
EXISTING WINDOWS
TO BE REPLACED

EXISTING WINDOWS
TO BE REPLACED

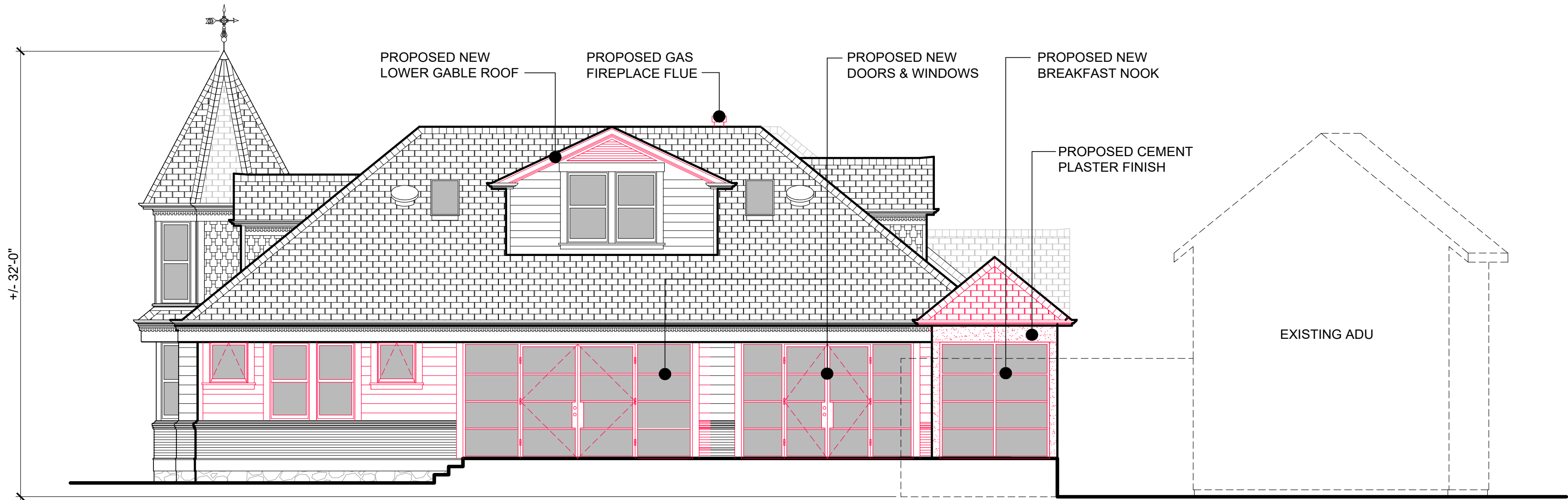
EXISTING CHIMNEY AND
GABLE ROOF TO BE DELETED

EXISTING DOORS &
WINDOWS TO BE REPLACED

EXISTING TO BE
DEMOLISHED FOR
BREAKFAST NOOK



1 EXISTING RESIDENCE - REAR ELEVATION - DEMOLITION
SCALE: 3/16"=1'-0"



LEGEND:
— EXISTING TO REMAIN
--- EXISTING / DEMOLISHED
— NEW / PROPOSED

2 EXISTING RESIDENCE - REAR ELEVATION - PROPOSED
SCALE: 3/16"=1'-0"



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BLACKMAN RESIDENCE

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RESIDENCE
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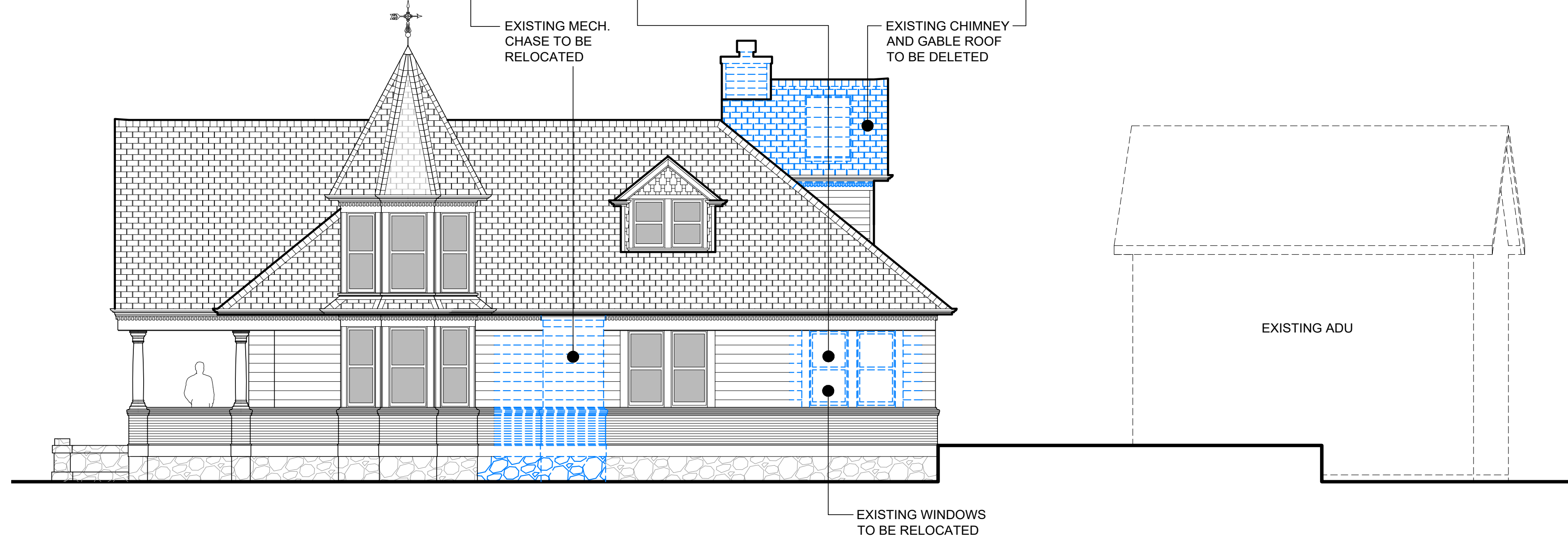
EXISTING
RESIDENCE -
EXTERIOR
ELEVATIONS

