



**City of St. Helena
Planning Commission
Regular Meeting
Tuesday, May 21, 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: May 7, 2019 7 - 10
[Commission Minutes 05-07-19](#)

4.2. Presentation of an Administrative Approval granted to MB2 St. Helena, LLC and Jake Lappert authorizing a lot line adjustment between two parcels (Parcel 1 and Parcel 2) located at APN #009-180-035 to create one parcel of approximately 1.7 acres and one parcel of approximately 0.7 acres in the Service Commercial district. 11 - 29

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

Prepared By: Xinia Gamero, Administrative Assistant

Recommendation:

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

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

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

2. Accept the staff approval to grant the Lot Line Adjustment to MB2 St. Helena, LLC and Jake Lappert between two legal parcels located at 801 Main Street (APN #009-180-035), and create one parcel of approximately 1.7 acres (Parcel A), and one of approximately 0.7 acres (Parcel B) in the Service Commercial zoning district; or request to formally consider this LLA at a Public Hearing and identify the specific concerns the Commission would like to be addressed with such a review.

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

5. PUBLIC HEARINGS

- 5.1. Request for adoption of a resolution approving a Short-Term Rental Permit at 1220 Edwards Street in the Medium Density Residential District. 31 - 49

CEQA Determination: Exempt pursuant to CEQA Guidelines Section 15601(B)(3).

Prepared By: Aaron Hecock, Senior Planner

Recommendation:

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15061(B)3; and
2. Approve, modify or deny the application for a short-term rental permit at 1220 Edwards Street and direct staff to return with a resolution reflecting this decision at the next meeting of the Planning Commission on June 4, 2019.

[1220 Edwards St. - Staff Report](#)

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

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

- 5.2. Request by Joseph Farrell on behalf of John Hurley and Justin Hafen for adoption of a resolution approving a demolition permit and design review in order to demolish an existing single-family residence and associated structures to accommodate the construction of a new single-family home and accessory dwelling unit on the property located at 1837 Madrona Avenue in the Medium Density Residential zoning district. 51 - 133

CEQA Determination: Exempt pursuant to CEQA Guidelines Sections 15301 and 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 15301 and Section 15303; and
2. Accept the required findings and approve a resolution

granting demolition permit and design review approval for the proposed demolition and new construction on the property located at 1837 Madrona Avenue.

[1837 Madrona Ave. - Staff Report](#)

[*Garage Exhibit](#)

- 5.3. Novack Family Pool Bath and Bar-B-Q Accessory Structure Design Review and Use Permit 135 - 160

CEQA Determination: Class 3 Categorical Exemption consistent with Section 15303 of CEQA

Prepared By: Noah Housh, Planning & Community Improvement Director

Recommendation:

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

1. Find that the project is exempt from the requirements of the CEQA in that it qualifies for a Class 3 Categorical Exemption consistent with Section 15303, which exempts the new construction of small structures including single-family residences, secondary dwelling units and accessory structures; and

2. Adopt a resolution to approve the requested Use Permit and Design Review to allow the construction of a 13-foot tall, 345 square foot residential accessory structure to provide restrooms and an outdoor bar-b-q area for the existing residential property at 1401 Hudson Avenue in the A-20 Zoning District.

[1401 Hudson Ave.- Staff Report](#)

6. SCHEDULED MATTERS

7. DEPARTMENT REPORTS

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

8. AGENDA FORCAST

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 June 4, 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 May 10, 2019.

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

Noah Housh, Planning Director

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

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

PUBLIC TESTIMONY PROCEDURES

Pursuant to the Government Code Section 54954.3, the public may address the Commission on each agenda item during the Commission's consideration of that item. Each speaker has the option to state his or her name for the record before testifying. Depending on the number of speakers or the interest of the item, the Planning Commission Chairman may also restrict, at his/her discretion, the speaker's time to three minutes. The Chairman may also restrict public comments if they become irrelevant to the agenda item or repetitious of prior comments. All persons interested may appear and be heard or submit written statements prior to the Planning Commission meeting. Please note that if you challenge the City's decision on any of these matters in court, you may be limited to raising only those issues you or someone else raised at the meeting or in written correspondence delivered to the City at, or prior to, the meeting.

CHALLENGING DECISIONS OF CITY ENTITIES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City of St. Helena is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision, including without limitation Government Code section 65009 applicable to many land use and zoning decisions, Government Code section 66499.37 applicable to the Subdivision Map Act, and Public Resources Code section 21167 applicable to the California Environmental Quality Act (CEQA). Under Section 1094.6, any

lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. Government Code section 65009 and 66499.37, and Public Resources Code section 21167, impose shorter limitations periods and requirements, including timely service in addition to filing.

If a person wishes to challenge the above actions in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of St. Helena, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

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

MINUTES
City of St. Helena
Planning Commission Meeting
Tuesday, May 7, 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://sthelena.civicweb.net/Portal/> or by calling the City Clerk at (707) 967-2792. The City Council video is the official record of the Council meeting.

Present: Chair Lester Hardy, Vice-Chair John Ponte, Commissioner Daniel Hale, Commissioner Bobbi Monnette, and Commissioner Autumn Anderson.
Absent: None
Staff Present: Noah Housh, Planning & Community Improvement Director, Chris Gustin, Contract Planner, and Xinia Gamero, Administrative Assistant

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

3. PUBLIC FORUM:

4. CONSENT ITEMS

4.1 Approval of Minutes: April 16, 2019

Vice-Chair John Ponte moved to approve the Minutes on the Consent Calendar. 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

5. PUBLIC HEARINGS

5.1 Request by Gary Kohlsaat 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.

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.

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

Chair Hardy opened public comment.

Mike Preston, property owner, addressed the Planning Commission.

Chair Hardy closed public comment.

Chair Hardy re-opened public comment

Mike Preston addressed Planning Commission.

Chair Hardy closed public comment.

Vice-Chair John Ponte moved to approve the item as amended. 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

5.2 1551 Oak Street Blackman Residence Design Review and Demolition Permit

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.

Chris Gustin, Contract Planner reported on the item.

Chair Hardy opened public comment.

Maurice Blackman, property owner addressed the Planning Commission.

Chair Hardy closed public comment.

Chair Hardy re-opened public comment.

Maurice Blackman, Robb McDonough and Greg Desmond addressed the Planning Commission.

Chair Hardy closed public comment.

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

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

NOES: Autumn Anderson

ABSENT: None

ABSTAIN: None

RECUSE: None

6. SCHEDULED MATTERS

6.1 Use of Official Zoning Code Interpretations to Clarify Code Requirements

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.

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

Chair Hardy opened the public hearing.

David Katz, business owner of Panevino addressed the Planning Commission.

Chair Hardy closed the public hearing.

Vice-Chair John Ponte moved to approve the item as amended. The motion was seconded by Commissioner Autumn Anderson 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

7. DEPARTMENT REPORTS

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

- St. Helena 2040 General Plan Update and Final EIR to be brought before the City Council on Tuesday, May 14th.

8. AGENDA FORCAST

9. ADJOURNMENT

Chair Hardy adjourned the meeting at **7:41 P.M.**

The May 7, 2019 Minutes were approved at the _____ Planning Commission meeting.

APPROVED:

ATTEST:

Lester Hardy, Chair

Noah Housh, Planning and Community Improvement Director



PLANNING COMMISSION REPORT

Planning Commission Meeting of May 21, 2019

AGENDA SECTION: Consent

FILE NUMBER: PL18-071

SUBJECT: Presentation of an Administrative Approval granted to MB2 St. Helena, LLC and Jake Lappert authorizing a lot line adjustment between two parcels (Parcel 1 and Parcel 2) located at APN #009-180-035 to create one parcel of approximately 1.7 acres and one parcel of approximately 0.7 acres in the Service Commercial district.

PREPARED BY: Xinia Gamero, Administrative Assistant

REVIEWED BY: Noah Housh, Planning & Community Improvement Director

APPROVED BY: Noah Housh, Planning & Community Improvement Director

APPLICATION FILED:09/27/18

ACCEPTED AS COMPLETE:04/10/19

LOCATION OF PROPERTY: 801 Main Street

APN: 009-180-035

GENERAL PLAN/ZONING: Service Commercial (SC)

APPLICANT: Jake Lappert

PHONE: (714) 685-6860 X373

BACKGROUND

The subject property is located at 801 Main Street (APN 009-180-035) in the Service Commercial Zoning District and within the Highway 29 Specific Plan Area. The site contains two contiguous legal parcels created by deed prior to the adoption of the Subdivision Map Act. Parcel 1 to the north is approximately 1.46 acres and Parcel 2 is approximately 0.90 acres in size. Parcel 1 is developed with two commercial structures of approximately 17,500 sq. ft. and 600 sq. ft. Parcel 2 is an empty lot with no development being proposed as part of this application .

PROJECT DESCRIPTION

The applicant requests Lot Line Adjustment approval to move a diagonal boundary line between the two parcels (Parcel 1 and Parcel 2). As it exists, part of the commercial structures cross over the property line creating a non-conforming situation. This Lot Line Adjustment would partially correct the non-conformity and create more standard rectangular parcel layouts (referred to herein as Parcel A and Parcel B). The Lot Line Adjustment would result in one 1.7- acre parcel (Parcel A), and one 0.7-acre parcel (Parcel B).

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

ANALYSIS**CEQA**

The requested LLA is exempt from the requirements of CEQA pursuant to Section 15305, as a Class 5 categorical exemption, Minor Alterations in Land Use Limitations, which exempts minor lot line adjustments not resulting in the creation of any new parcel. The project site is not located in or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impact.

GENERAL PLAN

Parcel A and Parcel B both exhibit a land use designation of Service Commercial (SC). The service commercial district (SC) designation provides for service and retail uses, restaurants, service stations, motels, public and quasi-public uses and similar compatible uses. The intent is for the SC district to be primarily local resident serving in character. Strictly tourist-serving retail uses are prohibited within this designation. The SC designation includes areas fronting on Highway 29 south of Sulphur Springs Creek. The following General Plan policies are applicable to the proposed lot line adjustment:

- 2.6.26- Designate sufficient acreage to accommodate needed local-serving commercial uses within the community.
- 2.6.29- Minimize the strip commercial appearance of the area south of the bridge by encouraging the redevelopment of underutilized parcels and poorly designed development, and by maintaining open space corridors extending from the highway to the east and west as shown on the Land Use Map.
- 2.6.38- Encourage primarily local serving business in the CB and SC designated areas.
- 4.3.21- This area serves as part of the entry sequence into the city from the south. For this reason care shall be exercised to ensure that this area is attractive and a positive element of the cityscape.

- 4.4.1- Use the grid pattern of street layout as the template for future developing areas. Streets should be straight, should meet at right angles, and cul-de-sacs and a suburban pattern should be avoided.

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

HWY 29 SPECIFIC PLAN

The Highway 29 Specific Plan is intended to be a policy document, intended to summarize and implement existing General Plan goals, policies and standards, as well as land use and development standards contained in the St. Helena Zoning Ordinance. Properties are generally located south of Sulphur Creek, along the east and west sides of South Main Street (State Highway 29) and north of Grayson Avenue (west side of highway 29) and Dowdell Lane (east side of Highway 29).

Any development standards or land use requirements not specifically covered by the Specific Plan are subject to regulations of the City of St. Helena Zoning Ordinance. Below are consistent goals, policies and programs established in the St. Helena General Plan used to shape the objective of the Specific Plan:

- 2.6.47- Provide sufficient opportunities for offices that support the regional economy and the local needs of the community.
- 2.6.52- Require adherence to strict design controls on office development to guide the scale, appearance and site planning of new offices.

Staff Response: The lot line adjustment will create more standard rectangular parcel layouts which will facilitate future development opportunities. New development will support local economy and encourage primarily local serving businesses meeting the objectives of the St. Helena General Plan policies described above.

ZONING

Consistent with the General Plan land use designation described above, the subject parcels exhibit a zoning designation of Service Commercial (SC). The service commercial district (SC) designation provides for service and retail uses, restaurants, service stations, motels, public and quasi-public uses and similar compatible uses. The designation is intended primarily for service and retail uses that are automobile-oriented or whose operational characteristic and space needs are not considered appropriate for the central business district. The intent is for the SC district to be primarily local resident-serving in character. Strictly tourist-serving retail uses are prohibited within this designation.

Under the St. Helena Municipal Code (SHMC) section 17.52.070 development standards, the minimum lot area in the Service Commercial (SC) district is 10,000 sq.ft. Both parcels will meet the minimum lot area by creating one 72,608 sq. ft. parcel and one 29,921 sq. ft. parcel. Furthermore, the existing development on Parcel A would exhibit a Floor Area Ratio (F.A.R.) less than the maximum allowed under the General Plan of 0.50. Parcel B is undeveloped and therefore F.A.R. does not apply.

The development standards in the Service Commercial (SC) district set the maximum height of any structure at thirty-five (35) feet. Front setback along Main Street is to be no less than thirty-five (35) feet, while the side setbacks are a minimum of twenty-five (25) feet. The height of the tallest structure does not exceed the maximum height allowed at thirty-two (32) feet, and while the front and side setbacks are non-conforming, they will remain unchanged. Parcel B is undeveloped therefore the floor area ratio and setback requirements do not apply. Additionally, the total number of existing parking spaces (93) for Parcel A will not be impacted by the adjustment.

PROPOSED "PARCEL A" FLOOR AREA RATIO:

NET FLOOR AREA:

EXISTING MAIN BUILDING	17,472 SF
RESTROOM FACILITY	592 SF

TOTAL	18,064 SF
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FLOOR AREA RATION: 18,064 /72,608 = 0.248 (Maximum allowable FAR in the SC district is 0.50)

LOT COVERAGE:

PROPOSED LOT SIZE OF PARCEL A:	72,608 SQ.FT.
RESULTING LOT COVERAGE:	24.8% ((18,064/72,608) X 100)

PROPOSED "PARCEL B" (UNDEVELOPED PARCEL):

FLOOR AREA RATIO	N/A
LOT COVERAGE	N/A

Staff Response: The two structures on Parcel A are existing non-conforming as the front and side setbacks do not meet the minimum standards. The LLA would reduce the degree of non-conformity as it would correct the situation where existing buildings crossing over the current property line. The resulting Parcel A would exhibit a floor area ratio and lot coverage below what is allowed in the SC district, and both parcels would meet the minimum lot area size observed in the SC district.

LOT LINE ADJUSTMENT

Review procedures for Lot Line Adjustments (LLA) are regulated by the St. Helena Municipal Code Section 16.08.070. A LLA map may be submitted and approved for a boundary adjustment between (four or fewer) existing and adjoining parcels, which does not create a greater number of lots than originally existed, if each proposed lots meets all the requirements of the California Subdivision Map Act, St. Helena General Plan, the Zoning Ordinance and building regulations.

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

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

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

ISSUES

As identified above, the commercial structures on Parcel A do not meet the minimum front and/or side setbacks. Additionally, the property line crossing under both structures create a non-conforming situation. This lot line adjustment would not fix the non-conforming setbacks but would decrease the degree of non-conformity in regards to the property line encroaching over the structures.

Given that no development is proposed with this application, staff finds no further issues related with the proposed LLA.

CORRESPONDENCE

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

STAFF RECOMMENDATION

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

1. Consider and concur with the staff finding that the project is exempt from the requirements of CEQA as a Class 5 categorical exemption pursuant to Section 15305, and
2. Accept the staff approval to grant the Lot Line Adjustment to MB2 St. Helena, LLC and Jake Lappert between two legal parcels located at 801 Main Street (APN #009-180-035), and create one parcel of approximately 1.7 acres (Parcel A), and one of approximately 0.7 acres (Parcel B) in the Service Commercial zoning district; or request to formally consider this LLA at a Public Hearing and identify the specific concerns the Commission would like to be addressed with such a review.

ATTACHMENTS

[801 Main St. Lot Line Adjustment Approval](#)

[Surveyor's Parcel Map](#)

[Aerial View](#)

[20181126 - 17-447LLA101](#)

LOT LINE ADJUSTMENT APPROVAL



DATE: May 21, 2019

TO: Applicant, Neighboring Property Owners and Interested Citizens

FROM: Noah Housh, Planning and Community Improvement Director

RE: Approval granted to MB2 St. Helena, LLC. and Jake Lappert authorizing a lot line adjustment between two parcels (Parcel 1 and Parcel 2) located at APN# 009-180-035 to create one parcel of approximately 1.7 acres and one parcel of approximately 0.7 acres in the Service Commercial district.

PROJECT DESCRIPTION

The project is a request by MB2 St. Helena, LLC and Jake Lappert, for administrative approval of a Lot Line Adjustment (LLA) between the following parcels:

- Parcel 1 #009-180-035, 801 Main Street (*referred to herein as Parcel "A"*), and
- Parcel 2 #009-180-035, No Address (*referred to herein as Parcel "B"*).

The site contains two contiguous legal parcels created by deed prior to the adoption of the Subdivision Map Act. Parcel 1 to the north is approximately 1.46 acres and Parcel 2 is approximately 0.90 acres in size. Both parcels are owned by MB2 St. Helena, LLC.

The subject parcels are located south of Charter Oak Avenue and west of Highway 29 and are designated Service Commercial by the General Plan and Zoning District.

The applicant is requesting to move a diagonal boundary line between the two parcels (Parcel 1 and Parcel 2). This lot line adjustment would result in one 1.7-acre parcel (Parcel A) and one 0.7-acre parcel (Parcel B).

PROCESS

St. Helena Municipal Code (S.H.M.C.) Section 16.08 establishes review procedures for Lot Line Adjustments. The Code specifies that a LLA map may be submitted to adjust the boundary between four or fewer existing and adjoining parcels, which does not create a greater number of lots than originally existed. Per Municipal

*Lot Line Adjustment Approval
801 Main Street
May 21, 2019*

Code Section 16.08.070, the Planning Director and the Public Works Director, may at their discretion jointly approve a lot line adjustment if the proposal is found to meet all required review criteria.

This letter serves as the approval of the requested Lot Line Adjustment. Per Zoning Code Section 16.08.070(D), this letter and a written report were presented to the Planning Commission on May 21, 2019 to establish concurrence with the Director's findings.

CONDITIONS OF APPROVAL

The lot line adjustment is granted subject to compliance with the following conditions. The Lot Line Adjustment shall be in conformance with all City ordinances, rules, regulations and policies in effect at the time of issuance of a building permit. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

PLANNING DEPARTMENT

1. The lot line adjustment shall be valid for one year from the date of approval and if the revised lots are not a matter of record within that one-year period, the approval shall expire. The permit may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals. Any request for an extension of the Lot Line Adjustment must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
2. This permit is valid for this approval only. New permits must be applied for upon any other change in the parcel boundaries or to develop either property.
3. The permit shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed to the Planning Commission within that 14-day period.
4. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to recordation of the approved map, unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
5. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's

*Lot Line Adjustment Approval
801 Main Street
May 21, 2019*

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

6. This permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.

PUBLIC WORKS DEPARTMENT

7. The applicant, or his/her representative, is required to request separate parcel numbers for each parcel at time of recordation with the County of Napa.
8. The applicant, or his/her representative, shall submit two (2) copies of the lot line adjustment draft deed documents' legal descriptions with the following information:
 - a. The legal descriptions shall describe the entire boundary of each resulting parcel.
 - b. The legal descriptions shall be prepared, signed and stamped by a registered Land Surveyor or a licensed Civil Engineer.
 - c. The following statements shall be included on each draft deed document:
 1. The purpose of this conveyance and the conveyances being recorded concurrently herewith is to create a lot line adjustment pursuant to California Government Code Section 66412(d) and all local subdivision ordinances.
 2. The consolidation of underlying lots, parcels or portions thereof, as set forth in the above metes and bounds description, constitutes an expressed written statement of the Grantor, merging said underlying lots, parcels, or portions thereof pursuant

*Lot Line Adjustment Approval
801 Main Street
May 21, 2019*

to Section 1093 of the California Civil Code.

- d. The applicant, or his/her representative, shall submit two (2) copies of the title reports issued within 30 days of the date of the legal descriptions and deed form submittals.
 - e. The applicant, or his/her representative, shall submit two (2) copies of the record maps, deed documents, etc. referred to in the lot line adjustment legal descriptions.
 - f. The applicant, or his/her representative, shall submit proof of payment of the mapping services fee, as required by the Napa County Board of Supervisors Resolution 92-119.
 - g. The applicant, or his/her representative, shall submit proof of prepayment of property taxes.
9. Lenders should be contacted and any deeds of trust on the involved properties should be modified, to conform to the new boundary configurations, prior to recording the deed documents.

APPEALS

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

Notice of this Lot Line Adjustment approval was provided to the Planning Commission on May 21, 2019.

Thank you for your attention to this matter.



Noah Housh
Planning and
Community
Improvement Director
City of St Helena



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

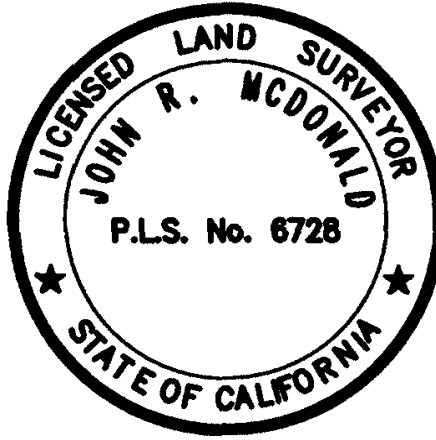
*Lot Line Adjustment Approval
801 Main Street
May 21, 2019*

*Lot Line Adjustment Approval
801 Main Street
May 21, 2019*

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF 801 MAIN HOLDINGS, LLC IN JUNE OF 2015 AND AUGUST OF 2018.

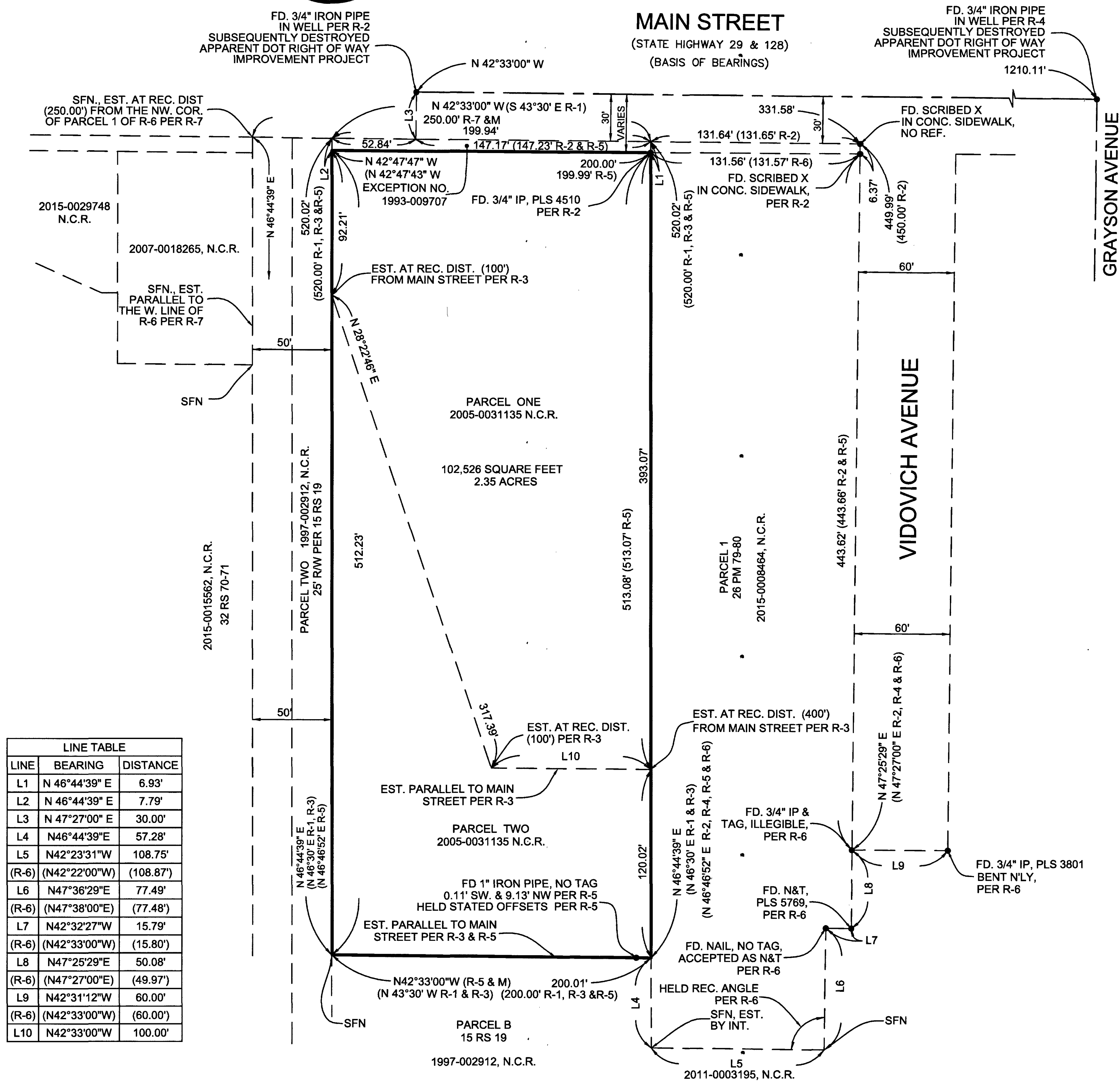
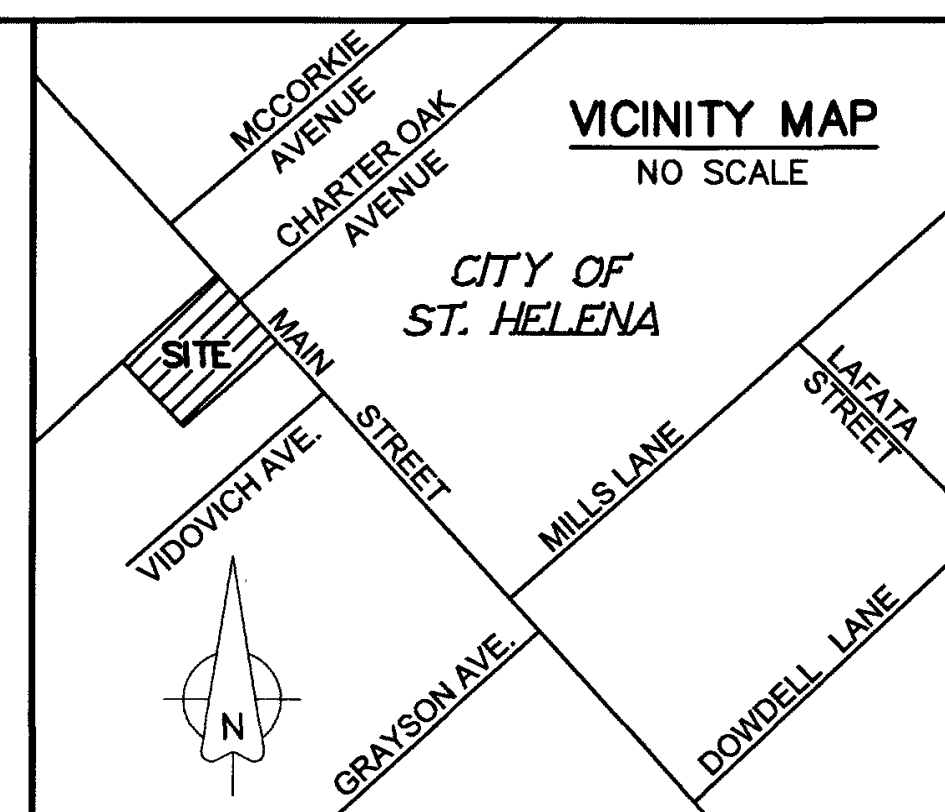
JOHN R. McDONALD, P.L.S. 6728 DATED: 9-26-18

**COUNTY RECORDER'S CERTIFICATE**

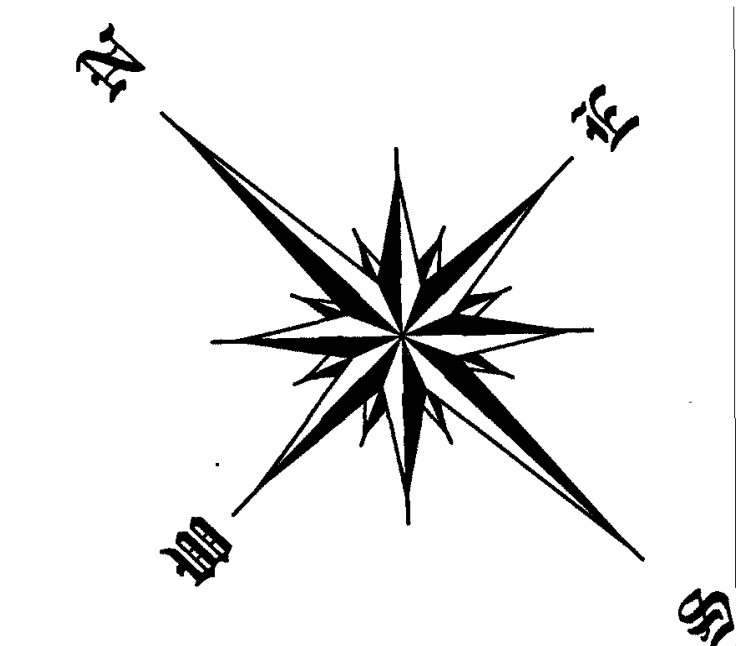
FILED THIS 02 DAY OF October, 2018 AT 10:10 AM

AT THE REQUEST OF THE COUNTY SURVEYOR.

John Tuteur
JOHN TUTEUR
NAPA COUNTY RECORDER
DEPUTY RECORDER



BASIS OF BEARINGS:
NORTH 42°33'00" WEST BETWEEN
FOUND MONUMENTS ON MAIN STREET
PER R-2 AS SHOWN.



50' 0' 50' 100'
SCALE: 1" = 50'

LEGEND:

M	- MEASURED	DIST	- DISTANCE
R	- RECORD	EST	- ESTABLISHED
R#	- RECORD DIMENSION PER REFERENCE	REC	- RECORD
R/W	- RIGHT OF WAY	COR	- CORNER
N.C.R.	- NAPA COUNTY RECORDS	IP	- IRON PIPE
L.S.	- LICENSED SURVEYOR	INT	- INTERSECTION
FD	- FOUND	FD	- FOUND
SFN	- SEARCHED, FOUND NOTHING	NLY	- NORTHERLY
CONC.	- CONCRETE	N&T	- NAIL AND TAG
RS	- RECORD OF SURVEY	PLS	- PROFESSIONAL LAND SURVEYOR
●	- FOUND MONUMENT AS NOTED		

NOTE 1: NO MONUMENTS WERE SET DURING THE COURSE OF THIS SURVEY.

NOTE 2: ALL COURSES ARE MEASURED UNLESS OTHERWISE NOTED.

COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 15TH DAY OF October, 2018.

Danielle L. Goshert, PLS 8491
COUNTY SURVEYOR
NAPA COUNTY, CALIFORNIA

**REFERENCES**

R-1	15 RECORD OF SURVEYS 19, MAP# 1535
R-2	39 RECORD OF SURVEYS 56
R-3	DOCUMENT NO. 2005-0031135 N.C.R.
R-4	21 RECORD OF SURVEYS 46, MAP# 3228
R-5	AN UNRECORDED ALTA/ACSM LAND TITLE SURVEY PREPARED BY MICHAEL W. BROOKS & ASSOCIATES, INC., PLS 4510, DATED JULY 8, 2002, AS #121ALTA, INDEXED AS MSD 157, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR
R-6	28 PARCEL MAP 79/80
R-7	32 RECORD OF SURVEYS 70-71, MAP# 5145

RECORD OF SURVEY
OF THE LANDS OF
MB2STHELENA, LLC

OF RECORDED DOCUMENT 2005-0031135, N.C.R.

CITY OF ST. HELENA
COUNTY OF NAPA, STATE OF CALIFORNIA

BY
JRN CIVIL ENGINEERS
232 AVENIDA FABRICANTE, SUITE 107
SAN CLEMENTE, CALIFORNIA 92672
(949) 248-4685
A.P.N. NO. 009-180-035
JUNE OF 2015

JOB # 14794

SHEET 1 OF 1

801 Main St.
Lot Line Adjustment

Legend
801 Main St



EXHIBIT "A"
CITY OF SAINT HELENA
LOT LINE ADJUSTMENT
LL __-__
 (LEGAL DESCRIPTION)

OWNER	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
MB2STHELENA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY	009-180-035	PARCEL "A"
MB2STHELENA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY	009-180-035	PARCEL "B"

SHEET 1 OF 2

PARCEL "A":

IN THE CITY OF SAINT HELENA, COUNTY OF NAPA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF PARCELS 1 AND 2 OF THAT CERTAIN GRANT DEED RECORDED AUGUST 5, 2015 AS INSTRUMENT NO. 2015-0020167, OF OFFICIAL RECORDS OF SAID COUNTY.

