



**City of St. Helena
Planning Commission
Regular Meeting
Tuesday, June 4, 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 21, 2019 7 - 11
[Commission Minutes 05-21-19](#)
 - 4.2. **This item was heard at a duly noticed public hearing meeting of the Planning Commission on May 21, 2019. Direction was given to return with a resolution for approval at the next available meeting date.** 13 - 16

Adoption of a final resolution approving the Short-Term Rental Permit at 1220 Edwards Street in the Medium Density Residential District.
Prepared By: Aaron Hecock, Senior Planner
[1220 Edwards St.- STR Approval Resolution](#)
 - 4.3. Design Review Exemption to allow the installation of umbrellas, benches and other minor exterior modifications to the existing structure and site at 1153 Main Street in the Central Business (CB) zoning district. 17 - 41

CEQA Determination: Project is found to be exempt from the requirements of CEQA as Class 1 Categorical Exemption under Section 15301

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 CEQA as a Class 1 Categorical Exemption under Section 15301; and
2. Adopt a resolution to approved the requested Design Review Exemption to allow the installation of umbrellas, benches and other on-site accessory features to the existing site at 1153 Main Street in the Central Business Zoning District.

[1153 Main St. - Staff Report](#)
[Continuing Use Admin Determination](#)
[STATION Bench Exhibit](#)

5. PUBLIC HEARINGS

- 5.1. 1443 Stockton Street, Design Review and Demolition Permit 43 - 67

CEQA Determination: Exempt, Class 3

Prepared By: Chris Gustin, Contract Planner

Recommendation:

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

1. The project is exempt from the requirements of CEQA pursuant to CEQA Section 15301 and 15303 (a), and
1. Accepting the required findings and approving the requested Demolition Permit and Design Review for a new single family residence at 1443 Stockton Street.

[1443 Stockton St. - Staff Report](#)
[Public Comment Lynn](#)

- 5.2. 1114 Church Street Wightman Design Review and Demolition 69 - 124

CEQA Determination: Exempt

Prepared By: Chris Gustin, Contract Planner

Recommendation:

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

1. The project is exempt from the requirements of CEQA pursuant to CEQA Section 15301 (L)(1) and 15303(A), and
2. Accepting the required findings and approving the requested Demolition Permit and Design Review for the Wightman Accessory Building.

[1114 Church St. - Staff Report](#)

- 5.3. Request for discretionary demolition permit and design review approval to allow the demolition of an existing single-family residence and associated structures and the construction of a new single-family home on the property located at 1616 Madrona Avenue in the Medium Density Residential zoning district. 125 - 153

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 1616 Madrona Avenue.

[1616 Madrona Ave. - Staff Report](#)

- 5.4. OK Tire Store Design Review at 1025 Dowdell Lane. 155 - 185

CEQA Determination: Exempt

Prepared By: Chris Gustin, Contract Planner

Recommendation:

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

1. The project is exempt from the requirements of CEQA pursuant to CEQA Section 15332, In-Fill Development Projects, and
2. Accepting the required findings and approving the requested Design Review for the proposed OK Tire sales and service facility in the Industrial District at 1025 Dowdell Lane.

[1025 Dowdell Ln. - Staff Report](#)

[Public Comment Micheli](#)

6. SCHEDULED MATTERS

- 6.1. Downtown Streetscape Update -Presentation by Gates and Associates 187 - 204
Prepared By: Erica Ahmann Smithies, Public Works Director and City Engineer

Recommendation:

Review and provide feedback to City staff and their design consultants.

[Downtown Streetscape Update - Gates and Associates](#)
[PC Presentation](#)

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 18, 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 24, 2019.



Noah Housh, Planning Director

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

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

PUBLIC TESTIMONY PROCEDURES

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

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

CHALLENGING DECISIONS OF CITY ENTITIES

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

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

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

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

MINUTES
City of St. Helena
Planning Commission Meeting
Tuesday, May 21, 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 and Xinia Gamero, Administrative Assistant

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

3. PUBLIC FORUM:

No public comment received.

4. CONSENT ITEMS

- 4.1 Approval of Minutes: May 7, 2019
- 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.

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.

Vice-Chair John Ponte moved to approve the items 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 for adoption of a resolution approving a Short-Term Rental Permit at 1220 Edwards Street in the Medium Density Residential District.

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.

Planning Director Noah Housh reported on the item.

Chair Hardy opened public comment.

Applicant, Carl Dene addressed the Planning Commission.

Chair Hardy closed public comment.

Chair Hardy re-opened public comment.

Applicant, Carl Dene addressed the Planning Commission.

Chair Hardy closed public comment.

Commissioner Bobbi Monnette moved to approve staff recommendation and approve the application for a short term-rental permit at 1220 Edwards Street and directed staff to return with an approval resolution reflecting the decision at the next meeting of the Planning Commission on June 4, 2019. 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

- 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.

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.

Planning Director Noah Housh reported on the item.

Chair Hardy opened public comment.

Architect, Joe Farrell and Pam Parker addressed the Planning Commission.

Chair Hardy closed public comment.

Vice-Chair John Ponte moved to approve staff recommendation 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

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

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.

Planning Director Noah Housh reported on the item.

No public comment was received.

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

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

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

6. SCHEDULED MATTERS

7. DEPARTMENT REPORTS

Planning Director Noah Housh reported on the following:

- 2040 General Plan Update approved at the City Council meeting of May 14, 2019. Implementation of 2040 General Plan will take effect June 14th.
- Planning Director Noah Housh announced his last day working for the City of St. Helena to be June 11th.
- Tentative joint meeting between the City Council and Planning Commission on June 25, 2019.

8. AGENDA FORCAST

9. ADJOURNMENT

Chair Hardy adjourned the meeting at **8:08 P.M.**

The May 21, 2019 Minutes were approved at the _____ Planning Commission meeting.

APPROVED:

ATTEST:

Lester Hardy, Chair

Noah Housh, Planning and Community
Improvement Director

CITY OF ST. HELENA, STATE OF CALIFORNIA

RESOLUTION NO. PC2019-015

**GRANTING A SHORT-TERM RENTAL PERMIT TO
1220 EDWARDS STREET (#PL19-008)**

PROPERTY OWNER: Carl P. Dene

APN: 009-081-011

RECITALS

- A. In February 2019, City staff confirmed the applicant's eligibility to apply for a short-term rental permit under the short-term rental ordinance's Restrictions and Standards (Municipal Code Section 17.134.040).
- B. On March 4, 2019, the applicant submitted an application for a short-term rental permit at 1220 Edwards St. in the Medium Density Residential (MR) district.
- C. In accordance with the short-term rental ordinance, a Notice of Application was sent to all residents and property owners within 300 feet of the subject parcel on May 9, 2019 informing them of the short-term rental application and notifying them that they may submit written comments on the application.
- D. The Planning Commission of the City of St. Helena, State of California, held a duly noticed public hearing on May 21, 2019 to consider the application, and after considering all application materials, public comment and the staff provided analysis voted to approved the Short Term Rental permit for the applicant and directed staff to prepare a resolution reflecting this direction and return to the Commission for formal action.
- E. A final resolution approving the short-term rental permit was presented to the Planning Commission for final adoption as a consent item on June 4, 2019.

RESOLUTION

- A. The Planning Commission hereby finds that the project is exempt from the requirements of CEQA pursuant to Section 15301 as a Class 1 categorical exemption, which exempts projects that consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.
- B. The Planning Commission hereby finds that the Short-Term Rental Permit application complies with the following required findings pursuant to Section 17.134.060 of the St. Helena Municipal Code:
 - 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 in that the City Council has adopted a short-term rental ordinance limiting the number of permitted short-term rental in the City to twenty-five (25).

*1220 Edwards Street
Short-term Rental Approval
May 21, 2019*

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 in that no modifications to a structure will occur as a result of a short-term rental permit being issued.
 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 in that the short-term rental would operate occasionally when the property owner is away for work, but would otherwise be occupied by a long term resident.
 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 in that an additional rental space will become available.
- C. The Short-Term Rental Permit for the above described property is granted subject to compliance with the following conditions.

CONDITIONS OF APPROVAL

1. The permit shall be in conformance with all City ordinances, rules, regulations and policies in effect at the time of issuance of the permit. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.
2. Pursuant to the St. Helena Municipal Code, Section 17.134.040. Short-Term Rentals shall be subject to the following restrictions and standards:
 - a. The short-term rental use shall be permitted in no more than one single-family use per lot.
 - b. The short-term rental permit shall be in the name of the owner-applicant, who shall be an owner of the real property upon which the short-term rental use is to be permitted. One person may hold no more than one short-term rental permit. The permit shall not be transferable.
 - c. Short-term rental uses shall be limited to single-family dwellings existing and constructed as of the date of application for the short-term rental permit.
 - d. The total number of permits for short-term rental dwellings shall not exceed twenty-five (25) at any time.
 - e. The maximum number of bedrooms used for short-term rental use in the short-term rental dwelling (main house and guest unit), shall be no greater than three (3). The total number of guests staying in the short-term rental dwelling at any one time shall be no greater than two times the number of bedrooms plus two persons, up to a maximum of eight (8) persons.
 - f. Short-term rental dwellings shall meet all applicable building, health, fire and related safety codes at all times and shall be inspected by the fire department before any short-term rental activity can occur.
 - g. A minimum of two (2) on-site parking spaces shall be provided for use by the short-term rental occupants.

1220 Edwards Street
Short-term Rental Approval
May 21, 2019

- h. The owner-applicant shall keep on file with the city the name, telephone number, cell phone number, and e-mail address of a local contact person who shall be responsible for responding to questions or concerns regarding the operation of the short-term rental. This information shall be posted in a conspicuous location within the short-term rental dwelling. The local contact person shall be available twenty-four (24) hours a day to accept telephone calls and respond physically to the short-term rental within thirty (30) minutes when the short-term rental is rented and occupied. The city shall post the name and contact information of the local contact person associated with each short-term rental on the city's webpage.
3. The owner-applicant shall post "house policies" within each guest bedroom. The house policies shall be included in the rental agreement, which must be signed by the renter and shall be enforced by the owner-applicant or the owner-applicant's designated contact person. The house policies at a minimum shall include the following provisions:
 - a. Quiet hours shall be maintained from ten p.m. to seven a.m., during which noise within or outside the short-term rental dwelling shall not disturb anyone on a neighboring property.
 - b. Amplified sound that is audible beyond the property boundaries of the short-term rental dwelling is prohibited.
 - c. Except as permitted by the planning director, vehicles shall be parked in the designated on-site parking area and shall not be parked on the street overnight.
 - d. Parties or group gatherings which exceed the maximum number of allowed guests and/or which have the potential to cause traffic, parking, noise or other problems in the neighborhood are prohibited from occurring at the short-term rental property, as a component of short-term rental activities.
4. Auctions, weddings, commercial functions, and any other similar events which have the potential to cause traffic, parking, noise or other problems in the neighborhood are prohibited from occurring at the short-term rental property, as a component of short-term rental activities.
5. The owner-applicant shall ensure that the occupants and/or guests of the short-term rental use do not create unreasonable noise or disturbances, engage in disorderly conduct, or violate provisions of this code or any state law pertaining to noise, disorderly conduct, the consumption of alcohol, or the use of illegal drugs or be subject to fines and penalties levied by the city up to and including revocation of the short-term rental permit.
6. The owner-applicant, upon notification that occupants and/or guests of his or her short-term rental use have created unreasonable noise or disturbances, engaged in disorderly conduct or committed violations of this code or state law pertaining to noise, disorderly conduct, the consumption of alcohol or the use of illegal drugs, shall prevent a recurrence of such conduct by those occupants or guests or be subject to fines and penalties levied by the city up to and including revocation of the short-term rental permit.

7. All advertising for any short-term rental, including electronic advertising on short-term rental websites, shall include the number of the short-term rental permit granted to the owner-applicant.
8. The owner-applicant shall maintain city business licenses and pay all transient occupancy taxes in accordance with Chapter 3.28 as required.
9. Preference for the review and issuance of new short-term rental permits shall be given to current residents of St. Helena over nonresident applicants. Applicants whose primary residence is within the city of St. Helena shall be reviewed and acted on ahead of other nonresident applications to implement the local preference policy for short-term rental permits.
10. Applicants for short-term rental permits are required to have owned their homes for a minimum of three years prior to applying for and being issued a short-term rental permit.
11. Short-term rental permit holders are required to rent their properties on a short-term basis a minimum (average) of sixty (60) days per year. Individual permit holders who do not meet this minimum rental activity may (at the determination of the director) have their renewal denied and/or reviewed by the planning commission at a noticed public hearing. Short-term rental permit holders who utilize their primary residence for short-term rental activities are exempted from this requirement.
12. This permit is valid for 2 years and the owner must reapply for subsequent short-term rental permits to extend the use beyond this period. It is the applicant's responsibility to apply for renewal, no notice will be provided from the City.
13. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.

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

AYES: Commissioners Monnette, Hale, Ponte and Hardy

NOES: Commissioner Anderson

ABSENT: None

ABSTAIN: None

APPROVED:

ATTEST:

Lester Hardy
Chair, Planning Commission

Noah Housh,
Planning and Community
Improvement Director

*1220 Edwards Street
Short-term Rental Approval
May 21, 2019*



PLANNING COMMISSION REPORT
Planning Commission Meeting of June 4, 2019

AGENDA SECTION: Consent

FILE NUMBER: PL19-014

SUBJECT: Design Review Exemption to allow the installation of umbrellas, benches and other minor exterior modifications to the existing structure and site

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:04/03/19

ACCEPTED AS COMPLETE:04/03/19

LOCATION OF PROPERTY: 1153 Main Street

APN: 009-261-001

GENERAL PLAN/ZONING: Central Business/Central Business

APPLICANT: Joel Gott

PHONE: 707-508-5000

BACKGROUND

1153 Main Street is a 0.26 acre parcel currently developed with an approximately 1,300 square foot convenience store and gas station.

PROJECT DESCRIPTION

Request for approval of a Design Review Exemption to allow the installation of umbrellas, benches and other minor modifications to the existing gas station and convenience store site "The Station", located at 1153 Main St in the Central Business Zoning District.

ANALYSIS**CEQA**

Section 15301 of CEQA identifies that minor alterations of existing structure or facilities, involving no or negligible expansion of the use, are Categorically Exempt from the requirements of CEQA. Given that the project proposes to make minor exterior changes to the existing convenience store and gas station site, staff finds that the project qualifies for a Class 1 Categorical Exemption from the requirements of CEQA under Section 15301.

General Plan

The project site is designated as Central Business in the 1993 General Plan and is specifically described as: *The CB designation provides for retail, personal service uses, offices, restaurants, hotels/motels, service stations, public and quasi-public uses, and similar and compatible uses that serve local residents and the surrounding area. Emphasis is on pedestrian oriented retail and service uses on ground floor level, with office uses on the upper levels. Residential uses in this designation can be considered for upper floor areas, subject to discretionary review and approval. The intent is for the CB district to remain primarily local resident serving in character. New uses which serve both local residents and tourists will be allowed. Uses which are primarily tourist-serving are not permitted. The maximum allowable FAR in the CB district is 2.00, with off-site parking.*

Given that the application is purely a Design Review Exemption, staff has referenced applicable policies from both the Land Use and Growth Management and the Community Design Elements of the Plan. Specifically these include:

2.6.30 Protect historic resources in the commercial areas, and encourage their rehabilitation and re-use.

2.6.31 Require the design of all new commercial development to be compatible with and complementary to the image and character of the historic Main Street area.

2.6.35 Maintain the Central Business District as the City's social/cultural core, and the primary center of retail business.

4.3.1 Preserve the rural small town quality of St. Helena which includes the compact commercial core of one and two story buildings.

4.3.2 Ensure that local serving uses are located within a comfortable walk of the center of town and public parking.

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

4.3.6 Preserve historic and cultural resources because of their special contribution to the character and quality of life in St. Helena.

Staff Response: Staff finds that the project is consistent with the applicable policies of the 1993 St. Helena General Plan in that it proposes to maintain the integrity of the exiting historic structure and use, while also providing additional community benefit through expanded accessory elements which are complementary to the image and character of the District; and will further enhance the ability of the CBD to serve as the City's social/cultural core by providing additional publically available amenities in the center of the community through appropriately designed landscaping and accessory site features.

Zoning

Consistent with the Central Business General Plan designation, the project is zoned Central Business (CB). Section 17.48.010 identifies the purpose of the CB District as:

The central business district (CB) designation provides for retail, personal service uses, offices, restaurants, hotels/motels, service stations, public and quasi-public uses, and similar and compatible uses that serve local residents and the surrounding area. Emphasis is on pedestrian-oriented retail and service uses on the ground floor level, with office and residential uses on the upper levels. The intent is for the CB district to remain primarily local resident-serving in character. New uses which serve both local residents and tourists will be allowed. Uses which are primarily tourist-serving are not permitted.

Section 17.48.040 Design Review Required identifies that: Pursuant to Chapter 17.164 all signs, new structures or buildings, or exterior revisions (including, but not limited to, change in exterior color) of any existing structures or buildings for both permitted and conditional uses shall require design review.

Further, Section 17.164.060 Exemptions A. states: Whenever the city planner finds that a proposal which requires planning commission review and action raises no substantial design problem of the sort outlined in Sections 17.164.010 through 17.164.030, the planner shall place such an exemption recommendation on the planning commission's consent agenda.

Finally, Section 17.48.050 E. identifies: The following are the accessory uses, buildings and structures permitted in the CB district: E. Other uses and structures which are customarily incidental and clearly subordinate to permitted and conditional use pursuant to procedures in Chapter 17.08.

Section 17.48.070 identifies the development standards for the CBD District, which are identified below.

A. Maximum Standards.

1. Height of building/structures**	35 feet
2. Building floor area	***
3. Use floor area	****
4. Floor area ratio	2.0 (requires off-site parking)
B. Minimum Standards.	
1. Lot area	5,000 square feet
2. Front setback	0 feet
3. Side setback	0 feet
4. Side yard**	0 feet
5. Rear yard**	0 feet

Staff Response: Staff finds that the proposed improvements to the site at 1153 Main Street are subject to the Design Review requirements, that these improvements are accessory to the primary use in that they are clearly incidental and subordinate site features and that these changes raise no substantial design problems. Further, no permanent structures are being proposed and no on-site parking is being modified, therefore no inconsistencies with the CBD Development standards have been identified or discussed.

ISSUES

Staff has not identified any unresolved issues as a component of the review of this project.

CORRESPONDENCE

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

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 CEQA as a Class 1 Categorical Exemption under Section 15301; and
2. Adopt a resolution to approved the requested Design Review Exemption to allow the installation of umbrellas, benches and other on-site accessory features to the existing site at 1153 Main Street in the Central Business Zoning District.

ATTACHMENTS

[PC Reso-Design Review](#)

[Written Statement](#)

[Project Plans](#)

[Site Photos](#)

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION PC20xx-xx

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA
GRANTING APPROVAL OF DESIGN REVIEW EXEMPTION
TO ALLOW THE INSTALLATION OF UMBRELLAS, BENCHES AND OTHER
ACCESSORY ELEMENTS TO THE SITE LOCATED AT 1153 MAIN STREET (File No.
PL19-014)**

PROPERTY OWNER: Tim Cardoza/Napa Valley Petroleum **APN:** 009-261-001

Recitals

1. On April 3, 2019, Joel Gott submitted an application for Design Review to make site improvements including umbrellas, benches bollards and other minor modifications at 1153 Main Street in the Central Business Zoning District; and
2. A staff report dated June 4, 2019, and incorporated herein by reference analyzed the projects consistency with the Design Review Criteria enumerated in Section 17.164.030 of the Municipal Code, and
3. On June 4, 2019, the Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public meeting.
4. **Now, therefore** let it be found that, the Planning Commission approves the requested Use Permit and Design Review on the following basis:

Resolution

- A. The project is categorically exempt from the requirements of CEQA pursuant to Section 15301, which exempts minor modifications to existing facilities. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not located on or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts
- B. The Planning Commission has considered the Design Review design criteria identified in Municipal Code Section 17.164.030 to support the motion to approve the Design Review given that the project has been found to demonstrate:

1. Consistency and compatibility with applicable elements of the general plan in that the project maintains the standards for lot sizes and development, identified in the Central Business designation;
2. Compatibility of design with the immediate environment of the site given that the design maintains historic design features and materials;
3. Relationship of the design to the site given the range of amenities serving patrons and members of the public;
4. Determination that the design is compatible in areas considered by the Commission as having a unified design or historical character given the historic scale and design features incorporated into the proposal in that no permanent changes to the actual historic structure are proposed;
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses is found as the added amenities assist with providing the transition;
6. Compatibility with future construction both on and off the site given that the improvement maintains the ability to add future features in and around the property;
7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project in that these amenities are seen as improving less active facades;
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 which they are given the continuation of the single-family use and maintenance of the existing access to the property;
11. Whether natural features are appropriately preserved and integrated with the project which the project seeks to do through careful site planning;
12. Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions;
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;

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

Conditions of Approval

1. Permit shall be in conformance with all City ordinances, rules, regulations and policies in effect at the time of issuance of a building permit.
2. The Design Review approval shall be vested within one (1) year from the date of the decision. A building permit for the project allowed under this approval shall have been obtained within one (1) year from the effective date of the Design Review decision or these approvals shall expire; provided however that the approved Design Review may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.030, Extension of Permits and Approvals.
3. This permit is valid for this design only. New permits must be applied for any change in use. These permits will expire if the use is discontinued pursuant to then existing ordinances and regulations.
4. The Design Review shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.
5. Any request for an extension of the Design Review must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
6. All required fees, including planning fees, development impact fees, building fees, retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of building permit.
7. Pursuant to City Council Resolution 2003-65, the owner and applicant are informed of the following:

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

develop additional affordable housing.

8. Compliance with all permit conditions shall be clearly identified on all plans submitted for building permit approval, shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
9. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
10. Provided they are in general compliance with the approved Design Review, minor modifications found to be in substantial conformance with the approved design may be approved by the Planning Director.
11. This Design Review shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
12. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The owner/applicant is responsible for meeting with the Building Official / Fire Inspector to review compliance with Building and Fire Codes, including fire protection systems and the accessibility standards of Title 24.
13. Construction documents shall indicate compliance with the final approved plans and project description dated received April 3, 2019, or otherwise revised through the Design Review process.
14. A business license is required for all contractors and sub-contractors working on the project.
15. All conditions of approval shall be clearly identified and included on all plans submitted for building permit review and issuance.
16. Where the Central Business District adjoins agricultural districts, there exists a right-to-farm the adjoining property. There is a good faith expectation that no complaints will occur regarding legal, normal agricultural activities on the adjacent land. Such activities may include day or night disbursement of chemicals, and creation of dust, noise, or fumes.
17. Developer is required to incorporate street trees into the frontage improvements of the proposed project and/or to replace any dead or dying trees currently within the existing

planting strip or tree wells (per General Plan Policy 6.4.13) The size, species and location of these trees shall be identified on all plans submitted for building permit review and issuance.

18. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.
19. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The City Engineer must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.
20. A minimum of five (4) bicycle parking spaces are required to be installed and made available to customers visiting the site.
21. As identified in the project description, the restroom is required to be available to members of the general public during all hours the store is open for business.
22. Seating amenities installed on site are required to be open and available to members of the general public during all hours the store is open for business.
23. Due to the general potential for litter and debris around convenience store locations, a store employee shall be tasked and assigned with regular patrols and sweeps of the parking lot and trash receptacle areas to minimize this potential impact.

Public Works Department Conditions of Approval

24. 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.
25. No added drainage from new hardscape or roofs shall be allowed to leave the site; improvement plans shall show how drainage will be handled on site and at the property lines to prevent inundation of neighboring properties. Overflow site drainage shall be directed in to an existing storm drain or gutter through City standard under-sidewalk drains where applicable.

26. Any required erosion and sediment control plans shall conform to the latest State and City codes at a minimum.
27. Any new trash areas, dumpsters and recycling containers shall be enclosed and roofed per State and County standards to prevent water run-on to the trash area and water runoff from the area, to contain litter and trash so that it is not dispersed by the wind or run-off during waste removal. In the event that wine or food is disposed in these areas, the enclosed trash area shall drain to the sanitary sewer system. An area drain connected to the sanitary sewer shall be installed in the enclosure area and a structural control such as an oil/water separator or sand filter shall be included. No other area shall drain into the trash enclosure. A sign shall be posted prohibiting the dumping of hazardous materials into the sanitary sewer.
28. Wastewater discharged is subject to all of the requirements and limitations set forth in Chapter 13.20, Sewer Service System, of the St. Helena Municipal Code.
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. An encroachment permit shall be required for any work performed in the public right of way.
31. Applicant shall confirm adequate parking per ADA and City Standards.
32. Any 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. The applicant shall repair all public improvements that are damaged by the construction process in accordance with the City Water/Sewer/Street/Storm Drain/Sidewalk Standards prior to Certificate of Occupancy.
33. Any new or modified driveway approaches shall be per current City and ADA standards and significant deterioration or unsafe non-standard driveway approaches may be required to be replaced at the direction of the Public Works Department.