A2-5

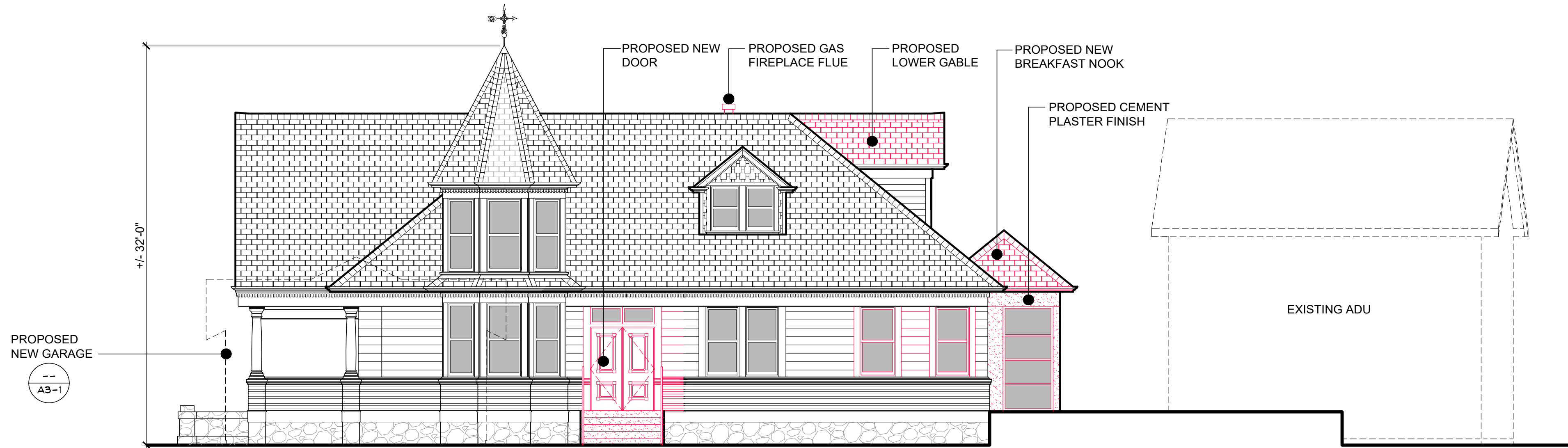
DESIGN REVIEW



SITE PHOTOS



1 EXISTING RESIDENCE - FRONT ELEVATION FROM MADRONA AVE. - DEMOLITION
SCALE: 3/16"=1'-0"



LEGEND:
— EXISTING TO REMAIN
--- EXISTING / DEMOLISHED
— NEW / PROPOSED

2 EXISTING RESIDENCE - FRONT ELEVATION FROM MADRONA AVE. - PROPOSED
SCALE: 3/16"=1'-0"



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PROJECT NUMBER	454
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SCALE	AS NOTED

REVISIONS

EXISTING
RESIDENCE -
EXTERIOR
ELEVATIONS

A2-6

DESIGN REVIEW



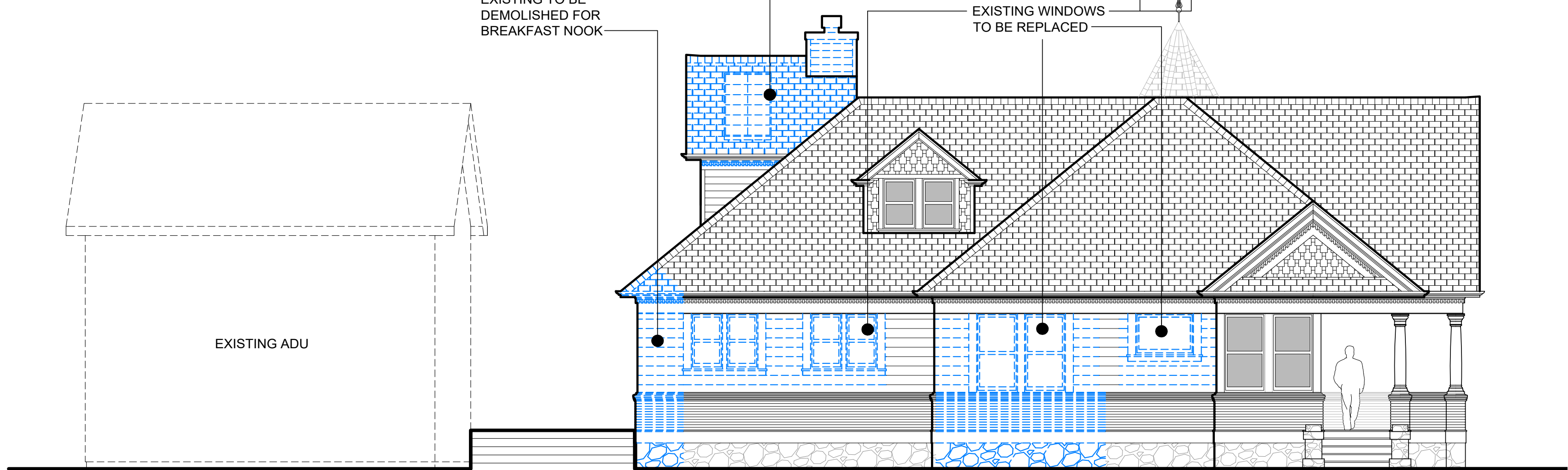
EXISTING CHIMNEY
AND GABLE ROOF
TO BE DELETED