THE ABOVE DESCRIBED PROPERTY IS MORE PARTICULARLY SHOWN ON RECORD OF SURVEY FILED IN BOOK 47, PAGE 60 OF RECORD OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST CORNER OF SAID PARCEL 1; THENCE, ALONG THE NORTHEAST LINE OF SAID PARCEL 1, NORTH 42°47'47" WEST, 200.00 FEET; THENCE, LEAVING SAID NORTHEAST LINE AND ALONG THE NORTHWEST LINE OF SAID PARCELS 1 AND 2, SOUTH 46°44'39" WEST, 363.24 FEET; THENCE, LEAVING SAID NORTHWEST LINE, SOUTH 42°54'23" EAST, 200.00 FEET TO THE SOUTHEAST LINE OF SAID PARCEL 1; THENCE, ALONG SAID SOUTHEAST LINE, NORTH 46°44'39" EAST, 362.86 FEET TO **POINT OF BEGINNING**.

PARCEL 1 CONTAINS 72,608 SQUARE FEET OR 1.7 ACRES, MORE OR LESS.

L:\2017\17-447 JHRE Napa\Ex\LLA\17-447LLA101.dwg; Nov 26, 2018 - 1:33pm

EXHIBIT "A"
CITY OF SAINT HELENA
LOT LINE ADJUSTMENT
LL __-__
 (LEGAL DESCRIPTION)

OWNER	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
MB2SHELENA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY	009-180-035	PARCEL "A"
MB2SHELENA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY	009-180-035	PARCEL "B"

SHEET 2 OF 2

PARCEL B:

IN THE CITY OF SAINT HELENA, COUNTY OF NAPA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF PARCELS 1 AND 2 OF THAT CERTAIN GRANT DEED RECORDED AUGUST 5, 2015 AS INSTRUMENT NO. 2015-0020167, OF OFFICIAL RECORDS OF SAID COUNTY.

THE ABOVE DESCRIBED PROPERTY IS MORE PARTICULARLY SHOWN ON RECORD OF SURVEY FILED IN BOOK 47, PAGE 60 OF RECORD OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST CORNER OF SAID PARCEL 1; THENCE, ALONG THE NORTHEAST LINE OF SAID PARCEL 1, NORTH 42°47'47" WEST, 200.00 FEET; THENCE, LEAVING SAID NORTHEAST LINE AND ALONG THE NORTHWEST LINE OF SAID PARCELS 1 AND 2, SOUTH 46°44'39" WEST, 363.24 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE, LEAVING SAID NORTHWEST LINE, SOUTH 42°54'23" EAST, 200.00 FEET TO THE SOUTHEAST LINE OF SAID PARCEL 1; THENCE, ALONG THE SOUTHEAST LINE OF SAID PARCELS 1 AND 2, SOUTH 46°44'39" WEST, 150.23 FEET TO THE SOUTH CORNER OF SAID PARCEL 2; THENCE, ALONG THE SOUTHWEST LINE OF SAID PARCEL 2, NORTH 42°33'00" WEST, 200.01 FEET TO THE NORTHWEST LINE OF SAID PARCEL 2; THENCE, ALONG SAID NORTHWEST LINE, NORTH 46°44'39" EAST, 148.99 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL 1 CONTAINS 29,921 SQUARE FEET OR 0.7 ACRES, MORE OR LESS.

ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.


 JAKE W. LAPPERT
 L.S. 9303

LICENSE EXPIRES 09/30/2020

11/26/2018
 DATE



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EXHIBIT "B"

CITY OF SAINT HELENA

LOT LINE ADJUSTMENT

LL — — —
(MAP)

	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
MB2STHELENA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY	009-180-035	PARCEL "A"
MB2STHELENA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY	009-180-035	PARCEL "B"

LEGEND

- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- - - LOT LINE TO BE REMOVED
- - - LOT LINES TO REMAIN
- - - CENTERLINE
- - - EASEMENT LINE

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MAIN STREET PER RECORD OF SURVEY NO. 3228, FILED IN BOOK 21, PAGE 46, BEING NORTH 42°33'00" WEST.

REFERENCES

ALL DATA SHOWN HEREON IS RECORD PER RECORD OF SURVEY FILED IN BOOK 47, PAGE 60, OF RECORD OF SURVEYS UNLESS OTHERWISE NOTED.

(...) INDICATES RECORD DATA PER INST. NO. 2015-0020167, N.C.R.

(A) INDICATES LAND DESCRIBED IN THE DEED RECORDED MARCH 29, 1993 UNDER SERIES NUMBER 1993 009707, OF OFFICIAL RECORDS.

APN: 009-180-012
OWNER: ST HELENA CITY OF

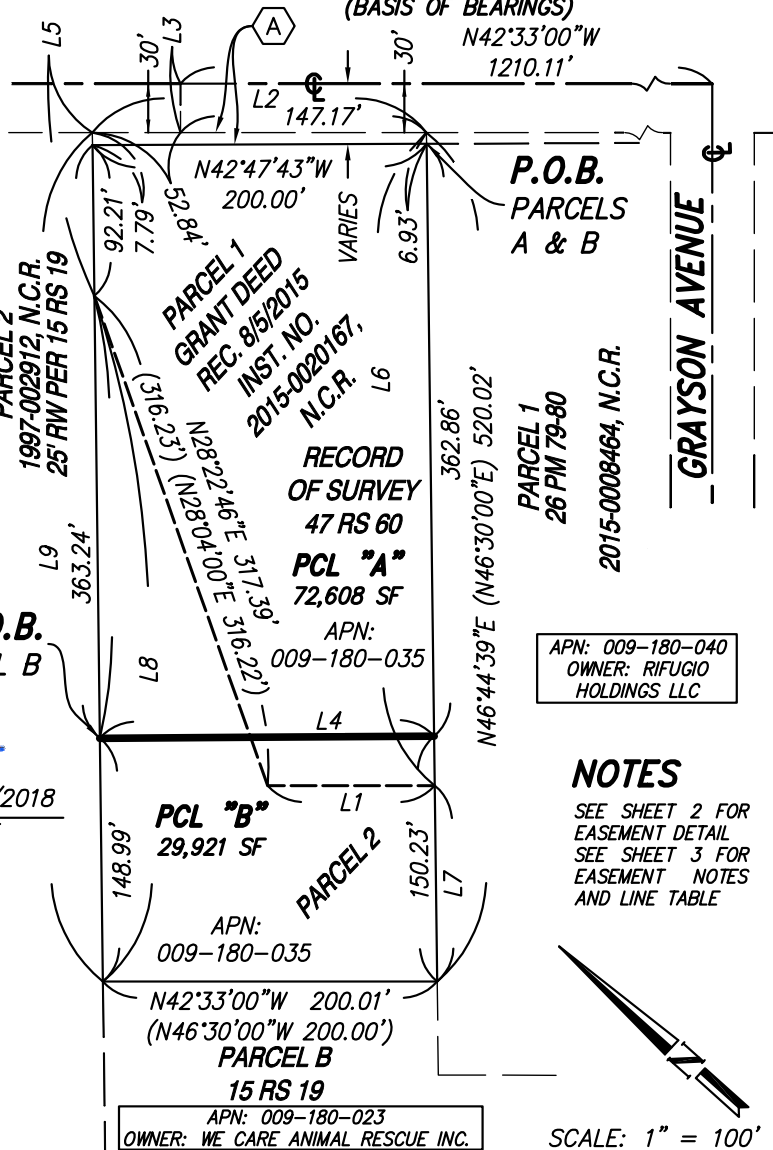
T.P.O.B.
PARCEL B

Jake W. Lappert
JAKE W. LAPPERT L.S. 303
11/26/2018
LICENSE EXPIRES 09/30/2020



MAIN STREET
(BASIS OF BEARINGS)

SHEET 1 OF 3



NOTES

SEE SHEET 2 FOR
EASEMENT DETAIL
SEE SHEET 3 FOR
EASEMENT NOTES
AND LINE TABLE

L:\2017\17-447 JHRE Napa\Ex\LA 17-447\LA101.dwg; Nov 26, 2018 - 1:33pm

EXHIBIT "B"
CITY OF SAINT HELENA
LOT LINE ADJUSTMENT
LL ____-____
(MAP)

	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
MB2STHELENA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY	009-180-035	PARCEL "A"
MB2STHELENA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY	009-180-035	PARCEL "B"

MAIN STREET

SHEET 2 OF 3

LEGEND

- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- - - - - LOT LINE TO BE REMOVED
- LOT LINES TO REMAIN
- CENTERLINE
- - - - - EASEMENT LINE

PARCEL 2 1997-002912,
N.C.R.
25' RW PER 15 RS 19

PARCEL 1
GRANT DEED
REC 8/5/2015
INST. NO.
2015-0020167,
N.C.R.

RECORD
OF SURVEY
47 RS 60

PARCEL 1
26 PM 79-80

2015-0008464, N.C.R.

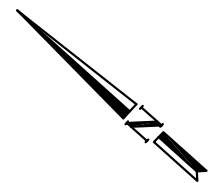
NOTE

SEE SHEET 3 FOR EASEMENT NOTES

PCL "B"
29,921 SF

PARCEL 2

PARCEL B
15 RS 19



SCALE: 1" = 80'

L:\2017\17-447 JHRE Napa\Ex\LLA\17-447LLA101.dwg; Nov 26, 2018 - 1:33pm

EXHIBIT "B"
CITY OF SAINT HELENA
LOT LINE ADJUSTMENT
LL ____-____
(MAP)

	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
MB2STHELENA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY	009-180-035	PARCEL "A"
MB2STHELENA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY	009-180-035	PARCEL "B"

EASEMENT NOTES

SHEET 3 OF 3

- AN EASEMENT FOR THE TRANSMISSION OF ELECTRICITY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 18, 1910 IN BOOK 97, PAGE 438, OF DEEDS. (SAID EASEMENT IS NOT PLOTTABLE FROM RECORD INFORMATION)
- A** AN EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF WATER AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 15, 1947 IN BOOK 276, PAGE 122, OF OFFICIAL RECORDS.
- B** AN EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRIC ENERGY, COMMUNICATION PURPOSES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 24, 1950 IN BOOK 323, PAGE 380, OF OFFICIAL RECORDS. (SAID EASEMENT IS NOT PLOTTABLE FROM RECORD INFORMATION)
- C** A RIGHT OF WAY FOR UNDERGROUND FACILITIES AND INCIDENTAL RIGHTS THERETO IN THE DOCUMENT RECORDED JUNE 4, 1973 IN BOOK 910, PAGE 765, OF OFFICIAL RECORDS.
- D** AN EASEMENT FOR UNDERGROUND FACILITIES, POLE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 26, 2007 AS INSTRUMENT NO. 2007-0010002, OF OFFICIAL RECORDS.
- E** AN EASEMENT FOR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 19, 2012 AS INSTRUMENT NO. 2012-0001429, OF OFFICIAL RECORDS. (THE RIGHTS FOR COMMUNICATION PURPOSES HAVE BEEN ASSIGNED TO PACIFIC BELL TELEPHONE COMPANY, A CALIFORNIA CORPORATION, BY DOCUMENT RECORDED MARCH 9, 2012 AS INSTRUMENT NO. 2012-0006445, OF OFFICIAL RECORDS)

LINE TABLE			
LINE	BEARING	DISTANCE	RECORD DATA
L1	N42°33'00"W	100.00'	(N43°30'00"W 100.00')
L2	N42°33'00"W	200.01'	(N43°30'00"W 200.00')
L3	N47°27'00"E	30.00'	(N47°27'00"E)
L4	N42°54'23"W	200.00'	-
L5	N46°44'39"E	100.70'	(N46°30'00"E 100.00')
L6	N46°44'39"E	400.00'	(N46°30'00"E 400.00')
L7	N46°44'39"E	120.02'	(N46°30'00"E 120.00')
L8	N46°44'39"E	420.02'	(N46°30'00"E 420.00')
L9	N46°44'39"E	520.02'	(N46°30'00"E)

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EXHIBIT "C"

CITY OF SAINT HELENA

LOT LINE ADJUSTMENT

LL ____

(SITE PLAN)

	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
MB2SHELENA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY	009-180-035	PARCEL "A"
MB2SHELENA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY	009-180-035	PARCEL "B"

LINE LEGEND

	PROPERTY BOUNDARY
	PROPOSED LOT LINE
	LOT LINE TO BE REMOVED
	LOT LINES TO REMAIN
	CENTERLINE
	EASEMENT LINE
	FENCE LINE
	BUILDING
	OVERHEAD LINES

SYMBOL LEGEND

	FIRE HYDRANT		SIGN
	LIGHT POLE		STREET LIGHT
	POWER POLE		TREE
			TREE

ABBREVIATIONS

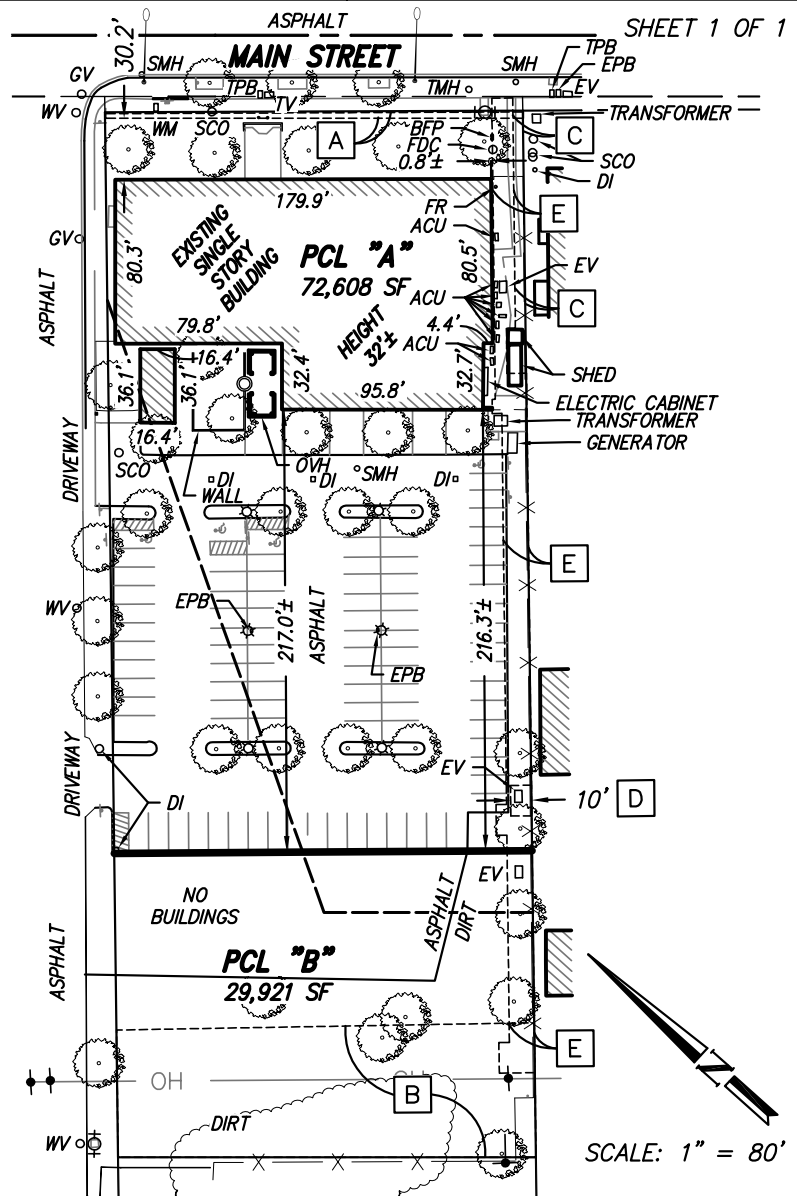
ACU	AIR CONDITIONING UNIT
BFP	BACK FLOW PREVENTER
DI	DROP INLET
EPB	ELECTRIC PULLBOX
EV	ELECTRIC VAULT
FDC	FIRE DEPARTMENT CONNECTION
FR	FIRE RISER
GV	GAS VALVE
OVH	OVERHANG
SCO	SEWER CLEAN OUT
SMH	SEWER MANHOLE
TMH	TELEPHONE MANHOLE
TPB	TELEPHONE PULLBOX
TV	TELEPHONE VAULT
WM	WATER METER
WV	WATER VALVE

PARKING COUNT

REGULAR SPACES	89
HANDICAP SPACES	4
TOTAL SPACES	93

NOTE

SEE SHEET 3 OF EXHIBIT "B" FOR
EASEMENT NOTES





PLANNING COMMISSION REPORT
Planning Commission Meeting of May 21, 2019

AGENDA SECTION: Public Hearing

FILE NUMBER: PL19-008

SUBJECT: Request for adoption of a resolution approving a Short-Term Rental Permit at 1220 Edwards Street in the Medium Density Residential 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:03/04/19

ACCEPTED AS COMPLETE:03/14/19

LOCATION OF PROPERTY: 1220 Edwards Street

APN: 009-081-011

GENERAL PLAN/ZONING: Medium Density Residential (MR)

APPLICANT: Carl Dene

PHONE: (310) 702-9611

BACKGROUND

Several of the City's 25 short-term rental (STR) permits have become available due to a variety of circumstances including the denial of a renewal, expiring permits, and homes being sold (the permits are non-transferable). In 2016, the STR ordinance was updated and amended including the addition of a local preference policy. This addition states *"Preference for the review and issuance of new short-term rental permits shall be given to current residents of St. Helena over nonresident applicants. Applicants whose primary residence is within the city of St. Helena shall be reviewed and acted on ahead of other nonresident applications to implement the local preference policy for short-term rental permits."*

The applicant's name came up on the short-term rental waiting list in April 2018, however, at that time the applicant indicated that they were not yet a local resident but that they wished to remain on list. In January 2019, the applicant informed staff that they were now a local resident and that they would like to apply for a permit when able to do so. Upon direction from staff, the applicant subsequently submitted an application, including evidence of local residency, for a STR permit on March 4, 2019. In accordance with the STR ordinance, a notice of application was sent to all residents and property owners within 300 feet of the subject parcel on March 15, 2019 informing them of the STR application and notifying them that they may submit written comments on the application. At the conclusion of the 30 day public comment period, the application was scheduled on a publicly noticed Planning Commission agenda and all residents and property owners within 300 feet were notified of the meeting.

PROJECT DESCRIPTION

Request by Carl Dene for adoption of a resolution approving a Short-Term Rental Permit to rent the single-family home located at 1220 Edwards Street in the Medium Density Residential District in accordance with the requirements of the Short-Term Rental Ordinance.

ANALYSIS

GENERAL PLAN/ZONING

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

SHORT-TERM RENTAL PERMIT

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

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

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

2. The establishment of a short-term rental at the subject property will not be detrimental to a building, structure or feature of significant aesthetic, cultural, architectural or engineering interest or value of a historical nature.
3. The establishment of a short-term rental at the project site is compatible with and will not be detrimental to the character of the neighborhood and surrounding land uses.
4. The establishment of a short-term rental at the project site will provide an enhanced visitor experience and accommodation as an alternative to the hotel, motel, and bed and breakfast accommodations currently existing in the city and will help to ensure the collection and payment of transient occupancy taxes.

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

1. The owner-applicant gave false or misleading information during the application process;
2. There has been a violation of any of the terms, conditions and restrictions on the use of the dwelling unit for short-term rental use;
3. The owner-applicant has violated any provision of the ordinance; or
4. The owner-applicant has failed to timely pay the transient occupancy tax as required by this code.

***Staff Response:** The City has an adopted short-term rental ordinance that allows for a maximum of 25 short-term rental permits in the City; 5 of the 25 permits are currently available. Furthermore, short-term rentals are a permitted use (with an approved permit) within the MR district. The City would also benefit from Transient Occupancy Tax (TOT) revenue collected from an active short-term rental permit holder.*

The applicant has stated they are a full-time city resident and provided evidence as such (i.e., water bill, driver's license, tax records, etc.), with the subject property being their primary residence. The home was purchased in 2015 and restored/remodeled shortly thereafter. Additionally, the proposed STR location has two (2) required off-street parking spaces and is five (5) bedrooms or less (it is a 2 bedroom home with a detached accessory dwelling unit). The application meets all the criteria established by the City Council for a preferred permit holder.

CEQA

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

ISSUES

It should be noted that SHMC Section 17.134.060(F) states "Substantial evidence identifying operation of an unpermitted short-term rental within the city of St. Helena shall prohibit approval and/or issuance of a short-term rental permit to the property owner and/or agent conducting the unpermitted rental activity."

As pointed out by correspondence received by staff and attached to this report, the applicant has listed the subject property for a minimum seven (7) night stay on the Vacation Rental by Owner (VRBO) website (see attached advertisement screenshot). Based on this, staff attempted to rent the property for less than 30 days on two separate occasions however the owner was unwilling to rent for less than 30 days as required by code.

CORRESPONDENCE

Staff received five (5) letters of opposition in regard to this application which are attached to this report. Opposition is focused on the following:

- Opposition to STRs in general;
- Loss of housing supply;
- Safety;
- Increased traffic;
- Parking; and
- Noise.

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 15061(B)3; and
2. Approve, modify or deny the application for a short-term rental permit at 1220 Edwards Street and direct staff to return with a resolution reflecting this decision at the next meeting of the Planning Commission on June 4, 2019.

ATTACHMENTS

[APN Map](#)

[Site & Floor Plan](#)

[STR location map 2019](#)

[Written Statement](#)

[vrbo screenshot_032119](#)

[cmnt_Caloyannidis](#)

[cmnt_deMan](#)

[cmnt_DeSantis](#)

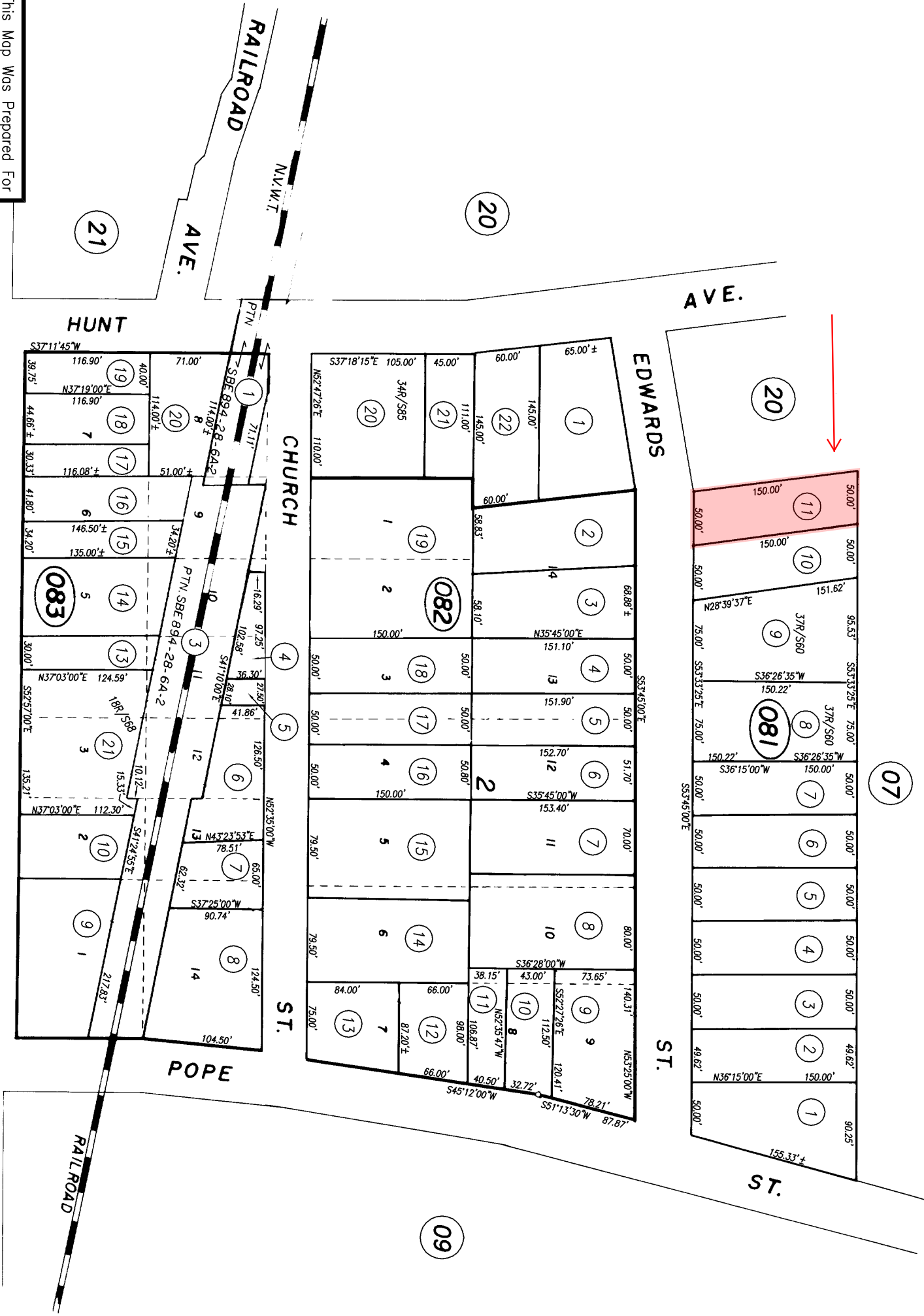
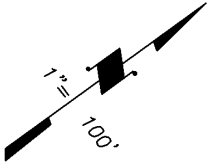
[cmnt_Stel](#)

[cmnt_Wedner](#)

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

Tax Area Code
3002

9-08

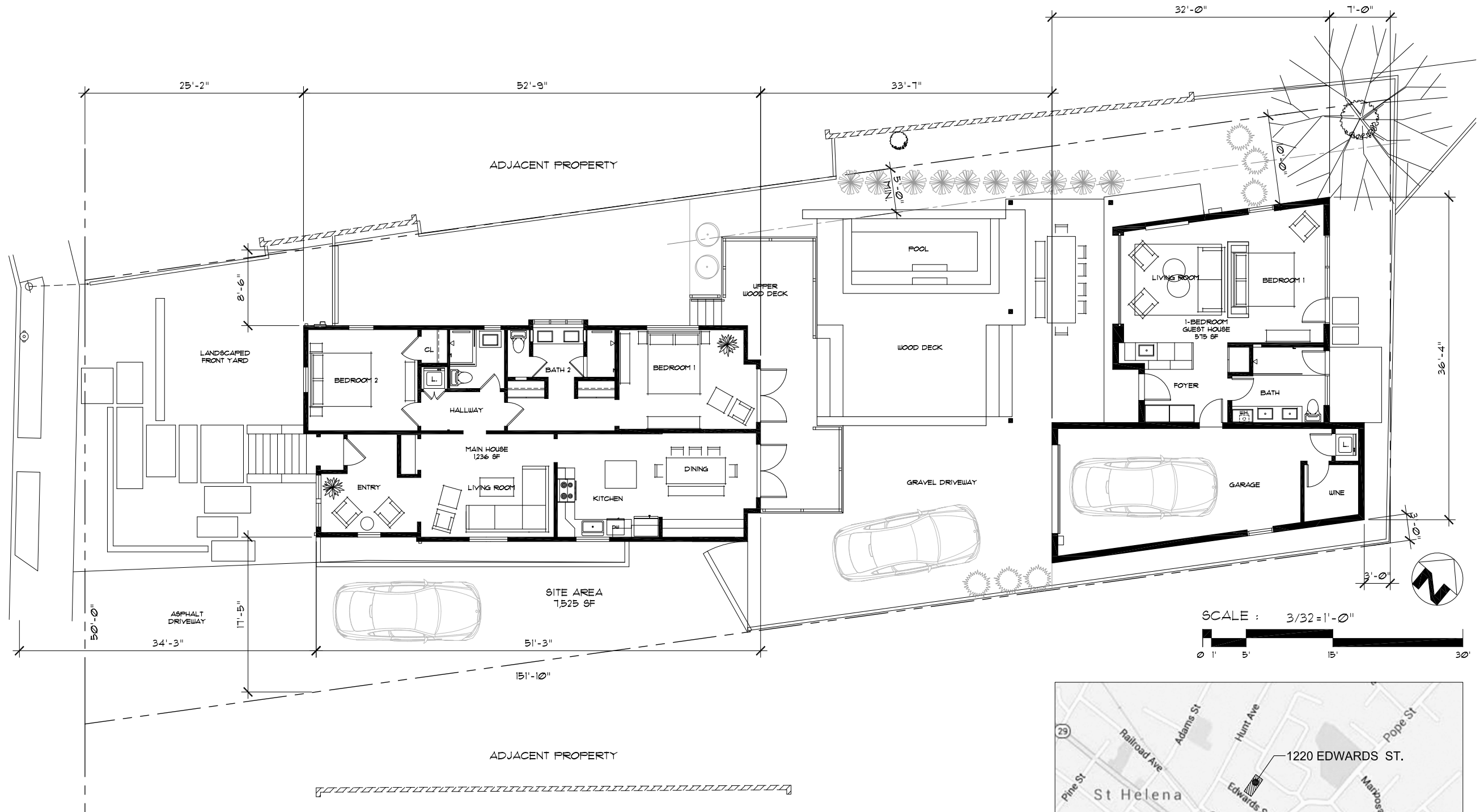


NOTE: This Map Was Prepared For Assessment Purposes Only , No Liability is Assumed For The Accuracy Of The Data Delineated Hereon.

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

TELEGRAPH ALLEY
Edward's Add'n., R.M. Bk. Pg.
SPRING ST.

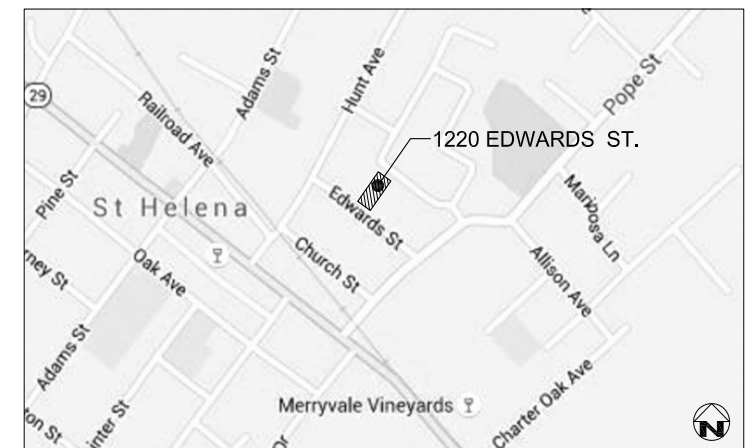
CITY OF ST. HELENA
Assessor's Map Bk. 9 Pg. 08
County of Napa, Calif.
1954-60-61



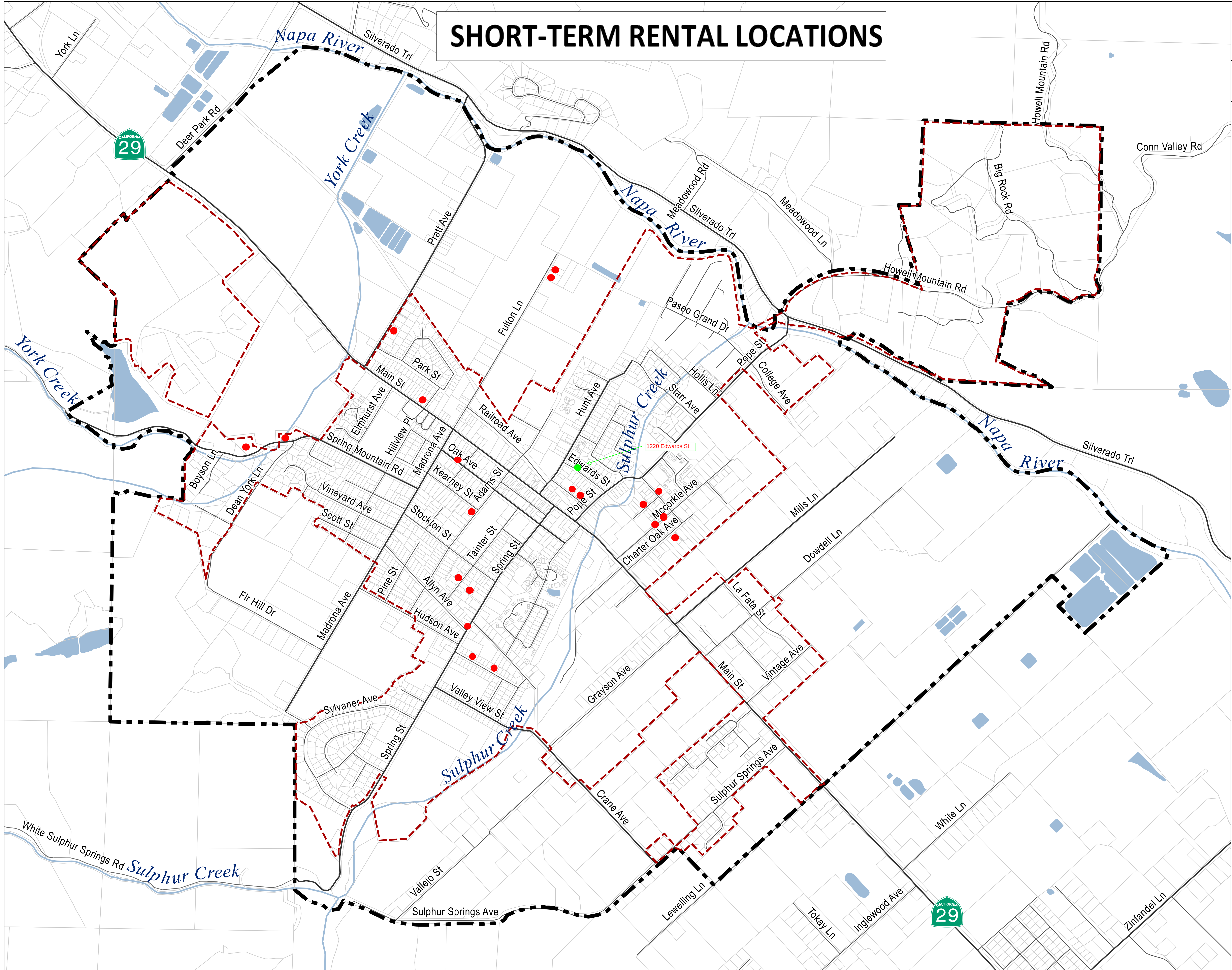
SITE PLAN / FLOOR PLAN

DENE RESIDENCE

1220 EDWARDS STREET
SAINT HELENA, CA 94574



VICINITY MAP



SHORT-TERM RENTAL LOCATIONS

CITY OF
ST. HELENA

Base Map

LEGEND

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



SAINT HELENA

06/28/2024 01:00

Carl P Dene
1220 Edwards Street
St Helena CA 94574

February 22, 2019

City Of St Helena
1480 Main Street
St. Helena, CA 94574

To Whom It May Concern:

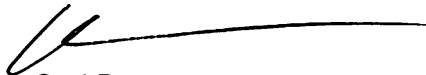
I would like to make my home available as a short-term rental property to help cover the cost of ownership.