Fire Department Conditions of Approval

34. 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.
35. Installation of approved interior fire sprinkler system is required, unless waived by the Fire Chief.
36. One-hour minimum fire resistant construction on all exterior walls within 10' of property boundary is required. Fire resistant construction of interior walls shall be determined by type of occupancy.

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

Building Department Conditions of Approval

38. A building permit is required for all onsite demolition, construction and/or change of occupancy.
39. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. At this time the City of St. Helena utilizes the 2016 Building Codes.
40. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist which includes three (3) full sets of plans as well as one (1) set of reduced sized civil drawings.
41. The applicant shall provide a construction waste management plan with the building permit application.
42. 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.
43. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
44. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.
45. Properties which rely on septic systems and which are proposing substantial renovations may require approval from the Napa County Environmental Health Department. Applicants are encouraged to engage with the County early in the building permit review process to reduce the potential for delay.
46. Plan check fees are due the time of Building plan submission. Fee amounts differ based on the scope of the project.
47. Alterations or additions shall comply with current access compliance requirements of Chapter 11A and/or 11B CBC. A minimum of 20% of the total project valuation shall be applied to areas outside the actual scope of work to address Path of Travel elements,

Parking, A Primary Entrance, Restrooms, Drinking Fountains, Public Telephones and Signs

48. A Grease-interceptor sized according to the current California Plumbing Code shall be installed for all food establishments. Grease-interceptors shall meet City of St. Helena and Napa County Health requirements for location.

I HEREBY CERTIFY that the foregoing Use Permit and Design Review was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on June 4, 2019, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Lester Hardy
Chair, Planning Commission

Noah Housh,
Planning and Community
Improvement Director

**1153 Main Street
"STATION"**

Design Review Exemption Application Written Statement

This is a design review application to add shade umbrellas and benches around the back of the convenience store located at 1153 Main Street. The purpose is to provide the community with a place to gather and/or enjoy drinks and foods. Bollards will delineate this area where benches will be provided for seating and umbrellas supplied for shade. Bike racks will be available for use. A counter mounted to the building is also proposed.

The existing five parking spaces will remain. Vehicular access to the site will remain via Spring Street and Main Street. The business will remain a convenience store and sell items such as pre-packaged food, small sundries, coffee, etc. Proposed hours of operation will be from 6am to 4pm, seven days a week. A restroom will also be available to the public during business hours.

A2 SITE ELEVATIONS

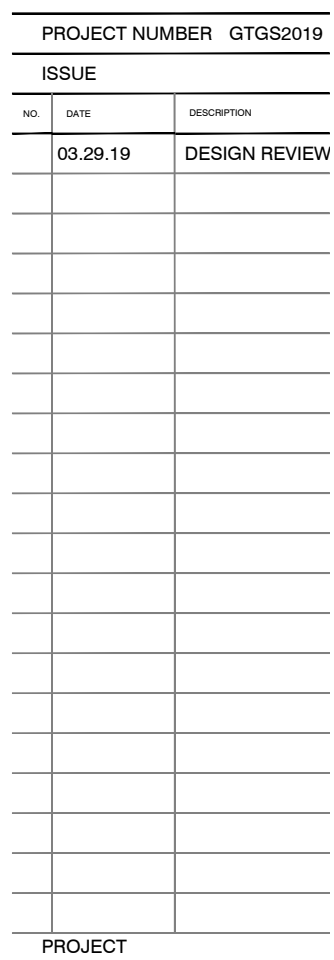
TEAM-BUILT CONSTRUCTION
Frank Saldivar
995 Vintage Avenue, Ste. 202
St. Helena, CA 94574
T: (707) 963-7393
M: (707) 974-5120
frank@teambuiltinc.com

1153 MAIN
Joel Gott
1360 Adams Street
St. Helena, CA 94574

THIS PROJECT PROPOSES THE INSTALLATION OF THREE SHADE UMBRELLAS, SOME BENCHES AND BIKE RACKS. THERE WILL ALSO BE A HAND-WASHING SINK AND NARROW COUNTER INSTALLED ON THE BACK OF THE BUILDING.

AREA CALCULATIONS:
NO PROPOSED ADDITION OF SQUARE FOOTAGE.
EXISTING BUIDLING AREA 1,296 SQ.FT.

karen@kjarchitecture.com

1153 MAIN STREET
ALTERATION

APN: 009-261-001
1153 Main Street, St. Helena, California

SHEET TITLE
PROJECT DATA
AND SITE
PLAN

SHEET NUMBER

A1



THE STATION	IDENTITY CONCEPTS—SIGNAGE PROPOSAL—EAST			L E V E L
	DATE: 25 JANUARY 2019	VERSION: 11a.1	SCALE: 1/1	
© COPYRIGHT 2019 LEVEL LLC., CALISTOGA, CA				



THE STATION	IDENTITY CONCEPTS—SIGNAGE PROPOSAL—SOUTH/EAST			L E V E L
	DATE: 25 JANUARY 2019	VERSION: 11a.2	SCALE: 1/1	
© COPYRIGHT 2019 LEVEL LLC., CALISTOGA, CA				



THE STATION	IDENTITY CONCEPTS—SIGNAGE PROPOSAL—NORTH/EAST			L E V E L
	DATE: 25 JANUARY 2019	VERSION: 11a.3	SCALE: 1/1	
© COPYRIGHT 2019 LEVEL LLC., CALISTOGA, CA				

ADMINISTRATIVE DETERMINATION



DATE: November 3, 2017

TO: Neighboring Property Owners and Interested Citizens

FROM: Noah Housh, Planning and Community Improvement Director

RE: Administrative Determination that a request from Joel Gott to open and operate the convenience store at 1153 Main Street qualifies as a continuing (non-conforming-due to lack of a Use Permit) land use and therefore can occupy the tenant space at 1153 Main Street, previously occupied by Napa Valley Petroleum, also a convenience store.

PROJECT DESCRIPTION

Joel Gott has requested approval of a business license to occupy the vacant Napa Valley Petroleum convenience store tenant space at 1153 Main Street as a continuing convenience store use. Zoning Code Section 17.140.020 F. states:

F. When a nonconforming use which has been operating in conformance with a previously approved use permit is abandoned, the same use which previously existed may be resumed, reestablished, or reopened within a six month time period from the date of abandonment in accordance with the following criteria:

- 1. Written notice of the date of reestablishment shall be given to the planning director prior to reestablishment of the use.*
- 2. A city business license shall be obtained.*
- 3. All permits/approvals from any agency regulating the nonconforming use shall be obtained.*
- 4. A fictitious business name shall be filed with Napa County if required by state regulations.*
- 5. All required information shall be filed with the State Board of Equalization.*
- 6. If a building permit is requested to remodel the existing building, the use permit remains vested, provided the building permit has been issued, construction consistent with the building permit has commenced, and construction is actively pursued toward completion prior to the six-month time period defining abandonment.*

When it has been determined that the use has been resumed, reestablished, or reopened consistent with this criteria, the use is deemed vested.

Given that the previous operators have provided documentation identifying continuance of their convenience store use within the six-months prior to the request for a business license, staff has determined that the convenience store land use was not “abandoned”, and therefor can be re-established as a continuing use.

The continuing convenience store land use is subject to the zoning code criteria identified in Section 17.136.080 B., which states:

*Administrative Determination
1153 Main Street
October 31, 2017*

B. The following criteria shall be met prior to approval of a service station:

- 1. That the site is not closer than one hundred (100) feet to any R district;*
- 2. That no block would have more than two service station sites;*
- 3. That all operations and display of merchandise would be kept within an approved structure, except those directly required for the dispensing of gasoline, water and air, and the replenishment of oil;*
- 4. That the minimum landscaping requirements established in the zoning district in which the use is located have been incorporated into the design of the proposed use;*
- 5. That the use does not include the sale of staple grocery items nor does it include a mini market, but may include the sale of snack foods, drinks, and convenience foods. (Ord. 93-16 § 1; prior code § 27.277)*

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 Determination will be provided to the Planning Commission at their next regularly scheduled meeting November 7, 2017.

Thank you for your attention to this matter.



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

Administrative Determination
1153 Main Street
October 31, 2017

STATION BENCHES



STATION BENCHES



Bench Image 001

STATION BENCHES

Lumens.com



Bench Image 002

STATION BENCHES



Bench Image 003

STATION BENCHES





PLANNING COMMISSION REPORT
Planning Commission Meeting of June 4, 2019

AGENDA SECTION: Public Hearing

FILE NUMBER: PL19-001

SUBJECT: 1443 Stockton Street, Design Review and Demolition Permit

PREPARED BY: Chris Gustin, Contract Planner

REVIEWED BY: Noah Housh, Planning & Community Improvement Director

APPROVED BY: Noah Housh, Planning & Community Improvement Director

APPLICATION FILED:01/04/19

ACCEPTED AS COMPLETE:01/08/19

LOCATION OF PROPERTY: 1443 Stockton Street

APN: 009-305-020

GENERAL PLAN/ZONING: Medium Density Residential: MDR

APPLICANT: Jenny & Nick Vitro

PHONE: (650)-235-5335

BACKGROUND

The subject property is a residential lot of 0.149 acres (6,500 sq. ft.) and improved with a one-story, two-bedroom, single family residence of approximately 1,046 sq. ft. and a single car garage of approximately 200 sq. ft. The residence is a modest example of a 1960-era ranch house with little architectural or historical significance. The house is located on the south side of Stockton Street to the east of the intersection of Pine Street and Stockton Street. According to the Historical Evaluation prepared for this application by Brunzell Historical (copy attached), the property does not qualify for historic listing at any level and is not a historical resource under CEQA. The streetscape is established mature landscaping around single-family residences from the twentieth through twenty-first centuries.

PROJECT DESCRIPTION

The applicants, Jenny and Nick Vitro submitted a request to demolish the existing single-story home and construct a new 2,433 sq. ft. single family residence with a single car garage. The new home would feature natural wood shiplap siding with a combination of standing seam roofing and asphalt shingles. A new patio would also be constructed at rear of the proposed home with room set aside for a future pool.

In order to carry out the proposed project, the applicant has requested a Demolition Permit and Design Review Permit.

ANALYSIS

GENERAL PLAN

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

Relevant General Plan policies include:

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

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

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

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

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

Staff Analysis:

The proposed new construction of the single family residence is consistent with and meets the criteria set forth in the applicable General Plan policies outlined above.

ZONING

Consistent with the General Plan land use designation, 1443 Stockton Street is in the MDR: Medium Density Residential District. The MDR Zoning District allows for residential construction insofar as it conforms to the development standards prescribed by Municipal Code Section 17.40.060. While the subject lot does not meet the current minimum area standards, it is a legally subdivided lot and therefore is considered a legal non-conforming parcel. So long as all of the applicable development standards are met, the “Small Lot Standards” are not applicable.

	Standard	Existing	Proposed
Parcel Size:	7,000 sq. ft.	6,500 sq. ft.	6,500 sq. ft.
Setbacks:			
Front:	20 feet		22'-10"
Sides:	10 feet		10 feet
Rear:	20 feet		40'-6"
Building Height:	30 feet		25 feet
Lot Coverage:	45%		20.4%
Floor Area Ratio:	0.34		0.34*

* Section.40.070 Other uses, standards, and requirements, Subsection C, exempts one covered parking space of two hundred square feet in size from the Floor Area Ratio provisions.

The proposed single family residence complies with or exceeds all applicable MDR District Development Standards, except as noted, the minimum lot size, which is an existing non-conforming situation, not being intensified by the proposed development of a single family home in keeping with all established development criteria.

DEMOLITION PERMIT

Zoning Code Section 17.164.050 G, Demolition, states in part: “...no permit authorizing the demolition of any building within any zoning district shall be issued until approved by the Planning Commission in accordance with the following findings”:

1. That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building.

The building to be demolished has been determined to have no architectural or historical significance therefore the subsequent provisions of this Section do not apply.

1. That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood;

The building to be demolished, a typical 1960'S era ranch house, will not eliminate any elements that are required to maintain the essential character of the neighborhood.

1. That the design review of the proposed replacement structure is approved prior to or in conjunction with the demolition of a housing structure.

The project is subject to Design Review Approval and any demolition permit approval is contingent upon the Design Review Approval of the proposed new dwelling.

DESIGN REVIEW

The purpose of design review is to, among other things, promote the qualities that bring value to the community and foster attractiveness and functional utility of the community as a place to live and work. The Planning Commission must find that the project takes reasonable account of the design criteria prescribed by Section 17.164.030 (detailed below) and exhibit a quality of design that is compatible with adjacent development, features a siting, scale, massing and architectural style that is generally consistent with the predominant development patterns, and that does not otherwise detract or negatively affect the established character of the surrounding neighborhood. Consistency findings related to the Design Review Criteria are enumerated, below.

Design Review Criteria.

1. Consistency and compatibility with applicable elements of the general plan.
The proposed project would be appropriate in the context of the greater neighborhood and would be consistent with the intent of applicable General Plan policies pertaining to historic preservation (as noted, there are no historic preservation issues), design, compatibility, and continuity of defining features of the neighborhood.
2. Compatibility of design with the immediate environment of the site;
The immediate neighborhood consists of modest, one-story and two-story homes, most dating to the mid to late twentieth century. As proposed, the project would retain the character of the existing residences. There is no component of the project that would be incompatible with the immediate environment of the site or that of the greater neighborhood.
3. Relationship of the design to the site.
The proposed project maintains an appropriate relationship to the site.
4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
The project is consistent and compatible with the surrounding properties and neighborhood.
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;
The proposed work would not alter the scale or transition between different land uses.
6. Compatibility with future construction both on and off the site;

The proposed contemporary home will blend in with the existing and future construction in the immediate neighborhood.

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

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

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

The proposed siting of the new home will create an internal sense of order and provide a desirable environment for occupants, visitors, and will be consistent with the general community.

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

The landscaping proposed is consistent with the residential character of the project and sufficient open space will be provided.

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

No changes to access are proposed as part of the project, and sidewalks exist along the frontage of Stockton Street for safe and convenient pedestrian and bicycle access. No changes are proposed to the width of the street that would impact vehicular access.

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

The site is essentially flat and does not have any significant natural features.

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

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

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

The project proposes an extensive landscaping that plan that would be consistent with that seen throughout St. Helena.

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 plant materials.

The proposed landscaping is consistent with the applicable low-water landscaping ordinances and will be irrigated by a drip system. The project will be conditioned to comply with all current applicable Title 24 building standards for energy efficiency and conservation and would achieve required energy metrics.

WATER USE ANALYSIS

Based upon the attached Water Use Analysis Report prepared by the project Architect, the construction of the proposed single family residence will result in a decrease in the net indoor water use at the property.

ISSUES

No issues have been identified as of the preparation of this Report.

CORRESPONDENCE

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

STAFF RECOMMENDATION

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

1. The project is exempt from the requirements of CEQA pursuant to CEQA Section 15301 and 15303 (a), and
1. Accepting the required findings and approving the requested Demolition Permit and Design Review for a new single family residence at 1443 Stockton Street.

ATTACHMENTS

[1443 Stockton PC Resolution](#)

[Vitro Historical Report Brunzell](#)

[WATER USE ANALYSIS REPORT](#)

[WRITTEN STATEMENT](#)

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION NO.

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA
GRANTING APPROVAL OF A DEMOLITION PERMIT AND DESIGN REVIEW
FOR THE VITRO RESIDENCE LOCATED AT 1443 STOCKTON STREET**

PROPERTY OWNERS: Jenny and Nick Vitro **APN:** 009-305-020

Recitals

1. On January 4, 2019, Jenny and Nick Vitro submitted an application for Design Review and a Demolition Permit to demolish an existing one-story 1,140 square foot single family residence and construct a new two-story single family residence and an attached one-car garage at 1443 Stockton Street in the Medium Density Zoning District; and
2. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law;
3. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on June 4, 2019, and
4. Now, therefore let it be found that, the Planning Commission approves the Demolition Permit and Design Review and authorizes the modifications contained in said plans based on the findings below and subject to the conditions of approval enumerated herein.

Resolution

A. CEQA

The project is exempt from the requirements of CEQA pursuant to Section 15301(L)(1) and 15303(A) which exempts demolition of an existing single family residence and the construction of a new single family residence. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not located on or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts.

B. DEMOLITION PERMIT

Zoning Code Section 17.164.050 "Applicability" (of Design Review) specifies that "...no permit authorizing the demolition of any building within any zoning district shall be issued until approved by the Planning Commission in accordance with the following findings:

*PL19-001, Design Review and Demolition Permit
1443 Stockton Street
, 2019*

1. That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building.
2. That the demolition of the existing 1960's era ranch-style single family residence 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.

C.DESIGN REVIEW

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

1. *The proposed project would be appropriate in the context of the greater neighborhood and would be consistent with the intent of applicable General Plan policies pertaining to historic preservation (as noted, there are no historic preservation issues), design, compatibility, and continuity of defining features of the neighborhood.*
2. *The immediate neighborhood consists of modest, one-story and two-story homes, most dating to the mid to late twentieth century. As proposed, the project would retain the character of the existing residences. There is no component of the project that would be incompatible with the immediate environment of the site or that of the greater neighborhood.*
3. *The proposed project maintains an appropriate relationship to the site.*
4. *The project is consistent and compatible with the surrounding properties and neighborhood.*
5. *The proposed work would not alter the scale or transition between different land uses.*
6. *The proposed home will blend in with the existing and future construction in the immediate neighborhood.*
7. *The proposed design and materials are of a quality and type that are appropriate for the residential nature of the project and would be consistent with the site and its surroundings.*
8. *The proposed siting of the new home will create an internal sense of order and provide a desirable environment for occupants, visitors, and will be consistent with the general community.*
9. *The landscaping proposed is consistent with the residential character of the project and sufficient open space will be provided.*

10. *No changes to access are proposed as part of the project, and sidewalks exist along the frontage of Stockton Street for safe and convenient pedestrian and bicycle access. No changes are proposed to the width of the street that would impact vehicular access.*
11. *The site is essentially flat and does not have any significant natural features.*
12. *The proposed siding, colors, and roofing materials are consistent with residential architecture and compatible with surrounding residential design employed throughout the City of St. Helena.*
13. *The project proposes an extensive landscaping that plan that would be consistent with that seen throughout St. Helena.*
14. *The proposed landscaping is consistent with the applicable low-water landscaping ordinances and will be irrigated by a drip system. The project will be conditioned to comply with all current applicable Title 24 building standards for energy efficiency and conservation and would achieve required energy metrics.*

Conditions of Approval

1. Permit shall be in conformance with all City ordinances, rules, regulations and policies in effect at the time of issuance of a building permit.
2. The Demolition Permit and Design Review approval shall be vested within one (1) year from the date of the decision. A building permit for the project allowed under this approval shall have been obtained within one (1) year from the effective date of the Demolition permit and Design Review decision or these approvals shall expire; provided however that the approved Demolition Permit and Design Review may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.030, Extension of Permits and Approvals.
3. This permit is valid for this design only. New permits must be applied for any change in use. These permits will expire if the use is discontinued pursuant to then existing ordinances and regulations.
4. The Demolition Permit and Design Review shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14 day period.
5. Any request for an extension of the Demolition Permit or Design Review must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
6. All required fees, including planning fees, development impact fees, building fees, retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of building permit.

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

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

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

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

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

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

12.The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The owner/applicant is responsible for meeting with the Building Official / Fire Inspector to review compliance with Building and Fire Codes, including fire protection systems and the accessibility standards of Title 24.

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

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

15.Developer is required to incorporate street trees into the frontage improvements of the proposed project and/or to replace any dead or dying trees currently within the existing planting strip or tree wells (per General Plan Policy 6.4.13) The size, species and location of these trees shall be identified on all plans submitted for building permit review and issuance.

PL19-001, Design Review and Demolition Permit
1443 Stockton Street
, 2019

Public Works Department Conditions of Approval

16. Approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with, the most current version at the time of improvement plan submittal, Caltrans Standards and Specifications, the City of St. Helena Municipal Code, the St. Helena Water and Sewer Standards, the St. Helena Street, Storm Drain and Sidewalk Standards, and all current federal, state and county codes governing such improvements.

17. For any improvements outside the existing building envelope, a grading and drainage plan showing topographic data, all easements, infrastructure onsite and directly adjoining, and an erosion control plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit. If the project entails more than 50 cubic yards of soil disturbance, 10,000 square feet of disturbance area, a cut or fill of 3 feet or more, or alteration of any drainage pattern, a grading permit shall be required.

18. Drainage needs to be routed to prevent inundation of neighboring properties. Grading and/or site improvement plans shall show how 2-year and 10-year storm flows shall be infiltrated on site and/or diverted at the property lines to prevent inundation of neighboring properties.

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

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

21. The applicant shall install an approved backflow device behind the existing water meter prior to Certificate of Occupancy. If a current approved backflow device exists, then please provide current test certifications. Any new and modified existing water laterals, meters and backflow prevention devices shall be required and constructed in accordance with the current requirements of the City of St. Helena's Water Standards and the California Department of Health Standards. Existing meter boxes located within a driveway shall be retrofitted with a traffic-rated box. New laterals shall be located perpendicular to the water main and outside any driveway/drive aisle.

22. Remodels or new construction which require fire sprinklers shall install an appropriately-sized water service with appropriate backflow and meter devices prior to Certificate of Occupancy. Fire system calculations shall be submitted with the Grading and Drainage Plan to verify fire service lateral and meter sizing. Deferred submittals are not accepted.

23. The applicant shall incorporate water conservation practices into the proposed project. Any and all non-conforming appliances and plumbing fixtures shall be removed from the premises. The water conservation requirements shall be replicated in-full on the architectural plans.

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

25.Prior to Certificate of Occupancy the applicant shall conform to the requirements of City of St. Helena Standard Drawings, Water and Sewer Standards Section 6-2.10 which includes assessing the adequacy of the lateral, replacing if necessary and installing any needed cleanouts.

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

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

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

29.Prior to Certificate of Occupancy the applicant shall conform to the requirements of City of St. Helena Standard Drawings, Water and Sewer Standards Section 7-1.12 and applicable Health Standards, which includes water laterals being a minimum of five (5) feet from sewer laterals.

30.Existing streets being cut by new utility services will require edge grinding and an A.C. overlay per City standards, extent to be determined by the Public Works Department.

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

32. 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.

Fire Department Conditions of Approval

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

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

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

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

Building Department Conditions of Approval

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

38. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. At this time the City of St. Helena utilizes the 2016 Title 24 codes.

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

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

41. The plans for construction shall include a checklist for compliance with the California Green Buildings Standards Code, mandatory measures. Provide a reference on the checklist indicating where the mandatory measures can be found on the plans.

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

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

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

45. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application. Any deferral of the required submittal items

*PL19-001, Design Review and Demolition Permit
1443 Stockton Street
, 2019*

shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Lester Hardy.....Noah Housh,
Chair,Planning and Community
Planning CommissionImprovement Director



December 20, 2018

Jenny Vitro
501 Cornell Avenue
San Mateo, California 94402

Subject: Historical Evaluation of the house at 1443 Stockton Street, St. Helena, Napa, California.

Dear Jenny,

The letter report that follows and the DPR 523 forms attached comprise the historical evaluation of the property at 1443 Stockton Street in St. Helena, as required by the City of St. Helena Planning Department.

Methodology

I conducted a site visit on November 6, 2018. The site visit included collecting photographs of all elevations of the house, the parcel, and the neighborhood setting. In order to establish the property's land use history, I conducted research through the property owner, the Napa County Assessor/Recorder's Office, and the St. Helena Public Library as well as online at Ancestry.com and other websites.

Summary of Findings

Because the property is over 50 years old, potential projects trigger a City of St. Helena requirement for historical evaluation under the California Environmental Quality Act (CEQA), since historical resources are considered part of the environment. The purpose of the historical evaluation is to determine whether an age-eligible property meets the criteria for historic listing. Because this work was completed pursuant to CEQA, all resources discovered during the field survey require evaluation for California Register of Historical Resources (CRHR). The property was also evaluated for National Register of Historic Places (NRHP) eligibility.