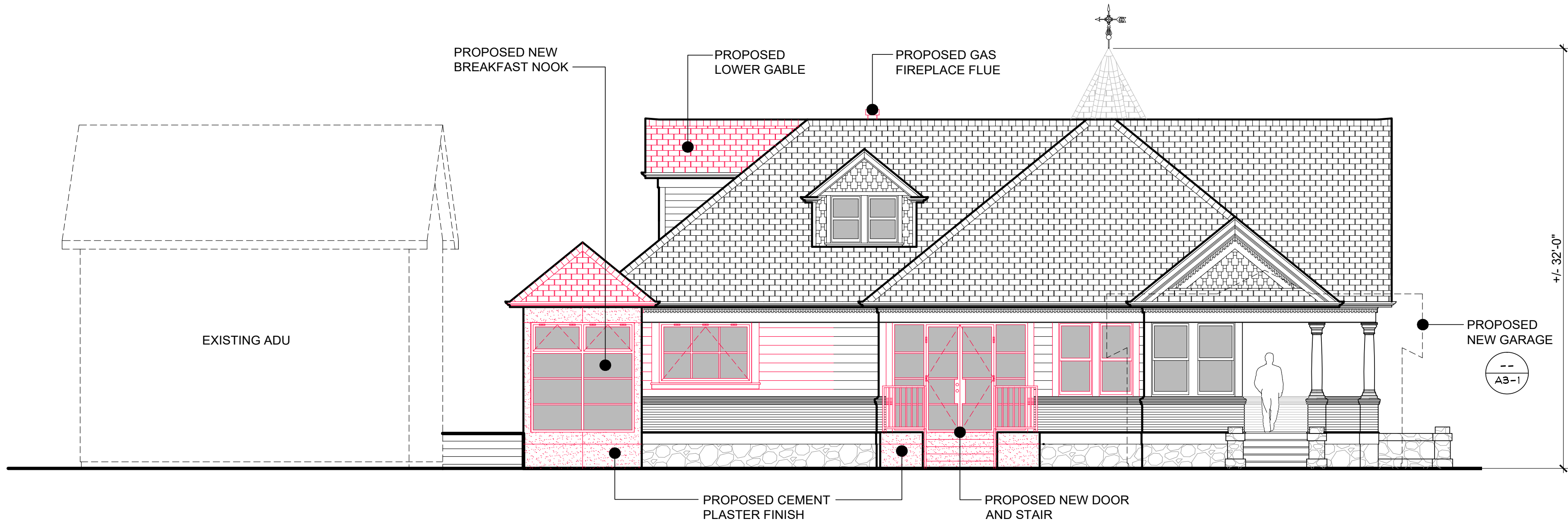
EXISTING WINDOWS
TO BE REPLACED

SITE PHOTOS

EXISTING TO BE
DEMOLISHED FOR
BREAKFAST NOOK



1 EXISTING RESIDENCE - SIDE ELEVATION - DEMOLITION
SCALE: 3/16"=1'-0"



LEGEND:
— EXISTING TO REMAIN
--- EXISTING / DEMOLISHED
— NEW / PROPOSED

2 EXISTING RESIDENCE - SIDE ELEVATION - PROPOSED
SCALE: 3/16"=1'-0"



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BLACKMAN RESIDENCE

REMODELED RESIDENCE & NEW GARAGE

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PROJECT NUMBER 454
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SCALE AS NOTED

REVISIONS

EXISTING RESIDENCE - EXTERIOR ELEVATIONS

A2-7

DESIGN REVIEW



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BLACKMAN RESIDENCE

**REMODELED
RESIDENCE
& NEW GARAGE**

1551 OAK AVENUE
ST. HELENA, CA 94574
APN: 009-222-001-000

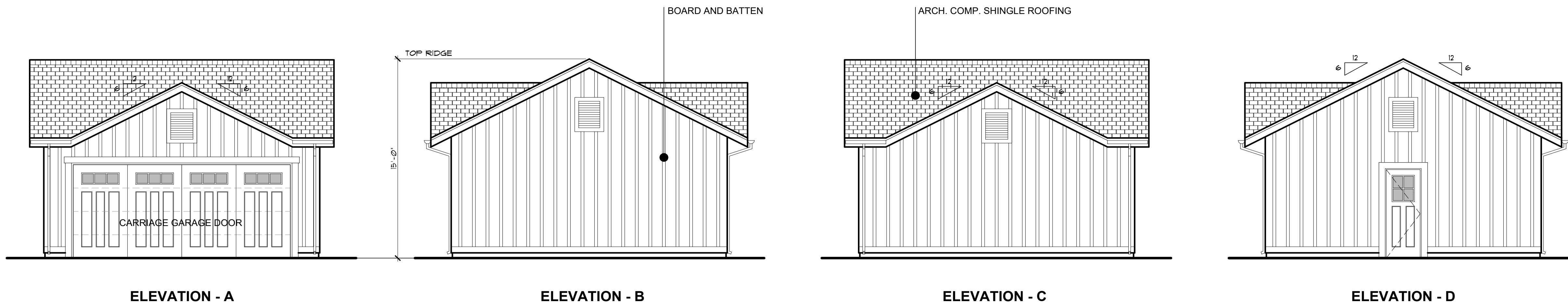
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DATE	02.08.2019
CHECKED BY	JL
DRAWN BY	CV
SCALE	AS NOTED