The main home is an 1885 historic property that requires a lot of upkeep and maintenance. Along with the main house, I have a guest house which is ideal for short-term rentals.

Now that I am here full time and am having more family visit me, this will offer the flexibility I need to continue bringing in the necessary income to cover maintenance cost, but also be able to accommodate my personal guests.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to be 'Carl Dene', with a long horizontal stroke extending to the right.

Carl Dene



\$1,131 avg/night

★★★★★ 5 Reviews

Exceptional 5/5 · Good for families

Enter dates for accurate pricing

Check In



Check Out



Guests

6 guests

Request to Book



Carl Dene

Ask Manager a Question

For booking assistance, call VRBO at 888-829-7076

Property # 1023910

[Overview](#) [Amenities](#) [Reviews](#) [Map](#) [Availability](#)

Historic Designer Home + New Guest House

- House · 2300 sq. ft.
- Sleeps: 8
- Bedrooms: 3
- Bathrooms: 3
- Min Stay: 7 nights



Saint Helena, CA, USA · 0.2 mi to Saint Helena center

GCT ASSOC. ENTERPRISES
2202 Diamond Mountain Road
Calistoga, CA 94515

March 22, 2019

Aaron Hecock, Senior City of St. Helena Planner
1480 Main Street
St. Helena, CA 94574

RE: File No. PL19-008 / 1220 Edwards Street

We are the owners of 9 rental units at 1112 and 1144 Edwards Street (2-two bedroom, 5-one bedroom and 2 studios) which we maintain for tenants at affordable rents who traditionally live and work in the surrounding winery and hospitality industries, schools, St. Helena hospital as well as the CIA as students and instructors.

We consider this model as one which provides the much needed shelter to low income persons in our community. Due to the street's central location, several of our tenants either walk or use bicycles to work, to our two food markets and hardware store.

Granting such a permit to a small 2 bedroom and guest home reduces this much needed housing supply, especially at such a location.

We are also afraid that this would set a precedent and incentivize other owners to take advantage of this much more lucrative financial model on Edwards Street including ours, thus reducing this supply.

Short term rentals are associated with higher noise and traffic patterns. Any argument justifying this application on the grounds that it is in a location with a higher density and traffic than west side neighborhoods and therefore would have lower general impacts on existing patterns, would be disrespectful of lower income persons' quality of life to which they have an equal right.

On these social and precedent establishing considerations, we are opposed to the approval of this application.

George Caloyannidis
General Partner

Aaron Hecock

From: Elaine de Man <elainede@sbcglobal.net>
Sent: Thursday, March 28, 2019 12:03 PM
To: Aaron Hecock
Subject: 1220 Edwards Street & VRBO

Dear Aaron,

Thanks for the opportunity to comment. My husband, Jordan Coonrad, and I are saying "No. No. No." to the short-term rental application for the property at 1220 Edwards Street.

We already have some experience with short-term rentals in our neighborhood. Some years ago our next door neighbor made the home at 1111 Chiles Ave. (which they have *never* lived in) available for short-term rentals. After a day of enjoying the Napa Valley (which undoubtedly involved quite a bit of alcohol), their guests would retire to the back yard (which might as well have been our backyard) and talked loudly and smoked cigarettes and cigars which caused noxious smoke to waft over into our yard and through our bedroom windows. It prevented us from enjoying our home and our property and forced us to keep our windows closed at night during the summer months when we needed the cool outside air to cool down our home. And it made it difficult to get our children to bed at a reasonable hour.

At the rates the owners of 1220 Edwards plan to charge (more than \$1,000/night, based on their current listing on VRBO), the number of bedrooms configured for couples, the swimming pool, etc. I have no doubt that this going to become a party palace for couples who will have been drinking all day and will retire to the backyard on Edwards Street to continue their loud and obnoxious behavior into the night.

I note, too, from the VRBO listing, that smoking is *not allowed* in the house. That means any smokers will be lighting up *outside* where the smoke is sure to waft into all of our yards, through our windows and into *our* homes, instead of stinking up the owner's property. (Perhaps he should require that all smoking be done *in* the house, instead of the opposite, so he bears the consequences, instead of the neighborhood.)

This is a perfect example of what a short-term rental should *not* be in the residential neighborhoods of St. Helena. I've talked to some of my neighbors and the consensus is that we would not object to someone hoping to make a few extra dollars by renting a room or two in their home or even a guest cottage on their property, *as long as the owner was there to make sure nothing got out of hand and the neighbors weren't imposed upon*. That, I believe was the original spirit of AirBnB, and the short-term rental agreement created by the City of St. Helena. Unfortunately, the concept has been taken over by speculators, such as the owner of this property, who are not only impacting the local housing market but also creating a nuisance in residential neighborhoods for the sole opportunity to make a profit for themselves.

Not only that, the owner of this property is already flaunting the law by making the property available for short-term rentals **before the comment period is even over!** (<https://www.vrbo.com/1023910>) Given that, can we expect him to respect the neighbors and the City of St. Helena or to follow any other rules? We get tired of calling the police. (I have already forwarded the documentation showing their attempt to rent the property for 1-week intervals prior to approval to you, and, if that doesn't disqualify the owner from getting the permit, I hope you will include it in the packet for the Planning Commission.)

The reality is that most people who come to visit the Napa Valley come to taste wine. And the more they drink they less they care about who their behavior impacts. And this property has all the attributes of the perfect party palace. So, again, I respectfully ask that you reject this application.

Elaine de Man
1113 Chiles Avenue

Aaron Hecock

From: Dru DeSantis <desantis@desantisbreindel.com>
Sent: Monday, April 01, 2019 1:13 PM
To: Aaron Hecock
Subject: Application File No. PL19-008

Dear Aaron,

I received the March 15th Short-Term Rental Permit Application notice. As a neighbor on Edwards Street I am concerned about the transient nature of short-term rentals in our residential area. I feel that our neighborhood should be for permanent residents who provide stability and care for their community, with less congestion in an already crowded residential zone.

Sincerely,
Dru DeSantis

Aaron Hecock

From: Maria <mariastel@comcast.net>
Sent: Friday, March 22, 2019 12:42 PM
To: Aaron Hecock
Subject: Re: Short-term rental 1120 Edwards

Hello again, Aaron.

After more thought, I need to say that we are opposed to this short-term rental. Having a short-term rental available year-round in a residential neighborhood in a home in which the owner does not live is not a good idea, in our opinion. (Mr. Dene may live in town, but he obviously doesn't live in this house if he's renting it as a home that sleeps 8.)

Thank you.

Maria and Tim Stel

Aaron Hecock

From: Maryanne Wedner <MWedner@grgich.com>
Sent: Monday, April 08, 2019 11:28 AM
To: Aaron Hecock; Violet M. Grgich; Violet Grgich
Subject: Re: 1220 Edwards

Hello Aaron,

I am writing this email on behalf of Mr. Miljenko Mike Grgich, owner of the property at 1212 Edwards St. St. Helena. He would like to protest the Permit Application to turn 1220 Edwards St. into a short-term rental as this will likely cause his tenants to lose the peace and quiet of the neighborhood. Short-term guests will be using the pool making noise, inviting others to join impacting parking, and causing traffic jams on an otherwise very quiet street with a large tree blocking one side of the street. A short-term rental would set precedence for more of the same and the city of St. Helena does not need this type of disruption.

Thank you,

Maryanne Wedner

On behalf of Miljenko Mike Grgich

Maryanne Wedner | Assistant to Miljenko Mike Grgich & Director – Export and Corporate Sales | Grgich Hills Estate

1829 St Helena Hwy., Rutherford, CA 94573

Mailing: PO Box 450, Rutherford, CA 94573

Direct: (707) 200-9576 | Winery: (707) 963-2784

E-mail: maryanne@grgich.com | <http://www.grgich.com>

BEST Winery Tasting Room | BEST High-End Winery

2019 Napa Valley Life Readers Choice Awards

From: Maryanne Wedner [<mailto:MWedner@grgich.com>]
Sent: Wednesday, May 15, 2019 1:30 PM
To: Aaron Hecock <ahecock@cityofsthelena.org>; vgrgich@gmail.com
Subject: Carl Dene - Edwards Street

Hello Aaron,

I met with Carl Dene yesterday and we discussed some of my concerns regarding changing the property licensing for his home on Edwards Street. He has promised no noise, no parking issues, no unruly behavior will occur with his short-term tenants.

Thank you,

Maryanne Wedner for Miljenko Mike grgich

Maryanne Wedner | Assistant to Miljenko Mike Grgich & Director – Export and Corporate Sales | Grgich Hills Estate

1829 St Helena Hwy., Rutherford, CA 94573

Mailing: PO Box 450, Rutherford, CA 94573

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E-mail: maryanne@grgich.com | <http://www.grgich.com>

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2019 Napa Valley Life Readers Choice Awards

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

From: Maria Stel [<mailto:mariastel@comcast.net>]

Sent: Thursday, May 16, 2019 7:54 PM

To: Aaron Hecock <ahecock@cityofsthelena.org>

Subject: 1220 Edwards

Hi Aaron,

Carl Dene came by to talk to us about his short-term rental application today. He seems to be committed to making sure his guests aren't disruptive and assured us that we could contact him if there is ever a problem. He also said he'll eventually move into the house and be there almost full-time, so we are no longer opposed to his application.

Thank you.

Maria and Tim Stel

Sent from my iPhone



PLANNING COMMISSION REPORT

Planning Commission Meeting of May 21, 2019

AGENDA SECTION: Public Hearing

FILE NUMBER: PL19-005

SUBJECT: Request by Joseph Farrell on behalf of John Hurley and Justin Hafen for adoption of a resolution approving a demolition permit and design review in order to demolish an existing single-family residence and associated structures to accommodate the construction of a new single-family home and accessory dwelling unit on the property located at 1837 Madrona Avenue in the Medium Density Residential zoning district.

PREPARED BY: Aaron Hecock, Senior Planner

REVIEWED BY: Noah Housh, Planning & Community Improvement Director

APPROVED BY: Noah Housh, Planning & Community Improvement Director

APPLICATION FILED: 02/21/19

ACCEPTED AS COMPLETE: 04/23/19

LOCATION OF PROPERTY: 1837 Madrona Avenue

APN: 009-303-006

GENERAL PLAN/ZONING: Medium Density Residential (MR)

APPLICANT: Joseph Farrell

PHONE: (415) 884-2860

BACKGROUND

The existing 14,155-sf parcel is located on the south side of Madrona Avenue between Allyn Avenue and Hudson Avenue and is currently developed with a 750-sf single-story, one-bedroom, single-family home built in 1942 and a 1,020-sf, one-bedroom, secondary dwelling constructed in 1972. Additional structures on-site include a 375-sf detached garage and a 133-sf shed. As evidenced by the included site photos, the existing residential structures are in a state of disrepair and are currently uninhabitable.

PROJECT DESCRIPTION

The applicant is seeking demolition permit and design review approval to demolish the existing homes and associated structures in order to construct a new 3,407-sf, one-story, single-family residence with a 354-sf attached garage and 631-sf detached accessory dwelling unit (ADU). The primary residence would be accessed through a central courtyard formed by two wings comprised of the garage and bedrooms. While the applicant considered placing the garage more toward the rear of the property, doing so would have consumed a large portion of the useable outdoor space due to the tapered nature of the existing parcel. In order to minimize the visibility of the garage, the applicant has set the garage back an additional 18 feet from the 20 foot required front setback and provided a short garden wall to help with the overall aesthetic. The new structures would be finished with a variety of modern materials including natural plaster siding; black framed metal windows; and a gray corrugated metal roof. The height of the proposed home at its highest point would approximately 24'4" while the ADU would be approximately 14'9".

ANALYSIS

CEQA

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

GENERAL PLAN

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

- *2.6.1 - New development should be required to occur in a logical and orderly manner within well-defined boundaries, and be consistent with the ability to provide urban services.*

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

Staff Response: While Policy 4.4.3 states a preference for garages being located toward the rear of the lot, in this case, the shape of the parcel presents challenges from a functional design perspective and properties with similar garage configurations exist throughout the City. Staff has concluded that the proposed project is consistent with the General Plan policies listed above in that the home would provide an additional housing opportunity within the City, would be professionally designed and constructed to suit the site, and would result in updated and modernized structures on the site.

ZONING

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

The subject parcel is 14,155-sf which is over double the minimum lot size permitted in the MR district of 7,000-sf; however, the lot is somewhat unusual in shape as it tapers back to just 47 feet in length at the rear property line (the minimum lot width is 70 feet in the MR district). The maximum lot coverage in the MR district is 45%; the applicant is

proposing 33.1% coverage. Regarding structure width, in the MR district, the width of a structure shall not exceed 60% of the width of the lot as measured at the front elevation, excluding lineal footage of staggered architectural features that start at least 20 ft. back from the front elevation. The width is measured from the outside wall and shall not include roof eaves, but shall include porches and cantilevered floor areas. The maximum height of a primary dwelling in the MR district is 30 feet; the proposed home is just over 24 feet. Structures with a height of less than 25 feet have front and rear setbacks of 20 feet and a sideyard setback of 10 feet.

As far as the Floor Area Ratio (F.A.R.) is concerned, a 14,155-sf parcel has a maximum F.A.R. of .268. This would allow up to approximately 3,794-sf of floor area (excluding any applicable F.A.R. exemptions). As detailed below, the home as proposed has a F.A.R. of .268 which is the maximum allowed on the site (approximately 2-sf below).

PROPOSED FLOOR AREA:

PRIMARY DWELLING	3,407 SF
ADU	631 SF
GARAGE	354 SF
ADU EXEMPTION	-400 SF
PARKING EXEMPTION	-200 SF

TOTAL 3,792 SF

FLOOR AREA RATIO: 3,792 / 14,155 = .268

Staff Response: The project as proposed meets all development standards as required by Section 17.40.060 of the Municipal Code as described above including lot coverage, setbacks, floor area, height, etc. As far as structure width is concerned, the most front forward elevation are the bedrooms on the right side of the property which are setback 20 feet from the front property line. The garage is the next most forward elevation, however it is setback over 37 feet from the property line which is over 17 feet more than the required 20 foot front setback. The front porch and entry to the home are located within a front courtyard created by these two "wings" of the proposed structure and are setback approximately 53 feet from the property line and approximately 32 feet from the front most forward elevation created by the bedroom "wing" of the proposed home. Therefore, the design and layout of the proposed home meets the requirements of SHMC Section 17.40.060(A)(6) in that the center elevation of the structure is setback over 30 feet from the front forward most elevation and over 50 feet from the front property line thereby preventing a large massing or appearance of a "wall" at the front of the property.

Also, while the proposed project is at the maximum permitted F.A.R., the home is only one-story in height and has been thoughtfully designed given the challenges presented by the unusual shape of the parcel.

HISTORIC RESOURCES

Neither the original home constructed in 1942, nor the second dwelling constructed in 1972 is listed on the City's Historic Resources Master List. The project site is located within the Adams Street Historic Resource District, one of three geographical areas within which the 1993 General Plan mapped historic and potentially historic resources identified in the City's historic resources survey/inventory. However, the Adams Street District/geographical area has not itself been listed as an area-wide historical resource, nor has the City created a Historic Preservation Overlay Zoning District covering the district or the project site. Furthermore, the applicant has provided a historical resources evaluation (attached to this report) that concluded neither the existing structures nor the property itself are historically significant.

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

WATER

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

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

PARKING

SHMC Section 17.124.030 "Minimum On-site Parking Requirements", requires that residential uses provide two parking spaces for the main dwelling unit, one of which shall be contained within a garage or carport. In addition to the required parking for the primary residence, one parking space, covered or uncovered, shall be provided on-site for an ADU. However, no parking is required for a new ADU when certain conditions exist, including if public transit is located within ½ mile or if the property is located within a historic district (SHMC §17.116.030(B9)). Therefore, the project as proposed is only required to provide 2 on-site parking spaces, one of which must be covered. As described in SHMC Section 17.124.050(D), parking in tandem is permitted in residential districts when required parking is less than 3 spaces.

Staff Response: As detailed in the attached plan set, the project includes a one-car garage and driveway which can easily accommodate the required 2 off-street parking spaces. Therefore, the project as proposed meets all parking requirements.

DEMOLITION PERMIT

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

1. That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building. If a building is determined to be significant by the planning commission, no demolition will be authorized unless the following findings are made by the commission:
 - a. That the building poses a threat to health, safety and general welfare if it is not demolished,
 - b. That restoration of the building is not feasible or practicable using current building codes including, but not limited to, the Historic Building Code provisions of the Uniform Building Code of the state of California,
 - c. That no public or other funding is available for financing renovation or purchase of the building;
2. That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood.
3. That design review of the proposed replacement structure is approved prior to approval of the demolition of a housing structure.

Staff Response: The existing residential structures were constructed in 1942 and 1972 and are not listed on the City of St. Helena's historical resources inventory nor are they worth of historical consideration according to the attached historical resources report. The existing structures are in poor condition and are not architecturally significant. Demolition of these residences and associated accessory structures would not impact a historical resource or otherwise negatively affect the character of the neighborhood.

DESIGN REVIEW

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

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

8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
10. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
11. Whether natural features and vegetation are appropriately preserved and integrated with the project;
12. Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structures and functions;
13. Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;
14. Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials.

Staff Response: The proposed home meets or exceeds all required development standards as described above and would provide a new, modernized housing opportunity within the City. Additionally, the home was designed within the context of a challenging parcel shape to be compatible and respectful to the site and its surroundings. Furthermore, the proposed project would remove two neglected and dilapidated structures resulting in an improvement for the surrounding properties and neighborhood in general. For these reasons, staff believes that the proposed project is consistent with the required design review findings listed above.

ISSUES

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

CORRESPONDENCE

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

STAFF RECOMMENDATION

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301 and Section 15303; and
2. Accept the required findings and approve a resolution granting demolition permit and design review approval for the proposed demolition and new construction on the property located at 1837 Madrona Avenue.

ATTACHMENTS

[Resolution](#)

[Plan Set](#)

[Landscape Plans](#)

[Historic Resource Evaluation](#)

[Water Neutrality Analysis](#)

**CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
GRANTING DEMOLITION PERMIT AND DESIGN REVIEW APPROVAL TO
1837 MADRONA AVENUE (File No. PL19-005)**

PROPERTY OWNER: HHCK2 LLC

APN: 009-303-006

Recitals

1. The property owners request adoption of a resolution approving a demolition permit and design review in order to demolish an existing single-family residence and associated structures to accommodate the construction of a new single-family home and accessory dwelling unit on the property located at 1837 Madrona Avenue in the Medium Density Residential zoning district;
2. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law;
3. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on May 21, 2019; and
4. Now, therefore let it be found that, the Planning Commission approves the demolition permit and design review thereby authorizing the modifications contained in said plans based on the findings below and subject to the conditions of approval enumerated herein.

Resolution

- A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff reports, City files for this matter, correspondence, presentations and other materials.
- B. The Planning Commission hereby finds that the project is exempt from the requirements of CEQA pursuant to Section 15301 which exempts the demolition and removal of small structures including single-family homes and Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.
- C. Pursuant to St. Helena Municipal Code (SHMC) Section 17.164.050, the Planning Commission makes the following findings to support the motion to approve the demolition permit to allow for the demolition the existing structures on-site:
 1. *That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building in that neither the original home constructed in 1942, nor the second dwelling constructed in 1972 is listed on the City's Historical Resources Master List.*

1837 Madrona Avenue
Conditions of Approval
May 21, 2019

2. *That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood in that demolition of the existing structures will not negatively affect the character of the neighborhood; and*
 3. *That design review of the proposed replacement structure has been approved in conjunction with the demolition permit.*
- D. In accordance with the design review criteria identified in SHMC Section 17.164.030, the Planning Commission finds that the project demonstrates the following:
1. *Consistency and compatibility with applicable elements of the general plan in that the project consists of constructing a replacement single-family home in an area where single-family homes are permitted;*
 2. *Compatibility of design with the immediate environment of the site in that the project has been designed to be compatible with the site and its surroundings;*
 3. *Relationship of the design to the site is found to be consistent in that the project was designed in consideration of the unique characteristics of the site;*
 4. *That the design is compatible in areas considered by the board as having a unified design or historical character in that the home is not an area of with a unified design character and has been designed to be compatible with the site and the surrounding area;*
 5. *That the design promotes harmonious transition in scale and character in areas between different designated land uses in that the project is the construction of a single-family home in an area designated for residential land uses;*
 6. *Compatibility with future construction both on and off the site in that the project consists of constructing a single-family home in an area designated for residential land uses;*
 7. *That the architectural design of structures and their materials and colors are appropriate to the function of the project in that the project is a professionally designed single-family home;*
 8. *That the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community in that the home has been designed to be compatible with the site and its surroundings;*
 9. *That the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures in that the home and associated landscaping has been designed to be compatible with the site and its surroundings;*
 10. *That access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles in that access to the site will remain via Madrona Avenue;*

11. *That natural features and vegetation are appropriately preserved and integrated with the project in that the residence and associated landscaping has been designed to be compatible with the site and its surroundings;*
12. *That the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions in that in that the home will be constructed of modern building materials and will be compatible with surrounding residential development;*
13. *That the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site in that the residence and associated landscaping has been designed to be compatible with the site and its surroundings;*
14. *That sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials in that project related construction is required to meet all California Building Codes and City of St. Helena development standards.*

Planning Department Conditions of Approval

- E. The Planning Commission approves a demolition permit and design review for the above-described project with the following conditions of approval. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.
 1. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit.
 2. The design review shall be vested within one (1) year from the date of final action. A building permit for the use allowed under this approval shall have been 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.

1837 Madrona Avenue
Conditions of Approval
May 21, 2019

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

In recognition of the need for additional affordable housing, and to mitigate the effects of this development on the supply and demand of affordable housing, the permittee shall be subject to a Housing Impact Fee, an inclusionary requirement, an in-lieu fee, and/or similar fair and appropriate mechanisms, to provide funds for or to develop additional affordable housing.
7. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
8. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
9. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
10. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
11. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with the Building Official, Fire Inspector and or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.
12. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on May 21, 2019, except as modified herein.
13. During construction, the project site shall be adequately fenced and secured to prevent trespassing.
14. Exterior lighting shall be directed or shielded to prevent glare onto public roadways or adjacent properties.
15. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these

*1837 Madrona Avenue
Conditions of Approval
May 21, 2019*

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

Public Works Department Conditions of Approval

16. Approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with, the most current version at the time of improvement plan submittal, Caltrans Standards and Specifications, the City of St. Helena Municipal Code, the St. Helena Water and Sewer Standards, the St. Helena Street, Storm Drain and Sidewalk Standards, and all current federal, state and county codes governing such improvements.
17. For any improvements outside the existing building envelope, a grading and drainage plan showing topographic data, all easements, infrastructure onsite and directly adjoining, and an erosion control plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit. If the project entails more than 50 cubic yards of soil disturbance, 10,000 square feet of disturbance area, a cut or fill of 3 feet or more, or alteration of any drainage pattern, a grading permit shall be required.
18. Drainage needs to be routed to prevent inundation of neighboring properties. Grading and/or site improvement plans shall show how 2-year and 10-year storm flows shall be infiltrated on site and/or diverted at the property lines to prevent inundation of neighboring properties.
19. 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. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.
21. Site plan shall show location of any trees within the project area. If any tree located within the public right away needs to be removed, the applicant must submit a tree removal permit application to the Public Works Department. The Tree Removal Permit Application is subject to review, public noticing, and approval by the City Arborist and Public Works Director.
22. Provide details of any and all proposed fencing, gates, and/or walls on all plans submitted for building permit review.
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 (MWEL). WELO compliance shall be demonstrated for each parcel as part of each individual

1837 Madrona Avenue
Conditions of Approval
May 21, 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. The applicant shall incorporate water conservation practices into the proposed project per the Water Neutral Analysis prepared Joseph Farrell, dated March 26, 2019. Any and all non-conforming appliances and plumbing fixtures shall be removed from the premises. The water conservation requirements shall be replicated in full on the architectural plans.
25. The applicant shall install an approved backflow device behind the existing water meter prior to Certificate of Occupancy. Any new and modified existing water laterals, meters and backflow prevention devices shall be required to be constructed and tested in accordance with the current requirements of the City of St. Helena's Water Standards and the California Department of Health Standards. Existing meter boxes located within a driveway shall be retrofitted with a traffic-rated box. New laterals shall be located perpendicular to the water main and outside any driveway/drive aisle.
26. Remodels or new construction which require fire sprinklers shall install an appropriately-sized water service with appropriate backflow and meter devices prior to Certificate of Occupancy. Fire system calculations shall be submitted with the Grading and Drainage Plan to verify fire service lateral and meter sizing. Deferred submittals are not accepted.
27. No construction may commence until adequate access to fire water supply is available to building sites as approved by the Fire Chief.
28. All driveway approaches shall be per current City and ADA standards. Where none exists, or where deteriorating or non-standard driveway approaches exist, they shall be installed or replaced at the direction of the Public Works Department prior to Certificate of Occupancy.
29. Any missing or broken curb and gutter along the project frontage shall be constructed and/or replaced prior to Certificate of Occupancy, extent to be determined by the Public Works Department.
30. Provide details of any and all proposed fencing, gates, and/or walls on all plans submitted for building permit review.
31. The applicant shall conform to the City of St. Helena Water and Sewer Standards Section 6-2.10 which includes assessing the adequacy of the lateral, replacing if necessary and installing any needed cleanouts prior to Certificate of Occupancy.
32. The applicant shall conform to the requirements of City of St. Helena Standard Drawings, Water and Sewer Standards Section 7-1.12, and applicable Health Standards which includes water laterals being a minimum of five (5) feet from sewer laterals, prior to the Certificate of Occupancy.

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

Building Department Conditions of Approval

36. A building permit is required for all onsite demolition, construction and/or change of occupancy.
37. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. At this time the City of St. Helena utilizes the 2016 Title 24 codes.
38. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
39. The applicant shall provide a construction waste management plan with the building permit application.
40. The plans for construction shall include a checklist for compliance with the California Green Buildings Standards Code, mandatory measures. Provide a reference on the checklist indicating where the mandatory measures can be found on the plans.
41. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
42. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.
43. Properties which are on septic systems and proposing substantial renovations may require approval from the Napa County Environmental Health Department. Applicants are encouraged to engage with the County early in the building permit review process to reduce the potential for delay.

Fire Department Conditions of Approval

44. 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.

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

I HEREBY CERTIFY that the foregoing demolition permit and design review application was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on May 21, 2019 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Lester Hardy
Chair, Planning Commission

Noah Housh
Planning Director

*1837 Madrona Avenue
Conditions of Approval
May 21, 2019*

_____ for _____
H H C K 2 L. L. C.

Project Summary:

A detailed map of a city block, likely from a historical or planning document. The map shows a grid of streets with various colored zones. A large yellow area is in the center, surrounded by green areas. There are blue areas, possibly water or parks, and red and purple areas. Street names like 'ST. JAMES ST.' and 'ST. JAMES AVE.' are visible. The map is oriented with North at the top.