National Register of Historic Places

In conjunction with the following NRHP criteria, sites must be assessed for integrity of location, design, setting, materials, workmanship, feeling, and association. A site may be considered eligible to the NRHP if it retains sufficient integrity of the elements listed above and it:

- (a) is associated with events that have made a significant contribution to the broad patterns of our history;
- (b) is associated with the lives of persons significant in our past;
- (c) embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or represents a significant or distinguishable entity whose components may lack individual distinction;
- (d) yields, or may be likely to yield, information important to the prehistory or history of the area/region.

California Register of Historical Resources

The CRHR criteria are based on NRHP criteria. For a property to be eligible for inclusion on the CRHR, one or more of the following criteria must be met:

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California, or national history;

3. It 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; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, the CRHR requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources" (CCR 4852 [d][2]). Fifty years is normally considered sufficient time for a potential historical resource, and in order that the evaluation remain valid for a minimum of five years after the date of this report, all resources older than 45 years are typically evaluated. The CRHR also requires that a resource possess integrity. This is defined as the ability for the resource to convey its historical significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

Evaluation

The National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible.

Criterion A/1: 1443 Stockton Street is not associated with events that have made a significant contribution to the broad patterns of our history. It was constructed within the general context of residential development in St. Helena, but research has revealed no significant associations with this or any other important historic context. Therefore, the property is not recommended eligible to the NRHP or CRHR under Criterion A/1.

Criterion B/2: 1443 Stockton Street is not associated with the life of a person important to our history. Research has not revealed that the members of the Constantini/Pina family or any other owners or residents were important to local history. Therefore, it is not recommended eligible to the NRHP or CRHR under Criterion B/2.

Criterion C/3: 1443 Stockton Street is not significant for its architecture or engineering. It is a modest example of a Ranch-style house, thousands of which were constructed throughout California in the 1960s. It lacks architectural or design distinction. Therefore, the property is not recommended eligible to the NRHP or CRHR under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 1443 Stockton Street does not appear to be a principal source of important information in this regard.

The property does not qualify for historic listing at any level and is not a historical resource under CEQA.

Preparer's Qualifications

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

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

Sincerely,

A handwritten signature in blue ink that reads "Kara L. Brunzell". The signature is written in a cursive, flowing style.

Kara Brunzell, M.A.
Brunzell Historical

Attachments: DPR 523 forms, 1443 Stockton Street, St. Helena, California

**State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD**

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 5

*Resource Name or # (Assigned by recorder) 1443 Stockton Street

P1. Other Identifier: 1443 Stockton Street

***P2. Location:** ☐ Not for Publication ☒ Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County Napa

***b. USGS 7.5' Quad** St. Helena **Date** 2018 **T** ____; **R** ____; ____ ¼ of Sec ____; ____ **B.M.**

c. Address 1443 Stockton Street City St. Helena Zip 94574

d. UTM: (give more than one for large and/or linear resources) Zone 10; 545841 mE/ 4261685 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1443 Stockton Street is located in a residential neighborhood south of St. Helena's core. Between the building and sidewalk is a front yard, planted with a large orange tree and a number of smaller trees and shrubs and surrounded by a low wooden fence. The house is L-shaped with a cross-gabled composition shingle roof and a projecting single-car garage on the west side fitted with an articulated metal door. The full-width integral porch has a low wooden railing and a concrete floor and is accessed by a single concrete step. The main entrance is centered on the north (main) elevation and fitted with a partially glazed wood door. Fenestration consists of horizontal vinyl sliding sash. The house is clad in stucco, with brick trim along the bottom of the main elevation. The large back yard has a covered patio adjacent to the house and several mature trees (continued, p. 3).

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #) Photograph 1: North elevation, camera facing southwest, photograph taken November 6, 2018.

***P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both

c1964, Napa County Assessor

***P7. Owner and Address:**

Jenny Vitro

501 Cornell Avenue

San Mateo, California 94402

***P8. Recorded by:** (Name, affiliation, address)

Kara Brunzell

1613 B Street

Napa, California 94559

***P9. Date Recorded:** November 16, 2018

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

***Attachments:** NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record

☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record

☐ Other (list) _____

DPR 523A (1/95)

*Required Information

**State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # _____
HRI # _____

Page 2 of 5

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 1443 Stockton Street

B1. Historic Name: 1443 Stockton Street

B2. Common Name: 1443 Stockton Street

B3. Original Use: residence B4. Present Use: residence

*B5. Architectural Style:

*B6. Construction History: (Construction date, alteration, and date of alterations) c1964, original construction
Unknown date after 1985, replacement of original windows and garage door

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Area St. Helena, California

Period of Significance N/A Property Type residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

1443 Stockton Street does not meet the criteria for listing on the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) and is recommended ineligible for historic listing at any level (see continuation sheet).

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

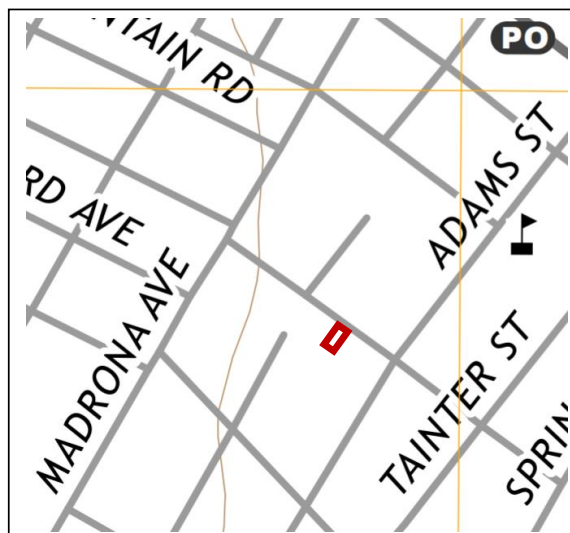
(See Footnotes)

B13. Remarks:

*B14. Evaluator: Kara Brunzell

*Date of Evaluation: November 16, 2018

(This space reserved for official comments)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 5 *Resource Name or # (Assigned by recorder) 1443 Stockton Street
*Recorded by Kara Brunzell *Date: November 16, 2018 ☒ Continuation ☐ Update

***P3a. Description: (continued)**



Photograph 2: North elevation, camera facing west, November 16, 2018.



Photograph 3: Detail, north elevation, front door, camera facing southwest, November 16, 2018.



Photograph 4: North and east elevations, camera facing west, November 16, 2018.



Photograph 5: East elevation, camera facing west, November 16, 2018.



Photograph 6: South elevation, camera facing northeast, November 16, 2018.



Photograph 7: View of backyard, camera facing south, November 16, 2018.

DPR 523B (1/95)

*Required Information

**State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET**

Primary # _____

HRI # _____

Trinomial _____

Page 4 of 5 *Resource Name or # (Assigned by recorder) 1443 Stockton Street

*Recorded by Kara Brunzell

*Date: November 16, 2018 ☒ Continuation ☐ Update

B10. Significance (continued):

St. Helena

St. Helena was originally home to a group of Native Americans known to Spanish missionaries as the Wappo. Although Napa Valley was within the Sonoma Mission's sphere of influence, the Spanish did not permanently settle in the vicinity. The first European to live in the St. Helena area was Dr. Edward Bale, an English physician who converted to Catholicism and married Maria Ygnacia Soberanes (a niece of Mariano Vallejo). After becoming a Mexican citizen, he received Rancho Carne Humana as a grant from the Mexican government in 1839. The huge land grant encompassed much of northern Napa Valley including the future town sites of Calistoga and St. Helena. Americans began to travel overland to California in the 1840s, and one of the first groups to complete the arduous trek was the Grigsby-Ide Party: at least 20 members of this group reached the Napa-Sonoma area by the end of 1845.¹

California statehood in 1850 drew more American farmers and land speculators to Napa Valley, and about 1853, Henry Still purchased 100 acres on the north side of Sulphur Creek from the Bale estate. The property was at the intersection of Napa Valley's main north-south road and the route to White Sulphur Springs (a natural hot spring that was already an attraction), and Still recognized the potential for a town site centered on the rich agricultural region. In partnership with Charles Walter, Still erected the first building in town, and by the middle of the decade Still and Walter were donating Main Street lots to anyone who would agree to open a business. Upper Napa Valley was at first called Hot Springs Township, and the new town was not named St. Helena until the mid-1850s, when it adopted the name of the recently-founded local Sons of Temperance lodge.²

Early agricultural activities in Napa Valley focused on cattle-grazing and grain production, but beginning in the late 1850s farmers began experimenting with wine grapes. St. Helena's position as a center of agriculture was consolidated when the railroad arrived in 1868. By the 1870s, much of the land surrounding the growing village had been converted to wine production. St. Helena was incorporated as a city in 1876, and reincorporated in 1889. By 1873, it had a school and several churches as well as a thriving commercial district.³

The population of Napa Valley doubled between 1870 and 1880, and by 1880, St. Helena was home to 1,500 residents. The St. Helena district (the area between Yountville and St. Helena) had 7,000 acres of grapevines by this time. As the nineteenth century progressed, St. Helena became the upper valley's most important shipping and commercial center. It also became more diverse as Chinese and then German and Italian immigrants arrived to work in the vineyards.⁴

Napa Valley was America's premier wine region by 1890, but a downturn in prices and an infestation of the phylloxera root louse nearly destroyed the wine industry at the turn of the century. Many growers pulled out wine grapes in the early decades of the twentieth century, replacing them with prunes and walnuts. In 1919, the wine business suffered a further blow when the Volstead Act outlawed the production of alcohol. Only a few local wineries were able to survive Prohibition by producing sacramental wine, and the industry did not begin to recover until after World War II.⁵

Ironically, the modern wine tourism industry was born during Prohibition, when Bay Area residents began driving up to Napa to buy illegal wine. Efforts to preserve agricultural land beginning in the second half of the twentieth century have allowed the town to grow slowly and retain much of its rural nineteenth-century character. Modern St. Helena is a center of both the Napa Valley wine business and the local wine tourism industry.⁶

1443 Stockton Street

James T. and Ethel L. Turner owned the property by the mid-1950s. The house at 1443 Stockton Street appears to have been constructed about 1964. The Turners, who lived next door at 1445 Stockton Street, may have built the house as a speculative investment, although James Turner died in 1964.⁷

¹ Lyman L. Palmer, *History of Napa and Lake Counties, California* (San Francisco: Slocum, Bowen, & Company, 1881), 55-333; Hubert Howe Bancroft, *History of California: 1841-1845* (San Francisco: The History Company, 1886), 578-581.

² C. A. Menefee, *Historical and Descriptive Sketchbook of Napa, Sonoma, Lake and Mendocino* (Napa: Reporter Publishing House, 1873), 186; Lin Weber, *Old Napa Valley: The History to 1900* (St. Helena: Wine Ventures Publishing, 1998), 159.

³ City of St. Helena, *Historic Resources Inventory*, Prepared by Page & Turnbull, Inc., August 2006, 7; Palmer, 335; Menefee, 187.

⁴ William F. Heinz, *Wine Country: A History of Napa Valley* (Santa Barbara: Capra Press, 1990), 162; City of St. Helena, 8.

⁵ Mariam Hansen, *Images of America, St. Helena* (Charleston: Arcadia Publishing, 2010), 96.

⁶ Lin Weber, *Roots of the Present: Napa Valley 1900 to 1950* (St. Helena: Wine Ventures Publishing, 2001), 148-175.

⁷ Deeds on file at the Napa County Assessor; Napa County Directories, 1962; Find a Grave, <https://www.findagrave.com/memorial/48336169> accessed 18 December 2018.

**State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET**

Primary # _____
HRI # _____

Trinomial _____

Page 5 of 5 ***Resource Name or #** (Assigned by recorder) 1443 Stockton Street

***Recorded by** Kara Brunzell

***Date:** November 16, 2018 ☒ Continuation ☐ Update

James (Giacomo) and Theresa Constantini moved into the house in 1964, and appear to have been its first residents. James and Teresa Constantini were born in Italy in the early 1800s and married as young adults. The couple came to Napa County in 1902, where they lived in the Rutherford area and operated a vineyard. Their son Charles was born about 1906, and as an adult was the assistant manager of the local Bank of America and St. Helena's mayor for a time. James and Theresa moved into St. Helena and lived at various addresses before moving to Stockton Street in retirement. Granddaughter Carla Constantini Pina inherited the house after Teresa Constantini's death in 1977. Carla Constantini was born in 1940, the daughter of Charles and Anita Constantini. She graduated from St. Helena High School in 1958, attended college, and then married Frank Pina in 1962. Frank Pina, a St. Helena native, was born in 1935; he worked as a driver for Keller Bros Meats Co. in the 1960s and in maintenance in the 1970s. Carla Pina worked at Bank of America her entire adult life. The couple had three children: Charles, Frank, and Maria. The Pinas may have lived briefly in the Stockton Street house but mostly lived on Grayson Avenue. Carla Pina died in 1998. In 2002, Frank sold the property to Lisa Sambora; Sambora sold it to Jennifer M. and Nicholas Vitro in 2015.⁸

Evaluation:

The National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible.

Criterion A/1: 1443 Stockton Street is not associated with events that have made a significant contribution to the broad patterns of our history. It was constructed within the general context of residential development in St. Helena, but research has revealed no significant associations with this or any other important historic context. Therefore, the property is not recommended eligible to the NRHP or CRHR under Criterion A/1.

Criterion B/2: 1443 Stockton Street is not associated with the life of a person important to our history. Research has not revealed that the members of the Constantini/Pina family or any other owners or residents were important to local history. Therefore, it is not recommended eligible to the NRHP or CRHR under Criterion B/2.

Criterion C/3: 1443 Stockton Street is not significant for its architecture or engineering. It is a modest example of a Ranch-style house, thousands of which were constructed throughout California in the 1960s. It lacks architectural or design distinction. Therefore, the property is not recommended eligible to the NRHP or CRHR under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 1443 Stockton Street does not appear to be a principal source of important information in this regard.

The property is not recommended eligible for historic listing and is therefore not a historic resource under CEQA.

⁸ Napa Register, "Obituary, Theresa Constantini," 10 September 1977, 2, "Obituary, Carla Pina," 18 December 1998, 5D; Napa County Assessor; Find a Grave Memorial 23347435, Carla C. Pina, 10 December 2007, accessed 17 December 2018, <https://www.findagrave.com/memorial/23347435> Carla C Pina; United States Federal Census, 1940; City Directory, Napa, California, 1963, 1965, 1967, 1972.

**TERRY TRACY
ARCHITECT**
www.tracyarchitect.com



Date: November 12, 2018

To: City of St. Helena Building Department
1480 Main Street
St. Helena, CA 94575

Re: Vitro Residence
1443 Stockton Street
St. Helena, CA 94574

City of St Helena, City Hall
Received

JAN 04 2019

1480 Main St.
St Helena, CA 94574

WATER USE ANALYSIS REPORT

The Vitro Residence is presently a 2-bedroom, 1-bath house. The proposed plan is to demolish the existing residence and rebuild a 4 bedroom and 3-1/2 bath new residence.

Existing indoor water use:

2 bedrooms x 150 gpd = 300 gal

Proposed indoor water use:

fixture	flow rate	flow duration	daily use per occupant	number of occupants		gallons per day
showerheads	2	8	1	8	=	128
sink faucets	1.8	0.25	3	8	=	11
kitchen faucet	1.8	4	1	8	=	58
toilet	1.3	1	3	8	=	31
clothes washer	15	1	0.37	8	=	44
dish washer	12.5	1	0.1	8	=	10
total						282

The proposed remodel includes providing toilets, showerheads, faucets, and clothes washer with low-flush, low-flow, efficient fixtures meeting the requirements of the California Green Building Code. These improvements will result in a net water use decrease per the analysis above.

Sincerely,

Terry Tracy

Architect C-17131

P 707.363.1478
F 707.922.0115

1143 Alta Avenue
Napa, CA 94559

City of St Helena, City Hall
Received

JAN 04 2019

1480 Main St.
St Helena, CA 94574

Vitro Residence
1443 Stockton Street, St. Helena
Written Statement for Design Review and Demolition Approval Application

Owners Jenny and Nick Vitro are proposing to tear down the existing residence at 1443 Stockton Street in order to build a larger home with a more functional design and floor plan. The project consists of demolishing an existing one-story, two-bedroom residence with attached one-car garage. The existing structure consists of 1046 square feet of habitable space and approximately 200 square feet of garage. The existing residence has been reviewed by Brunzell Historical and was found not to be an Historical Resource (report attached).

The new residence will be two stories with a building height of 25 feet. The first floor will consist of a living/dining/kitchen great room, a den, half bath, mudroom, entry, closets, and an attached one-car garage. The second floor will have three bedrooms with closets, three bathrooms, a laundry room and hallway. The living area will be 1101 square feet on the first floor and 1104 square feet on the second floor, for a total living area of 2205 square feet, and garage area of 228 square feet. There will be two off-street parking spaces provided; one in the garage and one in the driveway.

The design of the new residence will be a contemporary farmhouse with a covered front porch, double hung windows and board and batten siding. The porches, dormers, and lower roofs will have a 3:12 pitch with standing seam metal roofing. The main roof will have a 7:12 pitch with dark composition shingles. The color of the house will be white with dark gray windows, and doors. (Materials board included.)



Applicant Signature

1/3/19

Date

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

From: Katalin Kádár Lynn [<mailto:katalin100@gmail.com>]

Sent: Monday, June 03, 2019 8:03 PM

To: Noah Housh

Subject: Commentary PL 19-001 Demolition Permit 1443 Stockton Street

Dear Noah,

Douglas and I are writing you as the near neighbors of 1443 Stockton Street. We received the notice regarding the application of its owners to demolish the present residential structure and replace it with a home more than twice the size of the present residence.

This part of Stockton Street consists mostly of small lots with appropriately scaled small homes. Tearing down a nice stucco home of 1016 feet that is perfectly in scale with most of the residences adjacent and across the street and replacing it with a two story home of 2205 square feet that fills the entire lot seems out of keeping with the nature of the neighborhood. We oppose the demolition and oppose the design of a home of two stories reaching a height of 25' feet. The two homes on either side of 1443 Stockton are bungalows as are the two homes across the street, including our home. This entire block of Stockton Street from Madrona to Adams consists primarily of small, single story homes.

We request that the planning commission ask that this design, due to its scale both in height and square footage be rejected and the owners of 1443 Stockton be asked to reduce their plans to a design more appropriately suited to the neighborhood. We bought our home because the personality of this part of Stockton Street was one of small homes and was family friendly, we don't want to see that change.

Sincerely,

Katalin

Katalin Kádár Lynn PhD & Douglas Gregory Lynn
1440 Stockton Street



PLANNING COMMISSION REPORT
Planning Commission Meeting of June 4, 2019

AGENDA SECTION: Public Hearing

FILE NUMBER: PL19-003

SUBJECT: 1114 Church Street Wightman Design Review and Demolition

PREPARED BY: Chris Gustin, Contract Planner

REVIEWED BY: Noah Housh, Planning & Community Improvement Director

APPROVED BY: Noah Housh, Planning & Community Improvement Director

APPLICATION FILED:01/18/19

ACCEPTED AS COMPLETE:02/18/19

LOCATION OF PROPERTY: 1114 Church St

APN: 009-082-014

GENERAL PLAN/ZONING: Medium Density Residential/MDR

APPLICANT: Deacon Wightman

PHONE: (408) 674-0035

BACKGROUND

The subject property is a residential lot of 11,925 sq. ft. and improved with an older one-story single family residence (1,452 sq. ft.). Prior to submitting this application for a Design Review and Demolition, the applicant demolished an old single story garage structure that had been converted to an accessory unit with a full bath, partial kitchen, living room, and bedroom. There was also a shed that was demolished at the same time as the garage/dwelling unit. No prior approvals had been granted for this demolition.

PROJECT DESCRIPTION

The applicant has submitted a request for a new Accessory Dwelling unit to replace the previously demolished structure. The new accessory building/dwelling unit will provide

an accessory dwelling unit, a shop area, and two car garage in a single building to the rear of the single family residence located on the front of the property. The accessory building will have wood board-and-batten siding, dormers with windows, and a metal ribbed roof. The garage doors will be carriage style. The maximum height of the structure will be 15 feet.

As noted, this will be a single building with three distinct uses. The garage portion will be 20' x 20'. The shop area will be 14' – 8" x 20' – 8". The plans submitted indicate a proposed shower, toilet, and sink. In subsequent discussions with the applicant, he has agreed to delete the bathroom from the shop area so as to not have to apply for a Use Permit. The Accessory Dwelling Unit will be 20' x 32' and will contain a bathroom with two sinks, a toilet, and shower. There will also be a walk-in sauna with separate room with "shower massage jets". A main area is shown as an "ADU with workout gym" that also provides a refrigerator, sink and range.

ANALYSIS

GENERAL PLAN

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

Relevant General Plan policies include:

- 4.3.4 *Strengthen community identity by appropriate building design, size, and site landscaping.*
- 4.3.5 *Require future residential development to conform to the pattern and density of older, neighboring areas of town in order to complement existing town character and ensure that densities are high enough to protect against unnecessary incursion into Vineyard agricultural areas*
- 4.3.25 *Within the primary urban area of St. Helena, encourage variety in housing types and density consistent with those found in the older neighborhoods of town. Encourage varying lot widths and configuration, but limit the allowable building envelope by parcel size to avoid overbuilt conditions*
- 4.3.26 *Encourage residential building siting and design that is similar to that found in the older neighborhoods in town. In these areas consistent setbacks, porches, and generously landscaped front yards add to community enjoyment by all. Restrict location of driveways and garages to minimize their visual impact on the street.*

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

Staff Analysis:

As more fully detailed and discussed in following sections of this Staff Report, Staff is of the opinion that the proposed detached accessory building conforms to the above-referenced General Plan Policies. Specifically, the building is single story, is below lot coverage and floor area ratio standards, provides extensive landscaping, and the parking and garages are located to the rear of the site with minimal visibility from the street.

ZONING

Consistent with the General Plan land use designation, 1114 Church Street is within the MDR: Medium Density Residential Zoning District. The MDR Zoning District allows for single family residential construction, accessory dwelling units, and accessory buildings subject to the development standards set forth in Municipal Code Section 17.40.060 and Section 17.116.010.

Staff Analysis:

Chapter 17.116 Accessory Buildings, Structures, Dwellings, and Uses establishes the development standards such as setbacks and lot coverage for Accessory Buildings and Accessory Dwellings. Section 17.116.010, Accessory buildings, and structures, Subsection C, allows side and rear yard setbacks of five feet for detached accessory dwelling units and limits the height of accessory dwelling units to 15 feet where the primary dwelling does not meet the setback requirements. In this case the primary residence provides an eight-foot side yard setback where the Code requires ten feet, therefore the accessory dwelling unit is limited to a maximum height of 15 feet. As proposed, the new building would be 27 feet behind the existing residence, would be a maximum of 15-feet in height, and would provide side yard setbacks of five feet on both sides and five feet from the rear property line.

Lot Coverage:

The existing lot contains 11,925 square feet. In the MR-Medium Residential Zoning District, Section 17.40.060 A, establishes a maximum lot coverage of 45% (based upon coverage of the first floor of all structures).

Existing Residence:	1,452 sq. ft.
Proposed Accessory Building:	<u>1,636 sq. ft.</u>
Total Lot Coverage:	3,088 sq. ft.
 Total Lot Area:	 11,925 sq. ft.

First Floor Lot Coverage: $3,088/11,925 = 25.8\%$

Floor Area Ratio:

Section 17.40.070 A.1. allows a maximum Floor Area Ratio of 29% (total floor area as a percentage of lot size) for parcels with 19,000 square feet or less. However, the Zoning Code allows for certain exemptions from the maximum allowable gross floor area. Section 17.40.070. B. allows an additional 400 square feet of gross floor area for the construction of an accessory dwelling unit in compliance with Section 17.116.030. In this case the proposed Accessory Dwelling Unit contains 640 square feet, therefore only 240 square feet applies to maximum allowed Floor Area Ratio.

Section 17.40.070. C. specifically exempts "One covered parking space of 200 square feet in size" from the maximum allowable floor area limitation. The proposed garage portion of the accessory building contains 400 square feet, of which 200 square feet would be exempt from the maximum allowed Floor Area Ratio.

Existing Residence:	1,452 sq. ft.
Proposed Accessory Building:	<u>1,636 sq. ft.</u>
Total Floor Area:	3,088 sq. ft.
Less 400 sq. ft. for ADU:	400 sq. ft.
Less 200 sq. ft. for Gar.:	200 sq. ft.
Total Floor Area:	2,488 sq. ft.

Applicable Floor Ratio: $2,488/11,925 = 21\%$

It should be noted that Staff's building square footage calculations differ slightly from those shown on the plans submitted. The difference is negligible and the project conforms to the required development standards under either calculation. Even without deducting the exemptions allowed for the garage area and accessory dwelling unit, the proposed Floor Area Ratio would be 25.8%, below the maximum allowed of 29%.