REVISIONS

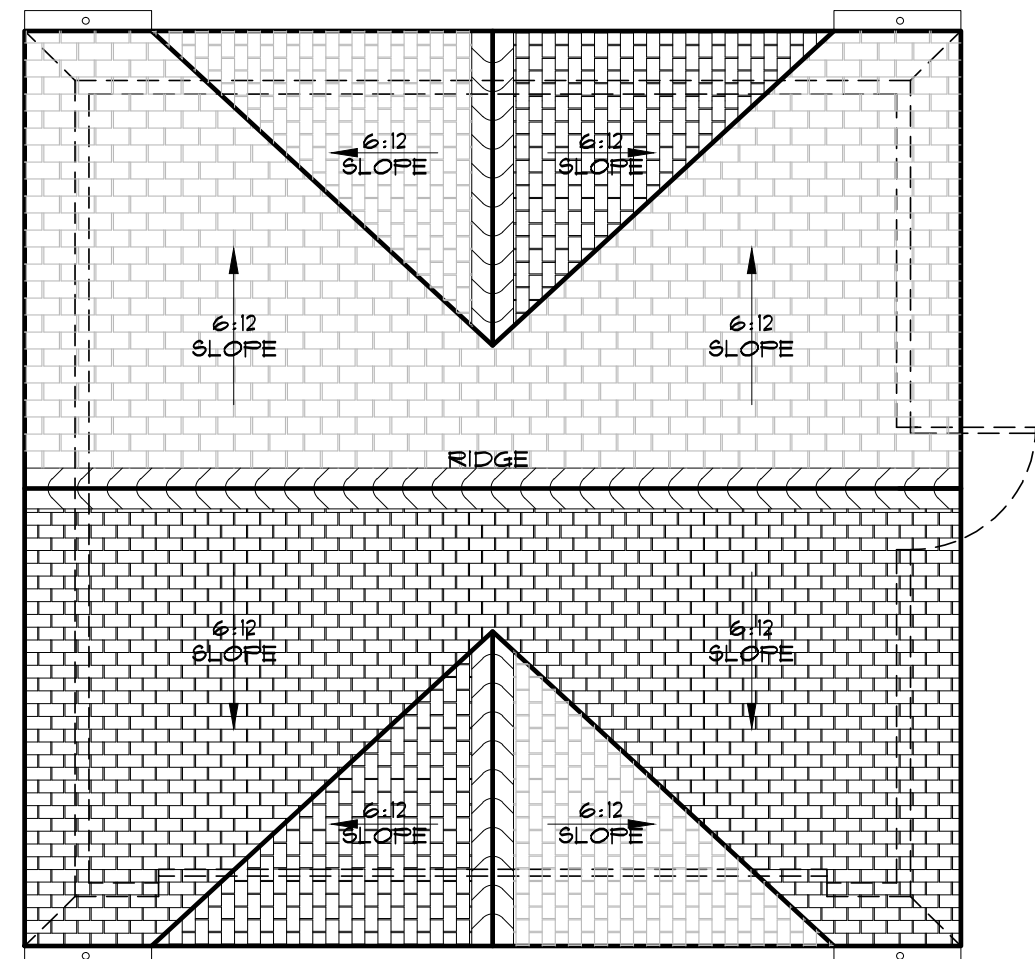
**EXISTING
RESIDENCE -
SITE PHOTOS**

A2-8

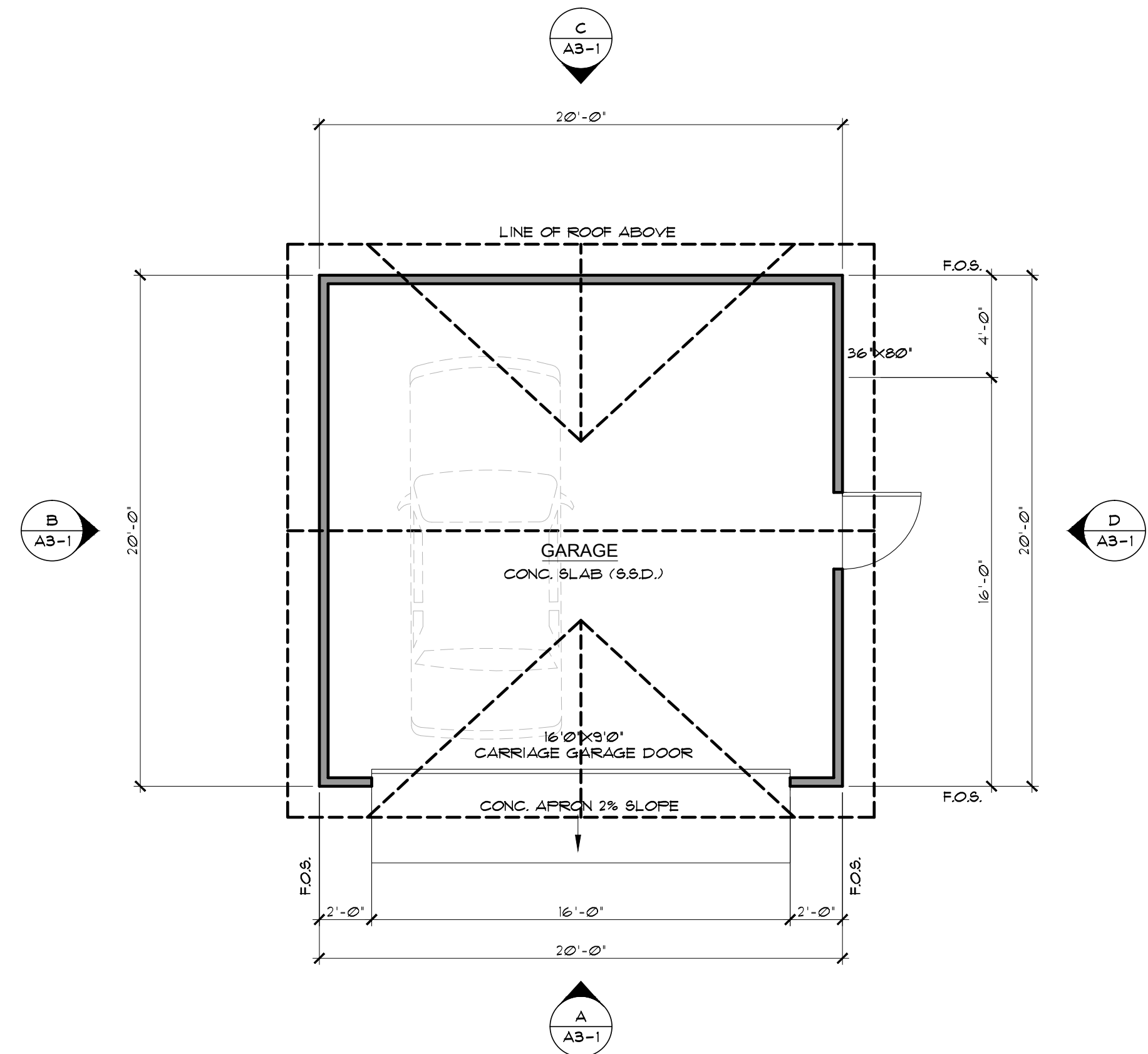
DESIGN REVIEW



3 PROPOSED NEW GARAGE - EXTERIOR ELEVATIONS
SCALE: 1/4"=1'-0"



2 PROPOSED NEW GARAGE - ROOF PLAN
SCALE: 1/4"=1'-0"



1 PROPOSED NEW GARAGE - FLOOR PLAN
SCALE: 1/4"=1'-0"



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BLACKMAN RESIDENCE

REMODELED
RESIDENCE
& NEW GARAGE

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ST. HELENA, CA 94574
APN: 009-222-001-000

PROJECT NUMBER 454
DATE 02.08.2019
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DRAWN BY CV
SCALE AS NOTED

REVISIONS

PROPOSED
NEW GARAGE -
FLOOR PLANS
AND EXTERIOR
ELEVATIONS

A3-1

DESIGN REVIEW

THE PURPOSE OF THIS PROJECT IS FOR A DESIGN REVIEW FOR A NEW DRIVEWAY AND GARAGE AT 1551 OAK AVE, ST. HELENA, CA 94574.

1. THE BOUNDARY ON THESE DRAWINGS DOES NOT REPRESENT A PROPERTY LINE SURVEY. PROPERTY LINES SHOWN HEREON ARE BASED ON RECORD DATA, AND MAY NOT REPRESENT THE TRUE POSITIONS OF THE LINES.

1. THE BOUNDARY ON THESE DRAWINGS DOES NOT REPRESENT A PROPERTY LINE SURVEY. PROPERTY LINES SHOWN HEREON ARE BASED ON RECORD DATA, AND MAY NOT REPRESENT THE TRUE POSITIONS OF THE LINES.
2. THE TOPOGRAPHY IS BASED ON A FIELD SURVEY OF MARCH, 2015 PERFORMED BY ALBION SURVEYS, INC.
3. THIS SURVEY IS ON AN ASSUMED DATUM. THE DIRECTION OF NORTH IS BASED ON A COMPASS SIGHTING.
4. SITE BENCHMARK DESCRIPTION: NO SITE BENCHMARK NOTED.
5. MADRONE ENGINEERING ASSUMES NO LIABILITY, REAL OR ALLEGED, REGARDING THE ACCURACY OF THE TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS.
6. CONTRACTOR SHALL PROTECT EXISTING SURVEY MONUMENTS OR REPLACE THEM AT HIS OWN EXPENSE.