ADDRESS:	1831 MADRONA AVE., HELENA, CA	DEVELOPMENT STANDARDS (cont.)	ALLOWED	EXISTING	PROPOSED
APN:	009-303-006				
LOT AREA:	4,155 SF.	FLOOR AREA FAR (02684)			
ZONING:	HR-MEDIUM DENSITY RESIDENTIAL	EXISTING HOUSE		1020 SF.	
OCCUPANCY GROUP:	R-3, U	EXISTING COTTAGE		750	
CONSTRUCTION TYPE:	VB	EXISTING GARAGE		315	
FIRE HAZARD:	LOW, ST. HELENA FIRE DISTRICT	EXISTING SHED		133	
FLOOD ZONE:	ZONE X				
WILDLAND URBAN INTERFACE:	NO	NEW RESIDENCE			3407 SF.
FIRE SPRINKLER:	YES	NEW GARAGE			354
NO. OF STORIES:	1	GARAGE ALLOWANCE			-200

COVERAGE	(45%)		
EXISTING HOUSE		1020	5F.
EXISTING HOUSE FRONT PORCH		32	
EXISTING COTTAGE		150	
EXISTING COTTAGE FRONT PORCH		12	
EXISTING COTTAGE SIDE PORCH		20	
EXISTING GARAGE		315	
EXISTING BHED		133	
EXISTING CONCRETE TANK		32	
		<u>631</u>	
NEW RESIDENCE			3,401 5F.
NEW GARAGE			354
NEW RESIDENCE BAR COUNTER			45
NEW FRONT PORCH			55
PARKING TRELLIS			150
ADD			<u>631</u>
TOTAL	6400 5F.	2,434 5F.	4,712 5F.
COVERAGE %	45 %	171 %	331 %

datum point
 interior elevation number
 sheet where elevation is drawn
 level 1 at base
 finish grade, floor or roof elevation
 dimension surface to surface
 dimension to face of stud type icon
 detail number
 sheet where detail is drawn
 column or datum grid lines
 building section, wall section or interior elevation number
 sheet where section is drawn
 revisions, cloud around revision number

T6	TITLE SHEET: INDEX OF DRAWINGS, PROJECT INFO, VICINITY MAP, RENDERINGS, PROJECT DIRECTORY
EC1	EXISTING SITE PLAN & EXISTING STRUCTURES FLOOR PLAN DIAGRAMS
EC2-EC3	EXISTING SITE PHOTOS

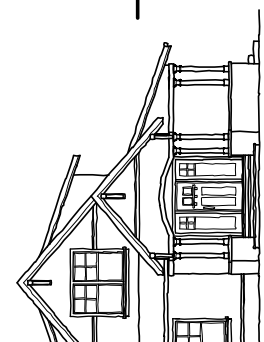
ARCHITECTURAL DRAWINGS:

A0.1	PROPOSED SITE PLAN
A1.1-A1.2	PROPOSED FLOOR PLANS
A2.1-A2.3	PROPOSED EXTERIOR ELEVATIONS
A3.1-A3.2	PROPOSED BUILDING SECTIONS
A4.1	PROPOSED ROOF PLAN

L1	LANDSCAPE SITE PLAN
L2	IRRIGATION PLAN
L3	WEO PLAN
L4	LANDSCAPE LIGHTING PLAN
L5	PLANTING PLAN

DR-1	PRELIMINARY GRADING AND EROSION CONTROL PLAN
DR-2	PRELIMINARY UTILITY PLAN

AB	At Anchor Bolt	LB	Leg Bolt
ALUM	Aluminum	LH	Long Leg Horizontal
ALT	Alternate	LVL	Long Leg Vertical
ATR	Anti-Tread Rod	LVL	Laminated Veneer Lumber
BFF	Below Finished Floor	MAX	Maximum
BLDG	Building	M/B	Machine Bolt
BLKG	Blocking	MCH	Mechanical
BOL	Bolt	MFR	Manufacturer
C	Centerline	MISC	Miscellaneous
CALCS	Calculations		
CA	Cantilever		
CB	Control Bolt	N	New
CC	Control Joint	N/A	Not Applicable
CMU	Concrete Masonry Unit	N/C	Not In Contract
CN	Column	N	Number
CNC	Connector	N.T.S.	Not To Scale
CNN	Concrete Sink	O	Over (On)
DEJ	Double Jointed Expansion Joint	O/C	On Center
DET	Detail	OSB	Orientation Strand Board
D.F.	Douglas Fir	PAR	Parallel ()
DM	Diameter	PERP	Perpendicular (⊥)
DIA	Diameter	P/F	Positive Slip Fastener
DIN	Dinner on	P.G.	Paint Grade
DITD	Ditto	P	Plates
DUS	Drilling	P/LUD	Plywood
E	Existing	P.S.I.	Pounds per Square Inch
EA	Each	P	Parallel Strand Lumber
EB	Expansion Bolt	P.T.	Pressure Treated
EF	Each Face	R	Radius
ELV	Elevation	REBAR	Reinforcing Steel Bar
EN	Engraving Joint	REIN	Reinforcing
ENL	Each Nail	RET	Return
ES	Each Side	RQ	Required
EW	Each Way	RO	Round Opening
EXP	Expansion	ROUD	Roundwood
EXT	Equal		
EX	Exterior	S.A.D.	See Architectural Drawing
		S.B.D.	Solid Board
FN	Foundation	S.C.D.	See Civil Drawings
FF	Finish Floor	SH	Sheet
FIN	Finish	SHG	Sheathing
FLR	Floor	SM	Similar
FNL	Finish Nail	SP	See Mechanical Drawings
F.O.C.	Face of Concrete	SP/CS	Specifications
F.O.H.	Face of Masonry	SQ	Square
F.S.	Face of Stud	SL	Select Structural
F.S.	Feet	SL	Shear Wall
FT	Footing	SYM	Symmetrical
GA	Gauge	S/S	Surfaced all Four Sides
GLV	Galvanized		
GLB	Glue Laminated Beam	T	Top of Curb
GYP. BD.	Gypsum Board	T/4B	Top 4 Bottom
		TG	Tongue & Groove
HD	Shear Wall Holdown	T.O.	Top of Wall
HDR	Header	T.O.C.	Top of Concrete
HGR	Horizontal	T/S	Top of Steel
HORIZ	Horizontal	T-U	Top-Ups
H.S.B.	High Strength Bolt	TYP	Typical
HT	Height		
ID	Inside Diameter	UBC	Uniform Building Code
INT	Interior	UNCL	Unless Otherwise Noted
J	Joint	VB	Vertical
JH	Joint Hanger	V.B.	Vapor Barrier
JT	Joint	V.I.F.	Verify in Field
K	Kiln Dried	W	Water
JD	Kiln Dried	W/F	Waterproof
		WLF	Welded Wire Fabric



New Residence and Second Unit
1837 Madrona Ave.
St. Helena, California

Title Sheet
Project Info

REVIEW THE DRAWINGS CAREFULLY.
DO NOT SCALE THE DRAWINGS. ANY DISCREP-
ANCIES IN DIMENSIONS AND DETAILS SHALL BE
BROUGHT TO THE IMMEDIATE ATTENTION OF
JOSEPH P. FARRELL, ARCHITECT

DATE: 1-3-

SCALE: N/A

SCALE: N/A

DRAWN: JF/S

JOB NO. 1811

SHEET NO:

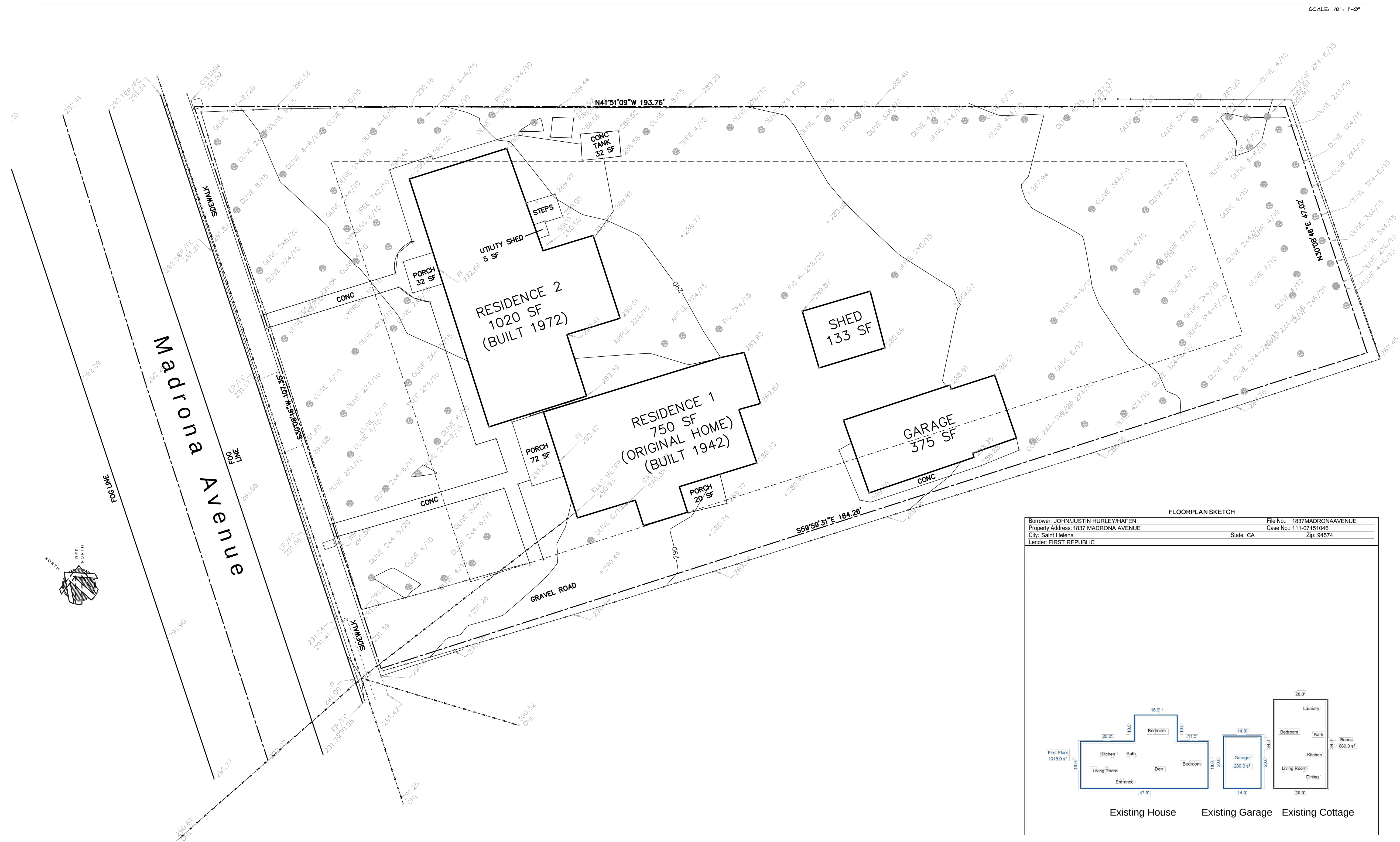
T

1

10

1837 Madro
Ct. Helen

Existing Site Plan



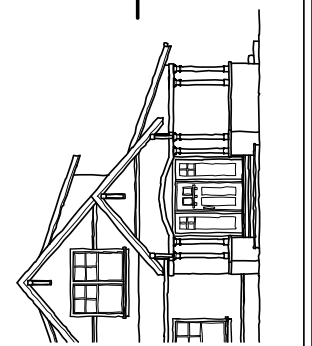
Existing Structures Plan Diagrams

(from appraisal report)

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF JOSEPH P. FARRELL ARCHITECT, AND THE SAME MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF JOSEPH P. FARRELL ARCHITECT		
REVISIONS	DATE	BY
ISSUED FOR DESIGN REVIEW	2-6-19	JF
REISSUED FOR COMPLETE REV.	3-26-19	JF

Joseph Farrell
ARCHITECTURE

1 Commercial Blvd. Suite 106
Novato, CA 94949
Voice (415) 884-2860



New Residence and Second Unit
1837 Madrona Ave.
St. Helena, California

Existing Site
Plan and
Structure
Plan Diagrams

DATE:	9-18-18
SCALE:	1/8" = 1'-0"
DRAWN:	JPF
JOB NO.	1811
SHEET NO:	

EC1
1837 Madrona Ave
St. Helena, CA



Street View (West)



Front of Residence 2 (west)



Side of Residence 2 (South)



Rear of Residence 1 (east)



Front of Residence 1 (West)



Side of Residence 2 (Southwest)



Rear of Residence 1 (northeast)



Rear of Residence 1 (east)



Rear of Residence 2 (east)

© ALL DIMENSIONS AND MATERIALS ARE APPROXIMATE. SEVERAL CONDITIONS, TO BE OBSERVED AND APPROVED BY THE CITY OF SAN FRANCISCO, CALIFORNIA, AND THE BUILDING DEPARTMENT, THE WRITTEN CONSENT OF JOSEPH P. FARRELL, ARCHITECT.

REVISIONS	DATE	BY
ISSUED FOR DESIGN REVIEW	7-6-18	JF
REISSUED FOR COMPLETE REV.	3-26-19	JF

Joseph Farrell
ARCHITECTURE

1 Commercial Blvd Suite 106
Novato, CA 94949
Voice (415) 884-2860

New Residence and Second Unit
1837 Madrona Ave.
St. Helena, California

Existing
Site Photos

SEVERAL THE DRAWINGS, CAREFULLY
DO NOT SCALE THE DRAWINGS AND UNLESS
NOTED IN DIMENSIONS AND DETAILS SHALL BE
CONSIDERED TO THE INTENT OF THE
JOSEPH P. FARRELL, ARCHITECT.

DATE: 12-18-18
SCALE: NONE
DRAWN:
JOB NO. 1811
SHEET NO:

EC2

1837 Madrona Ave
St. Helena, CA

Page 09 of 160

Agenda Item #5.2



Front of Garage (west)



Side of Garage (northwest)



Side of of Garage (northeast)



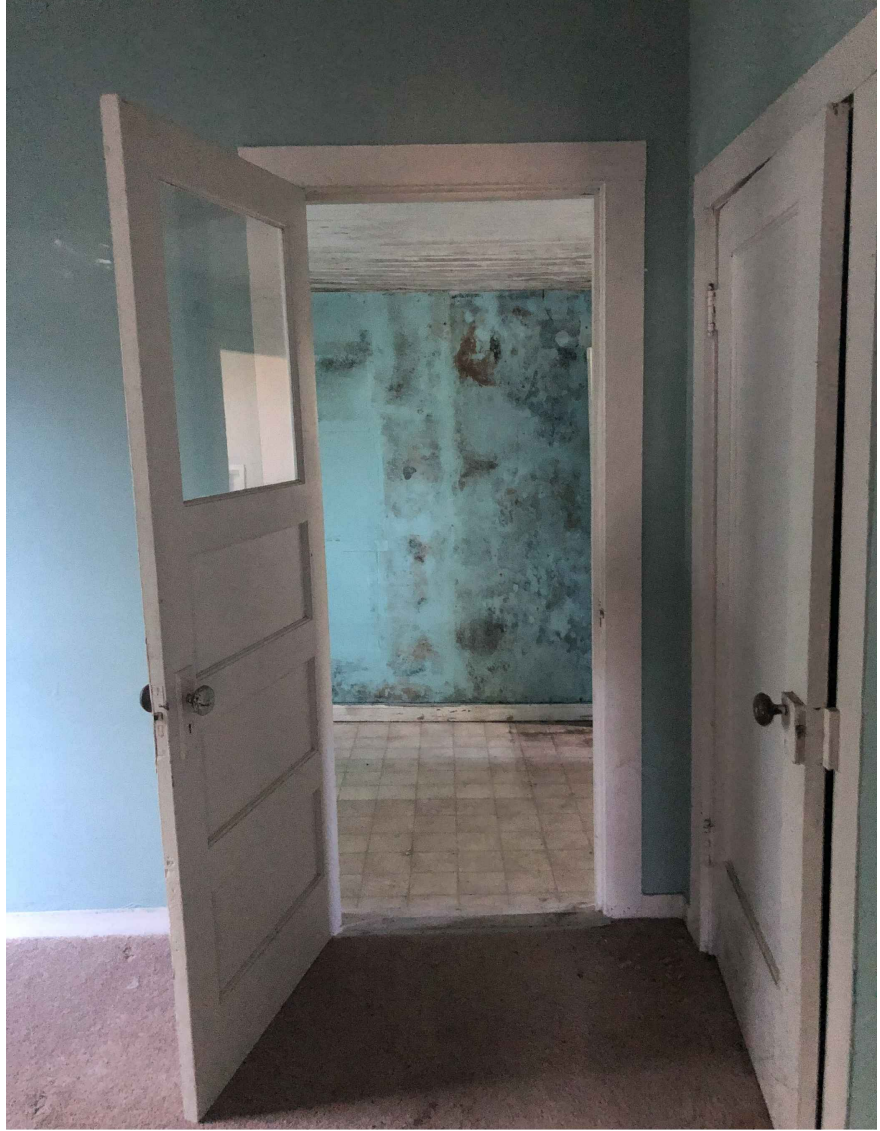
Side of Shed (north)



Side of Shed (southwest)



Condition of Structures



© ALL DIMENSIONS AND MATERIALS ARE APPROXIMATE. NO WARRANTIES, EXPRESS OR IMPLIED, ARE MADE BY THE ARCHITECT FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR THE QUALITY OF THE WORKMANSHIP.

REVISIONS	DATE	BY
ISSUED FOR DESIGN REVIEW	2-6-18	JF
REISSUED FOR COMPLETE REV.	3-26-18	JF

Joseph Farrell
ARCHITECTURE

1 Commercial Blvd Suite 106
Novato, CA 94949
Voice (415) 884-2860

New Residence and Second Unit
1837 Madrona Ave.
St. Helena, California

Existing
Site Photos

REVIEW THE DRAWINGS CAREFULLY. DO NOT SCALE THE DRAWINGS. ANY UNCLARIFIED DIMENSIONS AND DETAILS SHALL BE SUBJECT TO THE WRITTEN INSTRUCTIONS OF JOSEPH P. FARRELL, ARCHITECT.

DATE: 12-18-18
SCALE: NONE
DRAWN:
JOB NO. 1811
SHEET NO:

EC3

1837 Madrona Ave
St. Helena, CA

Page 70 of 160

Agenda Item #5.2

Architectural Renderings



Street View



Rear View and Pool Terrace



Pool Terrace and ADU at Rear Yard

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REVISIONS	DATE	BY
ISSUED FOR DESIGN REVIEW	2-6-18	JF
REISSUED FOR COMPLETE REV.	3-26-18	JF

Joseph Farrell
ARCHITECTURE
1 Commercial Blvd Suite 106
Novato, CA 94949
Voice (415) 884-2860

New Residence and Second Unit
1837 Madrona Ave.
St. Helena, California

Architectural
Renderings

SEVERAL THE DRAWINGS, CAREFULLY, DO NOT HOLD THE ARCHITECT ANY RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

DATE: 1-16-18
SCALE: NONE
DRAWN: JF
JOB NO. 1811
SHEET NO:

AR
1837 Madrona Ave
St. Helena, CA

Water Neutrality & Water Fixture Specifications

Director of Public Works
City of St. Helena
1480 Main Street
St. Helena CA 94574
3-26-19

Re: Water Neutrality Analysis for Design Review
1837 Madrona Ave., St. Helena CA
Assessor's Parcel #: 009-003-006

Dear Director:
In order to comply with St. Helena's Water Neutrality policy, I am submitting to you this water analysis. This analysis documents the existing vs. proposed water consumption for the proposed project. The retrofit savings will be achieved through replacement fixtures on site. The existing property contains 2 total bedrooms. The proposed new residence will have an increase of 2 bedrooms to bring the total number of bedrooms on the property to 4 and thus having a total of 8 occupants.

Existing Calculated Water Usage:
The existing water fixtures were tested on-site and delivered the flow rates listed below. Based upon 8 occupants (2 bedroom unit + den and 1 bedroom unit), the existing water usage is calculated at 664.2 gal/day. (See Appendix A)

Usage of the existing fixtures:	
A. Shower	8.0 gpm
B. Lavatory faucets	2.0 gpm
C. Kitchen Faucet	2.0 gpm
D. Water closet	1.6 gal/flush

Baseline Existing Domestic Usage:
Per allowed City of St. Helena Public Works' standards of 150 GPD/bedroom, this equates to an allowed water usage of 600 gal/day.

Proposed Theoretical Domestic Water Use:
As required to obtain a net zero increase of water consumption for the City of St. Helena, we are proposing to provide more efficient water fixtures on site. Specifications of the replacement fixtures are located on this sheet. The theoretical water demand for the new residence is calculated at 489.9 gallons/day (see Appendix A). This calculation is based upon a 4 bedroom residence with new landscape and pool. The proposed water demand is calculated based upon usage from water fixtures and appliances that meet the minimum requirements of the 2016 California Green Building Standards Code (CalGreen) and the City of St. Helena standards. Below is a list of the water performance requirements for each plumbing fixture and appliance.

A. Showerheads	2.0 gpm
B. Lavatory faucets	1.2 gpm
C. Kitchen/Bar faucets	1.5 gpm
D. Water closets	1.28 gal/flush
E. Clothes Washer	12.18 gal/cycle
F. Dishwasher	2.2 gal/cycle

See specifications of plumbing fixtures/appliances for the proposed residence, this sheet.

Conclusion:
The property will see a net decrease of water usage due to the replacement of water fixtures by taking the water usage from 600 gal/day baseline (664.2 gal/day calculated) to 489.9 gal/day with the use of water efficient fixtures. This creates a net water saving of 174.3 gal/day.

Please contact me if you have any questions or would like to further discuss this analysis. (415) 884-2860.

Joseph Farrell, Architect
Lic. #:C25509

Appendix A: Water Neutrality Calculations

Appendix A: Water Neutrality Calculation

1a. Existing Household Water Usage (4 Bedroom):

Fixture	Flow Rate gpm/mo or gal/flush	Flow Duration (min, flush, load, etc.)	Daily Uses per Occupant	Number of Occupants	Gallons per Day
Showerheads	8	x 8	x 1	x 8	= 512.0
Sink Faucets	2	x 0.25	x 3	x 8	= 12.0
Kitchen Faucet	2	x 4	x 1	x 8	= 64.0
Toilet	1.6	x 1	x 3	x 8	= 38.4
Clothes Washer	12.18	x 1	x 0.37	x 8	= 36.1
Dish Washer	2.2	x 1	x 0.1	x 8	= 1.8
					664.2 gal/day

Minimum existing water usage: 150 gal/day/bedroom

600.0 gal/day

2. Proposed Residence Occupancy Calculation:

Occupants	# of Bedrooms	x	bedroom	=	Occupants
4	2	x	8	=	8

3. Proposed Residence Water Usage:

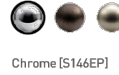
Fixture	Flow Rate gpm/mo or gal/flush	Flow Duration (min, flush, load, etc.)	Daily Uses per Occupant	Number of Occupants	Gallons per Day
Showerheads	2	x 8	x 1	x 8	= 128.0
Sink Faucets	1.5	x 0.25	x 3	x 8	= 9.0
Kitchen Faucet	1.5	x 4	x 1	x 8	= 48.0
Toilet	1.28	x 1	x 3	x 8	= 30.7
Clothes Washer	12.18	x 1	x 0.37	x 8	= 36.1
Dish Washer	2.2	x 1	x 0.1	x 8	= 1.8
					253.3

Outdoor Usage:	
Landscape	74320 gal/yr
Pool	12120 gal/yr
	86440 gal/yr

For Professionals: Main Page | Overview | Login | My Project | View Cart

Felicity chrome one-function 7" diameter spray head eco-performance rainshower showerhead

Buy it for looks. Buy it for life.®



Where to Buy

\$144.75

MSRP

Find Replacement Parts
Register Products

Features Installation & Support Coordinating Items Customer Reviews

Features

Can a faucet feel like a piece of jewelry? The Felicity™ collection's graceful lines and octagonal forms create a transitional style that adds the sparkle and glamour needed for both modern and traditional decorating styles.

- chrome finish is highly reflective for a mirror-like look that works with any decorating style
- 7" swivel spray head - this eco-performance showerhead conserves water without sacrificing performance
- one-function full spray
- meets spa WaterSense criteria to conserve water without sacrificing performance
- limited lifetime warranty
- advanced, self-pressurizing Moen Impression® rainshower technology channels water through the showerhead with three times more spray power than most rainshowers for a more thorough rinse



Eco-Performance

WaterSense

24" Bar Handle Dishwasher

Benchmark™ Series - Stainless Steel SHX9PT75UC



The quietest dishwasher in North America.

38 dBA. Quietest dishwasher.

A flexible 3rd rack with folding tines adds 30% more loading capacity.

A clean white light illuminates the interior when the door is open.

Water softener ensures optimally spot-free and shiny dishes.

AquaStop® Plus 4th Port leak protection prevents water damage 24/7.



For help and assistance with Bosch accessories please visit: www.bosch-usa.com/techsupport/usa or call 1-800-944-6864. Please do not use any Bosch part not from the Bosch PST Network.

© 2019 Bosch North America. All rights reserved. Bosch is a registered trademark of Robert Bosch GmbH.

General Properties	Technical Details
Number of wash cycles	5
Number of options	5
Current (A)	12 Amps
dBA	38
Third rack	FlexWash
Rack adjustability	BlackMatrix™
Tub material	Stainless steel
Control type	SteelTouch™ Control

Dimensions & Weight	Accessories-Optional
Overall appliance dimensions (HxWxD) (in)	Dishwasher Softener Salt (4.4 lb)
Net weight (lbs)	5021010UC
Adjustable feet	121 lbs
Dishwasher Supply and Drainage Hose Extension	76 3/4"
Dishwasher Accessory Kit	5025000UC
Anti-fingerprint Silverware Caddy	5025002UC

InfoLight®
Interior Light
Alternating Folding
Tines, Flexible
Silverware Basket
SpeedPerfect™

Efficiency	
Water usage per cycle	2.2
Energy efficiency class	Tier 1
ENERGY STAR® qualified	Yes



MOEN

Buy it for looks. Buy it for life.®

FAUCET DESCRIPTION
• Select pull-down spout offers smooth operation, easy movement and "instant-on" quick connect installation
• Metal construction with various finishes identified by suffix
• Pull-down spray with 8" beveled hose
• Flexible supply lines with 1/2" compression fittings
• High arc spout provides 180° reach for fill and clean large pots while pull out wand provides the maneuverability for cleaning or rinsing 180° rotating spout

OPERATION
• Lever style handle
• Operates with less than 3 lbs. of force
• Operates to retract or spray mode in the pull-out or retract position
• When filling a vessel outside the sink, the pause feature conveniently stops the flow of water as the hand passes over the counter top

FLOW
• Flow is limited to 1.5 gpm (5.7 L/min) at 60 psi

CARTRIDGE
• 200° "Duralife"™ cartridge for single-handle faucets
• Third party certified to NSF/ANSI Green, AIAA 112, ASSE A112.18.1, and all applicable requirements referenced therein including NSF 61/6
• Meets California and Georgia 15.0 L/min requirements
• Complies with California Proposition 65 and with the Federal Safe Drinking Water Act

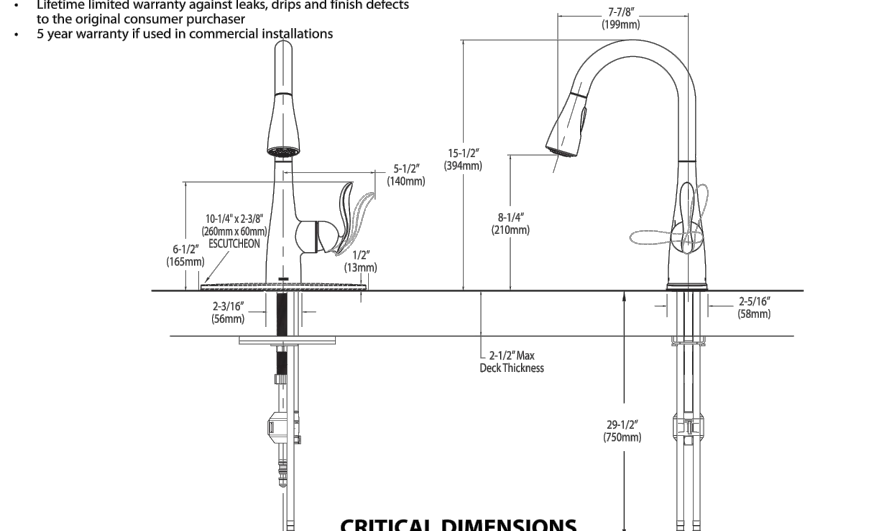
WARRANTY
• Lifetime limited warranty against leaks, drips and finish defects in the original consumer purchaser
• 5 year warranty if used in commercial installations

Specifications



Models: 7594 series

NOTE: THIS FAUCET IS DESIGNED TO BE INSTALLED THRU 1 OR 3 HOLES, 1-1/2" (38mm) MIN. DIA.



CRITICAL DIMENSIONS

TO ORDER PARTS CALL: 1-800-BUY-MOEN
www.moen.com

MOEN

Buy it for looks. Buy it for life.®

DESCRIPTION
• Moen's pull-down spout offers smooth operation, easy movement and "instant-on" quick connect installation
• Metal construction with various finishes identified by suffix
• Lever style handles
• Maximum handle rotation angle is 90° to full on for either handle (hot side counter-clockwise to open (counterclockwise to close)
• Cold side counter-clockwise to open (counterclockwise to close)
• Cold side counter-clockwise to open (counterclockwise to close)
• Flow is limited to 1.5 gpm max (5.7 L/min) at 60 psi for products made before October 2008. Flow is limited to 2.2 gpm max (8.3 L/min) after October 2008. Flow is limited to 2.2 gpm max (8.3 L/min) after October 2008.

OPERATION
• Lever style handles
• Operates with less than 3 lbs. of force
• Operates to retract or spray mode in the pull-out or retract position
• When filling a vessel outside the sink, the pause feature conveniently stops the flow of water as the hand passes over the counter top

FLOW
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• Meets California and Georgia 15.0 L/min requirements
• Complies with California Proposition 65 and with the Federal Safe Drinking Water Act

WARRANTY
• Lifetime limited warranty against leaks, drips and finish defects in the original consumer purchaser
• 5 year warranty if used in commercial installations

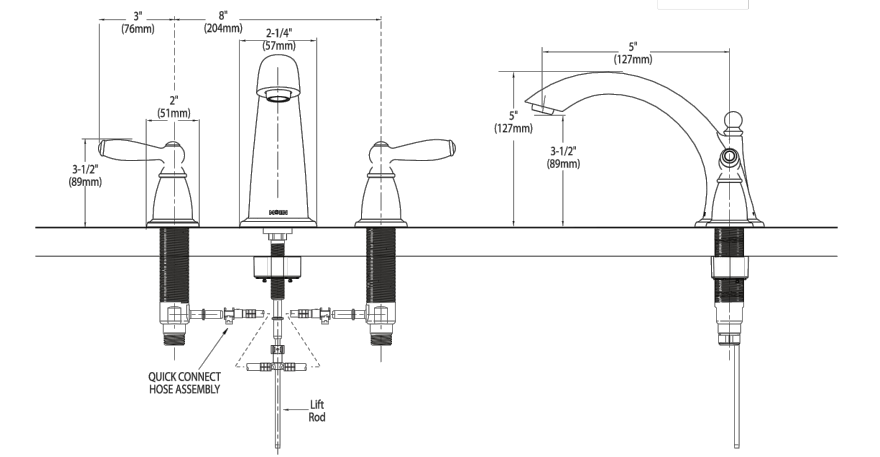
Specifications



Models: T6620 series

Valve: 9000, 69000

NOTE: THIS FAUCET IS DESIGNED TO BE INSTALLED THRU 1 OR 3 HOLES, 1-1/2" TO 2" USE SERVICE KIT #15501. INCLUDES NUTS THROUGH 1-1/4" DIA. HOLE.



CRITICAL DIMENSIONS

FOR MORE INFORMATION CALL: 1-800-BUY-MOEN
www.moen.com

WF42H5000AW

Samsung Front-Load Washer

4.2 cu. ft. Capacity DOE

Features

- Smart Care
- Self Clean+
- VRT™
- Diamond Drum Design
- Direct Drive Motor
- 1200 rpm Maximum Spin Speed
- 8 Preset Wash Cycles
- 9 Options
- Generators

Convenience

- Child Lock
- Door Lock
- Dispenser Tray: Main Wash, Softener, Bleach
- ENERGY STAR® rated: DOE Tier 3, MEF=3.20, WFC=2.00, 95 kWh/yr

Available Color:

- White

Signature Features

SMART CARE

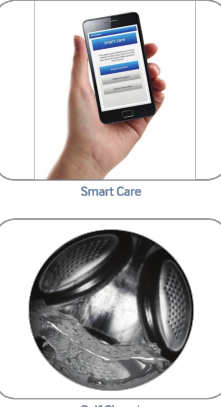
- Touchscreen with your smartphone.
- Perform a quick diagnosis of your washer and dryer right from your smartphone.
- Monitor the status of your washer and dryer from anywhere.

SELF CLEAN+

- Wash self-cleaning technology.
- Keep your front load washer fresh without the use of harsh chemicals.
- Reminds you to use Self Clean+ every 30 cycles.
- Additional cleaning of the pail.

VRT™

- Minimizes vibration and noise, even at high spin speeds.



Available Color:

- White

Signature Features

SMART CARE

- Touchscreen with your smartphone.
- Perform a quick diagnosis of your washer and dryer right from your smartphone.
- Monitor the status of your washer and dryer from anywhere.

SELF CLEAN+

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- Keep your front load washer fresh without the use of harsh chemicals.
- Reminds you to use Self Clean+ every 30 cycles.
- Additional cleaning of the pail.

VRT™

- Minimizes vibration and noise, even at high spin speeds.

KOHLER.

Features

- Vitreous China
- Round-front bowl
- Comfort Height®
- AquaPiston® Flushing system
- Touchless Technology allows hands-free operation to activate the flush
- Leak seal and supply
- 1.28 (4.8 lpi)
- 2-1/8" (54 mm) glazed trapway
- 11-1/2" (292 mm) x 9-1/4" (235 mm) water area.

Installation

- 12" (305 mm) rough-in
- 27-1/4" (693 mm) x 17-5/8" (448 mm) x 30-1/2" (775 mm)

Recommended Accessories

4775

Components

Product includes:

K-6447

K-6063

Additional included components: Bowl, Tank, Cover, and Touchless Flush Kit.

Cimarron®
Comfort Height® Touchless Toilet
K-6419



For complete listing of available colors, go to kohler.com.

Codes/Standards

ASME A112.19.2/CSA B45.1

DOE - Energy Policy Act 1992

EPA WaterSense®

KOHLER® One-Year Limited Warranty

See website for detailed warranty information.

Product Specification

Toilet shall be 27-1/4" (693 mm) in length, 17-5/8" (448 mm) in width, and 30-1/2" (775 mm) in height.

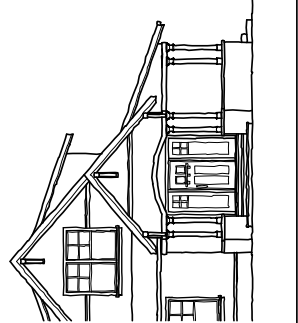
Toilet shall be made of vitreous china. Toilet shall be two-piece. Toilet shall be 1.28 gpf (4.8 lpi).

Toilet shall feature touchless activation. Toilet shall be Comfort Height®. Toilet shall be a 12" (305 mm) rough-in. Toilet shall be KOHLER Model K-6419.

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REVISIONS	DATE	BY
ISSUED FOR DESIGN REVIEW	2-6-19	JF
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Joseph Farrell
ARCHITECTURE
1 Commercial Blvd Suite 106
Novato CA 94946
Voice (415) 884-2860



New Residence and Second Unit
1837 Madrona Ave.
St. Helena, California

Water
Neutrality
&
Specs

REVIEW THE DRAWINGS CAREFULLY. DO NOT SCALE THE DRAWINGS. DIMENSIONS IN DIMENSIONS AND DETAILS SHALL BE GIVEN TO THE MEASUREMENT OF JOSEPH P. FARRELL, ARCHITECT.