DESIGN REVIEW

The purpose of design review is to, among other things, promote the qualities that bring value to the community and foster attractiveness and functional utility of the community as a place to live and work. The Planning Commission must find that the project takes reasonable account of the design criteria prescribed by Section 17.164.030 (detailed below) and exhibit a quality of design that is compatible with adjacent development, features a siting, scale, massing and architectural style that is generally consistent with the predominant development patterns, and that does not otherwise detract or negatively affect the established character of the surrounding neighborhood. Consistency findings related to the Design Review Criteria are presented below.

Design Review Criteria.

- Consistency and compatibility with applicable elements of the general plan.

The proposed accessory building features quality materials and design which are consistent with residential styles exhibited throughout St. Helena. The proportions and siting of the new construction is such that the proposed accessory building is a 15-foot tall, single story building, providing a garage in the rear of the property and will have minimal visibility from Church Street as well as extensive landscaping. For those reasons, the project is found to meet applicable General Plan policies.

- Compatibility of design with the immediate environment of the site;
The proposed accessory building is located in an area comprised primarily of mid-20th century residences with a variety of infill. The proposed design and materials would be consistent with other examples in the vicinity. The design features traditional forms and materials that are consistent with a more modern interpretation of the farmhouse. The subject project also features setbacks and a level of landscaping that will reduce its visibility and help it to blend in with the existing streetscape, and only a portion of the new structure will be visible from Church Street.
- Relationship of the design to the site;
The proposed project maintains an appropriate relationship to the site. The accessory dwelling and building is within all of the established design criteria and provides greater setbacks and lower lot coverage and Floor Area Ratio than allowed by the Zoning Code.
- Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
The subject building features traditional building form and materials and features a siting that is consistent with other buildings in the neighborhood. For those reasons the proposed residence would be consistent with the existing character of the neighborhood and would not otherwise detract from the neighborhood.
- Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;
The proposed work would not alter the scale or transition between different land uses.
- Compatibility with future construction both on and off the site;
Given that the proposed accessory building will be consistent with the surrounding development, it is expected to blend in with the existing and future construction in the immediate neighborhood.
- Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;

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

- Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;
The spatial organization of the proposed garage and accessory dwelling unit and associated features will be typical of residential site development in the surrounding neighborhood and are expected to promote an internal sense of order and provide a desirable environment for occupants and neighbors.
- Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
The proposed landscaping and open space are appropriate to the design and function of the structures. The proposed Lot Coverage and Floor Area Ratio are lower than permitted, increasing the amount of available open space and landscaping on the site. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles; Site access will be improved by improving the driveway. Site access will comply with City Standards and ADA requirements which will ensure that any circulation improvements are safe and convenient for all travel modes.
- Whether natural features are appropriately preserved and integrated with the project;
The site is essentially flat with no significant natural features and within an established, developed neighborhood. No significant alteration to the site will occur.
- Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions;
The proposed design and materials are consistent with residential architecture and compatible with surrounding residential design employed throughout the City of St. Helena.
- Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plan forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site.
The landscape plan, as proposed, meets this standard. As noted, the proposal includes extensive new landscaping that is compatible with and will enhance the existing and proposed uses on the property.
- Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of

green building materials, energy efficient systems and water efficient landscape materials.

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

Staff Analysis:

Based upon the responses to the applicable criteria provided above, Staff is of the opinion that the proposed accessory building meets or exceeds the required Findings.

DEMOLITION PERMIT:

Demolition Permits are governed by Section Sec. 17.164.050. G, Demolition. This Code Section states that a Demolition Permit shall not be issued except when required for the emergency protection of public health, safety or welfare as determined by the City Manager or until approved by the Planning Commission in accordance with the following findings:

1. That based upon 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 Codes 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.

As set forth in the attached letter from the applicant, the building previously on the site was a hazard and unsafe for a variety of reasons. According to the applicant, the roof leaked; there was water intrusion at the slab entering the basement area; the foundation was rotted and infested by insects; and was in imminent danger of falling over. The building was reportedly on the property line in violation of current Zoning and Building Codes. The applicant stated that the building and associated improvements were removed over the course of a weekend, ostensibly to protect visitors to and residents of the property.

Staff Analysis:

Notwithstanding the clear violation of the applicable Zoning Code provisions requiring either Building Official or Planning Commission approval prior to demolition, it appears that there is substantial anecdotal evidence to support the applicants contention that the building was unsafe and in imminent danger of collapse.

There is no evidence that the building was of architectural or historical significance and was not listed on any historical building inventory. Regarding Finding 2, the removal of the building did not eliminate elements that would be required to maintain the essential elements of the neighborhood. It could be argued that the demolition, even without a replacement structure, actually enhanced the visual quality of the neighborhood.

WATER

Based upon the information submitted by the applicant, the demolished building provided one bedroom, one kitchen, and one bathroom. The proposed garage/accessory dwelling unit will have one bedroom, a full bath with a sink, shower, walk-in sauna, washer and dryer, and toilet. The main house has four bathrooms and two kitchens; no renovation or remodeling is proposed for this structure at this time.

The redevelopment of the subject property will not result in a reduction in living areas (bedrooms) and therefore is subject to the water neutrality requirements outlined in Chapter 13.12.050 of the Municipal Code.

However, to ensure that there is no future increase in bedrooms or living areas, and further, to ensure that there is no increase in water consumption at the site, Staff is suggesting two related Conditions of Approval:

- “15. That no portion of the area shown on the approved plans as “garage” or “workshop” shall contain plumbing and may not be used for living, sleeping, or any form of habitable space at any time.”
- “48. That prior to receiving a final inspection and occupancy permit for the proposed garage/accessory dwelling unit, the property owner shall provide evidence to the satisfaction of the Building Official that all of the toilets, bathroom fixtures, and kitchen fixtures in the front residence have been retrofitted with water saving fixtures consistent with current water conservation standards in the most recent edition of the Uniform Plumbing Code. Separate permits will be required for the retrofit work and shall be secured prior to initiating the retrofit on the main dwelling.”

CEQA

The project is exempt from the requirements of CEQA pursuant to Section 15301(L)(1) which exempts demolition and removal of an existing small structure and 15303(A) which exempts the construction of new, small structures including single family residences and accessory dwelling units.

ISSUES

The project plans currently identify a bathroom with toilet plumbing proposed to be located within the shop area of the accessory structure, however the applicant did not file a Use Permit to authorize such a request. In response, the project has been conditioned to eliminate the bathroom and plumbing from the building permit plan set to allow staff to approve the submittal and the permit to be issued. From the staff perspective, this condition eliminates the potential issue and no Use Permit application or approval is required.

CORRESPONDENCE

No correspondence has been received as of the preparation of this report.

STAFF RECOMMENDATION

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

1. The project is exempt from the requirements of CEQA pursuant to CEQA Section 15301 (L)(1) and 15303(A), and
2. Accepting the required findings and approving the requested Demolition Permit and Design Review for the Wightman Accessory Building.

ATTACHMENTS

[PL19-003 PC Resolution](#)

[Historic Resources Evaluation](#)

[Written Statement](#)

[1. Church Street Site Plan](#)

[1L.Church Street Landscape Plan](#)

[2. Church Street ADU Elevations](#)

[3. Church Street ADU Floor Plan](#)

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION NO.

**RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF ST. HELENA GRANTING APPROVAL OF A
DEMOLITION PERMIT AND DESIGN REVIEW
FOR THE WIGHTMAN ACCESSORY BUILDING
LOCATED AT 1114 CHURCH STREET**

PROPERTY OWNER: Deacon Wightman
009-082-014

APN:

Recitals

1. Property owner, Deacon Wightman, submitted an application for a Demolition Permit and Design Review to demolish an existing accessory building and construct a new accessory building with garage and accessory dwelling unit at 1114 Church Street in the MR: Medium Density Residential Zoning District, and
2. A staff report dated _____, 2019 and incorporated herein by reference analyzed the projects consistency with the Demolition Criteria enumerated in Code Section 17.164.050 and Design Review Criteria enumerated in Section 17.164.030 of the Zoning Code, and
3. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on _____, 2019, and
4. Now, therefore let it be found that, the Planning Commission approves the Demolition Permit and Design Review and authorizes the modifications contained in said plans based on the findings below and subject to the conditions of approval enumerated herein.

Resolution

- A. The project is exempt from the requirements of CEQA pursuant to Section 15301(L)(1) and 15303(A) which exempts demolition of an existing single family

*Wightman Accessory Building residence Demolition Permit and Design Review
1114 Church n Street
, 2019*

residence and the construction of a new single family residence. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not located on or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts.

B. DEMOLITION PERMIT

Zoning Code Section 17.164.050 "Applicability" (of Design Review) specifies that "...no permit authorizing the demolition of any building within any zoning district shall be issued until approved by the Planning Commission in accordance with the following findings:

1. That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building.
There is no evidence that the accessory building was of any architectural or historical significance.
2. That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood;
The demolition of the previously existing accessory building did not exhibit a character that was integral to the streetscape or greater neighborhood.
3. That design review of the proposed replacement structure is approved prior to approval of the demolition of a housing structure.
The applicant acknowledges that the previous building was demolished prior to the Design Review approval. However, there is evidence to support the demolition due to safety reasons.

C. DESIGN REVIEW

The purpose of design review is to, among other things, promote the qualities that bring value to the community and foster attractiveness and functional utility of the community as a place to live and work. The Planning Commission must find that the project takes reasonable account of the design

Wightman Accessory Building residence Demolition Permit and Design Review
1114 Church n Street
, 2019

criteria prescribed by Section 17.164.030 (detailed below) and exhibit a quality of design that is compatible with adjacent development, features a siting, scale, massing and architectural style that is generally consistent with the predominant development patterns, and that does not otherwise detract or negatively affect the established character of the surrounding neighborhood. Consistency findings related to the Design Review Criteria are enumerated, below.

Design Review Criteria.

1. *The proposed accessory building features quality materials and design which are consistent with residential styles exhibited throughout St. Helena. The proportions and siting of the new construction is such that the proposed accessory building is a 15-foot tall, single story building, providing a garage in the rear of the property and will have minimal visibility from Church Street as well as extensive landscaping. For those reasons, the project is found to meet applicable General Plan policies.*
2. *The proposed accessory building is located in an area comprised primarily of mid-20th century residences with a variety of infill. The proposed design and materials would be consistent with other examples in the vicinity. The design features traditional forms and materials that are consistent with a more modern interpretation of the farmhouse. The subject project also features setbacks and a level of landscaping that will reduce its visibility and help it to blend in with the existing streetscape, and only a portion of the new structure will be visible from Church Street.*
3. *The proposed project maintains an appropriate relationship to the site. The proposed accessory dwelling and building is within all of the established design criteria provides greater setbacks and lower lot coverage and Floor Area Ratio than allowed by the Zoning Code.*
4. *The subject building features traditional building form and materials and features a siting that is consistent with other buildings in the neighborhood. For those reasons the proposed residence would be consistent with the existing character of the*

Wightman Accessory Building residence Demolition Permit and Design Review
1114 Church n Street
, 2019

neighborhood and would not otherwise detract from the neighborhood.

5. *The proposed work would not alter the scale or transition between different land uses.*
6. *Given that the proposed accessory building will be consistent with the surrounding development, it is expected to blend in with the existing and future construction in the immediate neighborhood.*
7. *The proposed design and materials are of a quality and type that are appropriate for the residential nature of the project and would be consistent with the site and its surroundings.*
8. *The spatial organization of the proposed accessory building and the existing residence will be typical of residential site development in the surrounding neighborhood and are expected to promote an internal sense of order and provide a desirable environment for occupants and neighbors.*
9. *The proposed landscaping and open space are appropriate to the design and function of the structures. The proposed Lot Coverage and Floor Area Ratio are lower than permitted, increasing the amount of available open space and landscaping on the site.*
10. *Site access will be improved by improving the driveway. Site access will comply with City Standards and ADA requirements which will ensure that any circulation improvements are safe and convenient for all travel modes.*
11. *The site is essentially flat with no significant natural features and within an established neighborhood. No significant alteration to the site will occur.*
12. *The proposed design and materials are consistent with residential architecture and compatible with surrounding residential design employed throughout the City of St. Helena.*
13. *The landscape plan, as proposed, meets this standard. As noted, the proposal includes extensive*

new landscaping that is compatible with and will enhance the existing and proposed uses on the property.

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

- D. **Now therefore be it further resolved** that, the Demolition Permit and Design Review for the above described project is granted subject to compliance with all applicable provisions of the Zoning Code subject to each of the following conditions. Permit shall be in conformance with all City ordinances, rules, regulations and policies in effect at the time of issuance of a building permit. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

Conditions of Approval

1. Permit shall be in conformance with all City ordinances, rules, regulations and policies in effect at the time of issuance of a building permit.
2. The Demolition Permit and Design Review approval shall be vested within one (1) year from the date of the decision. A building permit for the project allowed under this approval shall have been obtained within one (1) year from the effective date of the Demolition permit and Design Review decision or these approvals shall expire; provided however that the approved Demolition Permit and Design Review may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.030, Extension of Permits and Approvals.
3. This permit is valid for this design only. New permits must be applied for any change in use. These permits will expire if the use is discontinued pursuant to then existing ordinances and regulations.
4. The Demolition Permit and Design Review shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14 day period.

Wightman Accessory Building residence Demolition Permit and Design Review
1114 Church n Street
, 2019

5. Any request for an extension of the Demolition Permit or Design Review must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
6. All required fees, including planning fees, development impact fees, building fees, retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of building permit.
7. Pursuant to City Council Resolution 2003-65, the owner and applicant are informed of the following:

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

8. Compliance with all permit conditions shall be clearly identified on all plans submitted for building permit approval, shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
9. The applicant will defend and indemnify and hold the City, its agents, officers, and employees harmless of any claim, action or proceedings to attack, set aside, void or annul an approval so long as the City promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
10. Provided they are in general compliance with the approved Design Review, minor modifications found to be in substantial conformance with the approved design may be approved by the Planning Director.

11. This Design Review shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
12. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The owner/applicant is responsible for meeting with the Building Official / Fire Inspector to review compliance with Building and Fire Codes, including fire protection systems and the accessibility standards of Title 24.
13. Construction documents shall be in compliance with approved plans and exhibits. All conditions of approval shall be clearly identified and included on all plans submitted for building permit review and issuance.
14. Where the MR District adjoins agricultural districts, there exists a right-to-farm the adjoining property. There is a good faith expectation that no complaints will occur regarding legal, normal agricultural activities on the adjacent land. Such activities may include day or night disbursement of chemicals, and creation of dust, noise, or fumes.
15. That no portion of the area shown on the approved plans as "garage" or "workshop" shall contain plumbing and shall not be used for living, sleeping, or any form of habitable space at any time.

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

Wightman Accessory Building residence Demolition Permit and Design Review
1114 Church n Street
, 2019

be submitted for review and approval by the City Engineer prior to the issuance of a building permit. If the project entails more than 50 cubic yards of soil disturbance, 10,000 square feet of disturbance area, a cut or fill of 3 feet or more, or alteration of any drainage pattern, a grading permit shall be required.

18. Drainage needs to be routed to prevent inundation of neighboring properties. Grading and/or site improvement plans shall show how 2-year and 10-year storm flows shall be infiltrated on site and/or diverted at the property lines to prevent inundation of neighboring properties.
19. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.
20. Provide details of any and all proposed fencing, gates, and/or walls on all plans submitted for building permit review.
21. The applicant shall install an approved backflow device behind the existing water meter prior to Certificate of Occupancy. If a current approved backflow device exists, then please provide current test certifications. Any new and modified existing water laterals, meters and backflow prevention devices shall be required and constructed in accordance with the current requirements of the City of St. Helena's Water Standards and the California Department of Health Standards. Existing meter boxes located within a driveway shall be retrofitted with a traffic-rated box. New laterals shall be located perpendicular to the water main and outside any driveway/drive aisle.
22. Remodels or new construction which require fire sprinklers shall install an appropriately-sized water service with appropriate backflow and meter devices prior to Certificate of Occupancy. Fire system calculations shall be submitted with the Grading and Drainage Plan to verify fire service lateral and meter sizing. Deferred submittals are not accepted.
23. The applicant shall incorporate water conservation practices into the proposed project. Any and all non-

conforming appliances and plumbing fixtures shall be removed from the premises.

24. If the project includes 500 square feet or more of new landscaping and/or 2,500 square feet or more of rehabilitated landscape, the proposed landscaping shall comply with the State's Model Water Efficient Landscape Ordinance (MWELO).
25. Replace the driveway approach per current City and ADA standards prior to Certificate of Occupancy.
26. All driveway approaches shall be per current City and ADA standards. Where none exists, or where deteriorating or non-standard driveway approaches exist, they shall be installed or replaced at the direction of the Public Works Department prior to Certificate of Occupancy. The driveway shall be replaced in order to conform to current ADA Standards.
27. The applicant shall conform to the City of St. Helena Water and Sewer Standards Section 6-2.10 which includes assessing the adequacy of the lateral, replacing if necessary and installing any needed cleanouts prior to Certificate of Occupancy.
28. Any missing or broken curb and gutter along the project frontage shall be constructed and/or replaced prior to Certificate of Occupancy, extent to be determined by the Public Works Department.
29. The applicant shall repair all public improvements that are damaged by the construction process in accordance with the City Water/Sewer/Street/Storm Drain/Sidewalk Standards prior to Certificate of Occupancy.
30. Existing streets being cut by new utility services will require edge grinding and an A.C. overlay per City standards, extent to be determined by the Public Works Department.
31. An encroachment permit shall be required for any work performed in the public right of way.

32. No construction may commence until adequate access to fire water supply is available to the building site as approved by the Fire Chief.
33. The applicant shall 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.
34. The proposed landscaping must comply with the State of California Model Landscape Efficient Ordinance (MWELo) by conforming to the requirements listed in Appendix D of the State's MWELo. The applicant shall complete and submit the MWELo Landscape Documentation Package Application with the Building Permit.

Fire Department Conditions of Approval

35. 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.
36. Installation of approved interior fire sprinkler system is required, unless waived by the Fire Chief.
37. One hour minimum fire resistant construction on all exterior walls within 10' of property boundary is required. Fire resistant construction of interior walls shall be determined by type of occupancy.
38. Any gates installed to control vehicular access to a property are required to be setback 30-feet from the property line and/or edge of pavement, whichever is greater. No vehicle gates may be installed without Fire Department and Public Works Department review and explicit approval.

Building Department Conditions of Approval

39. A building permit is required for all onsite demolition, construction and/or change of occupancy.
40. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building

*Wightman Accessory Building residence Demolition Permit and Design Review
1114 Church n Street
, 2019*

permit. At this time the City of St. Helena utilizes the 2016 Title 24 codes.

41. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
42. The applicant shall provide a construction waste management plan with the building permit application.
43. The plans for construction shall include a checklist for compliance with the California Green Buildings Standards Code, mandatory measures. Provide a reference on the checklist indicating where the mandatory measures can be found on the plans.
44. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
45. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.
46. Properties which 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.
47. 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.

48. That prior to receiving a final inspection and occupancy permit for the proposed garage/accessory dwelling unit, the property owner shall provide evidence to the satisfaction of the Building Official that all of the toilets, bathroom fixtures, and kitchen fixtures in the front residence have been retrofitted with water saving fixtures consistent with current water conservation standards in the most recent edition of the Uniform Plumbing Code. Separate permits will be required for the retrofit work and shall be secured prior to initiating the retrofit on the main dwelling.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

Lester Hardy, Noah Housh,
Chair, Planning Commission

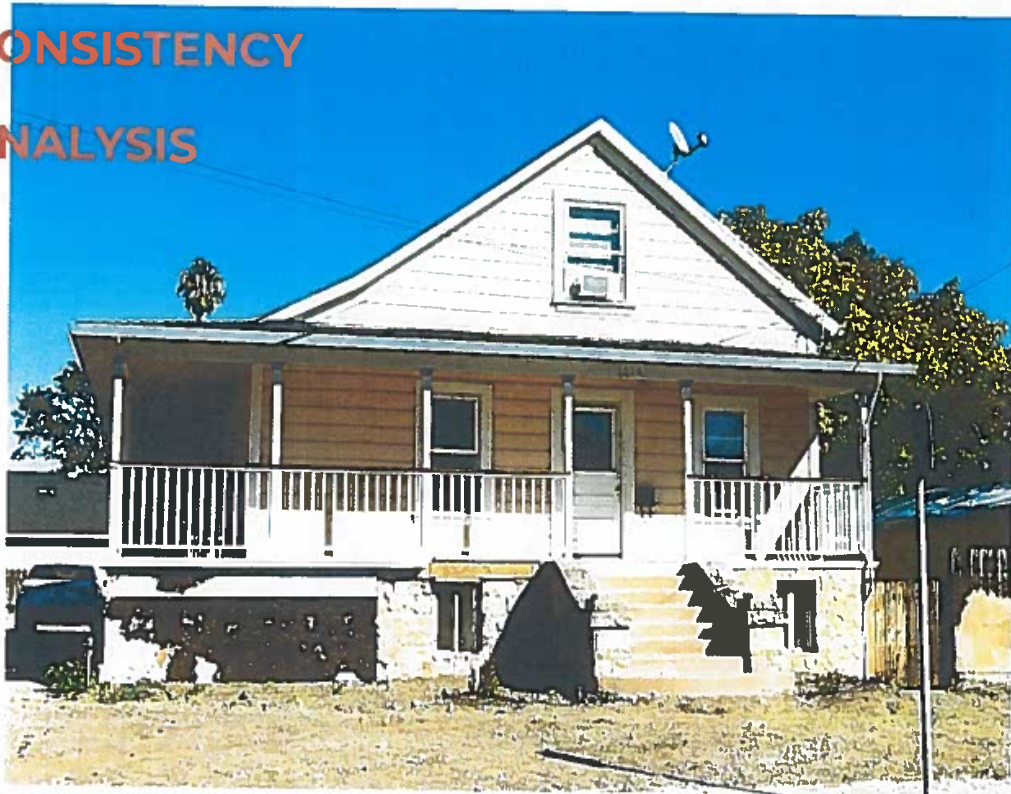
Planni
ng
and
Comm
unity
Impro
veme
nt
Direct
or

City of St Helena, City Hall
Received

JAN 18 2019

1480 Main St.
St Helena, CA 94574

**HISTORIC RESOURCE
EVALUATION +
CONSISTENCY
ANALYSIS**



1114 CHURCH STREET, ST. HELENA, CA

November 15, 2018

PREPARED FOR:

Deacon Wightman
1114 Church Street,
St. Helena, CA 94574

PREPARED BY:

LILLY BIANCO
PRESERVATION & PLANNING

PURPOSE

This Historic Resource Evaluation (HRE) and Consistency Analysis has been prepared for the Wightman Residence (APN.009-082-014) located at 1114 Church Street in St. Helena, California. The subject residence is a vernacular open-gable style cottage built in the 1880s. The property is located just outside the boundaries of the "Charter Oak Historic District" delineated in the 1993 St. Helena General Plan. The building is; however, listed on the City of St. Helena Historic Resources Master List and was identified as a resource per the 1978 Citywide Survey although it was never individually recorded on a DPR 523 form. Accordingly, any modifications proposed for the resource may be subject to local historic resource regulations and The Secretary of the Interior's Standards for Rehabilitation.

The foregoing evaluation includes a review of the historic significance of the residence, as well as, an evaluation of the proposed changes to the property and potential impacts to the integrity as proposed under the "Wightman Residence" project. Under this application, the property owners have proposed construct a new single-story accessory dwelling unit (ADU) and garage at property rear and introduce landscaping improvements. The proposed structure would be 15' in height and would be a rectangular, gabled roof form, with board and batten siding. The new structure would be setback from the rear of the main residence by a distance of 27 feet.

METHODOLOGY

To inform the evaluation, the author conducted review of archival information and records available at City of St. Helena Historical Society, Napa County Library, Napa County Historical Society, Napa County Assessor's Office, and the City of St. Helena Building Department. Additional online resources that were consulted include the California Digital Newspaper Collection and the Napa County Newspaper Archive. A field survey was undertaken on November 7, 2018 to evaluate the level of integrity that remains and obtain a clearer understanding of proposed modifications. Review of project plans prepared for the "Wightman Residence" project and dated March 3, 2017, as well as discussion with the client, informed the understanding of the proposed modifications.

The evaluation focuses on the identification of essential character defining features important for conveying the property's significance, the role the property played in the larger historic context, and an assessment of the extent to which those essential

features have or have not been retained. In addition, this evaluation includes consideration of how the proposed modifications may impact the historic integrity and the extent to which they are consistent with the Secretary of the Interior's Standards for Rehabilitation.