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

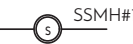
- THE **EARTHWORK QUANTITIES LISTED BELOW ARE ESTIMATES ONLY AND MAY VARY DUE TO SOIL TYPE, COMPACTION AND BULKING FACTORS, GRADING PRACTICES, AND COMPACTION VALUES**
- THE **UNADJUSTED QUANTITIES HAVE BEEN DERIVED USING A VOLUMETRIC ANALYSIS BETWEEN THE EXISTING AND PROPOSED FINISHED GRADE ELEVATIONS**
- THE **FOLLOWING ASSUMPTIONS HAVE BEEN MADE WHEN DEVELOPING ADJUSTED QUANTITY ESTIMATES**
- QUANTITIES FROM UTILITY TRENCHES HAVE NOT BEEN ESTIMATED.
 - QUANTITIES FOR EXISTING OVEREXCAVATION AND EXISTING CONCRETE HAVE NOT BEEN ESTIMATED.
- CONTRACTOR SHALL WORK WITH THE PROJECT GEOTECHNICAL ENGINEER TO DETERMINE IF COMPACTION AND BULKING FACTORS ARE APPLICABLE FOR THE PROPOSED GRADING ACTIVITIES. THESE FACTORS HAVE THE POTENTIAL TO SIGNIFICANTLY AFFECT EARTHWORK QUANTITIES IDENTIFIED IN THIS LIST.**
- SEE THE TABLE BELOW FOR THE ESTIMATED EARTHWORK QUANTITIES FOR THE PROJECT.**

THE APPROXIMATE AREA OF DISTURBED SOIL IS 3,000 SF (0.07 AC). EXCESS SOIL WILL BE OFF-HAULED TO A LOCATION APPROVED BY THE CITY OF ST. HELENA.



NOT FOR CONSTRUCTION

SYMBOL LEGEND

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

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



CIVIL IMPROVEMENT PLANS COVER SHEET

BLACKMAN GARAGE
1551 OAK AVENUE
ST. HELENA, CA 94574
APN: 009-222-001
PROJECT: 18-011



DATE:	ISSUE:
01/04/19	DESIGN REVIEW

SHEET: _____

C1.0

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madrone
engineering
1445 Main Street, Suite 202
San Jose, CA 95128
Tel: 702.259.2880