DATE: 9-6-17
SCALE: NONE
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JOB NO. 1811
SHEET NO:

WN
1837 Madrona Ave
St. Helena, CA

Color/Materials

1837 Madrona Avenue



Windows

All Metal (Western Windows)



Roof

Standing Seam Metal Roof
Berridge Preweathered Galvalume



Rear Yard Fences
Cedar



Front Yard Fences
Cedar

Fence

Cedar Wood



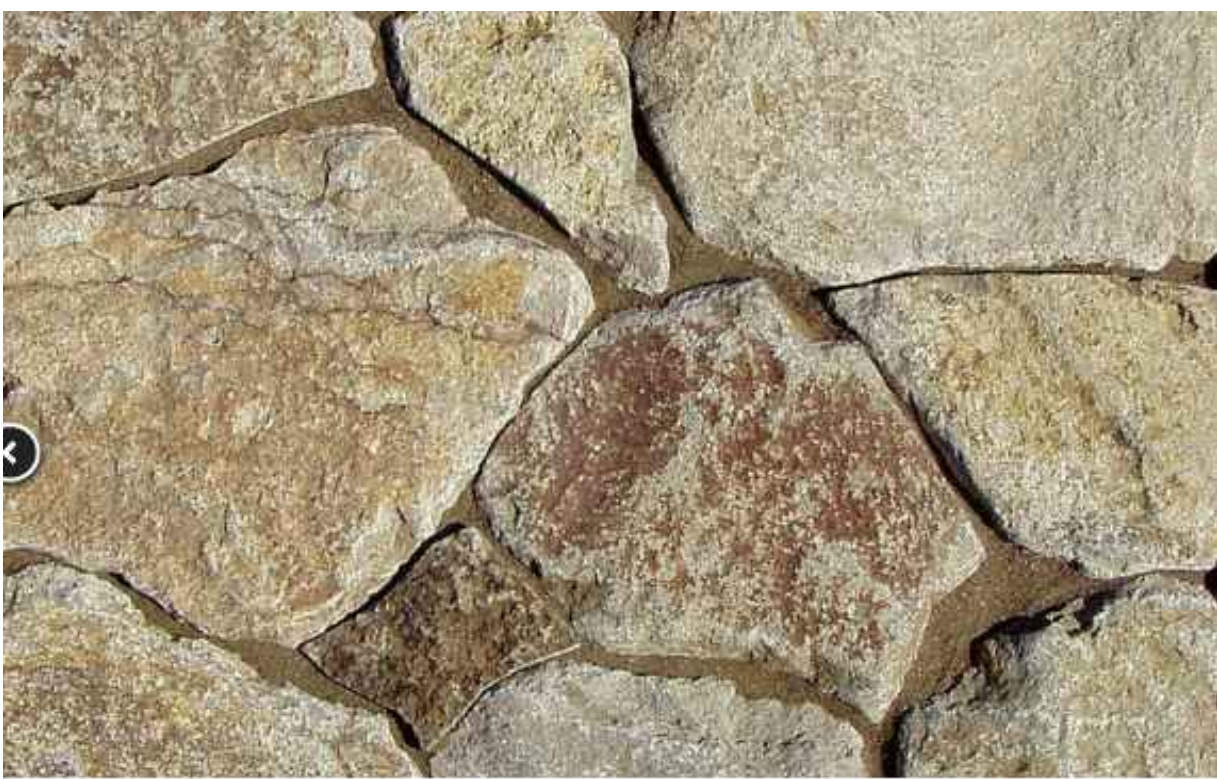
Entry Gate

Custom Iron (black)



Entry Fountain and Random Paving

Napa Syar Random Flagstone



Stone Siding and Wall Veneer

Napa Syar Stone



Lariat
821L (57)

Stucco Siding

LaHabra Stucco-Lariat

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REISSUED FOR COMPLETE REV.	3-26-19	JF

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Novato, CA 94949
Voice (415) 884-2860

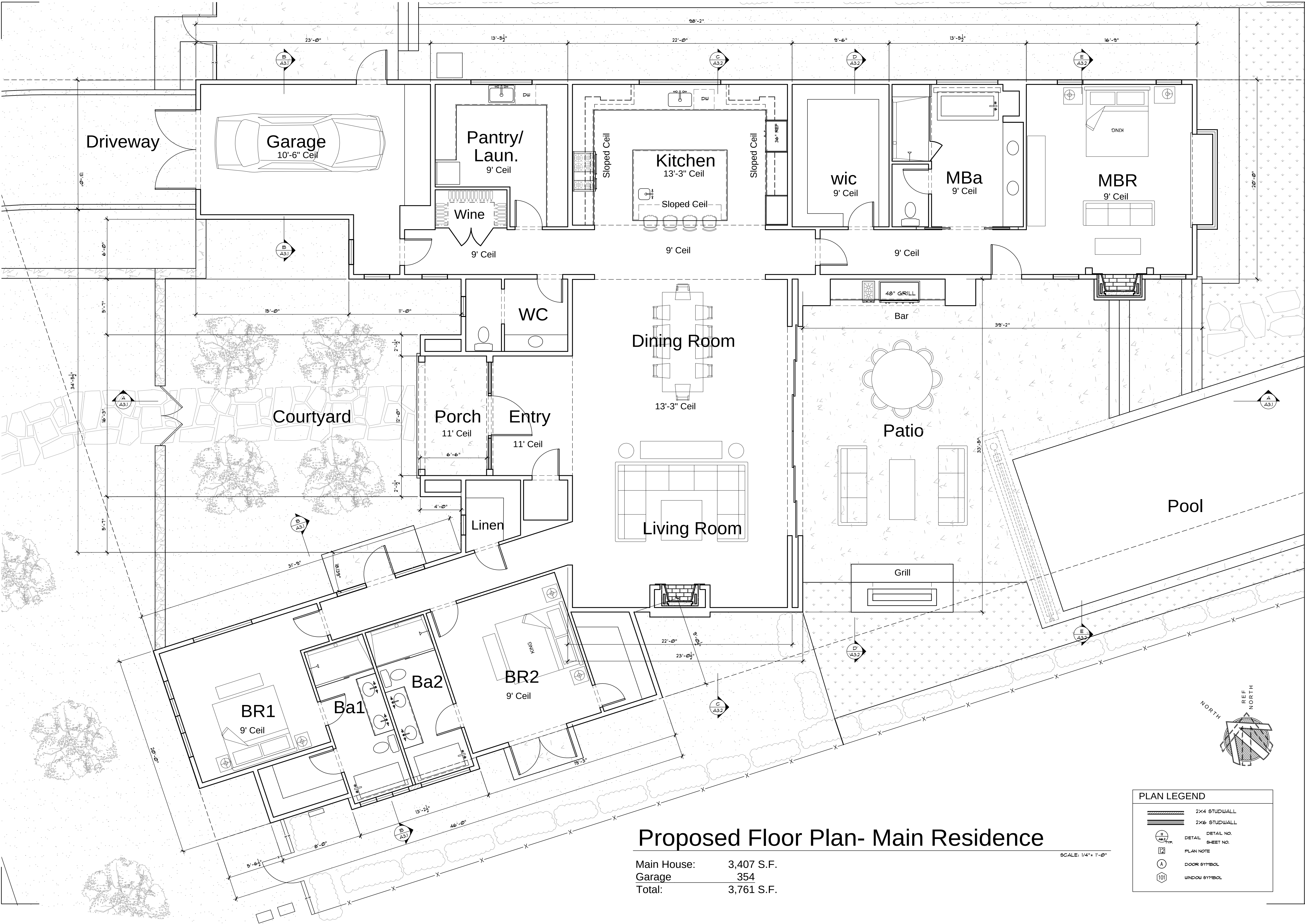
New Residence and Second Unit
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St. Helena, California

Exterior
Color/
Materials

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DATE: 2-11-19
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JOB NO. 1811
SHEET NO:

CM
1837 Madrona Ave
St. Helena, CA



Proposed Floor Plan- Main Residence

Main House: 3,407 S.F.
Garage: 354
Total: 3,761 S.F.

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

PLAN LEGEND	
	2x4 STUD WALL
	2x6 STUD WALL
	DETAIL NO.
	DETAIL SHEET NO.
	PLAN NOTE
	DOOR SYMBOL
	WINDOW SYMBOL

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New Residence and Second Unit
1837 Madrona Ave.
St. Helena, California

Proposed
Floor Plan

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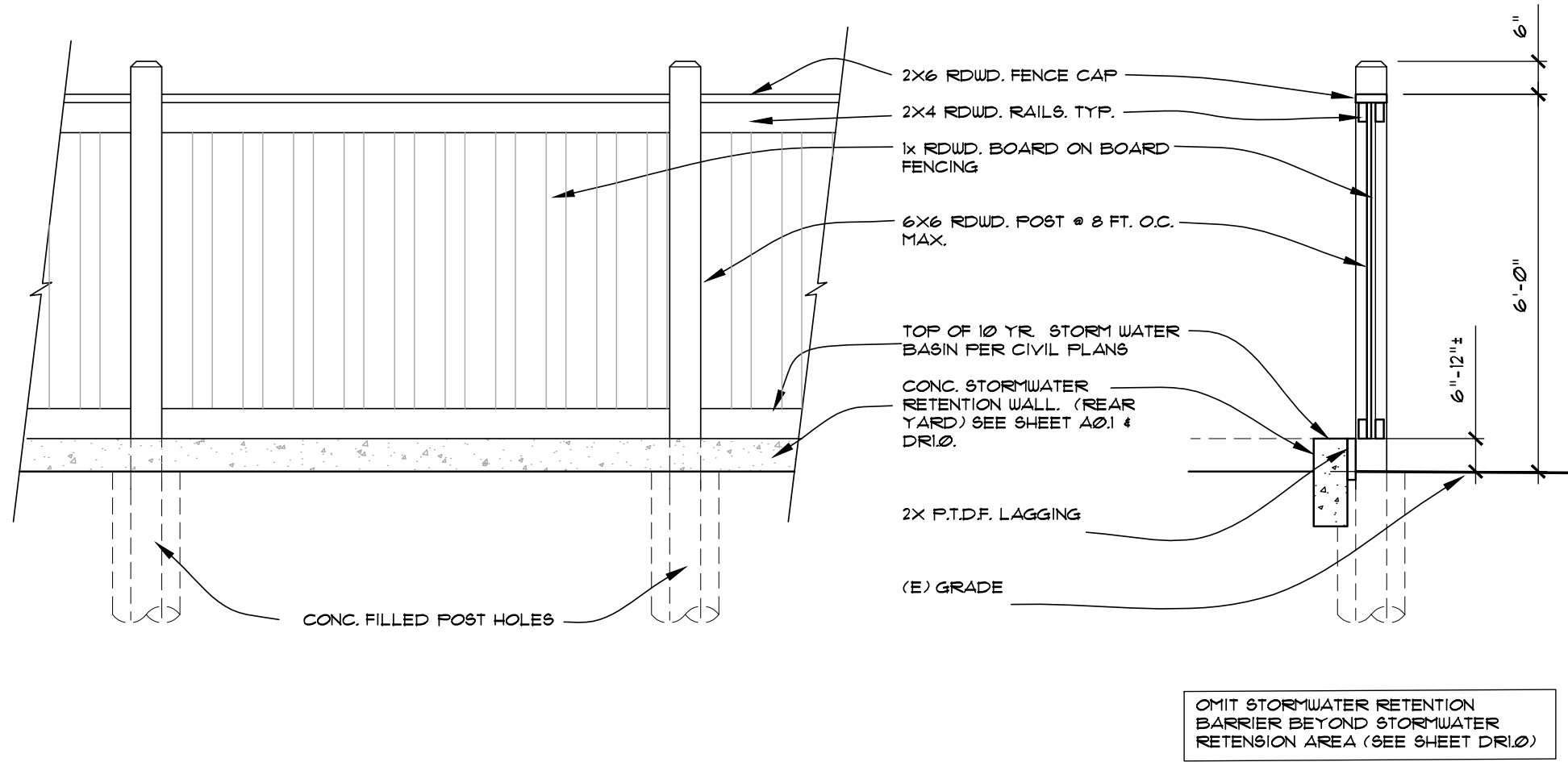
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SCALE: 1/4" = 1'-0"
DRAWN: AKF
JOB NO. 1811
SHEET NO:

A1.1

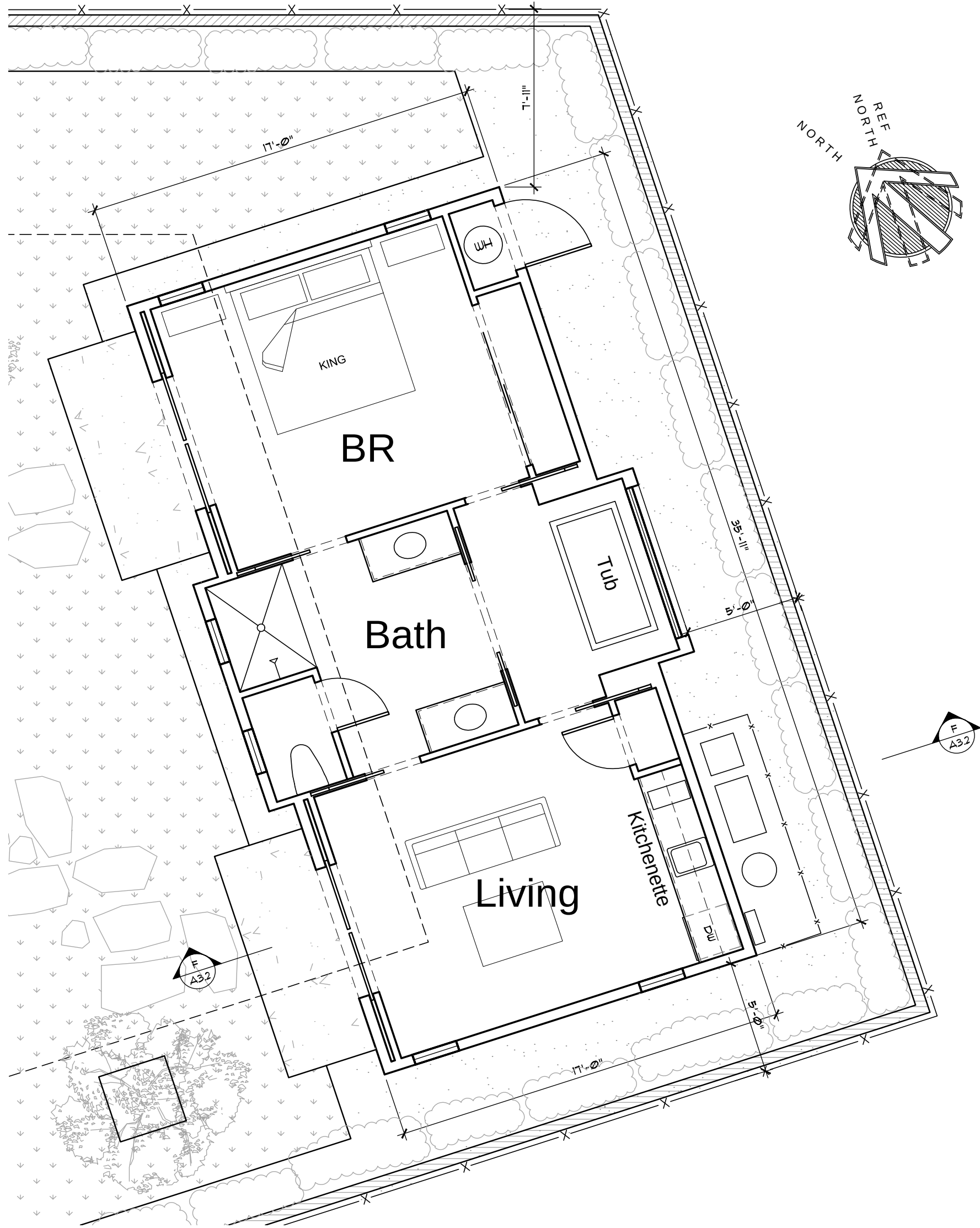
1837 Madrona Ave
St. Helena, CA

Page 75 of 160

Agenda Item #5.2.



1 Rear Yard Fence Detail
SCALE: 1/2"=1'-0"



Proposed ADU Floor Plan

631 S.F.

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

PLAN LEGEND	
	2x4 STUD WALL
	2x6 STUD WALL
	DETAIL
	PLAN NOTE
	DOOR SYMBOL
	WINDOW SYMBOL

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New Residence and Second Unit
1837 Madrona Ave.
St. Helena, California

Proposed
Floor Plan

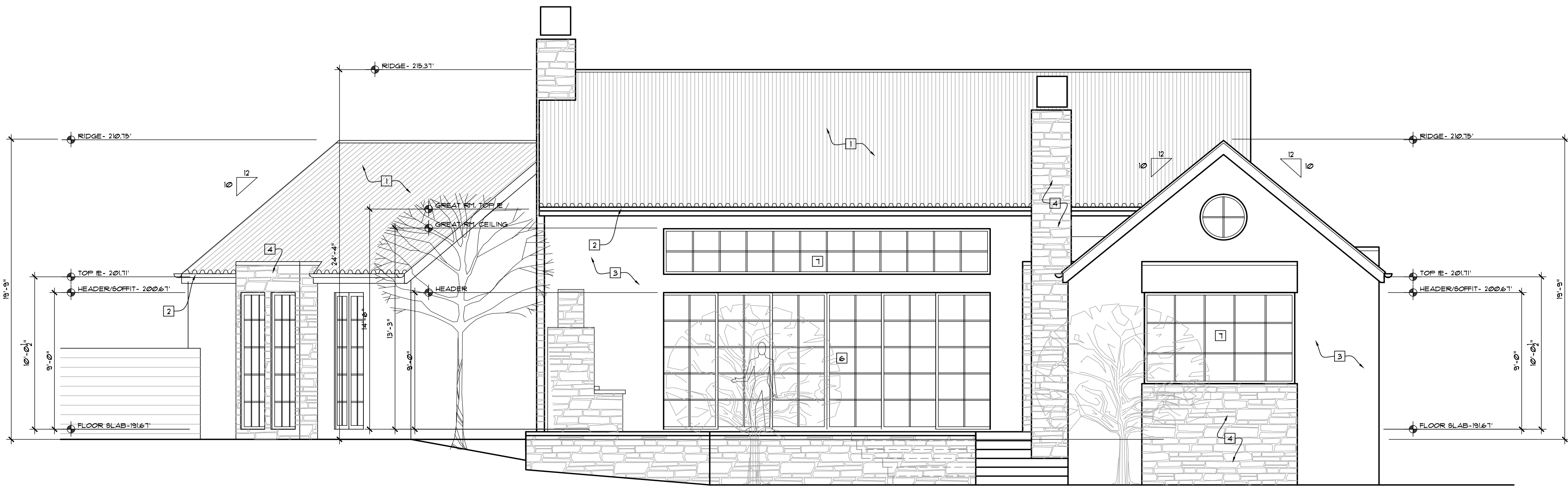
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DRAWN: AKF
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SHEET NO:

A1.2
1837 Madrona Ave
St. Helena, CA



West (Street) Elevation



East (Rear) Elevation

Elevation Notes:

1. SLOPED ROOF: CORRUGATED METAL ROOFING OVER APPROVED UNDERLAYMENT OVER FLYWOOD SHEATHING OVER 2X RAFTERS/ROOF TRUSSES @ 24" O.C. PER ROOF FRAMING PLAN. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. EAVE: 6" PAINTED HALF ROUND SHEET METAL GUTTERS WITH LEAF GUARDS AND 2 1/2" DOWNSPOUTS.
3. 3-COAT EXTERIOR PLASTER SIDING SYSTEM OVER APPROVED UNDERLAYMENT OVER FLYWOOD SHEATHING.
4. STONE VENEER OVER PLASTER SIDING OVER APPROVED UNDERLAYMENT OVER FLYWOOD SHEATHING.
5. STONE VENEER OVER SITE WALLS.
6. PATIO/FRENCH DOORS: METAL CLAD DOUBLE-GLAZED, WOOD UNITS. SEE WINDOW & DOOR NOTES.
7. WINDOWS: METAL CLAD WOOD UNITS.

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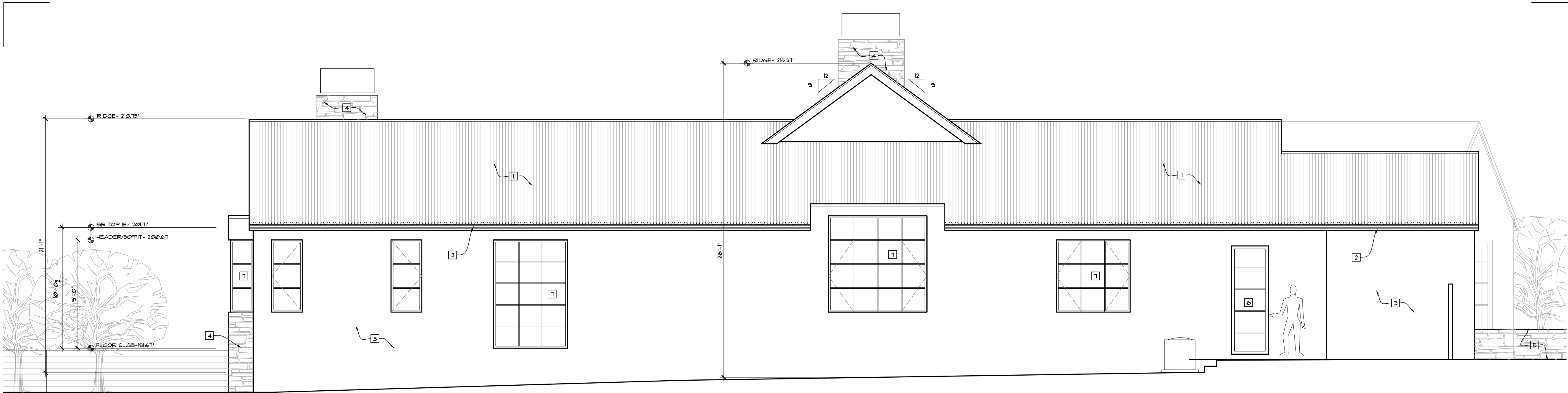
New Residence and Second Unit
1837 Madrona Ave.
St. Helena, California

Proposed
Exterior
Elevations

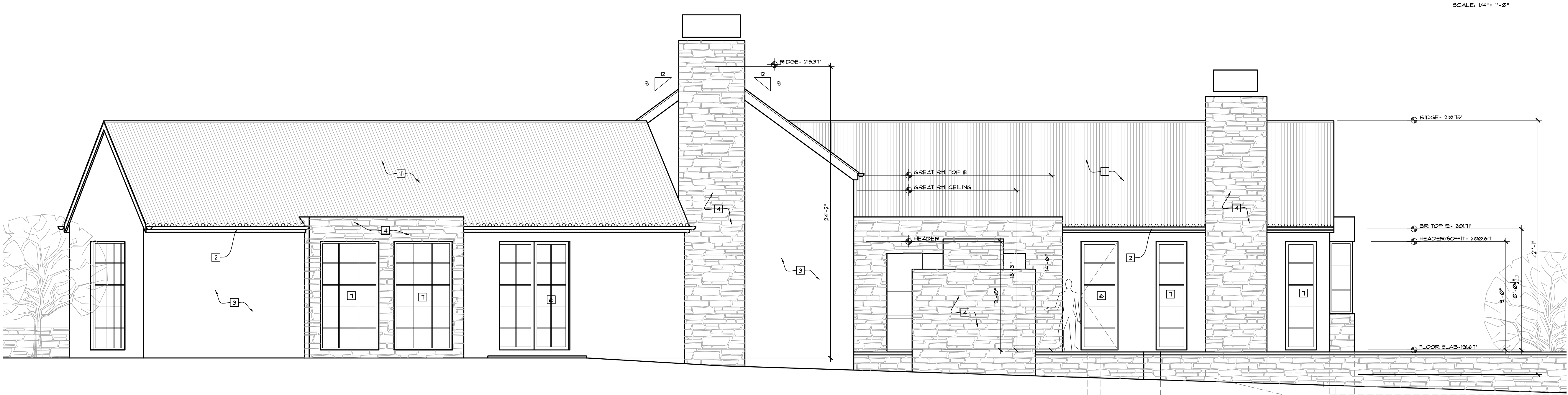
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SCALE: 1/4" = 1'-0"
DRAWN: JF
JOB NO. 1811
SHEET NO:

A2.1
1837 Madrona Ave
St. Helena, CA



North Elevation (Left Side)



South Elevation (Right Side)

Elevation Notes:

1. SLOPED ROOF: CORRUGATED METAL ROOFING OVER APPROVED UNDERLAYMENT OVER PLYWOOD SHEATHING OVER 2X RAFTERS/ROOF TRUSSES @ 24" O.C. PER ROOF FRAMING PLAN. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
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7. WINDOWS: METAL CLAD WOOD UNITS.

REVISIONS			DATE	BY
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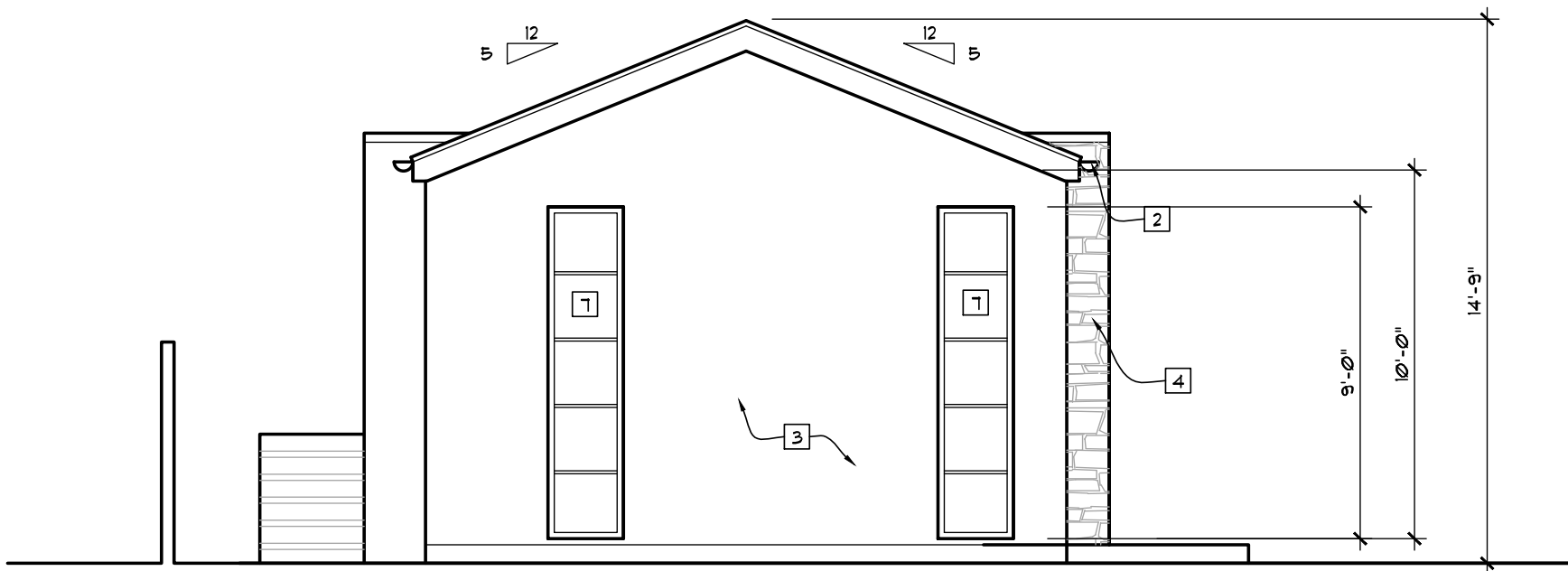
New Residence and Second Unit
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St. Helena, California

Proposed
Exterior
Elevations

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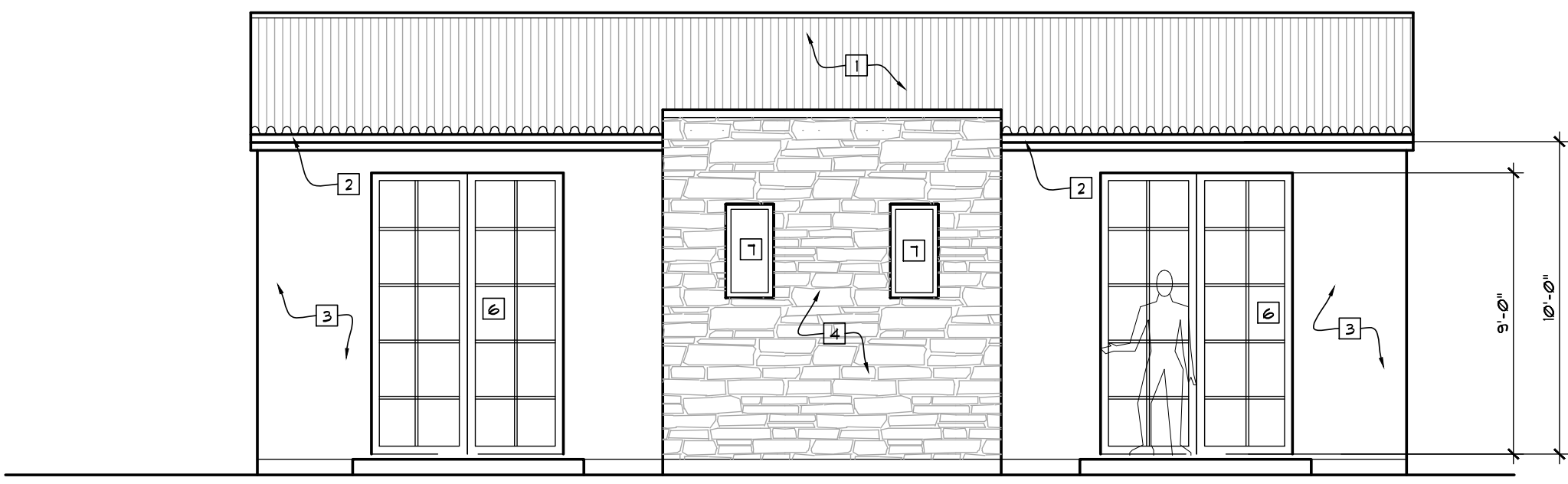
DATE: 7-20-18
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DRAWN: JF
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1837 Madrona Ave
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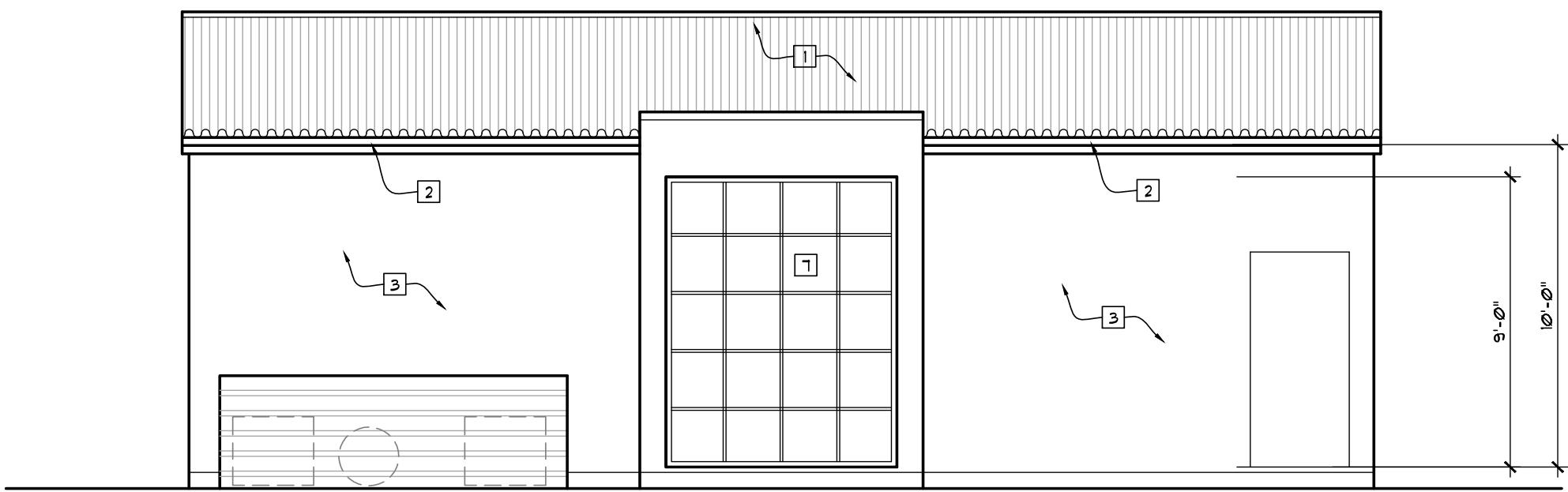
ADU North Elevation

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



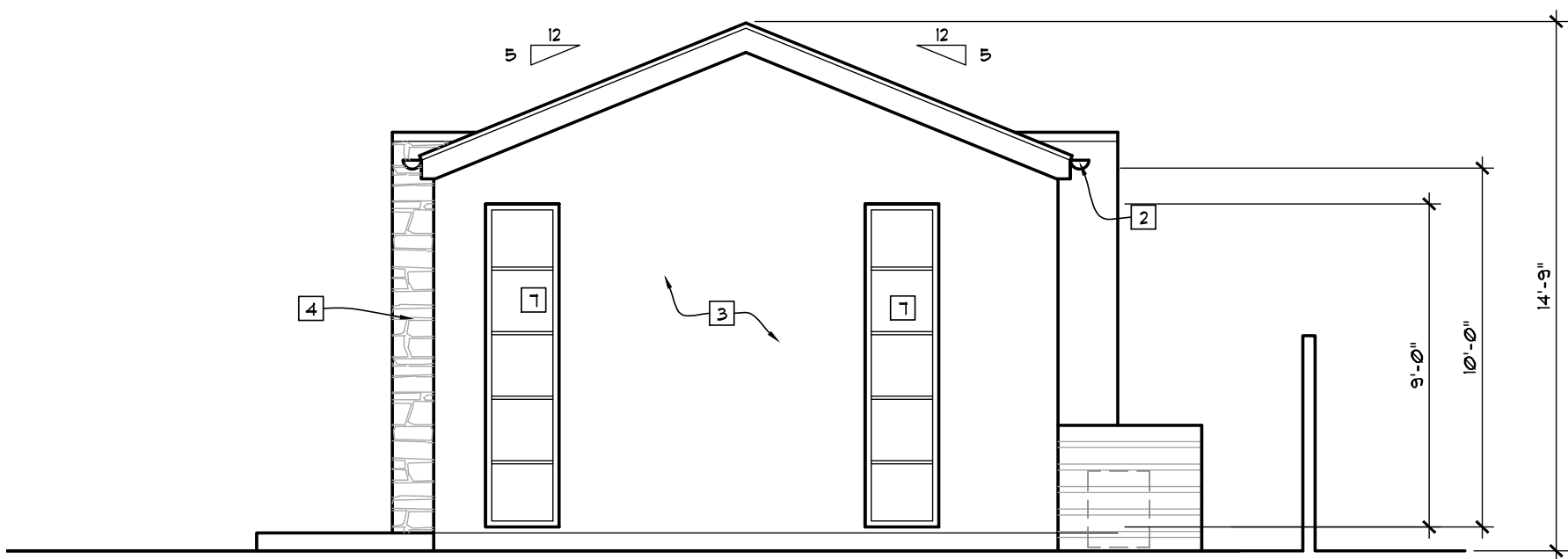
ADU West Elevation

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



ADU East Elevation

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



ADU South Elevation

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

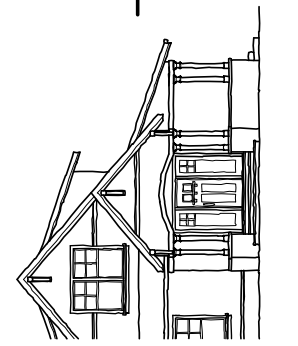
Elevation Notes:

1. SLOPED ROOF: CORRUGATED METAL ROOFING OVER APPROVED UNDERLAYMENT OVER PLYWOOD SHEATHING OVER 2X RAFTERS/ROOF TRUSSES @ 24" O.C. PER ROOF FRAMING PLAN. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. EAVE: 6" PAINTED HALF ROUND SHEET METAL GUTTERS WITH LEAF GUARDS AND 2 1/2" DOWNSPOUTS.
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5. STONE VENEER OVER SITE WALLS.
6. PATIO/FRENCH DOORS: METAL CLAD DOUBLE-GLAZED, WOOD UNITS. SEE WINDOW & DOOR NOTES.
7. WINDOWS: METAL CLAD WOOD UNITS.