HISTORIC CONTEXT

The City of St. Helena lies within what was historically the Carne Humana Rancho, granted to English physician, Edward Turner Bale, from the Mexican Government In 1839. The boundaries of the Rancho comprised all the Napa County lands north of the Caymus Rancho (just north of present-day Yountville).

In 1851, not long after California obtained Statehood, Englishman Henry Still purchased approximately 100 acres of the Bale grant bounded by what are now Main Street, Sulphur Creek, Madrona Avenue and the foothills to the southwest. In partnership with a Mr. Walter, Still constructed the first building in St. Helena in 1853 — a very basic building of redwood splits and a small dwelling. In recognizing the potential of his land to become a strategic agricultural and economic center in the Valley, Still began donating lots to anyone willing to erect a building on it. In 1855 a Mr. John Kistner constructed two buildings on the corner of Spring and Main. From that point on development of the small town proceeded at a regular pace. In 1855, A. Tainter constructed the first hotel- this was quickly followed by the construction of a blacksmith shop and wagon shop. In 1856 Christian Turkeldson built the first house east of Main. The first school and church were constructed in quick succession in 1857 and 1858.¹ The surrounding agricultural lands were devoted to cattle grazing, grain production, and viticulture.

In April 1864 the California Legislature passed a bill authorizing aid for the construction of a new Napa Valley Railroad. The railroad, originally providing service from suscol to Napa, was extended north and reached St. Helena in February of 1868. The extension of the railroad north reinforced St. Helena as an agricultural and trade center; it served as a central trading post for grain farms in Conn, Chiles, and Pope Valleys as well as fruit orchards of the Howell Mountain.

¹ W.F Wallace, *History of Napa County, Comprising an Account of its geographical position and area...*(Oakland, CA: Enquirer print), 1901. 231-237.

St. Helena incorporated as a city in 1876 and reincorporated in 1889. In the intervening years, St. Helena viticulture grew to be an ever-more prominent industry. By the 1870s most agriculture lands were devoted to wine grape production. By the 1880s St. Helena was well recognized as an important commercial center and shipping center for agricultural and extractive industries.

The neighborhood northeast of Main Street, where the subject property is located, was largely influenced by the presence of the railroad and industry that became established nearby. Much of the housing in this area consisted of worker's housing and was built in simple vernacular styles that made use of readily available local materials. In comparison to the neighborhoods west of the railroad tracks, many residences northeast of the railroad were set on relatively large agricultural lots that functioned as small family farms and contained a main house and several agricultural outbuildings.²

Consistent with surrounding neighborhood, 1114 Church historically served as middle class/ worker housing and may have operated as rental housing too. The subject property was originally part of a larger lot comprised of what is now 1114 Church, 1046 Pope Street and 1034 Pope Street. Based on reviews of available maps, city directories and deeds, it appears that the subject property was originally acquired by early pioneer, David Edwards and his wife Euphemia. David Edwards was an English farmer hailing from Kentucky before ending up in St. Helena. Edwards purchased his 120 acres, which ran along Sulphur Creek all the way back to the Napa River, in 1860 for \$25.³

In November of 1872 the land was transferred to Fleming and Elvira Spencer. Per a decree of distribution on July 24, 1876 from the estate of Fleming Spencer to wife, Elvira, a house is referenced as existing on the property (although it is not clear if this refers to the subject house). On October 26, 1881, the property is transferred from Elvira (Elvina) Spencer to J.C and Drucilla Howard who owned the property until 1896 at which time it was deeded to JJ McIntire. Based on available deeds it seems that it was in 1888 the subject property was subdivided to create the three separate lots (made up of 1114 Church, 1046 Pope and 1034 Pope). In 1898 the property was deeded to J.H.

² Page & Turnbull, Historic Resources Survey, City of St. Helena (San Francisco, CA: August 2006), 18.

³ Lin Weber, "How St. Helena Street Names got their Names," St. Helena Star, August 3, 2006. https://napavalleyregister.com/community/star/lifestyles/how-st-helena-streets-got-their-names/article_03bc959a-39d2-5979-a49e-f33b24bb1599.html

Steves who owned it until 1920, although no records indicate that he or his wife ever resided there.

From February 1920 until 1937, the property remained in the Brovelli family. In the 1920's it was deeded to Marcello (M) Brovelli and his wife Gianna. Following Marcello's death, it was passed to Gianna and when she remarried Marcello's brother Peter in the 1920s, he was added on to the deed. A St. Helena Star Article from 1934 notes that Peter Brovelli was a native of Angera, Italy and came to the US when he was 16 and worked as a cement worker and contractor. The article states that Peter Brovelli committed suicide while awaiting a sanity test at the St. Helena Sanitarium.

In 1937, after litigation regarding Peter Brovelli's estate, the property was granted to Constantino and Maria Contini (Maria was a cousin of Gianna Brovelli) and in 1943 the property was acquired by the Woodworth family; Hulda (Woodworth) Dado owned the property until 1966 after which time it passed to Ethel Young Woodworth and her husband Albert Luther Woodworth (a former janitor at St. Helena High School). In 1968, Daniel and Eva Gomes acquired the property and owned it until selling it to the most current owners, the Wightmans.

The available tenant history generally aligns with ownership records, but occasionally the tenant history deviates. Available City directories indicate that in 1937 Albert Buonaccursi (Winery Worker) resided at the house and in 1965 a teacher named Jean Musy resided there. From 1966-1967 the house remained vacant until 1968 when an A. Gomez is identified as residing there. Otherwise, the tenants were consistent with the ownership at the time.

A rather limited amount of historical information was available regarding those who owned or resided at the subject property. J.H. Steves refers to the John H Steves who started "Steves Hardware" store in 1878; however, no records indicate that he ever actually resided at the property. The Brovelli family members immigrated from the Lombardy region of Italy to St. Helena in the early 1900s⁴ and became laborers and small business owners who were active both in the St. Helena and Rutherford⁵, but

⁴ Baldwin Starr, "Twenty Years Ago This Week," St. Helena Star, November 11, 1938.
<https://dr652c.bmiimaging.com/Roll/Roll?datasetName=Napa%20County%20Newspapers&rollID=1699&frameNumber=438&findText=brovelli>

⁵ Baldwin Starr, "Twenty Years Ago This Week," St. Helena Star, St. Helena Star article, November 23, 1928.
<https://dr652c.bmiimaging.com/Roll/Roll?datasetName=Napa%20County%20Newspapers&rollID=1695&frameNumber=478&findText=%22peter%20brovelli%22>

beyond that little is known. All that is known of the Woodworths is that Albert Luther was employed as a janitor for the St. Helena High School. The available information reinforces the likelihood that the residence served as middle class and worker housing for much of its existence.

ARCHITECTURAL DESCRIPTION

The residence at 1114 Church Street is located on a rectangular lot situated along the northeast extents of Church Street. Constructed in the 1880s, 1114 Church Street is a one-and-a-half story over raised basement, single family residence, designed as a vernacular open-gable style cottage. The residence is rectangular in plan, clad with channel rustic siding, featuring corner boards, and capped with a moderately pitched gable roof. The original portions of the raised basement feature square cut field stone in an ashlar pattern; this is interspersed with unoriginal stone facing. Walls are punctuated with one-over-one double-hung windows. A partial wraparound porch extends along the façade and west elevation.

The **façade** features what is now a slightly off-centered entry, but historically (pre-1910), was likely centered. Primary access is provided via a stairway flanked by stone stem walls and piers that feature square cut field stone in an ashlar pattern provides access to a paneled entry door flanked by one-over-one double hung windows on either side. The primary entry is a partially glazed paneled door. As is typical of this style, the façade carries up to the gable with no distinction between levels. A one-over-one double hung window is situated directly below the gable. The partial wraparound porch extends along the façade and west elevation and features open wood railings and simple square posts.

The **west elevation** continues the wraparound porch and features double hung windows, two of which are paired. At the northerly end, the wall plane jogs inward and there is, what appears to be, an unoriginal door and double hung window. A series of stairs provides access to the wraparound porch and secondary entrance and is covered by a shed roof. From this elevation one can see a distinction between the original main building mass and later additions. At the roofline there is a gable window still visible, but partially obscured by a later rear addition that features a gabled roof which is slightly narrower and shorter than that of the original building mass. At the basement level there is a square wooden door providing access to the raised basement.

Like that of the west elevation, **the east elevation** features a series of one-over-one double hung windows along the first-floor level, one of the windows appears to be a non-original tripartite window. At the basement level there are a series of slider windows that now punctuate the stone foundation. There is a modern full height door located on the southerly end of the basement level with steps leading down to the below-grade access point and which is capped by a pent roof. Like the west elevation, on this elevation there is a clear distinction between the original building mass and later additions which is visible both in terms of the roof (which is slightly lower and narrower) and the fact that the stone foundation was not carried through to the rearward additions. A uncoursed rubble stone wall of approx. 7 or 8 feet separates the subject property from its neighbor at 1046 Pope Street.

The rear (**north elevation**) is comprised of a series of haphazard additions. The additions feature side gable roofs and channel rustic siding and feature the one-over-one double hung windows found on the original mass of the building. However, they do not feature any stone detailing like that of the original building mass. Based on correspondence with the applicant, it is likely that these additions may have existed in some form based on early Sanborn maps, but were likely modified or expanded at some point in the 1970s or 1980s.

MODIFICATIONS

Based on review of available Sanborn Maps (1890, 1899, 1910 (updated 1944)), the subject building appears to have been minimally altered at some point between 1900 and 1909. The width of the residence was expanded slightly (along the west elevation)resulting in an off-centered entry and the wraparound porch was added.

More recently, original wood windows were replaced with vinyl windows. The rear of the building also features a series of non-original additions.

ESSENTIAL CHARACTER DEFINING FEATURES

As detailed above, the subject residence is a vernacular open-gable cottage. This housing type served as middle class/worker housing and often as rural farmstead housing. It was, by necessity, more utilitarian and functional and exhibits an obvious lack of ornament common to more high style residential housing. The simplicity, clean lines, and muted details are important features necessary to convey the building's significance. More specifically, important features include:

- One story form with raised basement
- open gable roof

- façade that carries up to gable with no distinction between them
- wide eaves
- Symmetry on façade
- simplicity, clean lines, absence of ornamentation
- compact size
- length which is greater than width.
- one-over-one double- hung windows
- channel rustic siding
- cut stone

SIGNIFICANCE

Eligibility for listing on the California Register is determined based on how well a given property meets one or more of the following criteria. It is not required that all four criteria are met for a resource to be considered significant. The applicable criteria are listed below;

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

The subject property is eligible under criterion 1 based on its association with the residential development of early St. Helena. The residence is a good example of vernacular housing that typified this neighborhood in the late 1800s and housed the workers and immigrant laborers who played an integral role in the economic development of the City. The houses situated along Church and Edwards Street historically exhibited a smaller setback and smaller parcel size relative to the surrounding agricultural properties and acted as a transition area between the densely populated area west of the commercial core and the large agricultural properties to the east. The proximity of this residence and others to the railroad and historically industrial/ agricultural uses and the simple vernacular style of the residence and its neighbors provide an important glimpse into St. Helena's working-class history.

Criterion 2. Associated with the lives of persons important to local, California or national history

As detailed herein, the subject property is associated with persons who were active in St. Helena and contributed to the community. Of those associated with the property, J.H. Steves is perhaps the most significant as a prominent business owner and active early citizen. However; city directories and census data do not identify him as ever having lived at 1114 Church and therefore the residence does not have strong enough association with Steves to be considered significant based on that association. In addition, no other owners or residents were found to be demonstrably significant in local or state history and as such, the subject property is not significant under criterion 2.

Criterion 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 subject residence is significant under this criterion as it embodies distinctive characteristics associated with the vernacular open-gable cottage. Namely, it features: a one-and-a-half story form with raised basement, open gable roof, façade that carries up to gable with no distinction between them, wide eaves, symmetry on façade, simplicity, clean lines, absence of ornamentation, compact size, length which is greater than width., one-over-one double- hung windows, channel rustic siding, and cut stone detailing.

While the residence has been modified over time through slight expansion, the addition of a partial wraparound porch, additions at the property rear, and replacement of original wood windows with modern vinyl windows, it still retains most of the character defining features allowing it to serve as a good representative of the vernacular architecture and is eligible under this criterion.

Criterion 4 Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation

Under this criterion a property is eligible if it has been used as a source of data and contains more yet retrieved data. A property is also eligible if it has not yet yielded information but, through testing or research, is determined a likely source of data. The 1114 Church Street residence does not constitute the principal source of information, for which to deem it eligible under this criterion. Further, a review of available records is not indicative of the presence of archeological resources proximate to the subject site. As such, there is no indication that the property would

be significant because it has yielded or is it expected to yield information important to the prehistory or history of California or the nation.

INTEGRITY

Historic Resources deemed to be significant must also be able to convey their historic significance. The ability to do this is judged by how well the resource meets the seven aspects of integrity: *Location, design, setting, materials, workmanship, feeling and association*. However, the individual nature of the property and its particular significance may result in certain aspects holding more weight than others. It is not required that a property retains *all* its historic physical features or characteristics, rather a property must retain at the very least, those essential features which allow it to convey its significance. The essential features are those that define (1) why a property is significant and (2) when it was significant.

The subject residence at 1114 Church Street has been subject to a few minor modifications including a slight expansion to the west and introduction of a partial wraparound porch prior to 1910 and later replacement of windows sashes and introduction of new fenestration on secondary facades. Despite the past modifications, the subject residence continues to retain all aspects of integrity given that it has retained its essential character defining features and the surrounding context has remained visibly similar to that existing during the residence's period of significance (around the turn of the century).

CONSISTENCY ANALYSIS:

According to project plans, dated March 3, 2018, the client proposes to introduce a new detached ADU with garage at property rear. Such changes would not directly affect the integrity of the subject house but could indirectly affect the integrity with respect to setting, feeling or association. However, given the location, height, and simplicity in design, the introduction of an ADU and garage is expected to have minimal impact to the resource and would be consistent with the Sect. of the Interior's Standards, as explained, below.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

*With the addition of a detached ADU and garage the historical use is maintained. **Consistent.***

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

*There are no identified landscape features or site features that are important in conveying the residence's significance. Therefore, the introduction of detached ADU and garage would not remove any important site features or relationships. **Consistent.***

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

*The design of the ADU and garage is clearly of this time and would not create a false sense of historical development. **Consistent.***

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

*No significant features are being affected. **Consistent.***

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

*No historic features will be affected. **Consistent.***

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

*No historic features will be affected. **Consistent.***

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

*No cleaning treatments are proposed. **Consistent.***

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

*The work is not expected to effect archeological resources. **Consistent.***

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

*No historic materials will be destroyed, and the new construction is clearly of the present day. The location, height, and massing ensure that it is subordinate to the historic residence and is not prominent or readily visible when viewing the property from a public way. **Consistent.***

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

*The detached ADU and garage would not affect the essential form and integrity of the subject residence and could be removed in the future without impacting the historic residence. **Consistent.***

CONCLUSION

The findings of the evaluation indicate that the residence at 1114 Church Street is significant under CRHR Criterion 1. based on its association with the early residential development of St. Helena and Criterion 2. as a good example of vernacular residential architecture. It was further found that the residence exhibits sufficient integrity through which to communicate that significance

The new construction proposed on the site includes a new ADU and attached garage setback 27' from the rear of the house and exhibiting a maximum height of 15'. Given the obscured placement of the new construction, the single-story height, and simplicity of form, the new construction would be consistent with the Secretary of the Interior's Standards for Rehabilitation and would not adversely impact the integrity of the subject residence or larger property.

REFERENCES

Gottfried, Herbert and Jan Jennings. *American Vernacular Building and Interiors, 1870-1960*. New York: W.W Norton & Company, Inc., 2009.

Gregory, Tom. *History of Solano & Napa Counties, California, with biographical sketches of the leading men and women of the counties who have been identified with its growth and development from the early days to the present time*. Los Angeles, CA: Historic Record Co., 1912.

Illustrations of Napa County, California With Historical Sketch. Oakland, Ca.: Smith & Elliott Publishers, 1878.

Menefee, C.A. *Historical Description and Sketch Book: Napa, Sonoma, Lake, and Mendocino, Comprising Sketches of Their Topography, Productions, History, Scenery, and Peculiar Attractions*. Napa City, Ca.: Reporter Publishing House, 1873.

Page & Turnbull. *Historic Resource Inventory, City of St. Helena*. August 2006.

Starr, Baldwin. "Twenty Years Ago This Week." *St. Helena Star*, November 11, 1938. <https://dr652c.bmiimaging.com/Roll/Roll?datasetName=Napa%20County%20Newspapers&rollID=1699&frameNumber=438&findText=brovell>

Star, Baldwin, "Twenty Years Ago This Week," *St. Helena Star*, *St. Helena Star* article, November 23, 1928.

<https://dr652c.bmiimaging.com/Roll/Roll?datasetName=Napa%20County%20Newspapers&rollID=1695&frameNumber=478&findText=%22peter%20brovelli%22>

Wallace, W.F. ed. *History of Napa County, Comprising an Account of its geographical position and area...* Oakland, CA: Enquirer print, 1901.

Webber, Lin. *Old Napa Valley: The History to 1900*. St. Helena, Ca.: Wine Ventures, 1998.

Webber, Lin. "How St. Helena Street Names got their Names." *St. Helena Star*, August 3, 2006. https://napavalleyregister.com/community/star/lifestyles/how-st-helena-streets-got-their-names/article_03bc959a-39d2-5979-a49e-f33b24bb1599.html

Young, Robert, A. *Historic Preservation Technology*. Hoboken, New Jersey: John Wiley and Sons, 2008.

Public Records

City of St. Helena Building Records, Available at City of Napa Building Department

Napa County Assessor's Records

Napa County Historical Society Archives

R.L Polk City Directories available at Napa County Library. Years 1925- 2007

Sanborn Fire Insurance Maps: 1890, 1899, 1910 (updated 1944)

St. Helena Historical Society Archives

St. Helena Star archives

Personal Correspondence

Presley Hubschmitt, Research Librarian at Napa County Historical Society,

QUALIFICATIONS

Lilly Bianco holds a Masters in Historic Preservation and is a qualified Architectural Historian pursuant to the Secretary of the Interior's Standards and as defined in the Code of Federal Regulations, 36 CFR Part 61. Ms. Bianco is listed as an Architectural Historian on the California Historic Resources Information Systems list of qualified consultants.

ATTACHMENTS

1. Site Photos
2. Sanborn Fire Insurance Maps
3. DPR 523 Primary Record and Building, Site, and Object Record

Attch A. Site Photos



South Elevation (Façade)



South and west Elevations

1

Attch A. Site Photos



Primary Entry- South Elevation (Façade)



Detail of Stone Stem wall and Piers- South Elevation (Façade)

Attch A. Site Photos



Detail of Stone Stem wall- South Elevation (Façade)



West Elevation- Looking Southeast

Attch A. Site Photos



Detail of roofline- West (Side) Elevation



West Elevation- Looking south



Partial Rear (north) Elevation

Attch A. Site Photos



Rear (North) Elevation



East Elevation- Looking South



East Elevation- Looking North

Attch A. Site Photos



East Elevation- Looking North

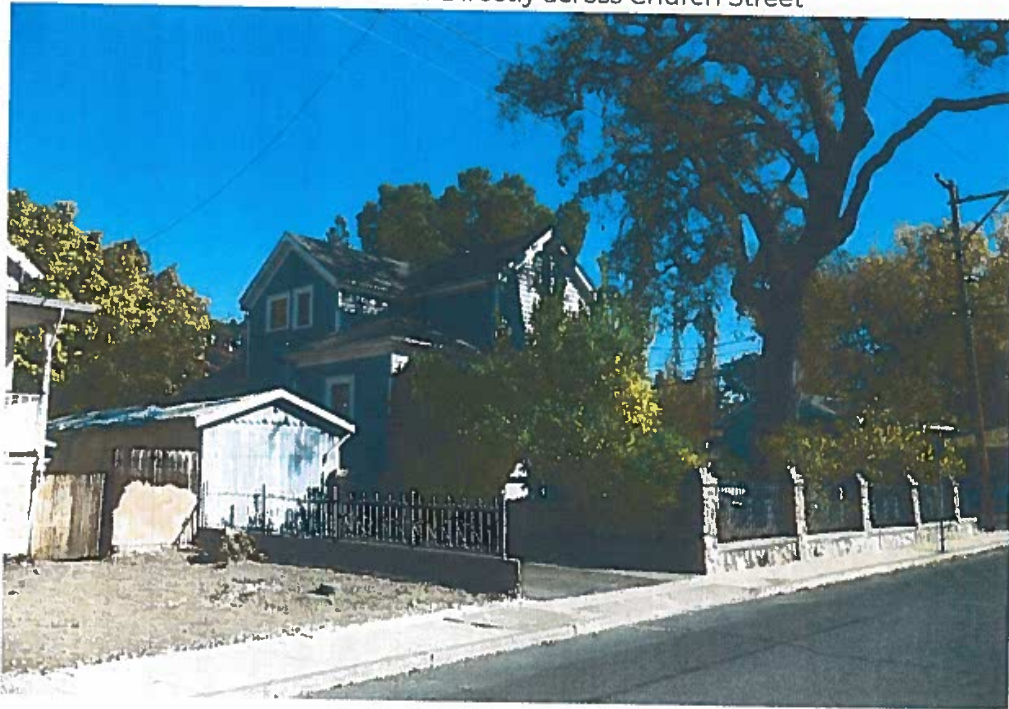


Detail of stone wall adjacent to eastern property line

Attch A. Site Photos



View Directly across Church Street



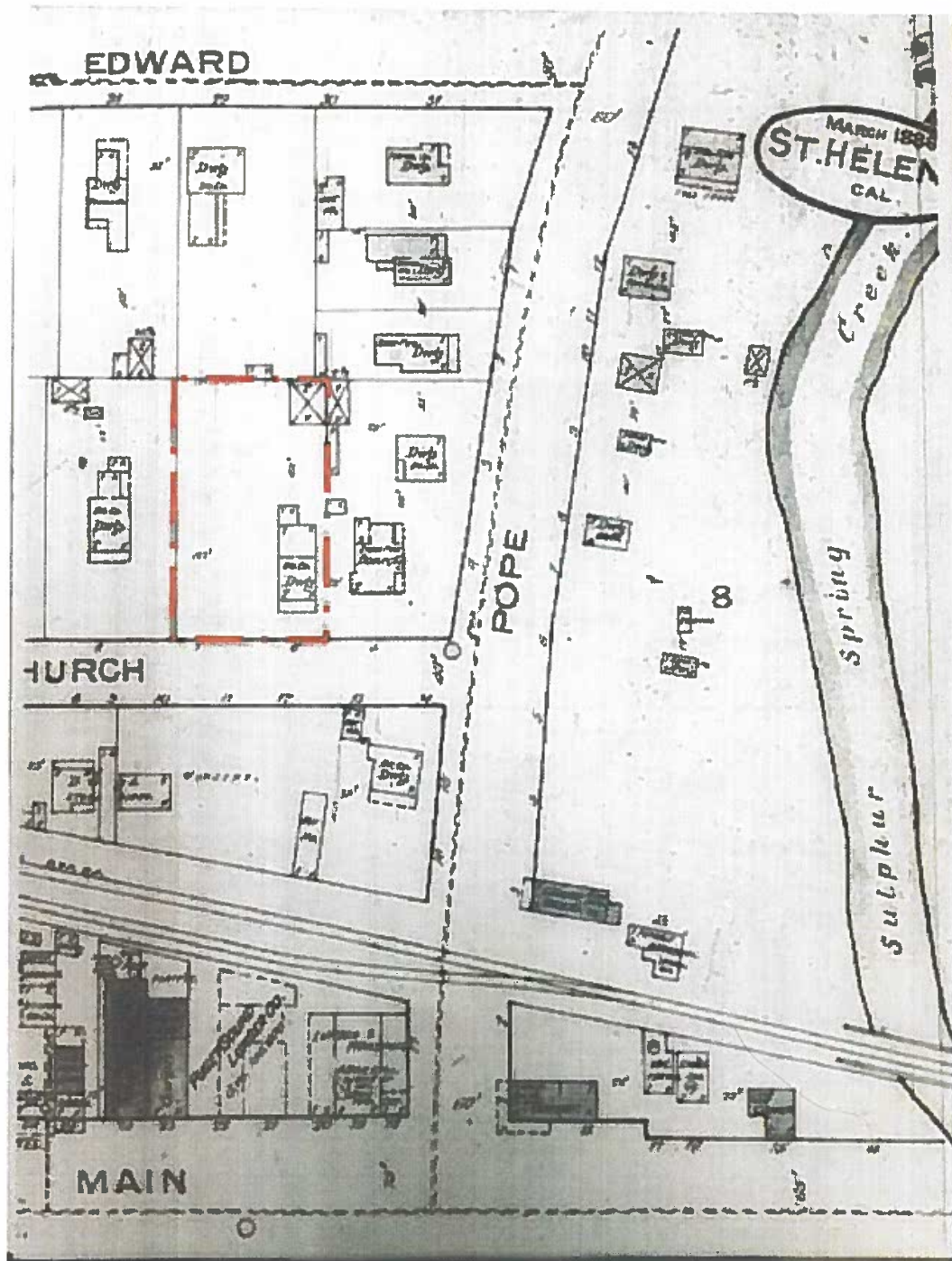
View of property at 1046 Pope Street (east of 1114 Church)