CIVIL IMPROVEMENT PLANS
GRADING PLAN

BLACKMAN GARAGE
1551 OAK AVENUE
ST. HELENA, CA 94574
APN: 009-222-001
PROJECT: 18-01

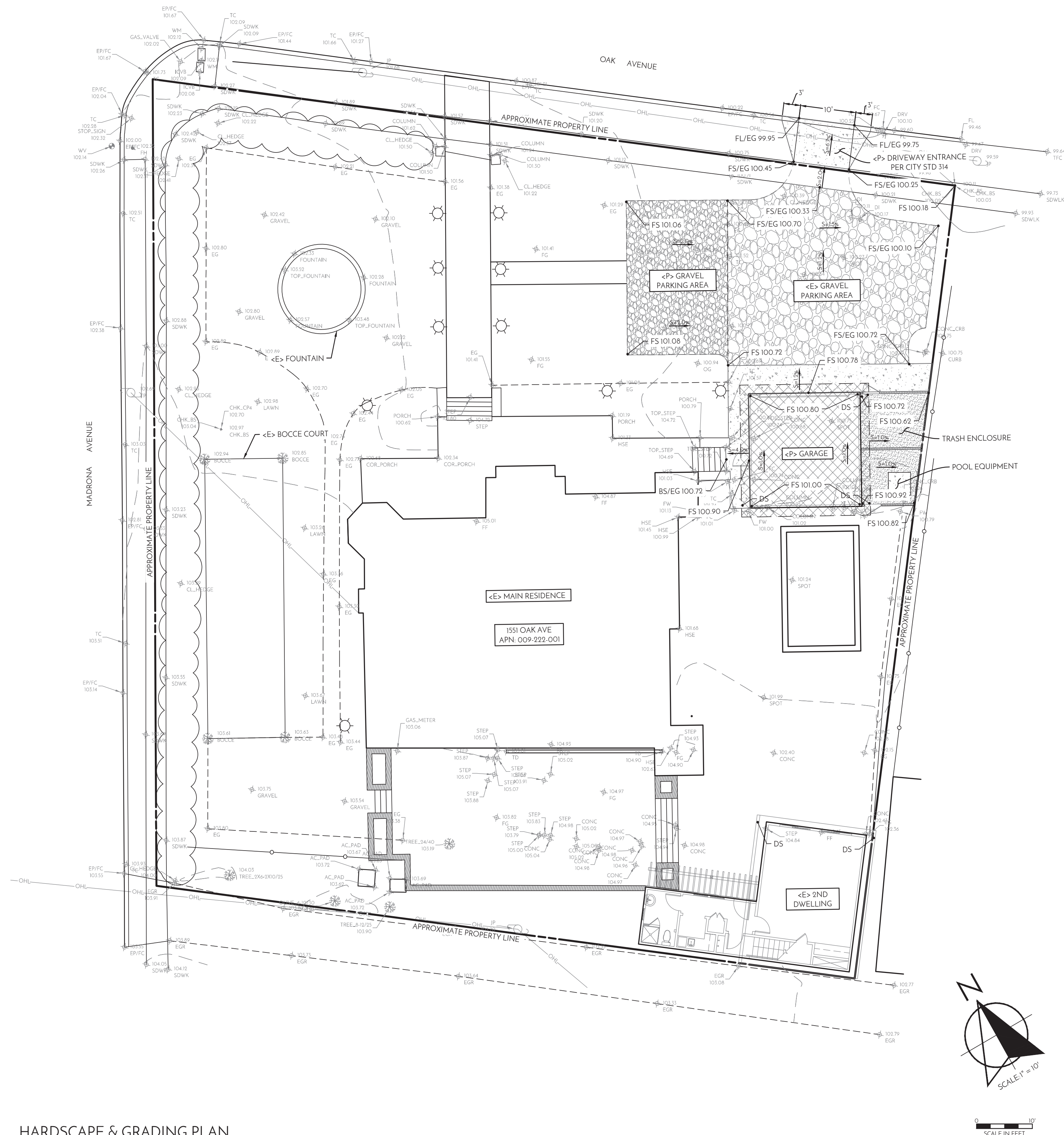


EVERY PERSON PLANNING TO DIG
CALL US AT 702.259.2880 TO EXCAVATION

FOR MORE INFORMATION
SEE WWW.MADRONE.ENG

DATE: 01/04/19
ISSUE: DESIGN REVIEW

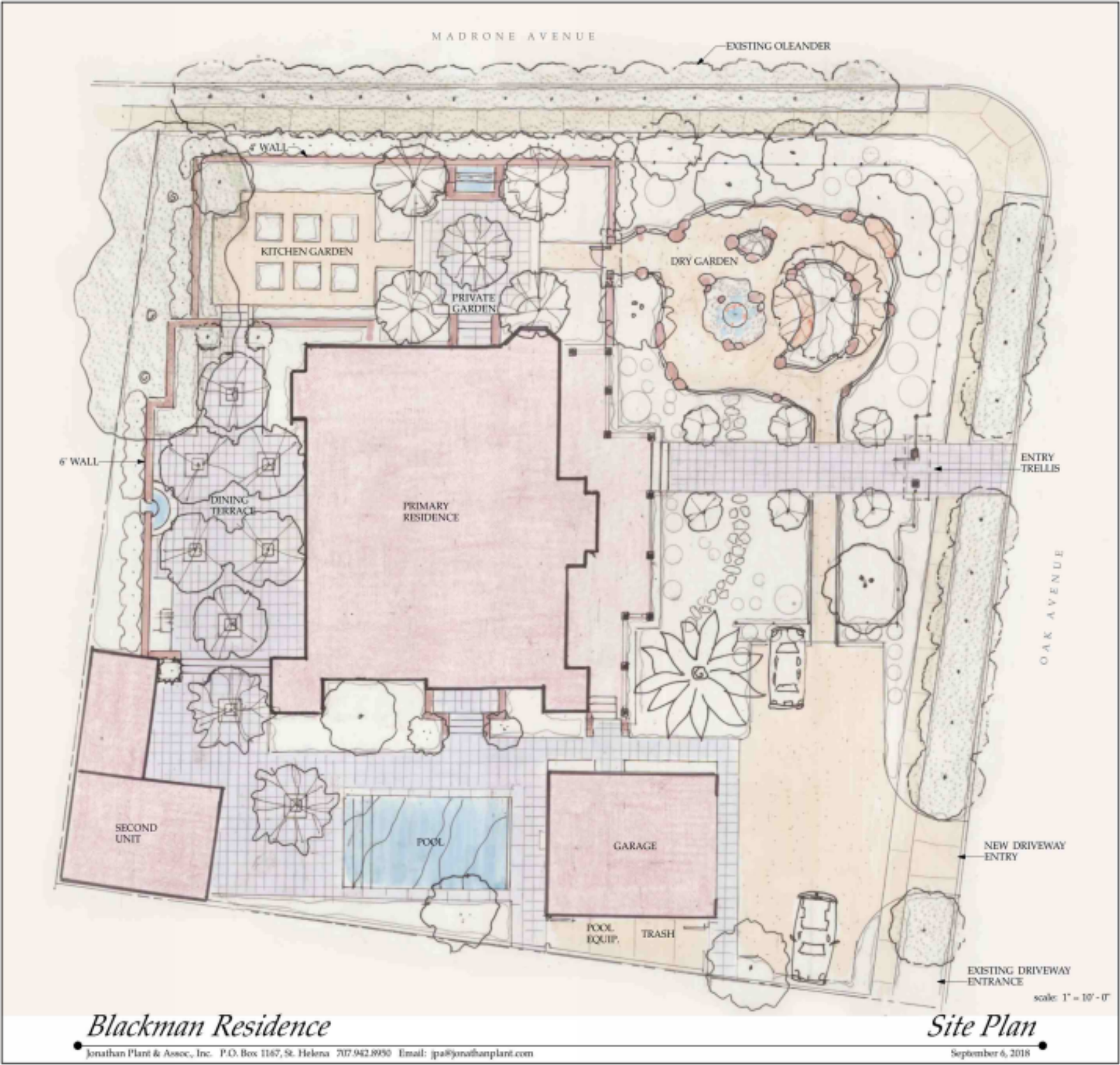
SHEET
C2.0



HARDSCAPE LEGEND				
TYPE OF IMPERVIOUS SURFACE	AREA DESCRIPTIONS	AREA (SF)	TYPICAL SECTION	PERVIOUS/ IMPERVIOUS
	BUILDINGS	535	N/A	IMPERVIOUS
	WALLS	10	N/A	IMPERVIOUS
	CONCRETE/ PAVERS	270	SLD	IMPERVIOUS
	DG	190	SLD	PERVIOUS
	ASPHALT CONCRETE	0	2.5" AC OVER 6" CL 2 AB	IMPERVIOUS
	CONCRETE	100	5" CONC OVER 4" CL 2 AB	IMPERVIOUS
	GRAVEL	490	10" CL 2 AB	IMPERVIOUS
	TOTAL	1,595		
TOTAL NEW/RECONSTRUCTED IMPERVIOUS AREA:		1,340 SF (0.03 AC)		
TOTAL DISTURBED SOIL AREA:		3,000 SF (0.07 AC)		

HARDSCAPE & GRADING PLAN

NOT FOR CONSTRUCTION





PLANNING COMMISSION REPORT

Planning Commission Meeting of May 7, 2019

AGENDA SECTION: Scheduled Matters

FILE NUMBER: n/a

SUBJECT: Use of Official Zoning Code Interpretations to Clarify Code Requirements

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:

LOCATION OF PROPERTY: Citywide

APN: Citywide

GENERAL PLAN/ZONING: Citywide

APPLICANT: City of St. Helena

PHONE: 707-968-2659

BACKGROUND

From time to time there are issues that arise requiring interpretation to clarify the intent and direction of the zoning code language. This lack of clarity causes challenges for the community, staff and the Planning Commission to ensure consistent application of zoning requirements on a variety of proposed projects.