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Joseph Farrell
ARCHITECTURE
1 Commercial Blvd Suite 106
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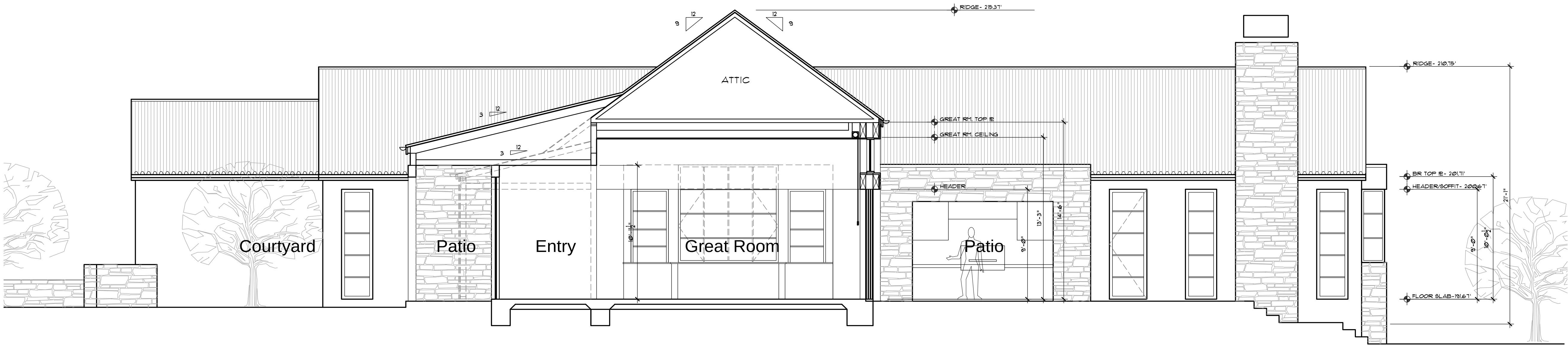
New Residence and Second Unit
1837 Madrona Ave.
St. Helena, California

Proposed
Exterior
Elevations

REVIEW THE DRAWINGS CAREFULLY.
DO NOT SCALE THE DRAWINGS. ANY
DIMENSIONS IN DIMENSIONS AND DETAILS SHALL BE
GIVEN TO THE ARCHITECT'S OFFICE OF
JOSEPH P. FARRELL, ARCHITECT.

DATE:	7-20-18
SCALE:	1/4" = 1'-0"
DRAWN:	AKF
JOB NO.	1811
SHEET NO:	

A2.3
1837 Madrona Ave
St. Helena, CA



Section A at Main Residence

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



Section B at Main Residence

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

REVISIONS			DATE	BY
ISSUED FOR DESIGN REVIEW			2-6-18	JF
REISSUED FOR COMPLETE REV.			3-26-18	JF

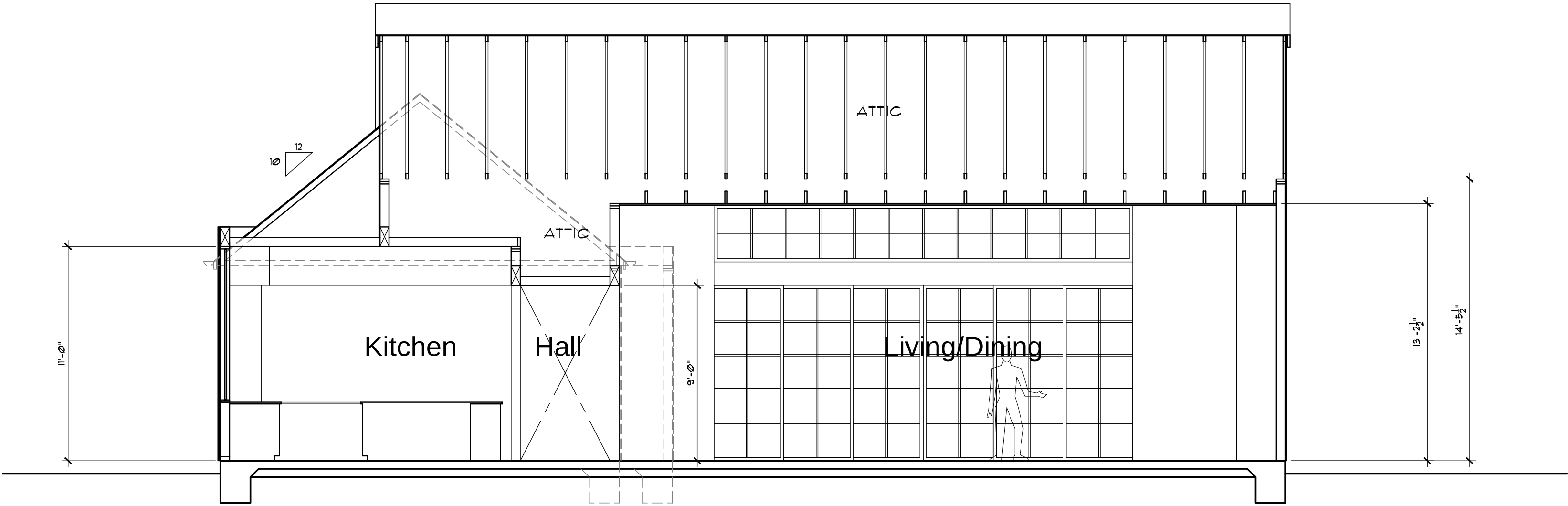
Joseph Farrell
ARCHITECTURE
1 Commercial Blvd, Suite 106
Novato, CA 94949
Voice (415) 884-2860

New Residence and Second Unit
1837 Madrona Ave.
St. Helena, California

Proposed
Building
Section

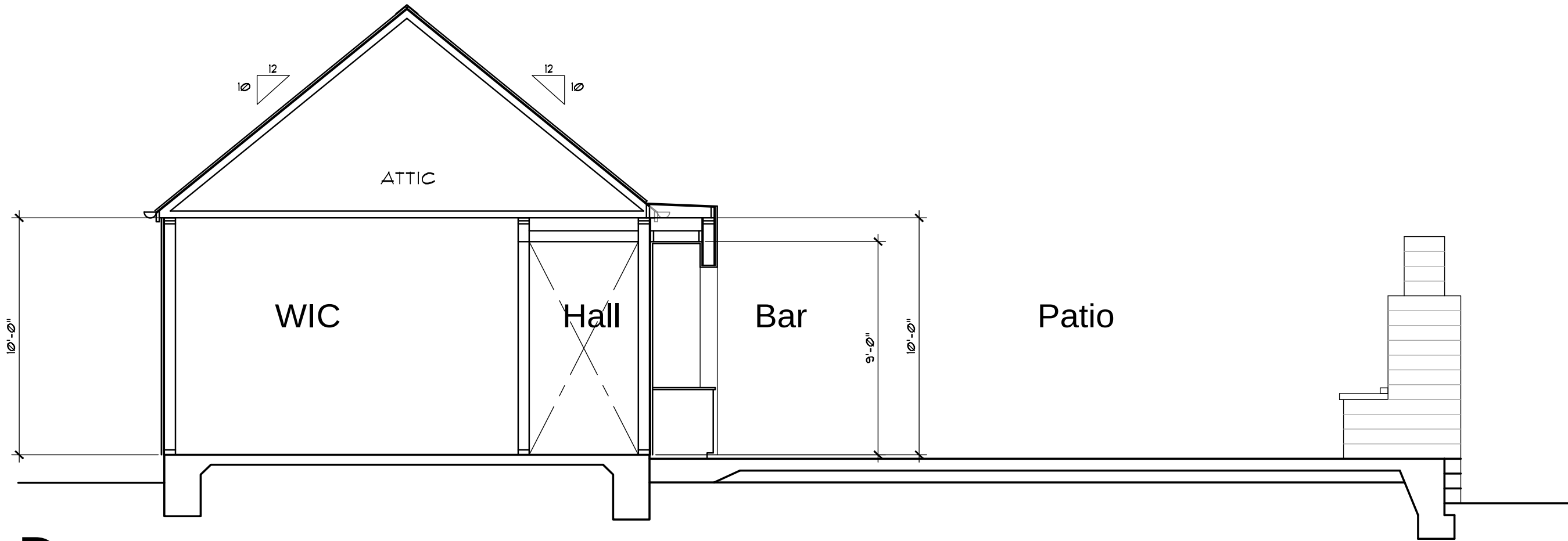
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DATE:	9-12-18
SCALE:	1/4" = 1'-0"
DRAWN:	AKF
JOB NO.	1811
SHEET NO:	

A3.1
1837 Madrona Ave
St. Helena, CA



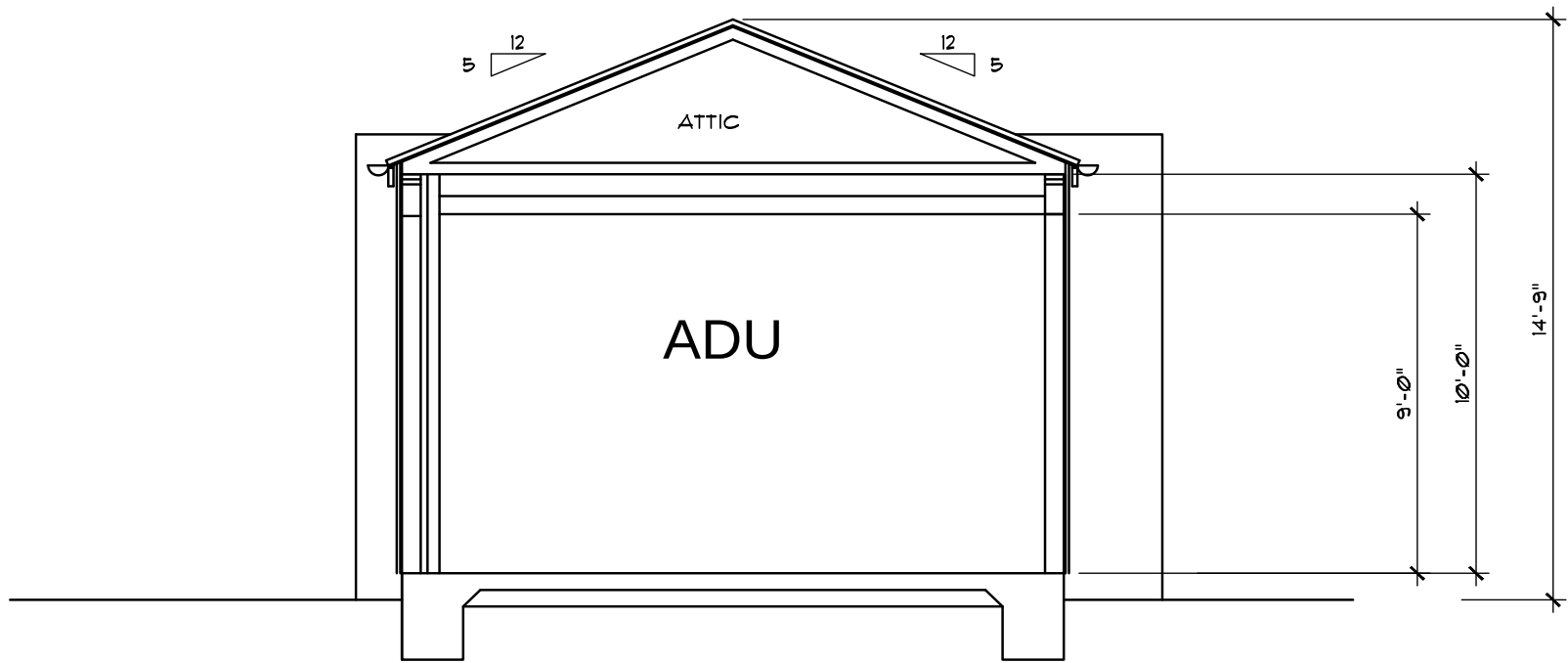
Section C

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



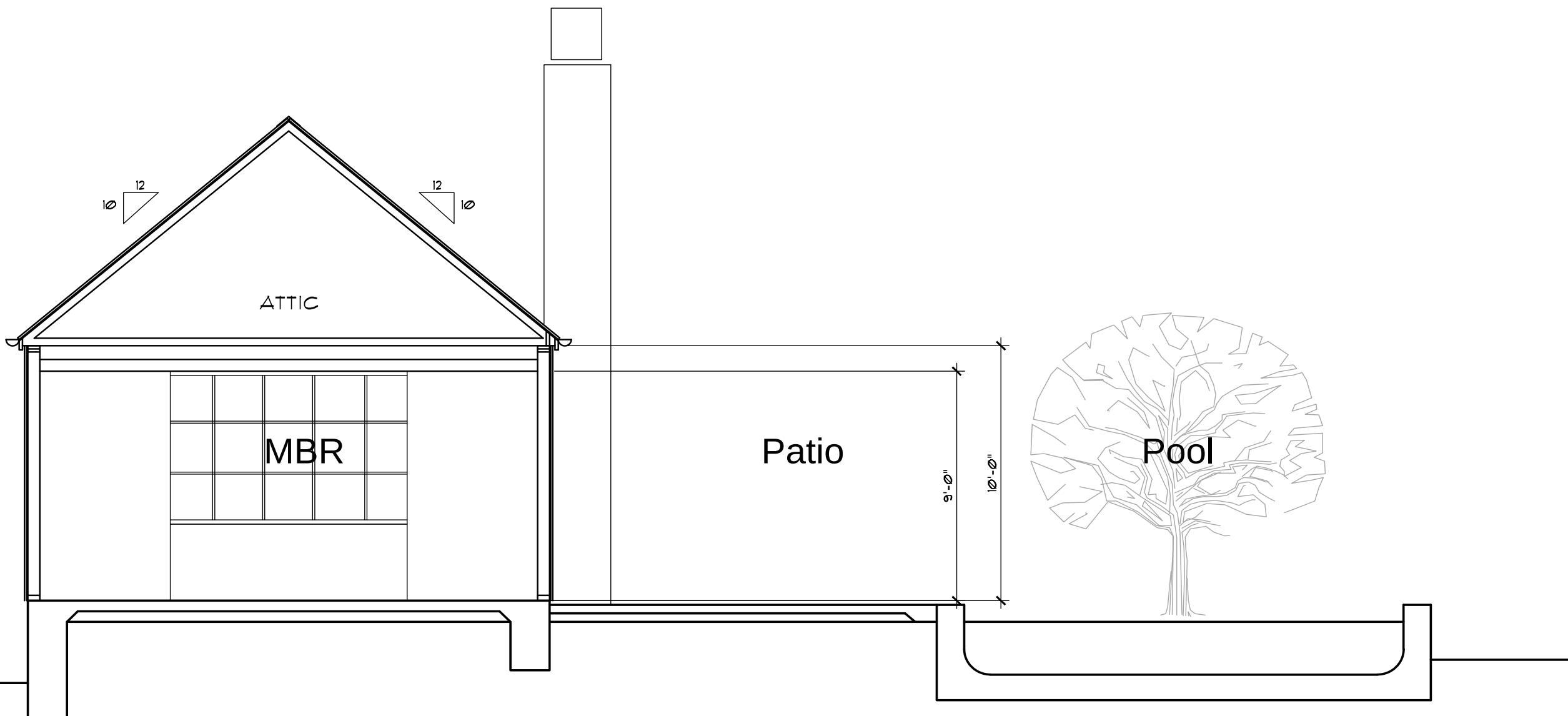
Section D

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



Section F

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



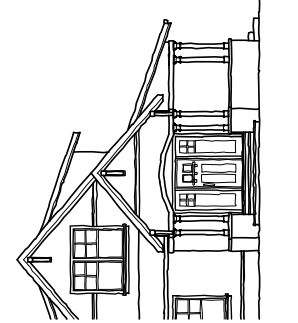
Section E

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

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REVISIONS	DATE	BY
ISSUED FOR DESIGN REVIEW	2-6-18	JF
ISSUED FOR COMPLETE REV.	3-26-18	JF

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Voice (415) 884-2860



New Residence and Second Unit
1837 Madrona Ave.
St. Helena, California

Proposed
Building
Section

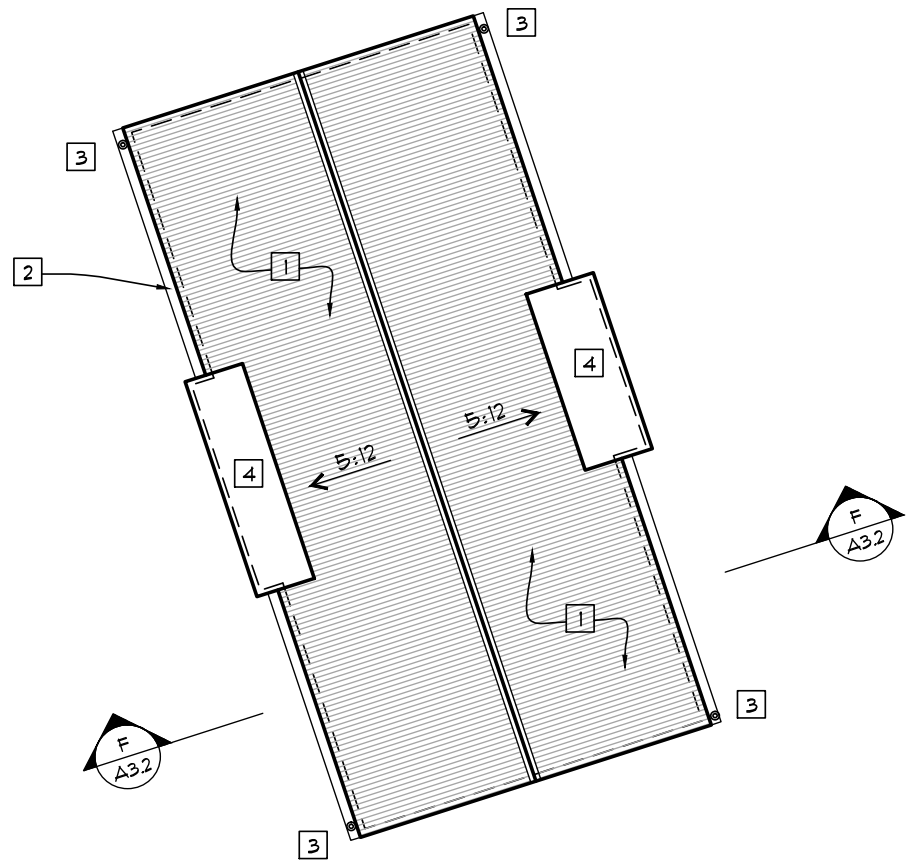
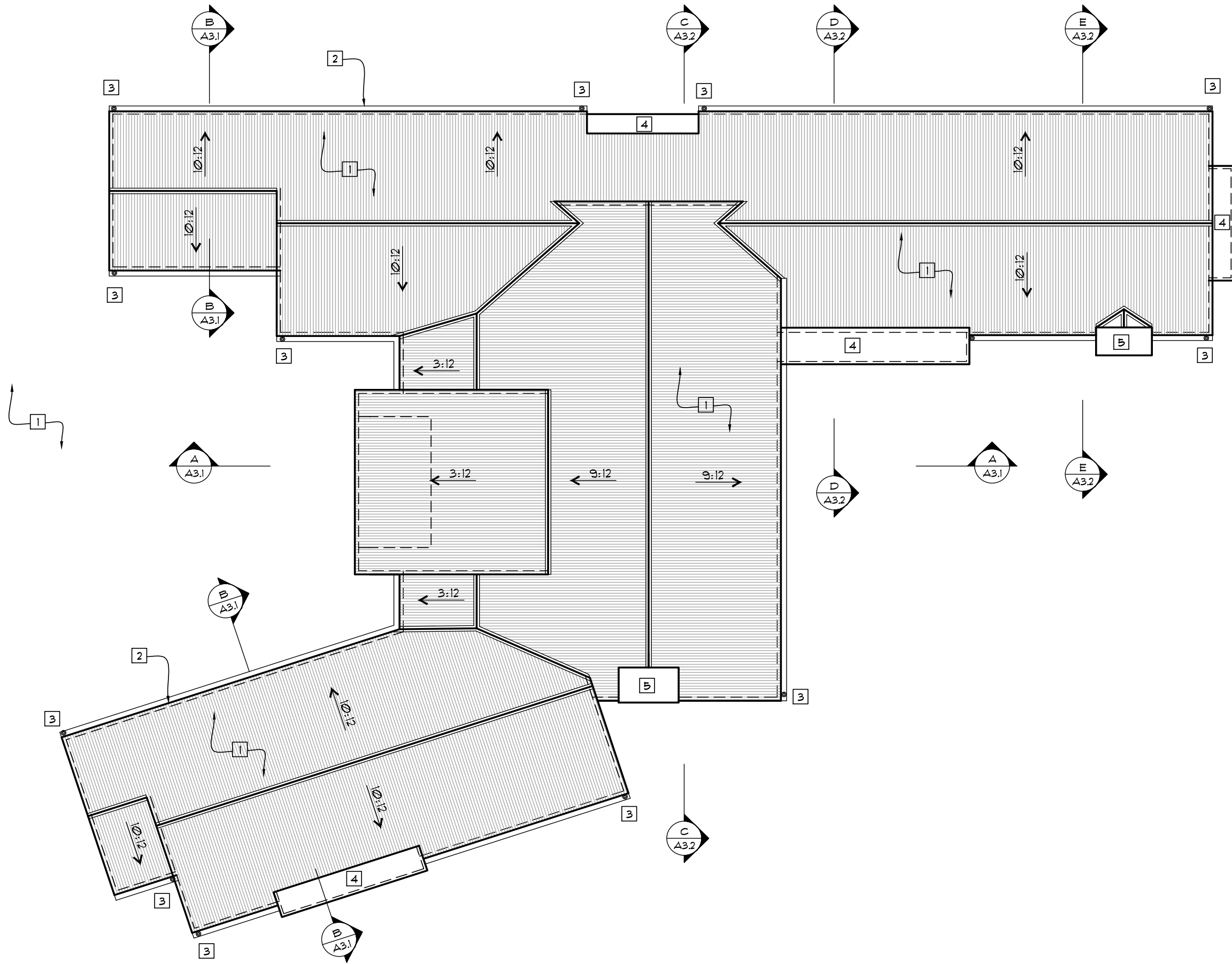
REVIEW THE DRAWINGS CAREFULLY.
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JOSEPH P. FARRELL ARCHITECT

DATE: 9-12-18
SCALE: 1/4" = 1'-0"
DRAWN: AKF
JOB NO. 1811
SHEET NO:

A3.2
1837 Madrona Ave
St. Helena, CA

Roof Plan Notes: #

1. ROOF, CORRUGATED METAL ROOFING NON-REFLECTIVE OVER APPROVED UNDERLAYMENT OVER PLYWOOD SHEATHING OVER ENGINEERED ROOF JOISTS/ROOF TRUSSES @ 24" O.C. PER ROOF FRAMING PLAN. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. HEAVY DUTY (24 GA.) PAINTED GALV. SHEET METAL 6" HALF ROUND GUTTER WITH CONTINUOUS LEAF GUARDS.
3. HEAVY DUTY (24 GA.) PAINTED GALV. SHEET METAL 2 1/2" DOWNSPOUTS, CONNECT ROOF DRAINS TO PERIMETER DRAIN SYSTEM. SEE CIVIL PLANS BY OTHERS FOR DRAINAGE PLANS INFORMATION.
4. SINGLE PLY EPDM ROOFING AT LOW-SLOPE ROOFS.
5. FIREPLACE CHIMNEY WITH METAL SHROUD TO MATCH ROOFING COLOR.



Roof Plan

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

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REVISIONS	DATE	BY
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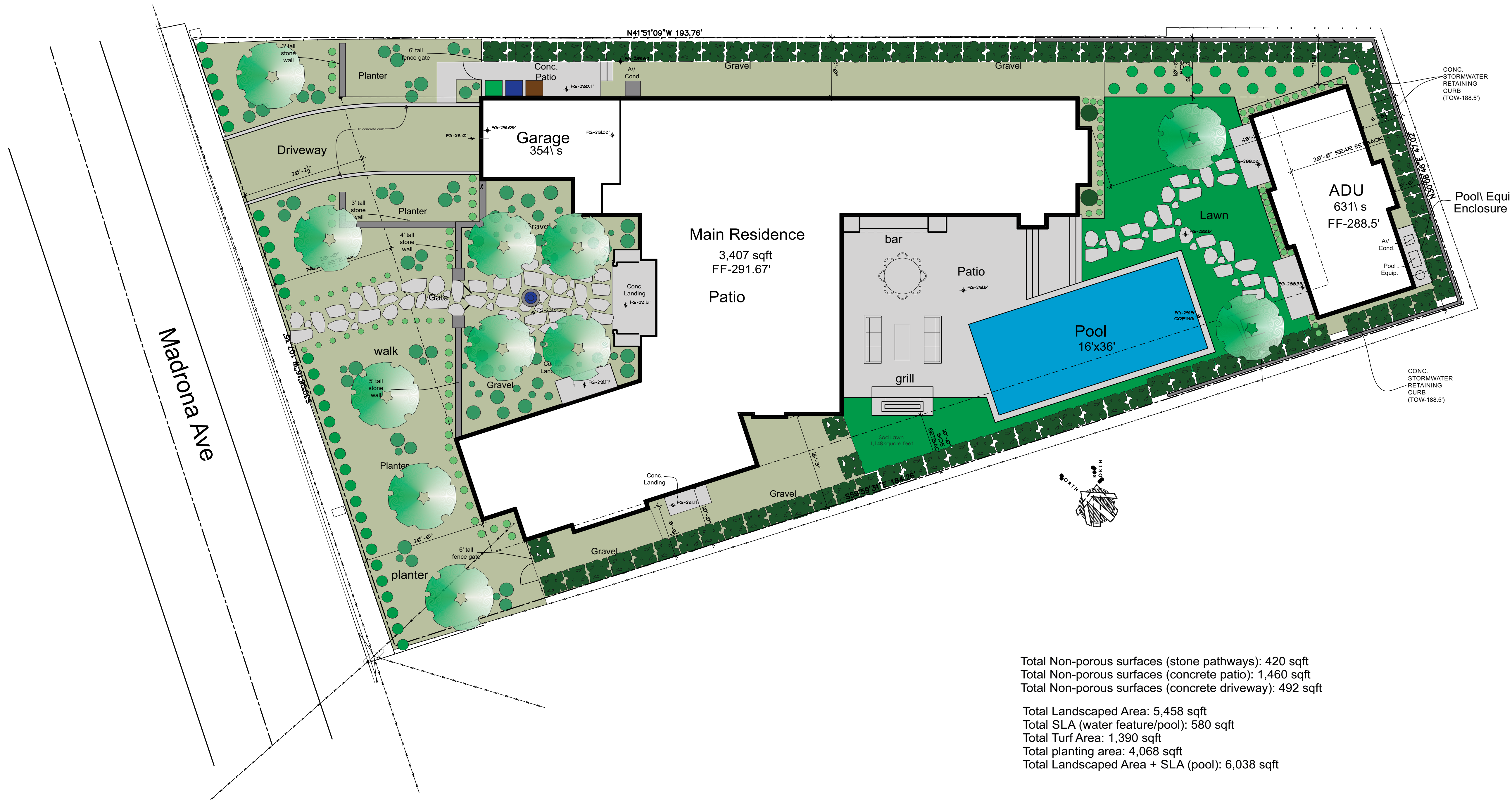
New Residence and Second Unit
1837 Madrona Ave.
St. Helena, California

Proposed
Roof Plan

DESIGNER: JOSEPH FARRELL ARCHITECTURE
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DATE: 11-16-18
SCALE: 1/8" = 1'-0"
DRAWN: JF
JOB NO. 1811
SHEET NO:

A4.1
1837 Madrona Ave
St. Helena, CA



Total Non-porous surfaces (stone pathways): 420 sqft
Total Non-porous surfaces (concrete patio): 1,460 sqft
Total Non-porous surfaces (concrete driveway): 492 sqft

Total Landscaped Area: 5,458 sqft
Total SLA (water feature/pool): 580 sqft
Total Turf Area: 1,390 sqft
Total planting area: 4,068 sqft
Total Landscaped Area + SLA (pool): 6,038 sqft

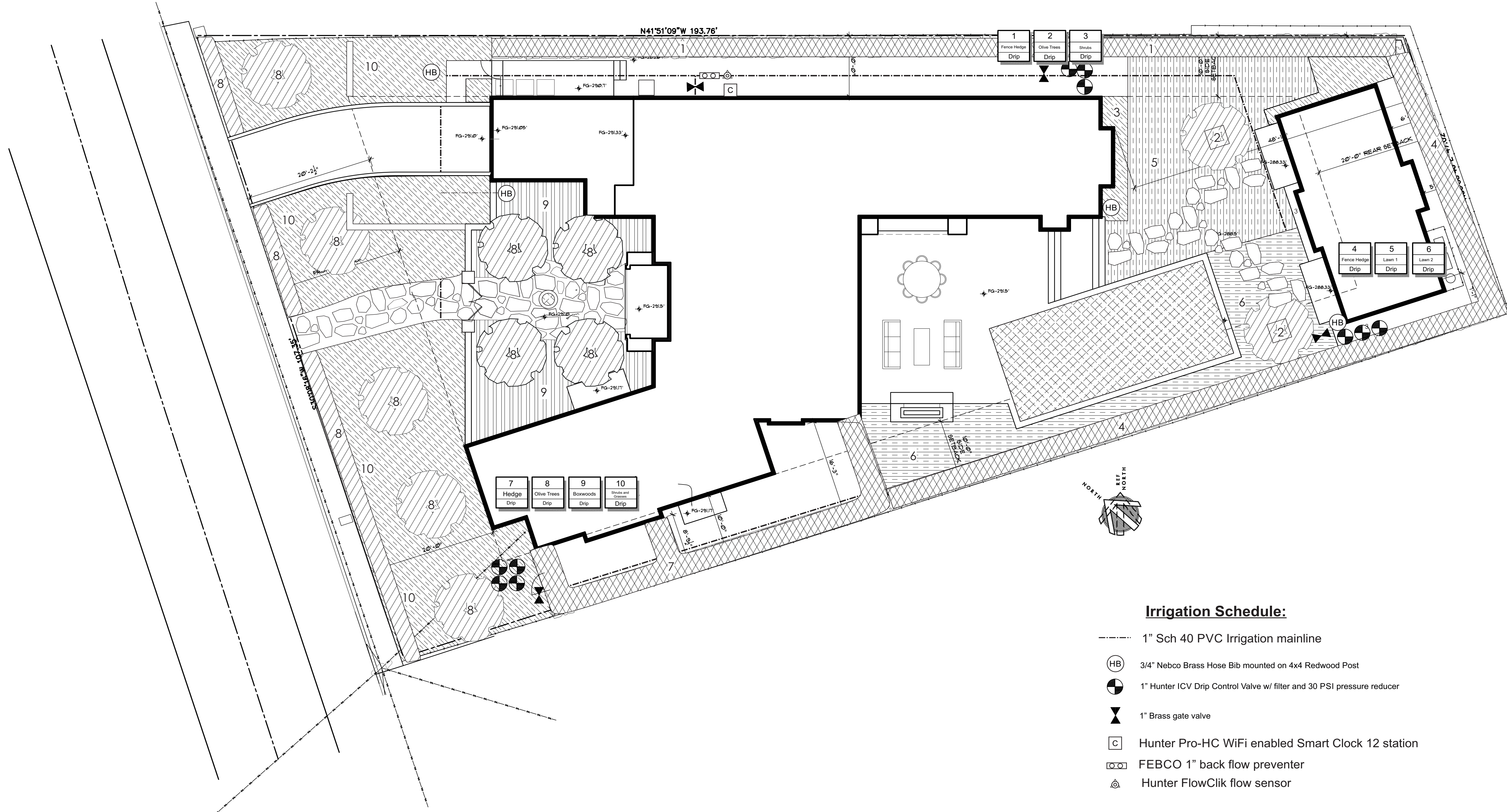
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**Price Landscape Services, Inc.**
583 California Boulevard, Napa, CA 94559
Tel: (707) 252-6319 Fax: (707) 252-2421
www.pricelandscapeservices.com

1837 Madrona Ave
St Helena, CA 94574

Landscape
Site Plan
Scale: 1/4" = 1'-0"
Date: 12/20/2018
Drawn By: Wesley Price

L-1



- Notes:
1. Irrigation mainline to be sch 40 PVC buried at minimum depth of 24". Lateral lines to be buried at depth 18" below finished grade.
 2. All irrigation valves to be located in in-ground valve boxes.
 3. All new irrigation zones to be irrigated via inline drip w/ emitters sized per plant, or via techline (lawn) and controlled via Smart Clock with weather sensing capabilities, monitored by water meter and master shut off valve.
 4. Mainline depth to be minimum of 24", lateral depth to be minimum 18" below top of grade.
 5. All drip lines to be covered w/ weed fabric secured with landscape staples and 1-2" gravel mulch.