Attch A. Site Photos

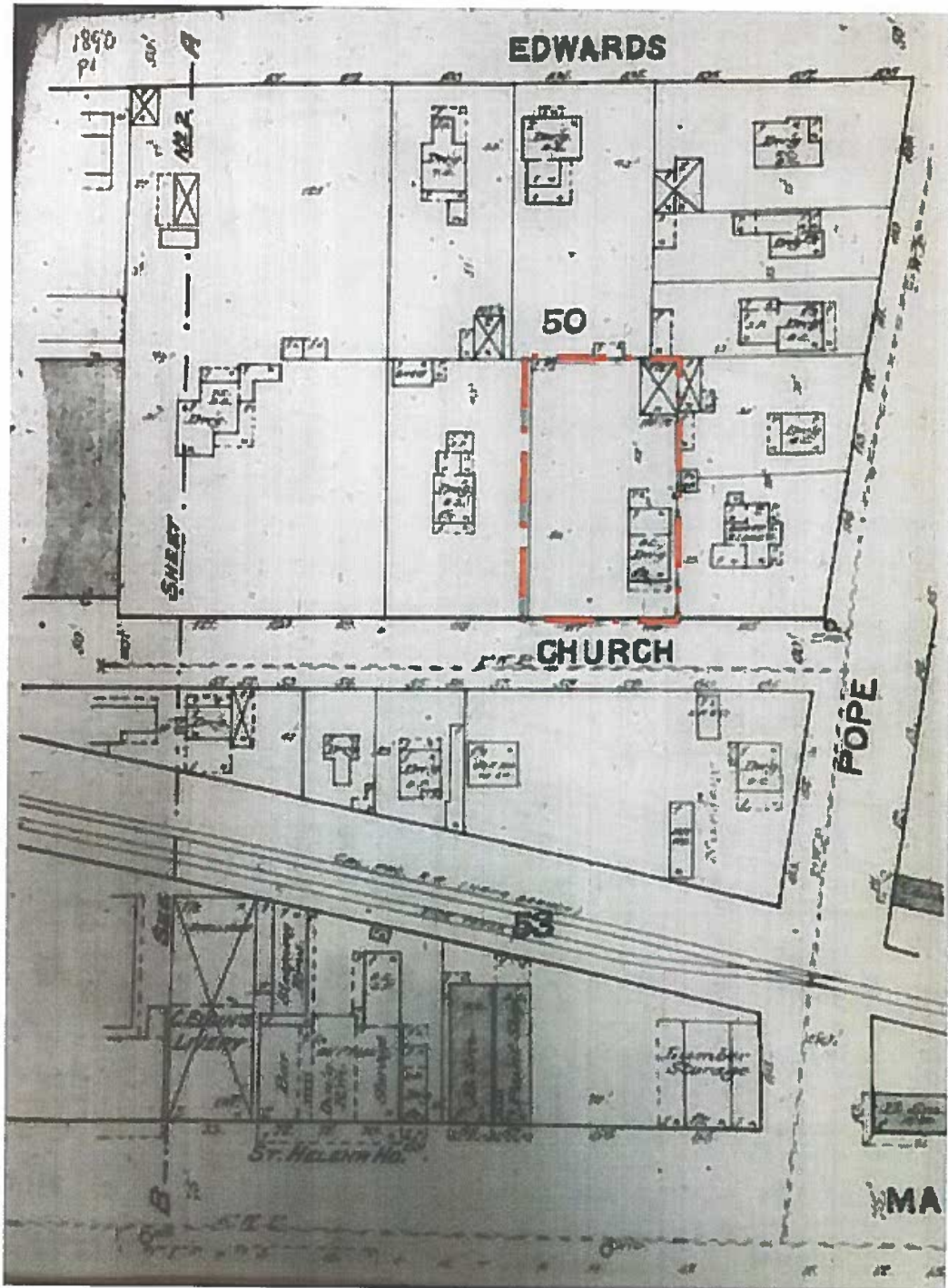


Neighboring property at 1132 Church Street

Attch B. Sanborn Maps

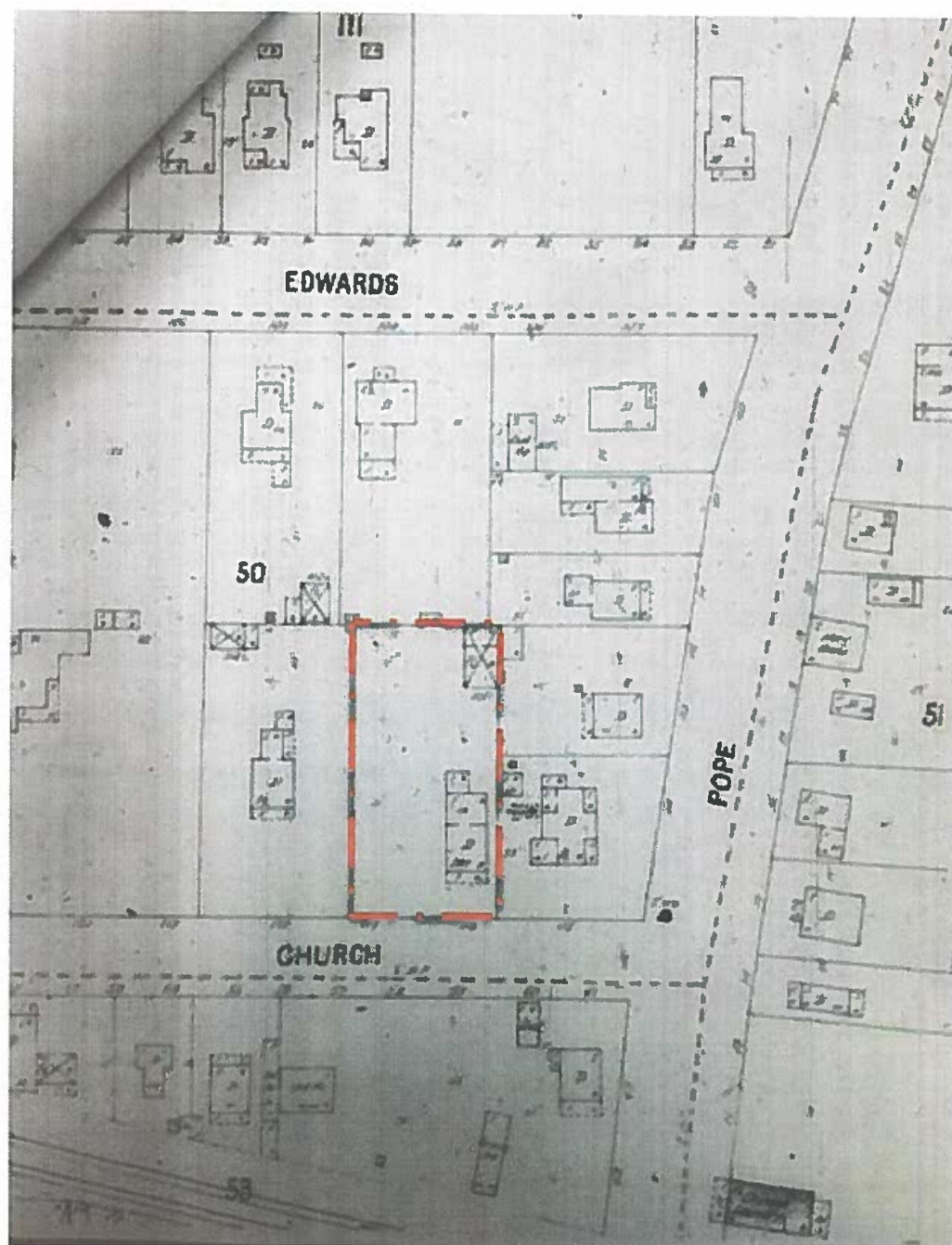


1886 Sanborn Fire Insurance Map



1890 Sanborn Fire Insurance Map

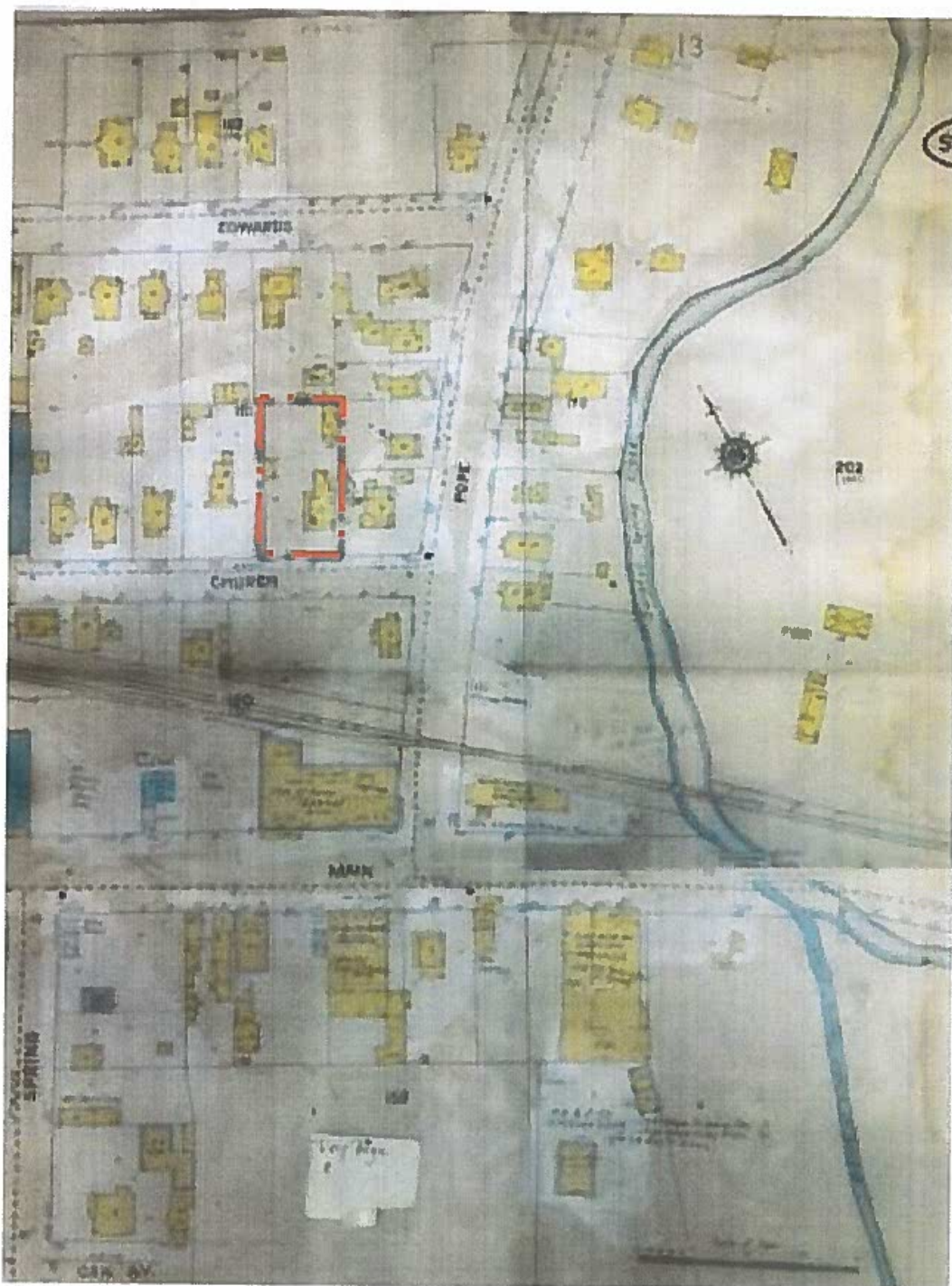
Attch B. Sanborn Maps



1899 Sanborn Fire Insurance Map

3

Attch B. Sanborn Maps



1910 Sanborn Fire Insurance Map (Updated 1944)



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

Page 1 of 2

*Resource Name or #: (Assigned by recorder) _____

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted*a. County Napa and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 1114 Church Street City St. Helena Zip 94574

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN. 009-082-014

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1114 Church Street is located on a rectangular lot situated along the northeast extents of Church Street. Constructed in the 1880s, 1114 Church Street is a one-and-a-half story over raised basement, single family residence, designed as a vernacular open-gable style cottage. The residence is rectangular in plan, clad with channel rustic siding, featuring corner boards, and capped with a moderately pitched gable roof. The original portions of the raised basement feature square cut field stone in an ashlar pattern; this is interspersed with unoriginal stone facing. Walls are punctuated with one-over-one double-hung windows. A partial wraparound porch extends along the façade and west elevation.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and object)

*P3b. Resource Attributes: (List attributes and codes) HP2*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)P5b. Description of Photo: (view, date, accession #) Façade, 11.7.18

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric☐ Both1880s

*P7. Owner and Address:

Deacon Wightman1114 Church StreetSt. Helena, CA 94574*P8. Recorded by: (Name, affiliation, and address) Lilly Bianco Preservation & Planning, PO Box 3244, Napa, CA 94558*P9. Date Recorded: 11.7.18*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and

other sources, or enter "none.")

Historic Resource Evaluation and Consistency Analysis, 1114 Church Street, Prepared by Lilly Bianco Preservation & Planning, Nov 19, 2018.*Attachments: ☐ NONE ☐ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

State of California • The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code _____
 Page 2 of 2

B1. Historic Name: 1114 Church Street
 B2. Common Name: 1114 Church Street
 B3. Original Use: Single Family residence B4. Present Use: Single Family residence
 *B5. Architectural Style: vernacular
 *B6. Construction History: (Construction date, alterations, and date of alterations)
 Constructed late 1870s, altered 1909, 1970s/ 1980s
 *B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
 *B8. Related Features: None
 B9a. Architect: Unknown b. Builder: unknown
 *B10. Significance: Theme residential development, architecture Area _____

Period of Significance 1880-1909 Property Type residential Applicable Criteria _____
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

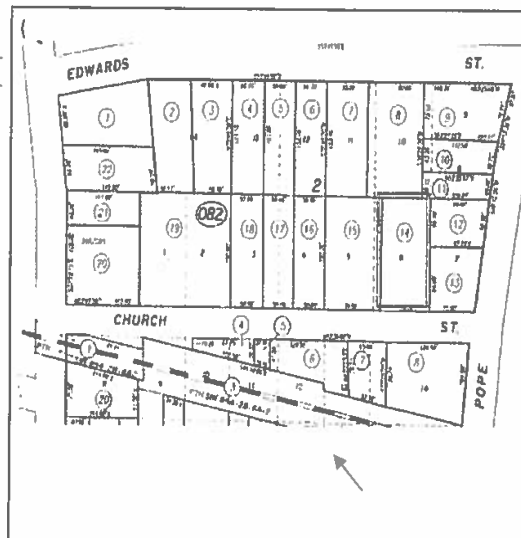
1114 Church is significant based on its association with the residential development of early St. Helena. The residence is a good example of vernacular housing that typified this neighborhood in the late 1800s and housed the workers and immigrant laborers who played an integral role in the economic development of the City. The houses situated along Church and Edwards Street historically exhibited a smaller setback and smaller parcel size relative to the surrounding agricultural properties and acted as a transition area between the densely populated area west of the commercial core and the large agricultural properties to the east. The proximity of this residence and others to the railroad and historically industrial/ agricultural uses and the simple vernacular style of the residence and its neighbors provide an important glimpse into St. Helena's working-class history. The residence at 1114 Church is also significant as it embodies distinctive characteristics associated with the vernacular open-gable cottage.

B11. Additional Resource Attributes: (List attributes and codes) _____
 *B12. References: _____

B13. Remarks: _____

*B14. Evaluator: Lilly Bianco
 *Date of Evaluation: 11.16.18

(This space reserved for official comments.)



City of St Helena, City Hall
Received

JAN 18 2019

1480 Main St.
St Helena, CA 94574

1114 Church Street ADU Written Statement

The purpose of the proposed project is to establish a new garage and ADU, the old garage was converted into a 1 bedroom apartment with a full bathroom, a partial kitchen with sink, microwave, full refer, and hot plate for cooking, a living room, and bedroom. The building had leaks in the roof and walls; water entered at the old slab / foundation and everything was rotted and destroyed by pests and water intrusion. There was an old shed on the property that had AC and was being used for storage, there was a patio cover with poured concrete slab. Also lots of areas set up to be used for growing; one area was an aquaponics growing system.

The old garage ADU was 49 feet long by 19 feet deep (931 Square Feet) and 15 feet tall, it sat right on top of the property line.

We removed the garage structure one weekend due to it falling over, I work in the bay area and decided it was best because I did not want it falling and hurting a family member while I was away. I also removed the aquaponics system, the pavers, the patio cover and concrete, and the concrete curbs as they have been acting as a pond trapping water and contributing to it getting into the finished basement and flooding it, I found this out last rainy season.

The new proposed structure is 68 feet long 20 feet wide at the garage and shop then extends out to 30 feet wide at the ADU portion only, the structure is 15 feet in height, all wood siding (Batt and Board) with metal roof and carriage type doors. It will have 2 bathrooms and a kitchenette in the ADU portion. Footage is as follows, garage and shop 960 Square feet, ADU is 640 Square Feet

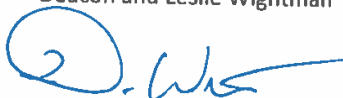
We wish to establish a new building that is safe and can also be used to park vehicles, store tools, and sleep guests. In turn it will help us reestablish a yard, the old set up had the driveway in the middle of the property and it ran against the house, it was dangerous due to the stair location. We propose to move it along the fence line.

All of the landscape area is run of a well on the property, the main house and the old ADU ran of city water, I want to point out that the house as it set up now has 4 bathrooms, and 2 kitchens, the old ADU had 1 bath and 1 kitchen, giving the property 3 total kitchens and 5 bathrooms. There where multiple family members living on site.

We are looking to reestablish the character of the property with the New ADU and future improvements to the site and main house.

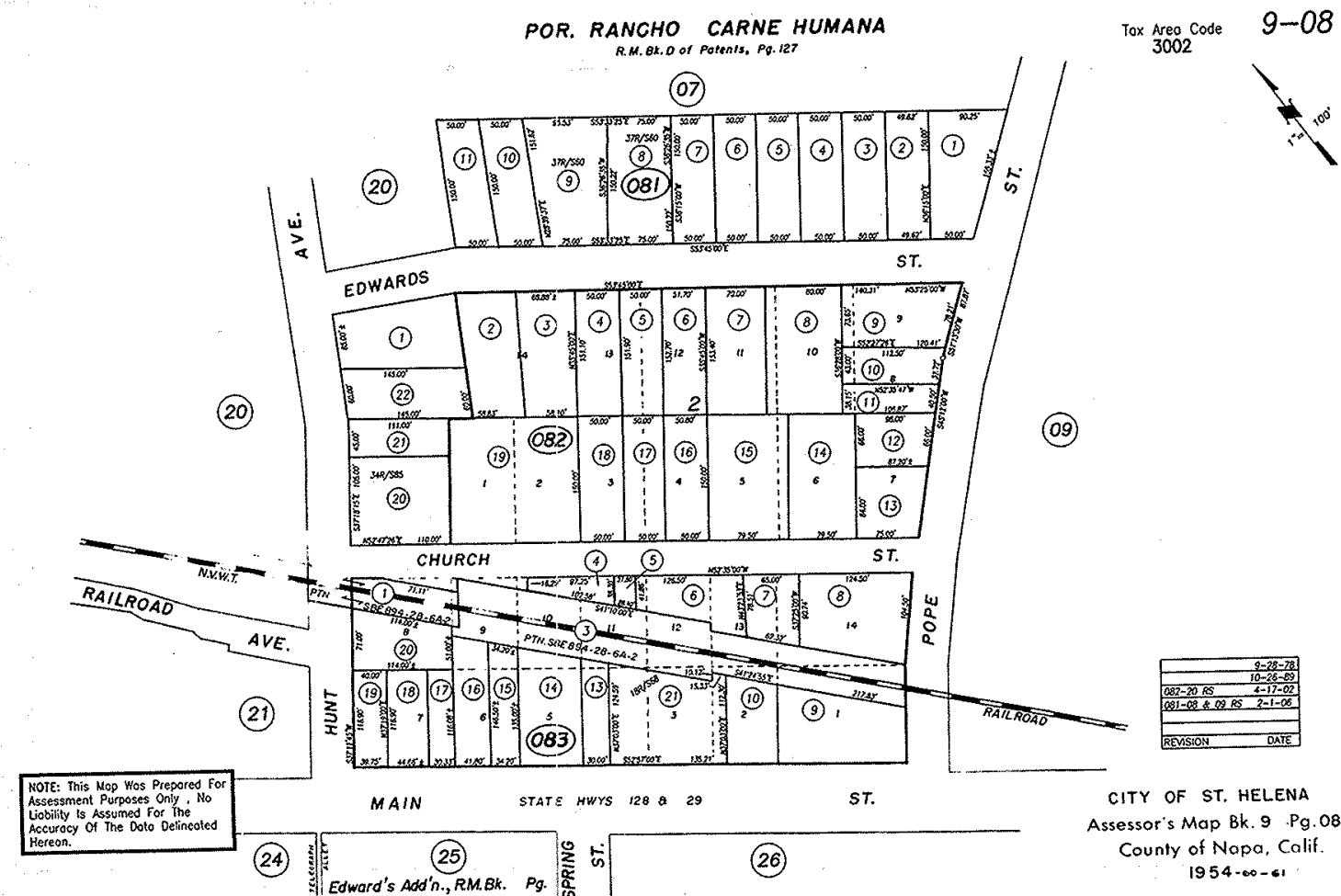
Sincerely,

Deacon and Leslie Wightman


Leslie Wightman

10-24-18

...