PROJECT DESCRIPTION

Staff is proposing to utilize an "Official Zoning Code Interpretation" process by which the intent of this language may be formally clarified in a format allowing the Planning Commission and general public to review and provide input on the proposed interpretation, prior to the interpretation being implemented. These Official

Interpretations will then be indexed for consistent use and application, and ultimately utilized to inform a future comprehensive Zoning Code Update.

ANALYSIS

This process is purely the clarification of existing code language and provisions and therefore no additional analysis is required. However, staff does request input from the Planning Commission and general public to ensure the intent is clearly communicated in the Interpretation language, and there is support for the position. These Interpretations are being made through the Administrative Determination process to ensure code consistency and due process are provided.

The Planning Commission previously discussed this topic on March 19, 2019. during this discussion, concerns over the proposed definition of "Accessory Use" were voiced and the Chair volunteered to make revisions to the proposed definition for subsequent review by the Commission. These changes were made

ISSUES

No issues have been identified with the use or implementation of a formal code interpretation.

CORRESPONDENCE

As of the drafting of this report, no communication has been received.

STAFF RECOMMENDATION

It is recommended that the Planning Commission review the Official Zoning Code Interpretation Number One to provide input regarding the clarity of the language, and the position being articulated.

ATTACHMENTS

[Zoning Code Interpretation No 1-Accessory Uses LFH REDLINE](#)

OFFICIAL ZONING CODE

INTERPRETATION NUMBER 1



DATE: May 7, 2019

TO: City of St. Helena Planning Commission and Interested Citizens

FROM: Noah Housh, Planning and Community Improvement Director

RE: Definition of Accessory Use in Commercial Zoning Districts

PROJECT DESCRIPTION

The issue in question addresses the need for clarity and definition to identify a separate use or element of an existing business which is deemed to be “accessory” to a primary permitted or conditional land use which has previously been granted approval to operate within that zoning district.

Currently, ‘Accessory Uses’ are generally identified as permitted elements of existing uses (both permitted and conditional) within the City’s established commercial zoning districts (as identified in Sections 17.48.050, 17.52.050, 17.56.050 and 17.60.050). Specifically, each of these districts includes language describing that accessory uses, buildings and structures are permitted and lists the following allowances:

- A. Signs subject to the provisions of Chapter [17.148](#);*
- B. Small recycling centers (not more than five hundred (500) square feet) including mobile recycling units, nonprofit drop-off facilities, and reverse vending machines, subject to design review approval by the planning director;*
- C. On-site storage facilities accessory to the primary use subject to design review approval by the planning commission. On-site storage shall not be located within required parking areas. Design review will include, but not be limited to, location, length of time for the storage facility and size of the storage facility;*
- D. Cottage food operations subject to the provisions of Section [17.116.045](#);*
- E. Other uses and structures which are customarily incidental and clearly subordinate to permitted and conditional use pursuant to procedures in Chapter [17.08](#). (Ord. 16-3 § 10: Ord. 10-8 § 2 (Exh. A (part)): prior code § 27.75)*

At issue is that no further definition is provided regarding what uses would be determined to be “customarily incidental and clearly subordinate” to a permitted or conditional use, or how the determination of an accessory use would be conducted. This lack of specificity creates ambiguity and confusion for the public and staff in the application of this element of the Zoning Code.

INTERPRETATION

In order to address this unanswered element of the Zoning Code, staff has formulated the following definition for an *accessory use* that will be used to apply this code provision, until a comprehensive update to the zoning ordinance is conducted.

*Official Zoning Code Interpretation
Accessory Use Definition
March 19, 2019*

Accessory Use-Any customarily incidental and/or clearly subordinate element of a commercial business operation that (a) is compatible with the purpose(s) for which the zoning district was established and (b) is not listed as a prohibited use in that district. Customarily incidental uses are those commonly found with other, similar primary uses; for example: greeting cards are commonly found in pharmacies. Clearly subordinate uses shall encompass no more than 15-percent of the business floor area and shall generate no more than 15-percent of the gross revenue receipts. Any expansion of the building footprint or business floor area to accommodate an accessory use shall require a use permit and/or design review as appropriate. A business may have more than one accessory use, but each accessory use must comply with the limitations on floor space and gross receipts, and the total combined area of accessory uses shall not exceed 30% of the business floor area and the total combined revenue from the accessory uses shall not exceed 30% of the gross receipts.

The construction of accessory buildings or structures are not included within this interpretation as there is no confusion regarding the zoning provisions regarding these elements of a commercial business.

APPEALS

This interpretation is subject to a 14-day appeal period. Anyone interested in appealing this interpretation 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 Planning Commission 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 interpretation will be provided to the Planning Commission at their next regularly scheduled meeting (May 7, 2019).

Thank you for your attention to this matter.

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