I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them for the efficient use of water in the Irrigation Design Plan.

Tom Price
Tom Price, Landscape Contractor C27 Lic No: 824872

- Irrigation Schedule:**
- 1" Sch 40 PVC Irrigation mainline
 - (HB) 3/4" Nebco Brass Hose Bib mounted on 4x4 Redwood Post
 - 1" Hunter ICV Drip Control Valve w/ filter and 30 PSI pressure reducer
 - 1" Brass gate valve
 - [C] Hunter Pro-HC WiFi enabled Smart Clock 12 station
 - [FEB] FEBCO 1" back flow preventer
 - [FS] Hunter FlowClik flow sensor

REVISIONS

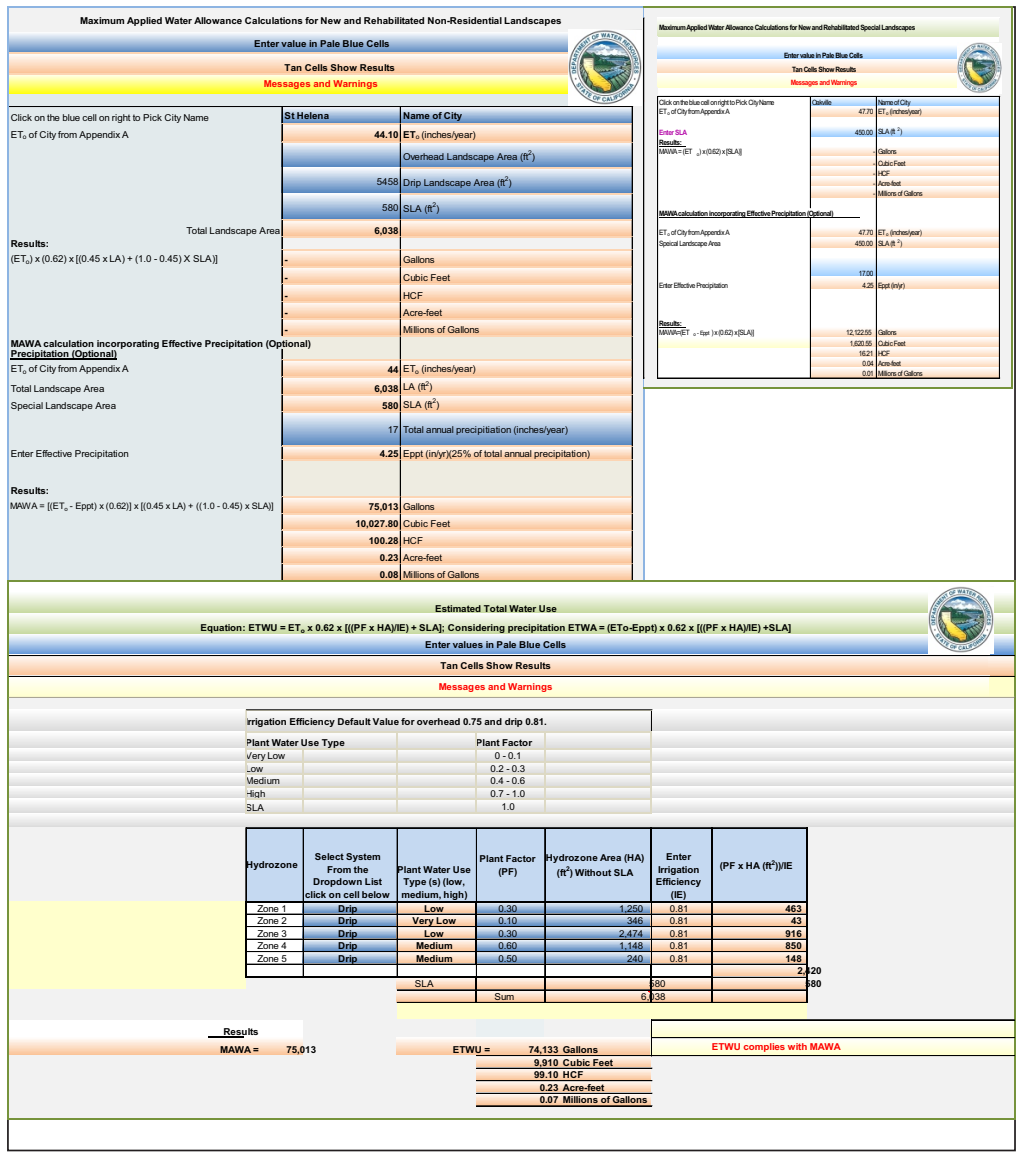
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1837 Madrona Ave
St Helena, CA 94574

Irrigation Plan
Scale: 1/4" = 1'-0"

Date: 1/14/2019
Drawn By: Wesley Price

L-2



I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them for the efficient use of water in the Irrigation Design Plan

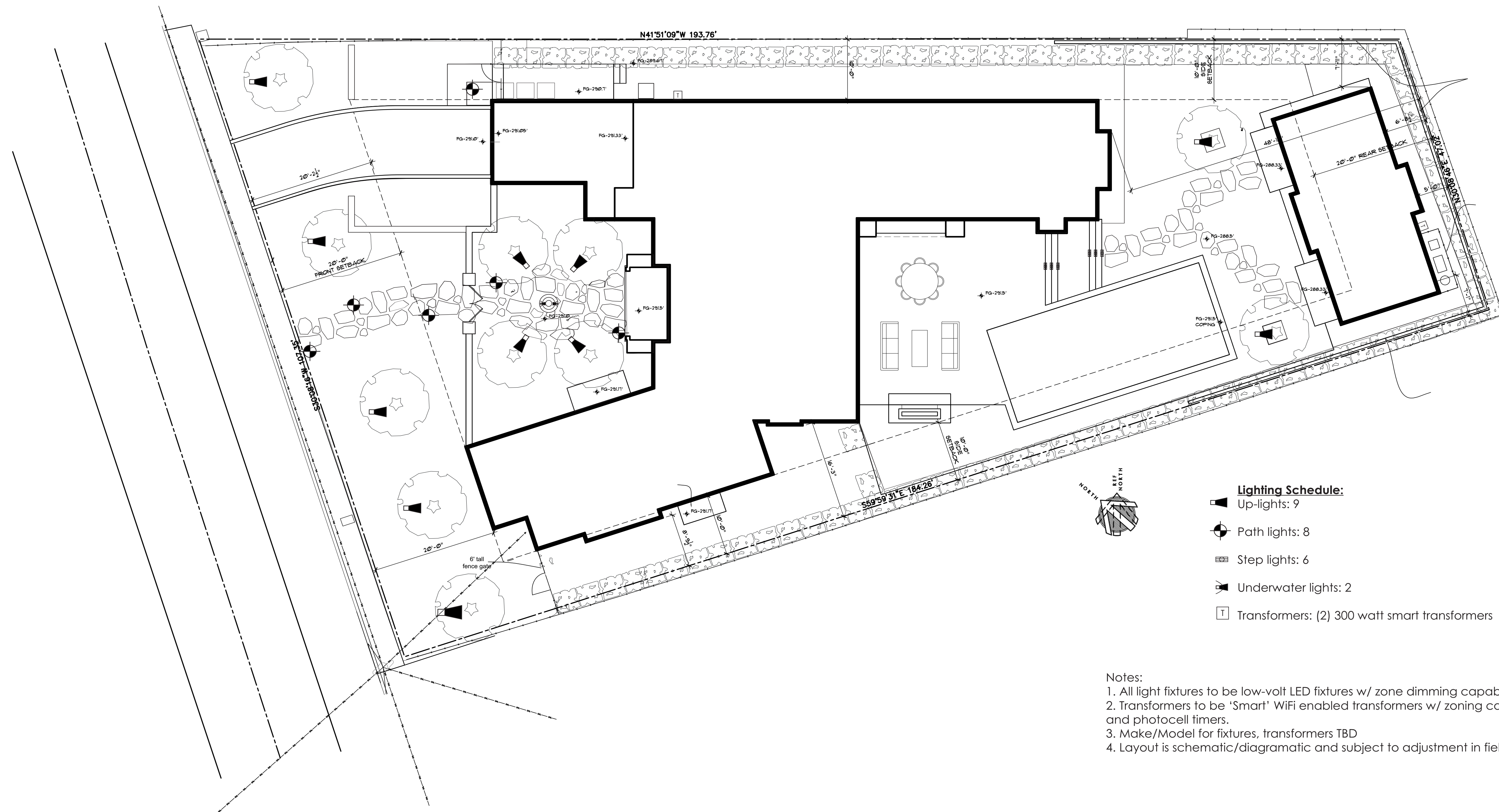


Tom Price, Landscape Contractor C27 Lic No: 824972

Estimated Total Water Use: 74,133 gallons

ETWU complies with MAWA

L-3



Notes:

1. All light fixtures to be low-volt LED fixtures w/ zone dimming capabilities.
2. Transformers to be 'Smart' WiFi enabled transformers w/ zoning capabilities and photocell timers.
3. Make/Model for fixtures, transformers TBD
4. Layout is schematic/diagrammatic and subject to adjustment in field.

Lighting Schedule:

- 🔊 **Lighting schedule:**
 - Up-lights: 9
 - ⦿ Path lights: 8
 - 🔦 Step lights: 6
 - 🌊 Underwater lights: 2
 - 🔌 Transformers: (2) 300 watt smart transformers

Lighting

Scale: $\frac{1}{4}" = 1'-0"$

Date: 1/14/2019
 Own By: Wesley Price

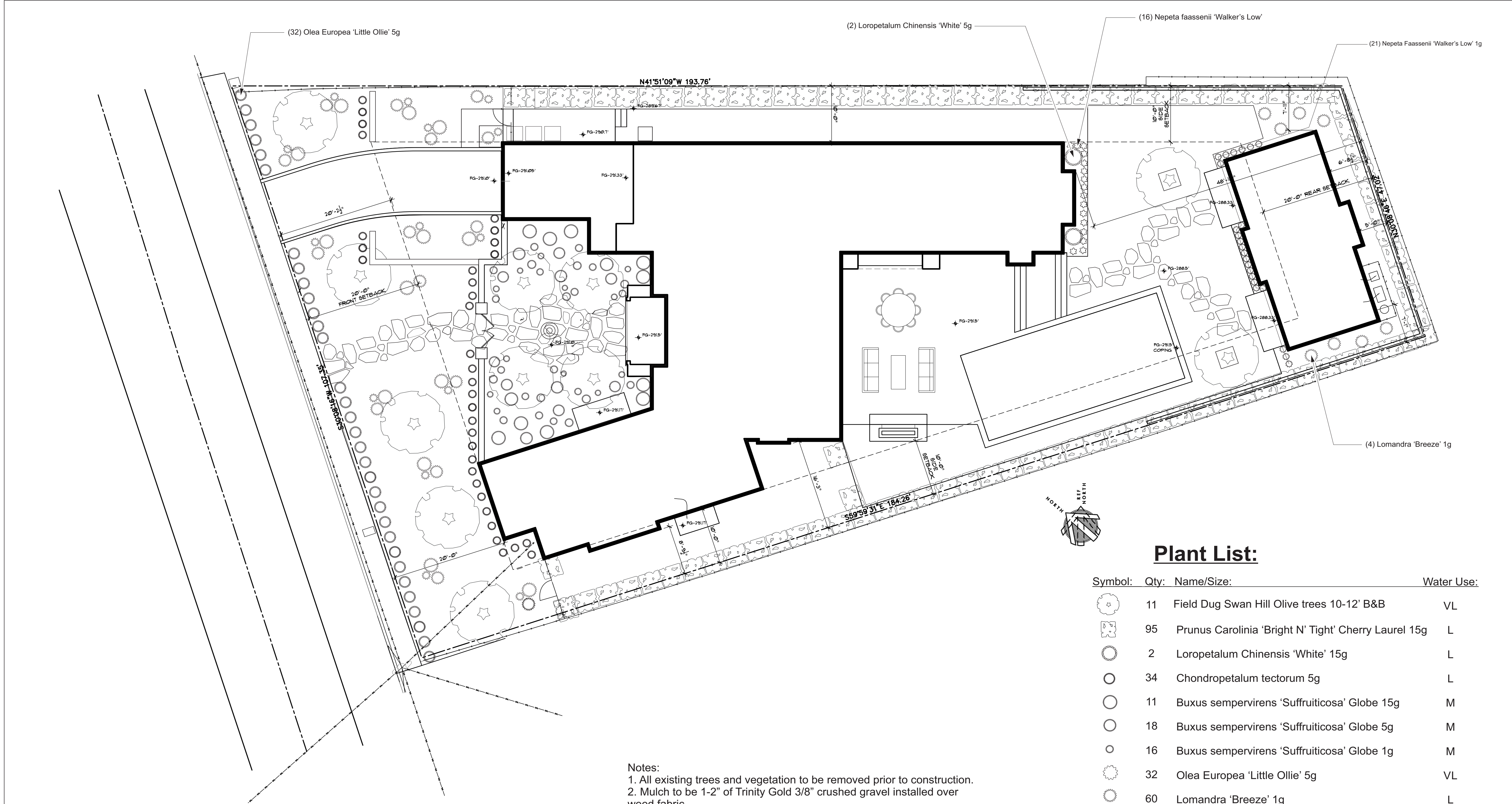
4

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1837 Madrona Ave
St Helena, CA 94574

REVISIONS



Notes:
1. All existing trees and vegetation to be removed prior to construction.
2. Mulch to be 1-2" of Trinity Gold 3/8" crushed gravel installed over weed fabric.
3. All plants to be planted with organic fertilizer during installation w/ seasonal re-application of organic fertilizers as needed.

Plant List:

Symbol:	Qty:	Name/Size:	Water Use:
	11	Field Dug Swan Hill Olive trees 10-12' B&B	VL
	95	Prunus Carolinia 'Bright N' Tight' Cherry Laurel 15g	L
	2	Loropetalum Chinensis 'White' 15g	L
	34	Chondropetalum tectorum 5g	L
	11	Buxus sempervirens 'Suffrutescens' Globe 15g	M
	18	Buxus sempervirens 'Suffrutescens' Globe 5g	M
	16	Buxus sempervirens 'Suffrutescens' Globe 1g	M
	32	Olea Europea 'Little Ollie' 5g	VL
	60	Lomandra 'Breeze' 1g	L
	42	Nepeta Faassenii 'Walker's Low' 1g	L
	1,148 sqft	Sod Lawn – Drought tolerant native bent grass sod from Delta Bluegrass Co.	M

REVISIONS

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1837 Madrona Ave

St Helena, CA 94574

Planting Plan

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

Date: 1/14/2019
Drawn By: Wesley Price

L-5

Historic Resource Evaluation
1837 Madrona Avenue, St. Helena,
Napa County, California
(APN 009-303-006-000)



Prepared for:

Justin Hafen
justin.hafen@gmail.com



Prepared by:

Alice P. Duffee, Historic Preservation Planner
APD Preservation LLC
July 2018

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Project Overview & Executive Summary

The owner of 1837 Madrona Avenue in St. Helena, California, is assessing the historic character of the property. He hired Alice P. Duffee, an architectural historian and preservation planner with APD Preservation LLC, to evaluate the historic character of the property and identify what features, if any, render the property historically significant. This report is the result of that evaluation.

The project area was originally part of larger parcel bought in 1880 by Owen Wade, an early pioneer who relocated from Oregon to California following the death of his wife. Wade subdivided the property in 1888 and sold the tract to Mary McCord, another California pioneer. McCord sold the individual lots over the next several decades. The project area is on Lot 25, which was sold first in 1905 and again in 1941.

In 1941, Theresa Shugart acquired the property and in 1942 completed the existing small house, which sits south of the larger ranch-style house on the property. The lot remained in the Shugart family until 1972 when the step-daughter of Theresa Shugart sold the property to Steve and Renee Viti. The Vitis occupied the ranch-style house and rented out the smaller cottage. The current owners purchased the property in 2018.

The house at 1837 Madrona Avenue is 76 years old and is not included in either St. Helena's 1978 "Historic Resources Inventory" or Page & Turnbull's 2006 "Historic Resource Survey" of St. Helena. It does lie in the city's "Adam Street Historic District," but is not listed as a contributing resource.

The building is not associated with any significant event or people and is not architecturally distinctive. At the same time, the site does not have the potential to yield significant archeological information. **The property, therefore, does not qualify as an "historic resource" under the California Environmental Quality Act (CEQA).**

Methodology

On July 16, 2018, Alice P. Duffee undertook a field survey of the property, to conduct a visual review and assessment of the house. Records searches were conducted at the following repositories, as well as a variety of online research websites:

- Napa County Recorder's office
- St. Helena Historical Society
- San Francisco Public Library (SFPL) online research databases
- St. Helena Administrative Offices (Building and Planning departments)
- California Digital Newspaper Collection
- Online Archive of California

Evaluator qualifications

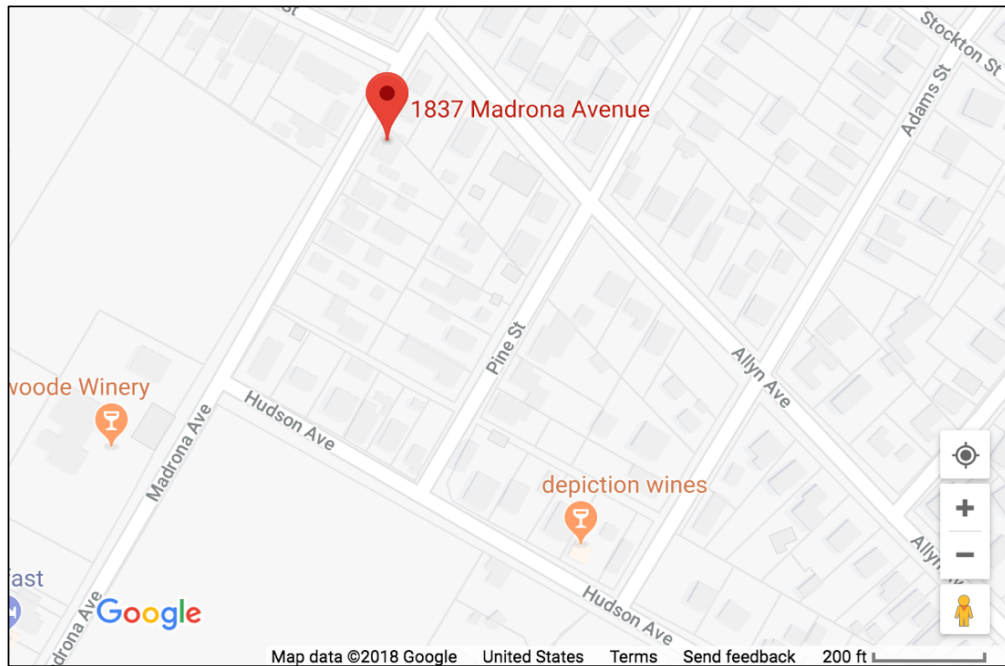
Alice P. Duffee of APD Preservation LLC conducted the evaluation of the historic character of the house at 1837 Madrona Avenue in St. Helena, California. Ms. Duffee is a qualified architectural historian as defined by the Code of Federal Regulations (36 CFR Part 61) and is listed in the California Historical Resources Information System (CHRIS) as a consultant qualified to work in the fields of Architectural History and History. She holds a Master of Science degree in Historic Preservation from the University of Pennsylvania and a Bachelor of Arts in Architectural History from the University of Virginia.

Site Location

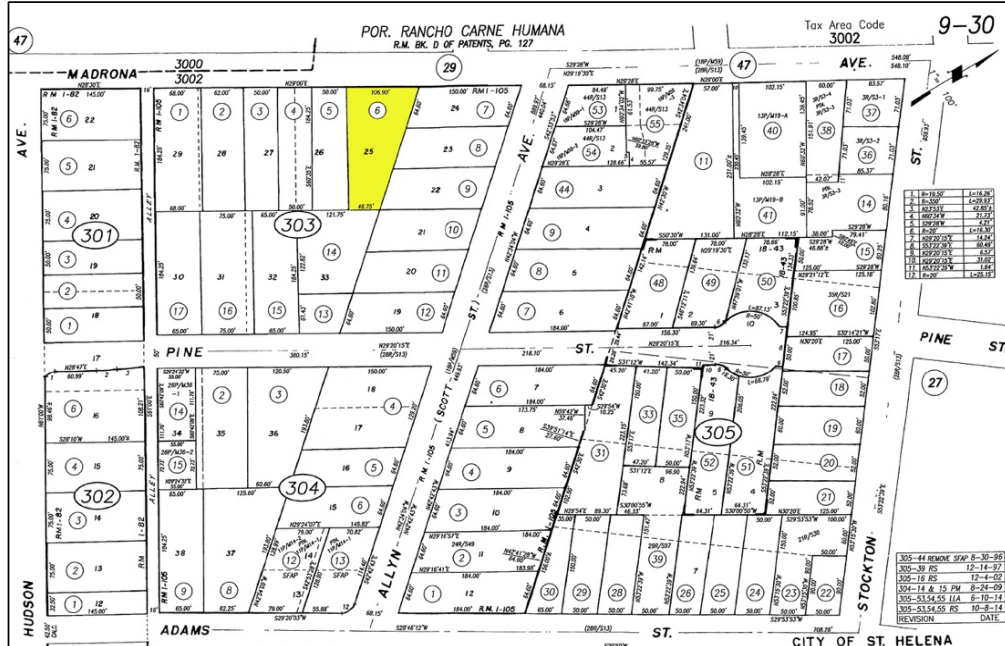
The house at 1837 Madrona Avenue sits on the east side of Madrona Avenue, south of the intersection of Allyn Avenue, in the City of St. Helena. The streetscape is established mature landscaping around single-family residences from the nineteenth through twenty-first centuries. This section of Madrona Avenue has two lanes of traffic (two-way) with limited street parking on both sides.



1837 Madrona Avenue, St. Helena, CA
Historic Resource Evaluation



Location of 1837 Madrona Avenue (Google Maps, 2018)



1837 Madrona Avenue Parcel Map



Description

The property contains two residences immediately adjacent to each other. The original house (1942) is a gable-facing, one-story rectangular block with two shed additions off the rear. The later house is a side-gabled block with a shed roof addition off the rear. The new house (1972) is separated from the original house by a gap of several inches (see figures 2, 16 and 17). Both buildings are clad in wood clapboards and have composition shingle roofing.

The property is enclosed on the front by a low chain-link fence and on the rear and sides by a variety of wooden fences. Both the rear and front yards are overgrown. A gravel driveway runs along the south property line from Madrona Avenue to the garage at the rear of the property (see figure 41).

Original House (1942)

The original house is set back from the west façade of the newer house by several yards. A gable roofed porch supported on plain square posts extends two-thirds the length of the primary (west) façade. It shelters the front door, which is centered under the gable peak, and a single window (see figure 1). Its wood board floor rests on a wood frame slightly above ground level and is covered with deteriorated artificial turf (see figure 5). The front door is a modern, 6-paneled, wood unit installed in the original frame and collocated with a screen door. The window under the porch is a one-over-one, wood sash, double-hung unit that appears to be original to the building. The other window, south of the door and outside of the porch, is a vinyl replacement (see figures 3 and 4). Both windows are framed with plain boards. At the gable peak above the porch, there is a wood framed, louvered attic vent.

On the south side, a partially enclosed porch shelters the side door and two windows. Three wood steps on the east (rear) of the porch access the structure. A pair of modern, aluminum, sliding windows fill the space between the square posts on the south side; a sheet of plywood fills the wall space below. The west side of the porch has a single, modern, aluminum, sliding window and a plywood half wall (see figure 6). Under the porch there are two one-over-one, double-hung, wood sash windows of differing size (see figure 8).

Two shed-roof additions extend off the rear (east) elevation. Both additions are clad in plywood sheathing. The larger addition extends the full width of the building and has an aluminum, sliding sash window near the southeast corner of the south elevation; it has no openings on the east elevation. The north elevation of this addition is clad in shaped asbestos shingles and has an original one-over-one, double-hung, wood sash window set in a wood frame (see figure 13). Two original windows---one-over-one, double-hung, wood sash--are equally spaced on the main block of the original dwelling on this north elevation (see figure 15).

Another plywood, shed-roof addition abuts the northwest corner of the larger addition and has a single pedestrian door on the east side (see figure 12).

An attic ventilation opening is boarded up at the peak of the gable on the east side.

An approximately 5" gap separates the original house from the newer house to its north (see figures 16 and 17).

Ranch Style House (1972)

This ranch-style, side-gabled-house has a rectangular foot print. Three brick steps lead to the diamond-paned, half-glass front door, which is sheltered under a gable-roof porch supported on plain square posts. A brick veneer laid in running bond surrounds and accents the entrance. A similar running bond brick veneer, capped with a tilted rowlock sill course, obscures most of the concrete block foundation on all three visible sides. Vertical openings are periodically spaced in the brickwork to vent the crawl space under the house (see figure 22).



The primary façade (west) has three modern, one-over-one, double-hung windows. The pair to the south of the front entrance each has board and batten shutters (see figure 24).

The north façade has no openings, except for a wood-louvered attic vent in the peak of the gable (see figure 26).

The rear (east) elevation has a shed-roof addition roughly centered on the elevation. This addition rests on rubble stone piers and a rubble stone wall, is clad in T-111, and has a pair of modern aluminum, sliding sash windows. The north and south elevations of this addition have no openings.

The half-glass back door is accessed by 4 concrete steps and is protected by a simple wood awning. A mechanical shed sits south of the entrance (see figure 28). This elevation has a variety of window types: aluminum sliding sash, wood fixed sash, and wood double-hung sash. Towards the southeast corner, south of the shed addition, a portion of the concrete block foundation is visible and has a screened-off crawl space opening (see figure 32).

Garage

This modern accessory structure is a gable-roofed building with a shed roof addition off the rear (east) elevation. The main body of the building is clad in vertically corrugated aluminum siding; the shed is vertical T-111. The main block is roofed with corrugated metal sheets. On the west façade, an aluminum, roll-up garage door is off-centered to the south. A pair of one-over-one, double-hung, wood sash windows are framed as a single unit on the north side of the shed addition (see figures 33-35).

"Viti Winery"

This gable roofed, plywood clad, two-story outbuilding sits atop a rubble-stone masonry base. The roof is plywood sheathing. Centered on the west elevation of the masonry base, there is a pedestrian door fashioned out of wood clapboards. A wood sign saying "Viti Winery" sits over the entrance. At the second story, there is a window in each peak and a pedestrian door on the west elevation. The stonework matches the foundation of the addition on the new house. The structure appears to be modern.

Historical Context of St. Helena

The area that is now St. Helena in Napa County was originally settled by the Wappo people, a Native American tribe who had a settlement at the junction of what are now known as Sulphur Creek and Napa River. In 1841 the Mexican government granted the land to Dr. E. T. Bale as part of his 17,962-acre "Carne Humana Rancho." More permanent settlers arrived in 1848 from Missouri and bought land from Dr. Bale to establish their farming and ranching community. In the early 1850s, J.H. Still, an Englishman, established a small general store and laid out a road to his store, establishing the site of what would become the commercial center of the embryonic town. Other enterprises quickly followed, including a hotel, blacksmith, wagon manufacturer and saddlery.¹

The Napa Valley Railroad reached St. Helena in 1868, further fueling its burgeoning commercial and residential growth. St. Helena was incorporated as a town on March 24, 1876. It was a commercial center for the rapidly developing countryside and a shipping hub from whence local farmers and ranchers could send their goods via train to Napa City and then by train or boat to San Francisco.

By 1886, the population of St. Helena had swelled to 1,800, with the widely undeveloped fertile land attracting immigrants from other parts of the United States as well as abroad.² By this time, the architectural character of the crossroads town had begun to take shape with a wide variety of the period's most popular revival styles including: Greek Revival, Gothic, Italianate, Second Empire.

¹ Marguerite Gunn, History of St. Helena, CA (Chicago, IL: The S.J. Publishing, Co, 1926).

² Page & Turnbull, Historic Resources Survey, City of St. Helena (San Francisco, CA: August 2006), p. 9.



By the turn of the twentieth century, St. Helena was experiencing a massive period of growth, both commercially and residentially. Significant populations of German, Italian, and Chinese immigrants moved into the area to support the growing commercial and agricultural enterprises. The Italian population, for example, went from 25 in 1870 to 1,017 in 1910.⁴ Previously undeveloped lots quickly sprouted houses and the southwest section of town, including the project area, became a veritable neighborhood.

The lot that contains 1837 Madrona Avenue is part of Dr. Edward Bale's "Rancho Carne Humana," granted to him by the Mexican governor in 1841. Bale sold a 300-acre tract "above where D Hudson and J York now reside" to David Hudson in 1857.⁵ Hudson and York were both "Bear Flaggers" who had relocated from the City of Sonoma to rural Napa County following the Bear Flag revolt.



Hudson transferred the entire tract to John York seven years later, and York began parceling up the land and selling off smaller lots. The lot containing the project area was part of a 26.26 acre parcel sold back to David Hudson in 1864.⁶ Hudson sold the entire lot to his niece, Elizabeth Hudson Hasties of Napa County, at the end of 1865.⁷ Elizabeth Hasties and her husband, Robert, carved off 5 acres and sold the remaining 21 acres to D. B. Carver of St. Helena in 1872.⁸ The property was bounded on the east by White Sulphur Springs Road (now Spring Street) and on the west by Madrona Avenue.

⁹ Napa County records, Deed Book 18, page 78 (1002-0018078).

1837 Madrona Avenue, St. Helena, CA
Historic Resource Evaluation



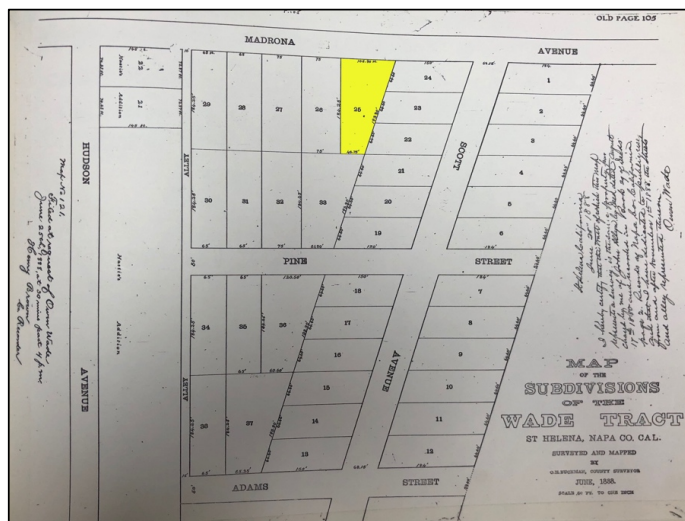
1881 Map of St. Helena, courtesy of the St. Helena Historical Society.
Indicating Allyn's 21.86 acres and the project area

manufacture rocking chairs to sell to miners. He eventually became a storekeeper and followed the mining claims. In 1864 he settled in Oakland, where he dabbled in real estate and built the "Allyn Building" at 807 Broadway.