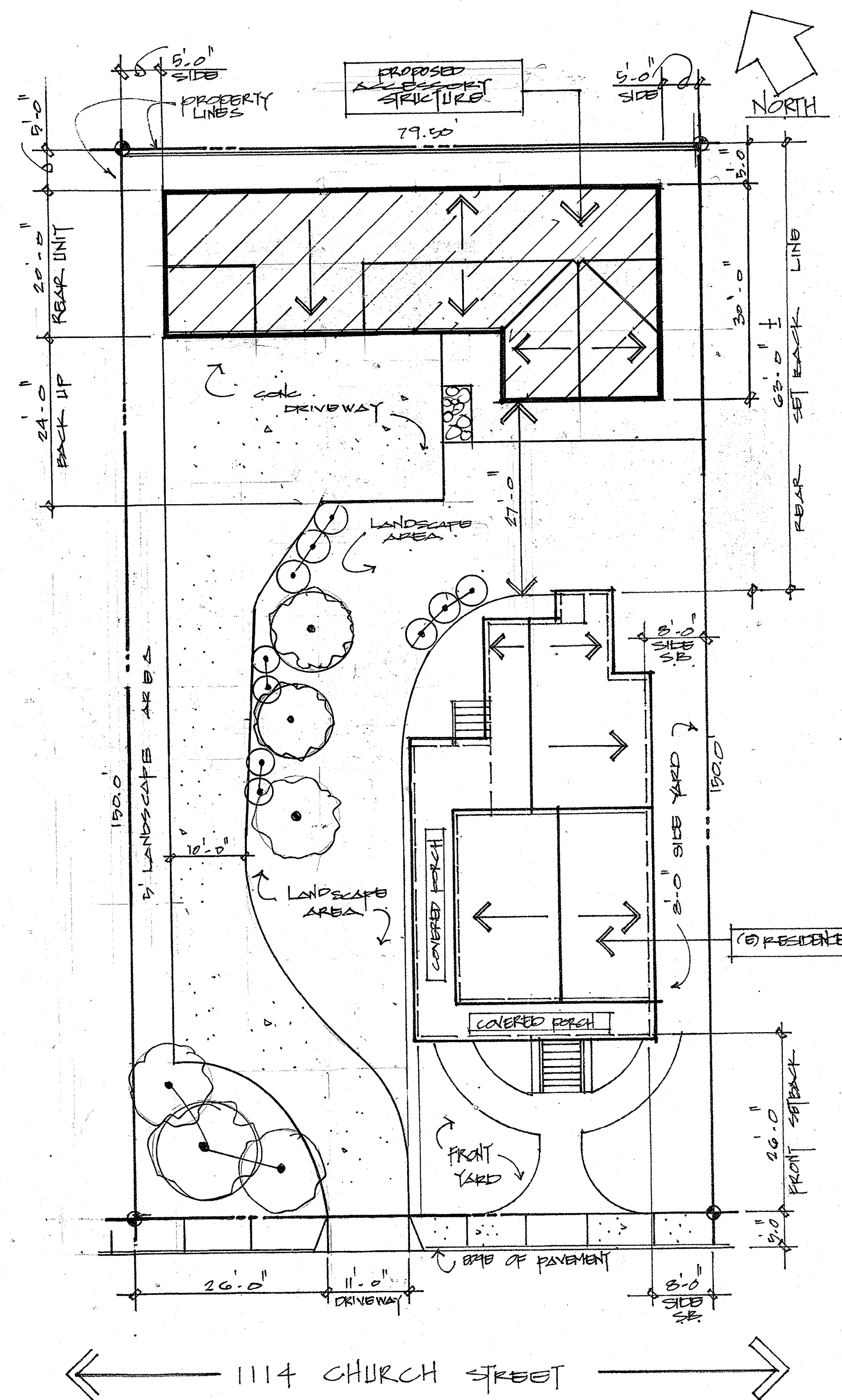


SHEET INDEX		
NO.	DATE	DESCRIPTION
1.	10/6/2018	SITE PLAN
2.	10/6/2018	ELEVATIONS
3.	10/13/2018	PROPOSED FLOOR PLAN
4.	10/13/2018	FOUNDATION PLAN
5.	10/13/2018	ROOF PLAN
6.	10/13/2018	MISC. DETAILS SHEET
7.	10/13/2018	STRUCTURAL DETAILS SHEET

GENERAL NOTES	
1. THIS PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES:	
2016 CALIFORNIA BUILDING STANDARD CODE	
DESCRIPTION	
2016 CALIFORNIA BUILDING CODE	2016 CALIFORNIA RESIDENTIAL CODE
2016 CALIFORNIA MECHANICAL CODE	2016 CALIFORNIA EXISTING BUILDING CODE
2016 CALIFORNIA ENERGY CODE	2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA PLUMBING CODE	2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
2016 CALIFORNIA ELECTRICAL CODE	2016 CALIFORNIA ADMINISTRATIVE CODE
2016 CALIFORNIA ELECTRICAL CODE	2016 CALIFORNIA REFERENCED STANDARDS CODE
EXPEDITED PERMIT PROCESS FOR SMALL RESIDENTIAL ROOFTOP SOLAR SYSTEMS	
RETROFITTING OF UNREINFORCED MASONRY BUILDINGS	
BUILDING NUMBERING SYSTEM	
TRAILERS AND TRAILER CAMPS	
FLOOD DAMAGE PREVENTION	
(AND ALL STATE OF CALIFORNIA CITY, COUNTY AND MUNICIPAL CODES)	
2. INTERPRETATION OF DRAWINGS FOR ARRANGEMENT OF FLOORS, GENERAL FINISH AND MEASUREMENTS, REFERENCE MUST BE MADE TO THE DRAWINGS. SHOULD ANY DIFFERENCE APPEAR BETWEEN SCALE MEASUREMENT AND FIGURES OR BETWEEN WORKING OF SPECIFICATIONS AND LETTERING ON DRAWINGS, THE SPECIFICATION SHALL IN ALL CASES TAKE PRECEDENCE. IF ANY ERROR THAT IS NOT EXPLAINED EITHER BY REFERENCE TO THE DRAWINGS OR SPECIFICATIONS BECAME APPARENT, THE CONTRACTOR SHALL REFER THEM TO THE DRAFTSMAN DESIGNER FOR CORRECTION BEFORE PROCEEDING WITH THE WORK (CONTRACTOR IS NOT TO SCALE DRAWINGS). DRAWINGS DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS	
3. ERRORS AND OMISSIONS: IN THE EVENT THAT AN ACUTE ERROR OR OMISSION MAY EXIST ON THE PLAN, IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO NOTIFY THE DESIGNER/DRAFTSMAN PRIOR TO THE COMMENCEMENT OF WORK. FAILURE TO DO SUCH WILL RELIEVE DESIGNER OF RESPONSIBILITY COMMENCEMENT OF WORK. FAILURE TO DO SUCH WILL RELIEVE DESIGNER OF RESPONSIBILITY.	

PROJECT INFORMATION	
THIS PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDINGS CODES	
2016 GENERAL ADMINISTRATIVE AMENDMENTS	
2016 CA. BUILDING CODE	2016 CA. EXISTING BUILDING CODE
2016 CA. MECHANICAL CODE	2016 CA. FIRE CODE
2016 CA. ENERGY CODE	2016 CA. GREEN BLDG. STANDARD CODE
2016 CA. PLUMBING CODE	2016 CA. ADMINISTRATIVE CODE
2016 CA. ELECTRICAL CODE	2016 CA. REFERENCED STANDARDS CODE
2016 CA. RESIDENTIAL CODE	
(AND ALL CALIFORNIA / COUNTY BUILDING CODES)	
PROJECT PROPOSAL	
1) PROPOSED ACCESSORY DWELLING UNIT (ADU) WITH ATTACHED 2 CAR GARAGE AND WORKOUT ROOM	
PROJ. LOC/OWNER	PROPERTY INFORMATION
WIGHTMAN'S RESIDENCE 1114 CHURCH STREET SAINT HELENA, CA 94574 PH: (408) 674 - 0035	A) PARCEL NUMBER . . . 009-082 - 014 B) ZONING DISTRICT . . . DSP/6 C) LOT SIZE 11,925 S.F. D) GENERAL PLAN MEDIUM DENSITY RESIDENCE
PARKING REQ'D	
2 MINIMUM REQUIRED	
CBC 2016/ CONSTRUCTION INFORMATION	
A) CONSTRUCTION TYPE: . . . VB	D) HISTORICAL: YES
B) NUMBERS OF STORIES: . . . 1	E) OCCUPANCY GROUP: R-3/U
C) YEAR BUILT: . (MAIN RES.). 1880	F) SPRINKLERS: REQUIRED
BUILDING SQ. FTG/LOT COVERAGE/FLOOR AREA RATIO (FAR)	
1) (E) RESIDENCE: 1,452 S.F.	
2) (E) 2 CAR GARAGE WITH STORAGE: . . (TO BE DEMOLISHED): 931 S.F.	
NEW ACCESSORY DWELLING UNIT	
1) (N) 2 ND DWELLING UNIT: 600 S.F.	
2) (N) 2 CAR GARAGE / WORKSHOP: 1,000 S.F.	
A) MAX. FAR: 29% OR 3,480	A) MAX. LOT COVERAGE: . . 45% OR 5,366 S.F.
B) ACT. FAR: 17% OR 2,052	B) ACT. LOT COVERAGE: . . 26% OR 3,052 S.F.

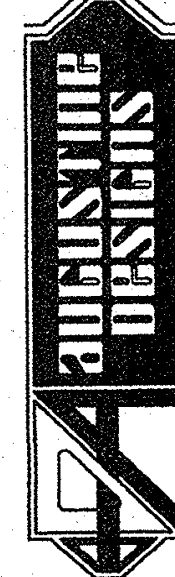
SCOPE OF WORK	
A) PROPOSED ACCESSORY DWELLING UNIT (ADU) WITH ATTACHED 2 CAR GARAGE AND WORKOUT ROOM	



SITE PLAN
SCALE: 1" = 10'-0"

REVISIONS
DATE:

Professional Design Consultants
3033 Neomark Ave. #1, San Jose, CA 95128
(408) 294-7060



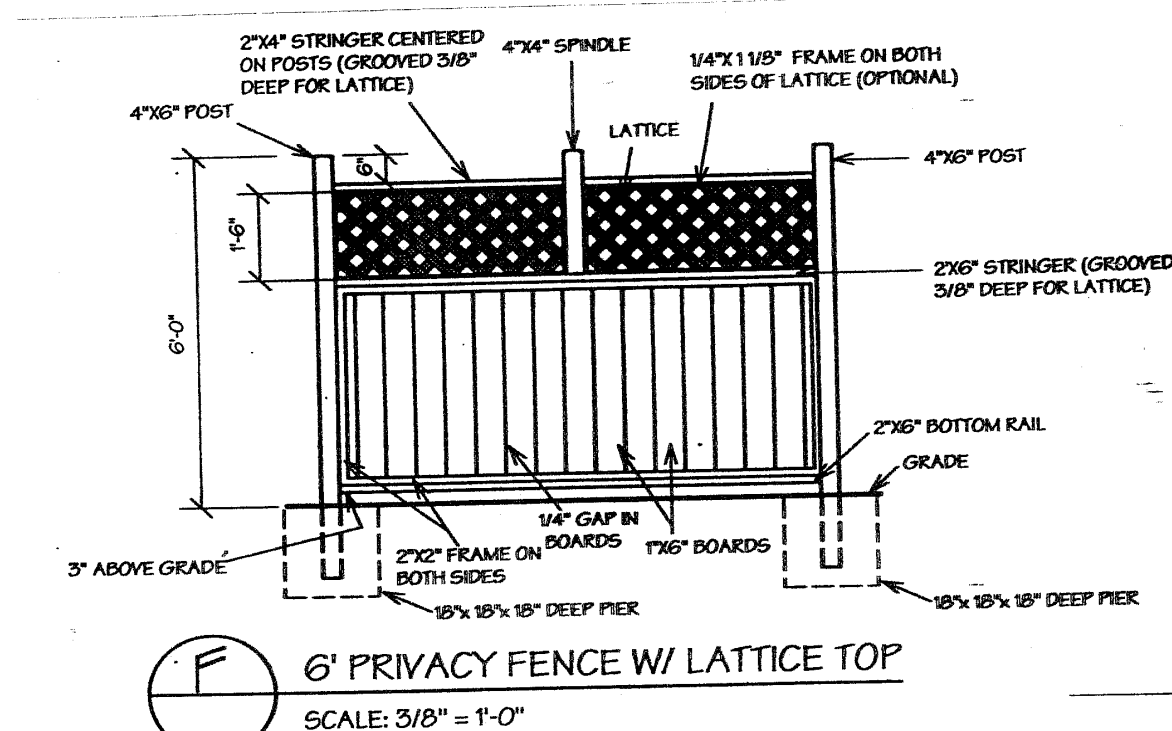
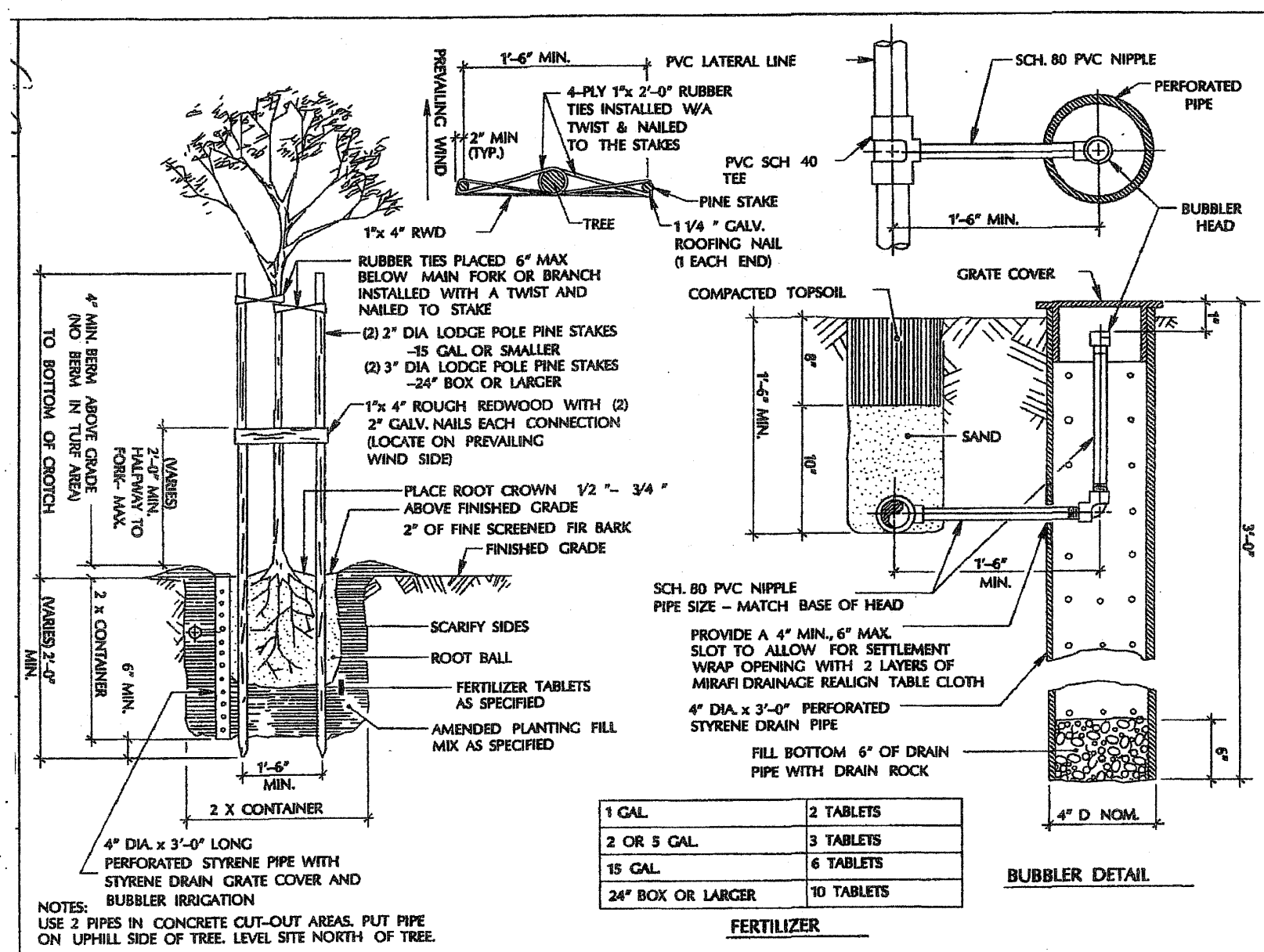
OWNER:
WIGHTMAN'S RESIDENCE
1114 CHURCH STREET
SAINT HELENA, CA. 94574
PHONE: (408) 674-0035

PROPOSED INTERIOR
REMODEL AND DETACHED
SECONDARY UNIT

DATE: 7-29-18
SCALE: 1" = 10'-0"
DRAWN:
JOB:

1

OF SHEETS

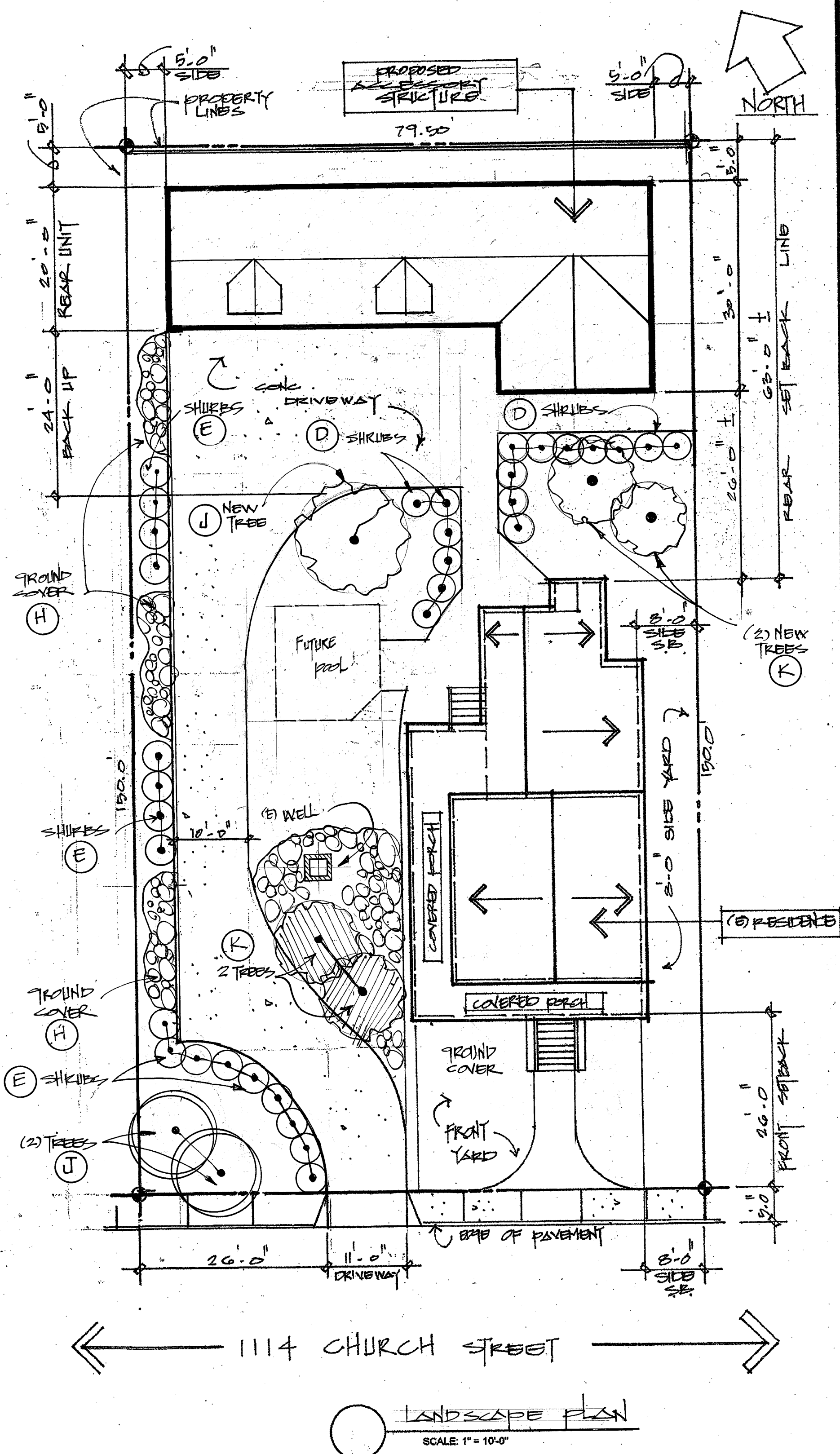


STREET TREE PLANTING SPECIFICATIONS

- Tree shall be healthy, disease and insect-free, well-rooted, and properly trained with a straight trunk that can stand upright without support. Tree shall exhibit a central leader, or a main branch that can be trained as a central leader. Branches shall be well-developed and shall be evenly and radially distributed around the trunk. Root ball shall not exhibit kinked or circling roots. After planting, no roots shall be left exposed.
- Tree shall comply with federal and state laws requiring inspection for plant diseases and pest infestation. Clearance from the county agricultural commissioner, as required by law, shall be obtained before planting trees delivered from outside the county.
- Prior to planting tree, determine the location of existing or future underground utilities. Locate the tree a minimum of 5 feet from lateral service lines and driveways. Locate the tree a minimum of 15 feet from light pole, and a minimum of 30 feet from the face of a traffic signal, or as otherwise specified by the City.
- Tree pit shall be tested for proper drainage prior to planting tree. Fill pit with water. If water remains after a 24-hour period, auger three (3) 4-inch diameter by 3-foot deep holes at the bottom of the tree pit. Backfill with drain rock.
- Set tree in an upright and plumb position. As much as possible, tree shall be positioned such that dominant branches are parallel to the roadway and are oriented away from potential conflicts.
- If required by the City, a pressure-compensating bubbler, or drip emitters, shall be provided to each tree.
- Depending on the planter strip width, or the tree well size and the tree species being planted, a 24 inch deep root-barrier may be required by the City to be placed between the root-ball and the curb and/or sidewalk. Length of strip barrier or size of box will be specified by the City.
- Stakes are to be removed when the tree trunk diameter meets or exceeds the diameter of the stake.

SCOPE OF WORK

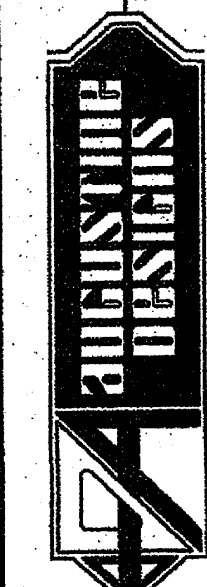
- A) PROPOSED ACCESSORY DWELLING UNIT (ADU) WITH ATTACHED 2 CAR GARAGE AND WORKOUT ROOM



REVISIONS

DATE:

Professional Design Consultants
3033 Newport Blvd., Suite 200
San Diego, CA 92108
(619) 294-7800



OWNER:
WIGHTMAN'S RESIDENCE
1114 CHURCH STREET
SAINT HELENA, CA 94574
PHONE: (408) 674-0035

**PROPOSED INTERIOR
REMODEL AND DETACHED
SECONDARY UNIT**

DATE: 7-29-18

SCALE: 1" = 10'-0"

DRAWN:

JOB:

1L

OF SHEETS

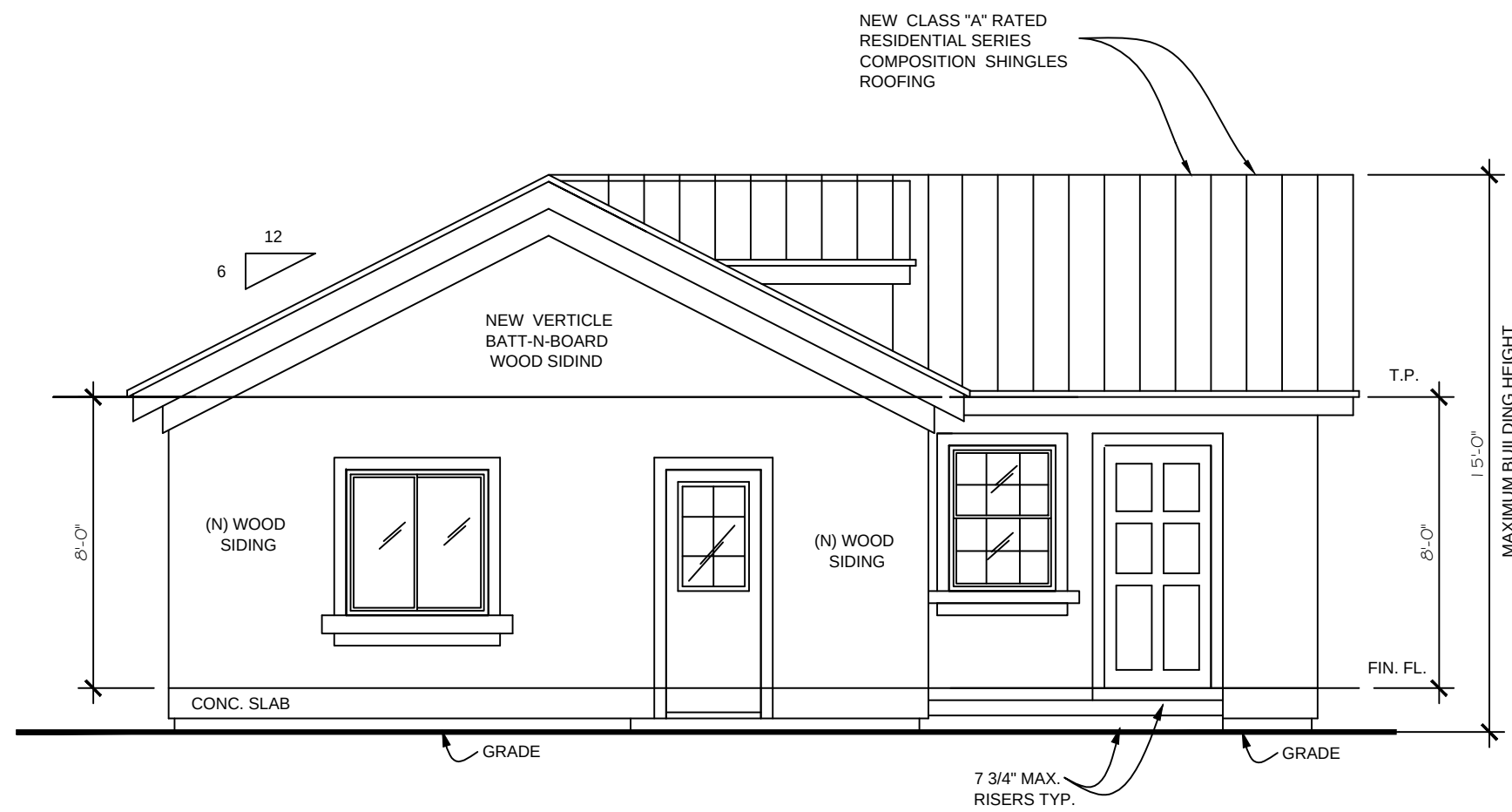
- EXTERIOR BUILDING NOTES**
- CLEARANCE BETWEEN WOOD SIDING, FRAMING MEMBERS, INCLUDING SHEATHING, AND EARTH ON THE EXTERIOR OF A BUILDING SHALL NOT BE LESS THAN 6" OR LESS THAN 2" MEASURED VERTICALLY FROM.
 - WHERE ROOF GUTTERS ARE INSTALLED, THE DOWN SPOUTS SHALL BE PROPERLY TERMINATED WITH A SPLASH BLOCK AND SHALL CARRY WATER AWAY FROM THE FOUNDATIONS PER CITY ORDINANCE. CLARIFY IF THERE ARE NEW GUTTERS AT NEW ADDITION.