With his health waning again, Dr. Allyn arrived in St. Helena in the summer of 1870, just as the sleepy rural crossroads was blossoming into a veritable town. He purchased 20 acres of land, where he built his "comfortable residence" and planted grapes. Soon thereafter, he extended "Scott Street" (now Allyn Avenue) to provide access to his house.

In August 1880, Allyn sold the entirety of his vineyard (12 acres) to Owen Wade.¹⁰ Wade (1831-1902) had recently located from Oregon to California, following the death of his young wife from childbirth complications. In Oregon, Wade was an active politician and Registrar of the United States Land Office in Oregon City. Upon arriving in Napa County, he purchased Allyn's vineyard and built his new home roughly in the center of the tract.

Wade remarried in 1882 and occupied the property with his family until 1888. Immediately before selling it, he subdivided the entire tract into 37 lots. The project area is Lot 25. Mary McCord purchased the entire Wade Tract the day after the subdivision map was filed (June 26, 1888).¹¹ As a young girl Mary Griffith McCord (1834- 1919) was one of the early pioneers who crossed the Oregon Trail and settled in northern California. The family initially settled in Napa County in 1845, but soon relocated to the City of Sonoma because of the Mexican War. Mary relocated back to Napa County in 1854 after marrying James H McCord, a shoemaker in Sonoma. The newlyweds purchased land three miles south of St. Helena and lived on it until their deaths in 1890 and 1919.



"Map of the Subdivision of the Wade Tract," June 25, 1888

¹⁰ Napa County records, Deed Book 29, page 2 (1002-0029002).

¹¹ Napa County records, Deed Book 44, page 188 (1002-0044188).



1837 Madrona Avenue, St. Helena, CA
Historic Resource Evaluation



1899 Sanborn Fire Insurance Map

Mary McCord sold off the parcels of the Wade Tract over the next two decades; Mrs. Lillian E. Maddux of San Francisco bought Lot 25 in 1905. The lot, however, remained undeveloped for another thirty-seven years.

Maddux sold Lot 25 to Lizzie B. O'Rourke, a widow from San Francisco, in the spring of 1941. Four days later O'Rourke gifted the real estate to her sister, Theresa A. Shugart, of Napa County.¹²

Theresa Agatha Williams was born in Colorado in 1872. At the age of 16 she married a locomotive engineer, Joseph Augustine Monroe, with whom she had one son. The family remained in Colorado until Monroe committed suicide in 1914, leaving his widow to fend for herself. For a time, she operated a boarding house for railroad workers in Idaho.

In 1929 she relocated to California, and around 1930 she remarried John Rucker Shugart (1877-1956). Shugart was recently divorced, and the newlyweds moved to Yountville for a fresh start on life. Shugart's children from his first marriage moved to Watsonville with their mother. Shugart performed a variety of jobs, including farming, road construction, lumber milling, and sugar manufacturing. Theresa stayed at home.

In 1941, when Theresa's sister gave her Lot 25, the Shugarts were living in a rented house in Yountville.¹³ Within three months of receiving the gifted property, Theresa and John Shugart filed plans to build a modest \$800 dwelling. The house was completed by 1942.

An application for a building permit to construct an \$800 dwelling at 1837 Madrona avenue has been issued to J. R. Shugart, according to city clerk Raymond Palmer.

St. Helena Star, July 18, 1941

¹² Napa County records, 1941-0002109 and 1942-0004087.

¹³ U.S Census, 1940. www.ancestry.com



1837 Madrona Avenue, St. Helena, CA
Historic Resource Evaluation

According to the 1944 Sanborn Fire Insurance map, the Shugarts built a one-story, wood building with a porch across most of the front façade and a stove pipe in lieu of a chimney. The footprint matches the southern house in the project area.



1910 Sanborn Fire Insurance Map, corrected to 1944.
Courtesy of the St. Helena Historical Society.

After Theresa died in 1950, John's oldest daughter, Hazel Shugart (1904-1981) moved up from Watsonville to live with John. Hazel promptly ran an advertisement in the classified section of the local newspaper announcing her availability to do sewing and alterations from her home at 1837 Madrona Avenue. John transferred title of the house to his daughter but remained in the property until his death in 1956.

Hazel remained in the house until 1972 when she sold it to Steve and Renee Viti.¹⁴ Steve (Stefano) was born in Italy in 1925 and immigrated to the United States in 1948 after a brief marriage. Renee was born in France in 1918 and immigrated to the United States around 1955. The couple married in 1962 and operated

FOR Sale by owner: Small home with large lot. \$15,000 cash. 1837 Madrona Street. St. Helena. Tel. 963-2750.

St. Helena Star, August 31, 1971

a series of restaurants. In St. Helena, Renee sold real estate and Steve retired.

Soon after buying the property at 1837 Madrona Avenue, the Vitis built the ranch style house that virtually abuts the 1942 cottage. They lived in the new house and rented out the older cottage.¹⁵

¹⁴ Napa County records, Deed Book 870, page 73.

¹⁵ City directories show the Vitis living at 1837 Madrona Avenue; newspaper notice of the birth of a child to Mr. and Mrs. Emilio Octavio Ibarra, at 1837 Madrona Ave (*St. Helena Star*, 2/6/1975).



Renee Viti died in 2001 and Steve Viti died in 2006. The property transferred into their living trust and was sold to the current owner in 2018.

Determination of Eligibility

The California Environmental Quality Act (PRC §21084.1) and its associated guidelines for implementation (CCR Title 14, Chapter 3, sections 15000 et seq.) defines historic resources as any object, building, structure, site, area, place, record or manuscript that, in general, meets at least one of the following four criteria:¹⁶

1. listed in the California Register of Historical Resources (PRC §5024.1 Title 14 CCR, Section 4850 et sq.);
2. determined eligible for listing the California Register by the State Historic Preservation office;
3. included in a local register of historical resources (as defined in PRC §5024.1(g); OR
4. determined by the lead agency, through the presence of substantial evidence, to be historically significant because of its association with significant events, association with significant persons, architectural distinction, or potential to yield information important in history or prehistory.

At the same time, the resource must retain sufficient integrity to convey the reasons for which it is historic.

The house at 1837 Madrona Avenue is 76 years old and is not included in either St. Helena's 1978 "Historic Resources Inventory" or Page & Turnbull's 2006 "Historic Resource Survey" of St. Helena. It does lie within the City's locally identified "Adams Street Historic District" but is not listed as a contributing resource to this district.

CRITERIA

According to the California Office of Historic Preservation (OHP), a building, structure or object is eligible for listing in the California Register if it meets one or more of the four following criteria:¹⁷

Criteria	1837 Madrona Avenue
1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the years old and cultural heritage of California or the United States.	It was not directly associated with a major local or regional development trend or event.
2. Associated with the lives of persons important to local, California or national history.	It was not directly associated with any people of local, regional, or national significance.
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.	The house is not architecturally distinctive or the work of a master architect or builder.

¹⁶ [https://govt.westlaw.com/calregs/Document/IFFC7DA00D48511DEBC02831C6D6C108E?viewType=Full&transitionType=Default&contextData=\(sc.Default\)](https://govt.westlaw.com/calregs/Document/IFFC7DA00D48511DEBC02831C6D6C108E?viewType=Full&transitionType=Default&contextData=(sc.Default))

¹⁷ Pub. Res. Code 5024.1, Title 14 CCR, Section 4852.



4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation	The area has been significantly disturbed by ongoing and repeated development on the lot and is not known to contain any archeological resources.
---	---

Conclusion

The house at 1837 Madrona Avenue is 76 years old and is not included in either St. Helena's 1978 "Historic Resources Inventory" or Page & Turnbull's 2006 "Historic Resource Survey" of St. Helena. It does lie in the city's "Adam Street Historic District," but is not listed as a contributing resource.

The building is not associated with any significant event or people and is not architecturally distinctive. At the same time, the site does not have the potential to yield significant archeological information. **The property, therefore, does not qualify as an "historic resource" under the California Environmental Quality Act (CEQA).**

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1837 Madrona Avenue, St. Helena, CA
Historic Resource Evaluation



Figure 1: West elevation (front), original house



Figure 2: West elevation, junction of old house and new house

1837 Madrona Avenue, St. Helena, CA
Historic Resource Evaluation



Figure 3: West elevation (front), original house, front door and window to the south



Figure 4: West elevation, original house, window north of front door



Figure 5: West elevation, original house, porch floor



Figure 6: South elevation, original house, covered porch

1837 Madrona Avenue, St. Helena, CA
Historic Resource Evaluation



Figure 7: South elevation, original house, porch eaves



Figure 8: South elevation, original house, side door inside covered porch

1837 Madrona Avenue, St. Helena, CA
Historic Resource Evaluation



Figure 9: South elevation, original house, shed addition



Figure 10: East elevation, original house, shed addition



Figure 11: East elevation, original house, additions



Figure 12: East elevation, rear of original house

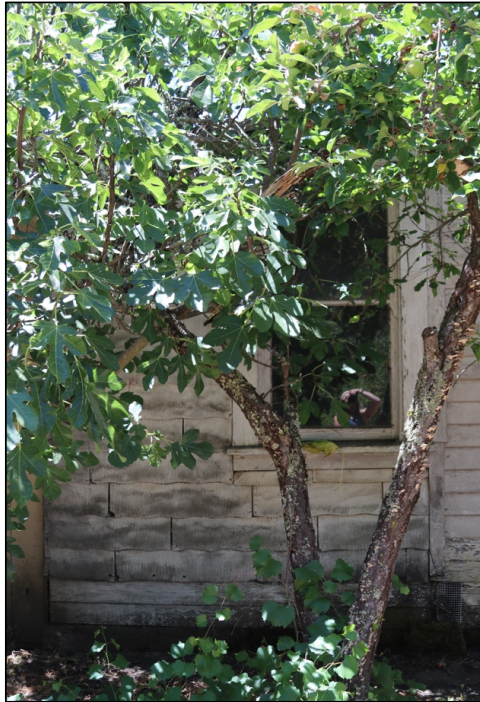


Figure 13: North elevation, original building, rear addition



Figure 14: North elevation, original house, junction additional and main block, windows



Figure 15: North elevation, original house, window



Figure 16: North elevation, junction original house and new house

1837 Madrona Avenue, St. Helena, CA
Historic Resource Evaluation



Figure 17: Junction original house and new house, foundation level



Figure 18: West (front) elevation, new house



Figure 19: West (front) elevation, new house



Figure 20: West elevation (front), new house, front door

1837 Madrona Avenue, St. Helena, CA
Historic Resource Evaluation



Figure 21: West (front) elevation, new house, front door stoop



Figure 22: West (front) elevation, new house, foundation detail

1837 Madrona Avenue, St. Helena, CA
Historic Resource Evaluation



Figure 23: West (front) elevation, new house, window north of door



Figure 24: West (front) elevation, new house, windows south of door

1837 Madrona Avenue, St. Helena, CA
Historic Resource Evaluation



Figure 25: West (front) elevation, new house, eaves



Figure 26: North elevation, new house, gable end

1837 Madrona Avenue, St. Helena, CA
Historic Resource Evaluation



Figure 27: East (rear) elevation, new house



Figure 28: East (rear) elevation, new house, back door



Figure 29: New house, north side of addition on rear



Figure 30: New house, foundation detail of addition on rear



Figure 31: New house, south side of addition on rear, foundation



Figure 32: New house, north side, crawl space access



Figure 33: Garage, west side



Figure 34: Garage, north side



Figure 35: Garage, addition on east and shed



Figure 36: Brick and stone fireplace in north yard

1837 Madrona Avenue, St. Helena, CA
Historic Resource Evaluation



Figure 37: "Viti Winery" Building, west and south sides



Figure 38: "Viti Winery," east and south sides



Figure 39: "Viti winery," north side



Figure 40: Back yard



Figure 41: Driveway looking east towards garage



Figure 42: Front Yard



Figure 43: Front yard looking west towards gate



Figure 44: Chain link fence and gate across front yard



Figure 45: Madrona Avenue looking north



Figure 46: Madrona Avenue looking south

1837 Madrona Avenue, St. Helena, CA
Historic Resource Evaluation



Figure 47: Neighbor to the south (1851 Madrona Ave.)



Figure 48: Neighbor to the north (1659 Allyn Ave.)



Figure 49: Neighbor across the street (1838 Madrona Ave.)



Figure 50: Neighbor across the street (1615 Scott St.)

Director of Public Works
City of St. Helena
1480 Main Street
St. Helena CA 94574

3-26-19

Re: Water Neutrality Analysis for Design Review
1837 Madrona Ave., St. Helena CA
Assessor's Parcel #: 009-303-006

Dear Director:

In order to comply with St. Helena's Water Neutrality policy, I am submitting to you this water analysis. This analysis documents the existing vs. proposed water consumption for the proposed project. The retrofit savings will be achieved through replacement fixtures on site. The existing property contains 2 total bedrooms. The proposed new residence will have an increase of 2 bedrooms to bring the total number of bedrooms on the property to 4 and thus having a total of 8 occupants.

Existing Calculated Water Usage:

The existing water fixtures were tested on-site and delivered the flow rates listed below. Based upon 8 occupants (2 bedroom unit + den and 1 bedroom unit), the existing water usage is calculated at 664.2 gal/day. (See Appendix A)

Usage of the existing fixtures:

A.	Shower	8.0 gpm
B.	Lavatory faucets	2.0 gpm
C.	Kitchen Faucet	2.0 gpm
D.	Water closet	1.6 gal/flush

Baseline Existing Domestic Usage:

Per allowed City of St. Helena Public Works' standards of 150 GPD/bedroom, this equates to an allowed water usage of 600 gal/day.

Proposed Theoretical Domestic Water Use:

As required to obtain a net zero increase of water consumption for the City of St. Helena, we are proposing to provide more efficient water fixtures on site. Specifications of the replacement fixtures are located on this sheet. The theoretical water demand for the new residence is calculated at 489.9 gallons/day (see Appendix A). This calculation is based upon a 4 bedroom residence with new landscape and pool. The proposed water demand is calculated based upon usage from water fixtures and appliances that meet the minimum requirements of the 2016 California Green Building Standards Code (CalGreen) and the City of St. Helena standards. Below is a list of the water performance requirements for each plumbing fixture and appliance.

A.	Showerheads	2.0 gpm
B.	Lavatory faucets	1.2 gpm
C.	Kitchen/bar faucets	1.5 gpm
D.	Water closets	1.28 gal/flush
E.	Clothes Washer	12.18 gal/cycle
F.	Dishwasher	2.2 gal/cycle

See specifications of plumbing fixtures/appliances for the proposed residence, this sheet.

Conclusion:

The property will see a net decrease of water usage due to the replacement of water fixtures by taking the water usage from 600 gal/day baseline (664.2 gal/day calculated) to 489.9 gal/day with the use of water efficient fixtures. This creates a net water saving of 174.3 gal/day.

Please contact me if you have any questions or would like to further discuss this analysis.
(415) 884-2860.



Joseph Farrell, Architect
Lic. #:C25309

Appendix A: Water Neutrality Calculations

Appendix A: Water Nuetrality Calculation

1a. Existing Household Water Usage (4 Bedroom):

	Flow Rate	Flow Duration		Daily Uses		Number of	Gallons	
	gal/min or		(min., flush,					
Fixture	gal/flush		load, etc.)		per Occupant		Occupants	per Day
Showerheads	8	x	8	x	1	x	8	= 512.0
Sink Faucets	2	x	0.25	x	3	x	8	= 12.0
Kitchen Faucet	2	x	4	x	1	x	8	= 64.0
Toilet	1.6	x	1	x	3	x	8	= 38.4
Clothes Washer	12.18	x	1	x	0.37	x	8	= 36.1
Dish Washer	2.2	x	1	x	0.1	x	8	= 1.8
664.2 gal/day								

Minimum Existing water usage= 150 gal/day/bedroom=

600.0 gal/day

2. Proposed Residence Occupant Calculation:

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

3. Proposed Residence Water Usage:

Fixture	Flow Rate	Flow Duration		Daily Uses		Number of		Gallons	
	gal/min or gal/flush		(min., flush, load, etc.)		per Occupant		Occupants		per Day
Showerheads	2	x	8	x	1	x	8	=	128.0
Sink Faucets	1.5	x	0.25	x	3	x	8	=	9.0
Kitchen Faucet	1.5	x	4	x	1	x	8	=	48.0
Toilet	1.28	x	1	x	3	x	8	=	30.7
Clothes Washer	12.18	x	1	x	0.37	x	8	=	36.1
Dish Washer	2.2	x	1	x	0.1	x	8	=	1.8
									253.5
Samsung WF42H5000AW									
Bosche Benchmark Series									

Samsung WF42H5000AW

Bosche Benchmark Series

Outdoor Usage

Landscape	74133	gal/year=	203.1
Pool	12123	gal/year=	33.2
			489.9 gal/day

Front Facing Garage Context Map



PROJECT LOCATION:
1837 MADRONA AVE.
ST. HELENA CA



1865 Madrona Ave



1659 Allyn Ave (Facing Madrona)



1851 Madrona Ave.



1859 Madrona Ave



PLANNING COMMISSION REPORT

Planning Commission Meeting of May 21, 2019

AGENDA SECTION: Public Hearing

FILE NUMBER: PL19-011

SUBJECT: Novack Family Pool Bath and Bar-B-Q Accessory Structure Design Review and Use Permit

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: 03/19/19

ACCEPTED AS COMPLETE: 05/08/19

LOCATION OF PROPERTY: 1401 Hudson Avenue

APN: 009-391-032

GENERAL PLAN/ZONING: Agriculture/A-20

APPLICANT: Beth Miliken

PHONE: 707-963-0134

BACKGROUND

1401 Hudson Avenue is a 3.07 acre parcel developed with a historic single family estate residence and supporting accessory residential structures and elements.

PROJECT DESCRIPTION

The project applicant requests approval of a Use Permit and Design Review to construct a 13-foot tall, 345 square foot residential accessory structure to provide restrooms and an outdoor bar-b-q area for the existing residential property. The design incorporates horizontal wood siding; wooden corner, door and window trim; and a composition shingle hip roof. The location of the structure is proposed to be outside of

the historic context of the estate property to minimize any potential impacts to the setting and character of the property.

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 (which this property is) are designated AG regardless of their actual size or 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.*
- *4.3.26 - Encourage residential building siting and design that is similar to that found in the older neighborhoods in town. In these areas consistent setbacks, porches, and generously landscaped front yards add to community enjoyment by all. Restrict location of driveways and garages to minimize their visual impact on the street.*
- *HE1.5 - Encourage innovative housing types and designs.*

Staff Response: Staff has concluded that the proposed project is consistent with the General Plan policies listed above in that the accessory structure would be located in a logical location, buffered and separated from the historic elements of the estate while also providing an additional element to the residential use accomplished through an appropriate building design and size. Further, the design of the accessory structure is in keeping with the surrounding context of established residential design and uses within the City, has been professionally designed to suit the site, and is located adjacent to existing active agricultural uses, serving to provide additional buffer and transition between these active agricultural activities and the residential uses on site.

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 and supporting accessory elements are permitted uses in the A-20 district and are accomplished through staff level administrative or Planning Commission approval of design review. The construction of an accessory structure on a historically significant property is specifically identified as requiring Design Review approval from the Planning Commission. Additionally, buildings for residential or 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 proposed single-family residential accessory structure is approximately 13-feet in height, meets all required setbacks and does not propose to remove or impact any agricultural use or coverage of the property. Rather uniquely, this 3.07 acre historic residential estate, although designed as Agriculture and zoned A-20, has not been utilized for agricultural production uses at any point in recent history and

conversion to an agricultural use would likely be precluded by the City due to the historic significance of the existing estate. This creates an existing non-conforming use situation, such as those anticipated in Zoning Code Section 17.140.020. Given that the project proposes a residential accessory building to serve the existing use, which is clearly incidental and subordinate to the existing legally established non-conforming use, staff did not identify this as an expansion of the non-conformity. The project as proposed meets all other development standards as required by Section 17.20.060 of the Municipal Code.

HISTORIC RESOURCES

The home at 1401 Hudson Avenue is identified as a the historically significant Spottswode/Schonewald Estate on the City's Historic Resources Master List, however the property is not located within one of the City's three historic districts as described in the 1993 General Plan. The design of the proposed accessory structure in keeping with the requirements of the Secretary of the Interior's Standards for the Treatment of Historic Properties in that it takes cues from the existing historic buildings on the property, (wood trim and horizontal wood siding; divided light, wood framed windows; and a hip-roof) while being located in an area which is diminutive to the historic (primary) structure and setting.

Staff Response: *For the reasons stated above, construction associated with the proposed project has been found to be in keeping with the Secretary of the Interiors Standards for the Treatment of Historic Properties, and has not been identified as detracting from or to be incompatible with existing historic districts or structures.*

WATER

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

Staff Response: *The proposed project is required to comply with the City's Water Neutrality Policy. As the property is currently undeveloped, the project would typically need to provide off-site retrofits in order to offset projected future water use. However, as part of past approvals for both 601 and 603 Fulton Lane, off-site retrofits have already been completed to the satisfaction of the Public Works Director for development on the subject property, and this project design is in keeping with the volume of water off-set by the previous retrofits.*

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 residential accessory structure meets or exceeds all required development standards including height and setbacks as described above. The proposed design of the structure is compatible with the aesthetic and design elements of the surrounding estate and is appropriate for the function of the project; the size and location are diminutive and respectful of the surrounding scale and character and preserve adequate vegetation and natural features; The structure is only one-story in height, is proposed at the rear of the 3-acre parcel, and is located in a more rural area of town, outside the Urban Limit Line (ULL) where larger than average parcels are common. 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 structure meets or exceeds all required development standards, is only one-story in height, and is not expected to generate impacts (odors, light, noise, traffic, parking, circulation, etc.) that would impact surrounding properties. Staff believes that the inclusion of an accessory structure with toilet plumbing creates no issues related to use, is compatible with the surrounding land uses and the City's General Plan and would not set any precedent. 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

As discussed above, the project site is deemed to be non-conforming in that it is designated as Agriculture and zoned A-20, however it is a historic residential estate with no active agricultural activities occurring on the project site in recent history. The implementation of the A-20 zoning district appears to have created this non-conformity given the blanket statement in this Section which states:

"With the exception of those hillside areas designated woodlands and watershed, and wineries designated winery, all lands outside of the ULL are designated A-20 regardless of their size or use."

This blanket designation appears to have created the non-conforming situation discussed above. However, given that the project proposes an accessory structure which is clearly subordinate and incidental to the primary use, which is not proposed to be modified or expanded, staff finds that the requested project is in keeping with the goals and intent of the code requirements discussed and therefore is not an expansion of this non-conforming use. This finding is incorporated into the draft resolution to approve the project.

CORRESPONDENCE

As of the time of drafting this report, no comments on the proposed project have been received.

STAFF RECOMMENDATION

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

1. Find that the project is exempt from the requirements of the CEQA in that it qualifies for a Class 3 Categorical Exemption consistent with Section 15303, which exempts the new construction of small structures including single-family residences, secondary dwelling units and accessory structures; and
2. Adopt a resolution to approve the requested Use Permit and Design Review to allow the construction of a 13-foot tall, 345 square foot residential accessory structure to provide restrooms and an outdoor bar-b-q area for the existing residential property at 1401 Hudson Avenue in the A-20 Zoning District.

ATTACHMENTS

[PC Resolution-1401 Hudson](#)

[Project Plans](#)

[Site Photos](#)

[Written Statement](#)

**CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
GRANTING DESIGN REVIEW AND USE PERMIT APPROVAL TO
1401 HUDSON AVNEUE (File No. PL19-011)**

PROPERTY OWNER: Beth Milliken

APN: 009-391-032

Recitals

1. The property owner requests adoption of a resolution approving a use permit and design review to accommodate the construction of a new residential accessory structure with toilet plumbing on the property located at 1401 Hudson Avenue in the A-20 zoning district;
2. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law;
3. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on May 21, 2019; and
4. 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 an accessory structure which would occur within a building designed for such uses.*
 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 an accessory structure which would occur within a building designed for such uses.*

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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 Hudson 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 an accessory building 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 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 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 residential accessory structure in an area where single-family homes are permitted;*

2. *Compatibility of design with the immediate environment of the site in that the residence has been designed to be compatible with the site and its surroundings;*
3. *Relationship of the design to the site is found to be consistent in that the project was designed in consideration of the unique characteristics of the site;*
4. *That the design is compatible in areas considered by the board as having a unified design or historical character in that the structure 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 residential accessory structure in an area designated for agricultural land uses where single-family homes are permitted;*
6. *Compatibility with future construction both on and off the site in that the project consists of constructing a residential accessory structure 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 residential accessory structure;*
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 residential accessory structure 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 residential accessory structure 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 Hudson Avenue;*
11. *That natural features and vegetation are appropriately preserved and integrated with the project in that the residence and associated landscaping has been designed to be compatible with the site and its surroundings;*
12. *That the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions in that in that the residential accessory structure 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 residential accessory structure 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 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 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

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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. This project must comply with all housing allocation requirements at the time building permits are issued.
13. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on May 9, 2019, except as modified herein.
14. During construction, the project site shall be adequately secured to prevent trespassing.
15. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.
16. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The City Engineer must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

Public Works Department Conditions of Approval

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17. 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.
18. Drainage needs to be routed to prevent inundation of neighboring properties. Grading and/or site improvement plans shall show how project drainage shall be infiltrated on site and/or diverted at the property lines to prevent inundation of neighboring properties.
19. The applicant may be required to install an approved backflow device behind the existing water meter prior to Certificate of Occupancy. Any new and modified existing water laterals, meters and backflow prevention devices shall be required to be constructed and tested in accordance with the current requirements of the City of St. Helena's Water Standards and the California Department of Health Standards. Existing meter boxes located within a driveway shall be retrofitted with a traffic-rated box. New laterals shall be located perpendicular to the water main and outside any driveway/drive aisle.
20. Preparation and implementation of a Stormwater Control Plan may be required per the requirements of the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual, dated July 14, 2014.
21. Any required erosion and sediment control plans shall conform to the latest State and City codes at a minimum.
22. The applicant shall conform to Napa County Department of Environmental Management's regulations, policies & guidelines for the design/ construction of septic systems. A separate sewage permit from Napa County may be required prior to issuance of a building permit.
23. 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.
24. 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.
25. An encroachment permit shall be required for any work performed in the public right of way. Improvements on private shared roadways will require approval by all parties of ownership of the access easements.

Building Department Conditions of Approval

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

27. 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.
28. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
29. The applicant shall provide a construction waste management plan with the building permit application.
30. 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.
31. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
32. 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.
33. 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

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

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 21, 2019 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

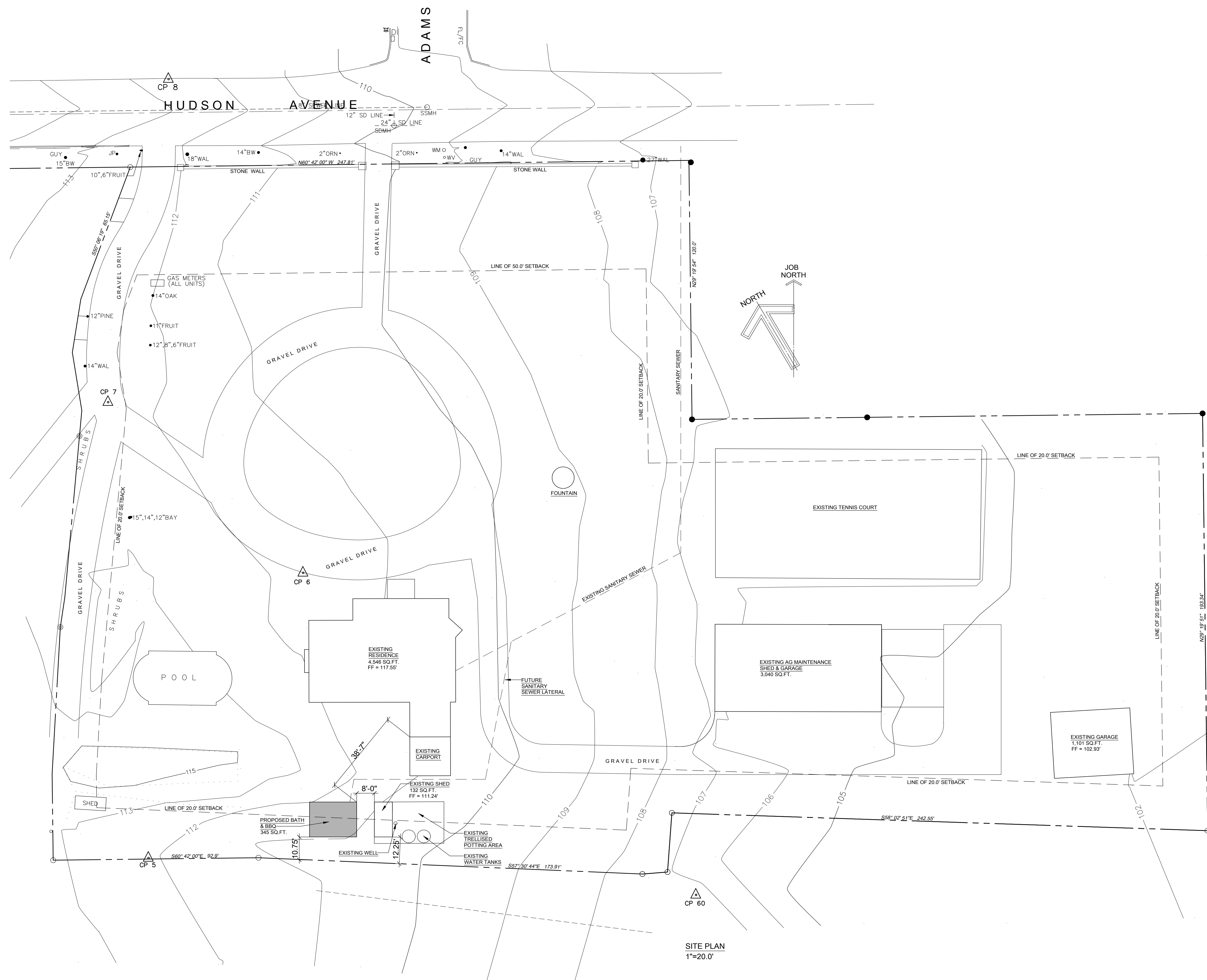
APPROVED:

ATTEST:

*601 Fulton Lane
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 April 16, 2019*

Lester Hardy
Chair, Planning Commission

Noah Housh
Planning Director

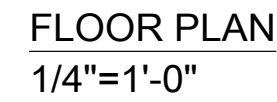
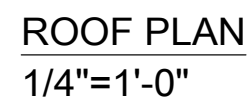


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SHEET TITLE

**PROPOSED
PLANS**

SHEET NUMBER
A1



NOVAK FAMILY POOL BATH & BBQ



NORTH ELEVATION OF EXISTING SHED WITH POTTING AREA TO LEFT

NOVAK FAMILY POOL BATH & BBQ



SOUTHWESTERN VIEW OF EXISTING SHED WITH LATTICE SCREENING AROUND WATER STORAGE TANKS

NOVAK FAMILY POOL BATH & BBQ



WESTERN VIEW OF EXISTING SHED WITH RESIDENCE BEYOND

NOVAK FAMILY POOL BATH & BBQ



VIEW FROM EXISTING RESIDENCE TO EXISTING SHED AND BEYOND

NOVAK FAMILY POOL BATH & BBQ



VIEW FROM EXISTING SHED TOWARDS RESIDENCE

NOVAK FAMILY POOL BATH & BBQ



SOUTHEASTERN VIEW OF EXISTING SHED WITH LATTICE SCREENING AROUND WATER STORAGE TANKS

NOVAK FAMILY POOL BATH & BBQ



PALM TREES BETWEEN EXISTING SHED ROOF AND RESIDENCE

NOVAK FAMILY POOL BATH & BBQ



VIEW TO VINEYARD FROM PROPOSED BUILDING SITE

RECEIVED
PLANNING DEPARTMENT

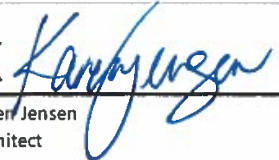
MAR 19 2019

CITY OF ST HELENA

NOVAK FAMILY POOL BATH & BBQ

Use Permit & Design Review Statement

This Use Permit/Design Review application looks to construct a 345 square foot outbuilding to house two poolside restrooms (135 square feet) and a connected 210 square foot covered area for outdoor cooking and dining. This property is used by five siblings and their families. Restroom facilities are needed to support the pool use. The subject parcel, 009-391-032 is zoned A-20. Respecting the historic residence on site, this new structure will be placed beyond vegetation beds to avoid any visual impact on the existing home. The proposed building will match the existing potting shed on site with matching composition roofing, painted horizontal siding and corner/door/window trim detail. The tallest point of the proposed roofline is a 13'-1" ridgeline above natural grade to match the existing potting shed. The lot area of the parcel is 3.07 acres. The site will continue to be accessed via the existing driveway located on Hudson Avenue. Parking on site will remain as existing.

X 
Karen Jensen
Architect