SPECIAL EXTERIOR NOTE

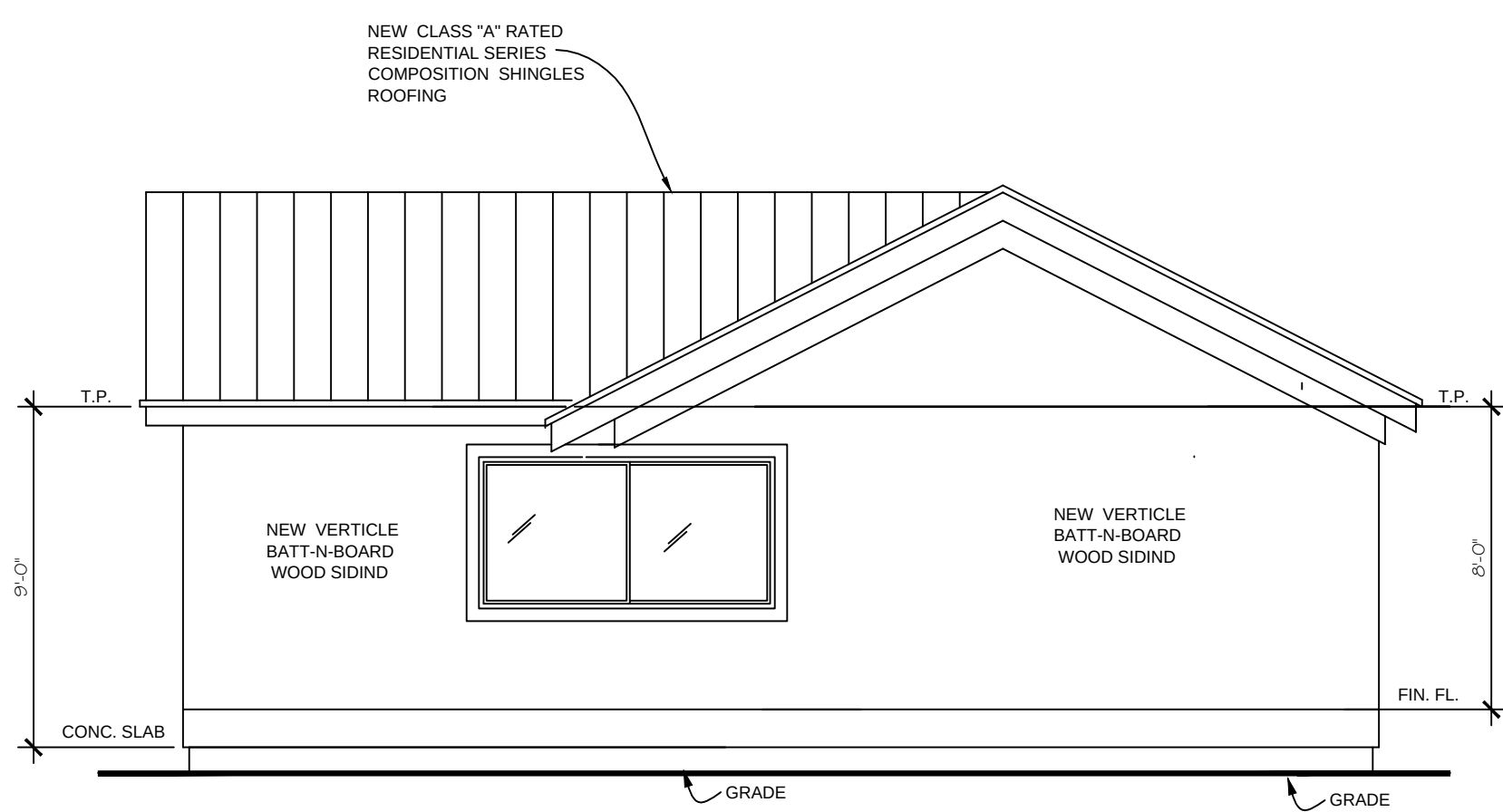
3 COATS STUCCO SHALL BE 7 / 8" THICK W/ MIN THREE COATS APPLIED OVER APPROVED WIRE LATH AND TWO LAYERS OF GRADE "D" BUILDING PAPER. PROVIDE 26 GA. GALVANIZED WEEP SCREED W/ ATTACHED FLANG OF 3 - 1 / 2" PROVIDED WITH A MIN OF 4" ABOVE GRADE OR 2" ABOVE CONC. SLAB.

- GENERAL NOTES**
- PLANS TO COMPLY WITH CONVENTIONAL CONSTRUCTION PROVISIONS AS STATED IN 2018 CALIFORNIA RESIDENTIAL BUILDING, MECHANICAL, PLUMBING, ELECTRICAL AND ENERGY CODES AS AMENDED BY STATE OF CALIFORNIA AND ALL CITY & MUNICIPAL CODES (PROJECT LOCATED TO SPECIFY SEISMIC DESIGN CATEGORY E).
 - INTERPRETATION OF DRAWINGS** FOR ARRANGEMENT OF FLOORS, GENERAL FINISH, AND MEASUREMENTS, REFERENCE MUST BE MADE TO THE DRAWINGS. SHOULD ANY DIFFERENCE APPEAR BETWEEN SCALE MEASUREMENT AND FIGURES OR BETWEEN WORDING OF SPECIFICATIONS & LETTERING ON DRAWINGS, THE SPECIFICATION SHALL IN ALL CASES TAKE PRECEDENCE. IF ANY ERROR THAT IS NOT EXPLAINED EITHER BY REFERENCE TO THE DRAWINGS, CONTRACTOR TO INFORM DRAFTSMAN DESIGNER, FOR CORRECTION BEFORE PROCEEDING WITH THE WORK (CONTRACTOR IS NOT TO SCALE DRAWINGS).
 - ERRORS AND OMISSIONS**, IN THE EVENT THAT AN ACUTE ERROR OR OMISSION MAY EXIST ON THE PLAN IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO NOTIFY THE DESIGNER, DRAFTSMAN PRIOR TO THE COMMENCEMENT OF WORK. FAILURE TO DO SUCH, WILL RELIEVE DESIGNER OF RESPONSIBILITY.
 - SITE PLAN LAYOUT** : IN THE EVENT THERE MAY BE DISCREPANCIES BETWEEN THE DIMENSIONS ON THE SITE PLAN AND THE ACTUAL DIMENSIONS OF THE LOT AND ITS SETBACKS, IT WILL BE THE OWNER'S RESPONSIBILITY TO PROVIDE A LEGAL SURVEY TO CONFIRM THE ACCURACY OF THE PROPERTY SIZE AND LAYOUT. ALL SITE PLANS, AS DRAWN ARE FOR REFERENCE AND SHOULD NOT BE LOOKED UPON AS AN OFFICIAL DOCUMENT.

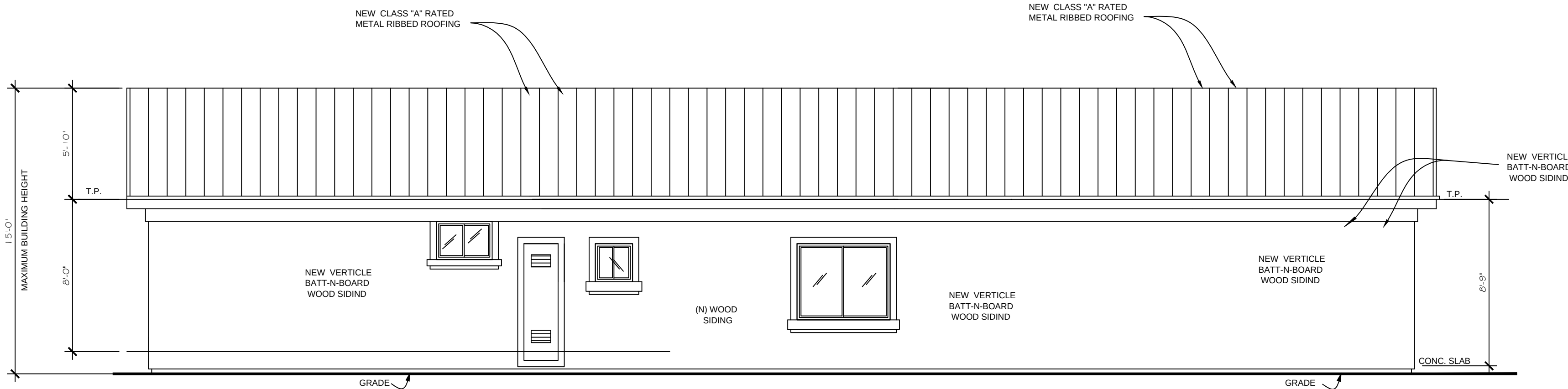
- GENERAL EXTERIOR NOTES**
- ASPHALT SHINGLES SHALL BE INSTALLED OVER ONE LAYER OF 15 POUND FELT ON ROOFS WITH A MIN SLOPE OF 3:12. ASPHALT SHINGLES MAY BE INSTALLED ON ROOFS WITH A MIN SLOPE OF 2:12 PROVIDED THE SHINGLES ARE APPROVED SELF SEALING OR ARE HAND SEALED AND THE UNDER LAYMENT SHALL CONSIST OF 2 LAYERS OF 15 POUND FELT INSTALLED SHINGLE FASHION. MAX LAYERS ON A SHINGLE ROOF SHALL NOT EXCEED 3.
 - ALL PLUMBING VENTS TO BE A MINIMUM 10 FEET AWAY FROM, OR AT LEAST 3 FEET ABOVE ANY CREASABLE SOUTGHTS PER CPC 906.2.
 - SITE ADDRESS NUMBERS**... BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ON ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS OR ALPHABETICAL LETTERS, NUMBERS SHALL BE A MINIMUM OF 4" (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 1 / 2" INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.
- EXTERIOR WEATHER PROTECTION NOTES**
- STUDS OR SHEATHING OF ALL EXTERIOR WALLS SHALL BE WEATHER PROTECTED WITH 15 POUND ASPHALT SATURATED FELT OR OTHER APPROVED WATERPROOF PAPER. SUCH PAPER SHALL BE APPLIED IN WEATHER BOARD FASHION, LAPPED NOT LESS THAN 2" AT HORIZONTAL JOINTS AND NOT LESS THAN 6" AT VERTICLE JOINTS.
 - WHERE STUCCO IS APPLIED OVER EXTERIOR SHEATHING THERE SHALL BE TWO LAYERS OF GRADE "D" BUILDING PAPER. BUILDING PAPER MAY BE COMMITED IN THE FOLLOWING :...
 - WHERE THERE IS NO HUMAN OCCUPANCY
 - WHERE EXTERIOR COVERING IS OF APPROVED W.P. MATERIAL OVER WATER REPELLENT SHEATHING
 - WHERE EXTERIOR COVERING IS F APPROVED W.P. PANELS
 - STUCCO SHALL BE 7 / 8" THICK AND THREE COATS APPLIED OVER APPROVED WIRE LATH AND TWO LAYERS OF GRADE D BUILDING PAPER. PROVIDE WEEP CREED
 - SIDING SHALL BE APPLIED OVER ONE LAYER OF GRADE D BUILDING PAPER
 - PROVIDE A SPARK ARRESTOR FOR ANY NEW OR EXISTING CHIMNEY



LEFT SIDE ELEVATION (EAST)
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION (WEST)
SCALE: 1/4" = 1'-0"



REAR ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"

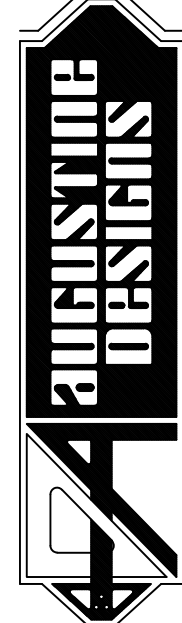


FRONT ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"

REVISIONS

DATE:

Professional Design Consultants
3033 Monogram Ave., Suite 100, Rosemead, CA 91768
(408) 244-7474



OWNER
WIGHTMAN'S RESIDENCE
1114 CHURCH STREET
ST. HELENA, CA 94574
PHONE: (408) 674 - 0035

PROPOSED SECONDARY
DWELLING UNIT

DATE: 2-12-18

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

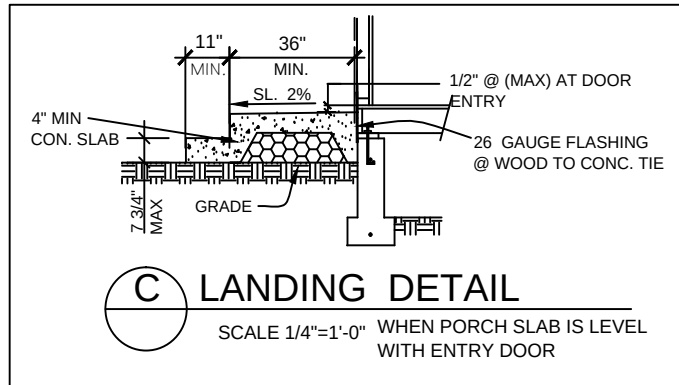
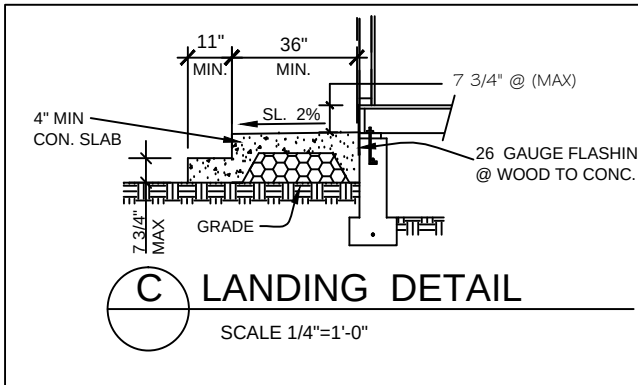
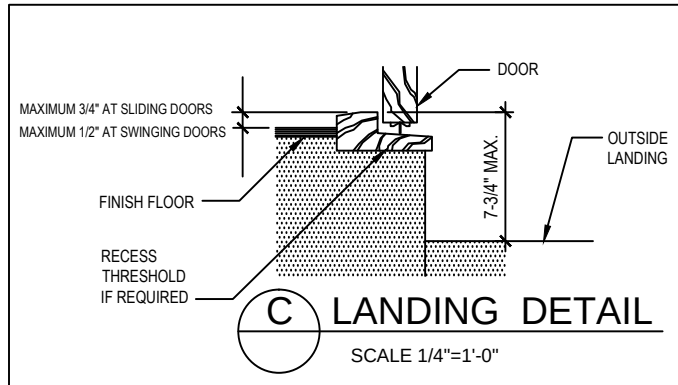
DRAWN: BRA

JOB:

2

OF SHEETS

- PLUMBING NOTES:**
- A. ALL WORK SHALL BE PERMITTED AND INSPECTED BY THE CITY BUILDING DEPT. AND PLUMBING DEPT.
- B. ALL FAUCETS ON ALL SINKS AND FLUSH VALVES ON ALL TOILETS SHALL HAVE A FLOW RATE IN COMPLIANCE WITH THE STATE OF CALIFORNIA C.E.C. CONSERVATION STANDARDS.
- C. ALL PLUMBING WALLS TO BE 2 x 8 @ 16" O.C. WALL CONSTRUCTION. (UNLESS OTHERWISE NOTED).
- D. ALL NEW HOT AND COLD WATER LINES SHALL BE COPPER PIPE FOR THIS TYPE OF WORK, USE APPROVED CONNECTORS.
- E. PLUMBING SIZE REQUIRED:
1) TOILETS.....3" MIN. WASTE
2) SHOWERS.....2" MIN. WASTE
3) SINKS.....2" MIN. WASTE
4) TUBS.....2" MIN. WASTE
5) HOT / COLD WATER LINES.....3/4" MIN. COPPER
- F. PLUMBING VENTS AND CLEANOUTS
1) VENT PIPE TO BE MIN. 2" DIAMETER VENT THRU ROOF MAX. (4) FOUR FIXTURES PER VENT.
- G. PROVIDE AT EACH ROOF VENT, A 26 GAGE, GALVANIZED STEEL, FLASHING WITH 6" SIKSITS.
- H. CLEANOUTS SHALL BE INSTALLED WHERE SHOWN ON THE DRAWINGS OR WHERE REQUIRED BY CODE AND AT ALL BENDS, ANGLES AND UPPER TERMINALS. TOPS OF COVER PLATES SHALL BE FLUSH WITH THE FINISHED FLOOR OR GRADE.
- I. ALL WALLS BEHIND SHOWERS AND TUBS TO HAVE APPROVED WATER PROOF GREEN BOARD OR WOODEN BOARD OVER STUDS PRIOR TO INSTALLATION OF FIXTURES AND FINAL LAYER OF ENAMEL BASE PAINT OR VINYL TILE BACKING.
- J. TOILETS: PROVIDE 30" CLEAR WIDTH FOR WATER CLOSET COMPARTMENTS AND 24" MIN. CLEARANCE IN FRONT OF WATER CLOSET.
- K. WATER HEATERS: SHALL BE PROVIDED WITH PRESSURE TEMPERATURE RELIEF VALVE WITH DRAIN TO OUTSIDE.
- L. ALL NEW & EXISTING WATER HEATERS TO BE SEISMIC STRAPPED TO WALL AT TOP AND BOTTOM WITH 26 GAUGE GAUGE METAL STRAPS PER CBC 210.6.



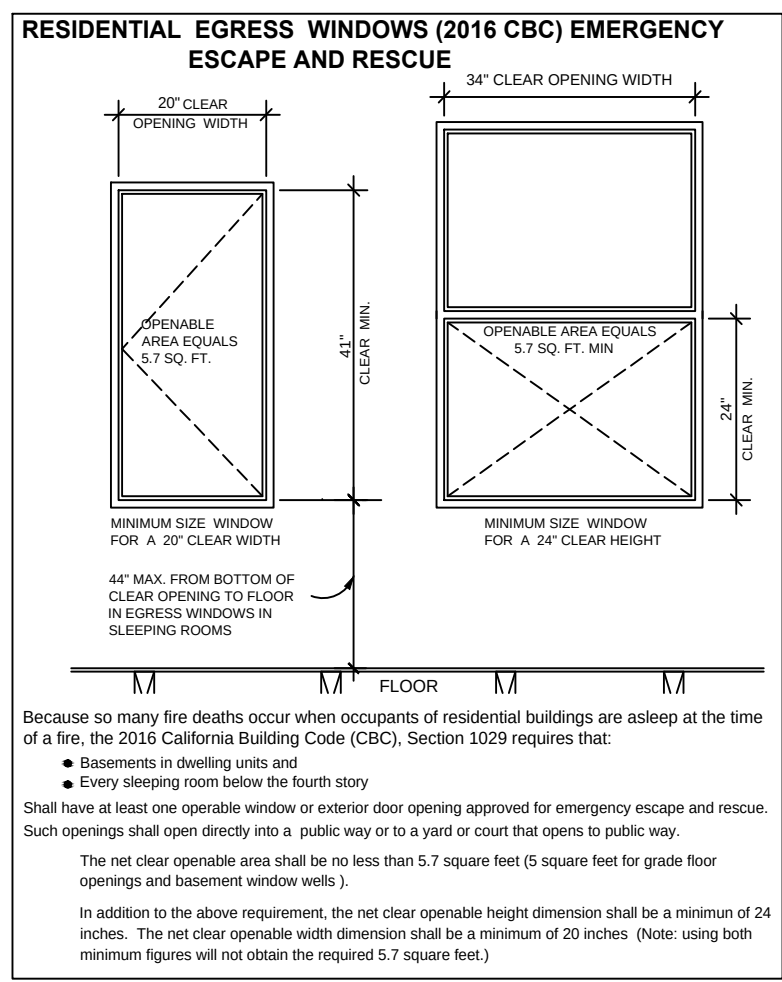
- GENERAL NOTES**
1. PLANS TO COMPLY WITH CONVENTIONAL CONSTRUCTION PROVISIONS AS STATED IN 2016 CALIFORNIA RESIDENTIAL BUILDING, MECHANICAL, PLUMBING, ELECTRICAL AND ENERGY CODES AS AMENDED BY STATE OF CALIFORNIA AND ALL CITY & MUNICIPAL CODES (PROJECT LOCATED TO SPECIFY SEISMIC DESIGN CATEGORY E).
2. INTERPRETATION OF DRAWINGS: FOR ARRANGEMENT OF FLOORS, GENERAL FINISH, AND MEASUREMENTS, REFERENCE MUST BE MADE TO THE DRAWINGS. SHOULD ANY DIFFERENCE APPEAR BETWEEN SCALE MEASUREMENT AND FIGURES OR BETWEEN WORDINGS OF SPECIFICATIONS & LETTERING ON DRAWINGS, THE SPECIFICATION SHALL IN ALL CASES TAKE PRECEDENCE. IF ANY ERROR THAT IS NOT EXPLAINED EITHER BY REFERENCE TO THE DRAWINGS, CONTRACTOR TO INFORM DRAFTSMAN/DESIGNER, FOR CORRECTION BEFORE PROCEEDING WITH THE WORK (CONTRACTOR IS NOT TO SCALE DRAWINGS).
3. ERRORS AND OMISSIONS: IN THE EVENT THAT AN ACUTE ERROR OR OMISSION MAY EXIST ON THE PLAN IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO NOTIFY THE DESIGNER, DRAFTSMAN PRIOR TO THE COMMENCEMENT OF WORK. FAILURE TO DO SUCH, WILL RELIEVE DESIGNER OF RESPONSIBILITY.
4. SITE PLAN LAYOUT: IN THE EVENT THERE MAY BE DISCREPANCIES BETWEEN THE DIMENSIONS ON THE SITE PLAN AND THE ACTUAL DIMENSIONS OF THE LOT AND ITS SETBACKS, IT WILL BE THE OWNER'S RESPONSIBILITY TO PROVIDE A LEGAL SURVEY TO CONFIRM THE ACCURACY OF THE PROPERTY SIZE AND LAYOUT. ALL SITE PLANS, AS DRAWN ARE FOR REFERENCE AND SHOULD NOT BE LOOKED UPON AS AN OFFICIAL DOCUMENT.

ELECTRICAL/ MECHANICAL LEGEND			
EXISTING WALLS	NEW WALLS	WALLS TO BE REMOVED	CLOSE WALLS
DUPLEX RECEPTABLE OUTLET	GROUND FAULT INTERRUPT CIRCUIT	DUP. REC. OUTLET W/GROUND	FOUR PLEX RECEPTICLE
220 V RECEPTABLE OUTLET	RECESSED CEILING LIGHT	HIGH EFFICACY LIGHT	WALL LIGHT
WATERPROOF WALL LIGHT FIXTURE	FLUORESCENT LIGHT	SMALL FLUORESCENT FIXTURE	SPOTLIGHT
WALL SWITCH	THREE-WAY SWITCH	FOUR-WAY SWITCH	SMOKE DETECTOR
TELEPHONE OUTLET	TVI CABLE OUTLET	CHIME	DOORBELL PUSHBUTTON
COMB. EXHAUST & LIGHT FIXT	ELECT. FAN	HEAT LAMP	HEATER REGIST.
CEILING AIR REGISTER	WATER HEATER	FURNACE	HOSE BIBB
CARBON MONOXIDE ALARMS	INTERCOM	ELECT. METER & MAIN PANEL	ELECTRICAL SUB-PANEL
RECESSED LIGHT	DISPOSAL	CONCRETE	STUCCO
EXISTING	H.S. HORIZONTAL SLIDER	S.H. SINGLE HUNG	FIXED GLASS

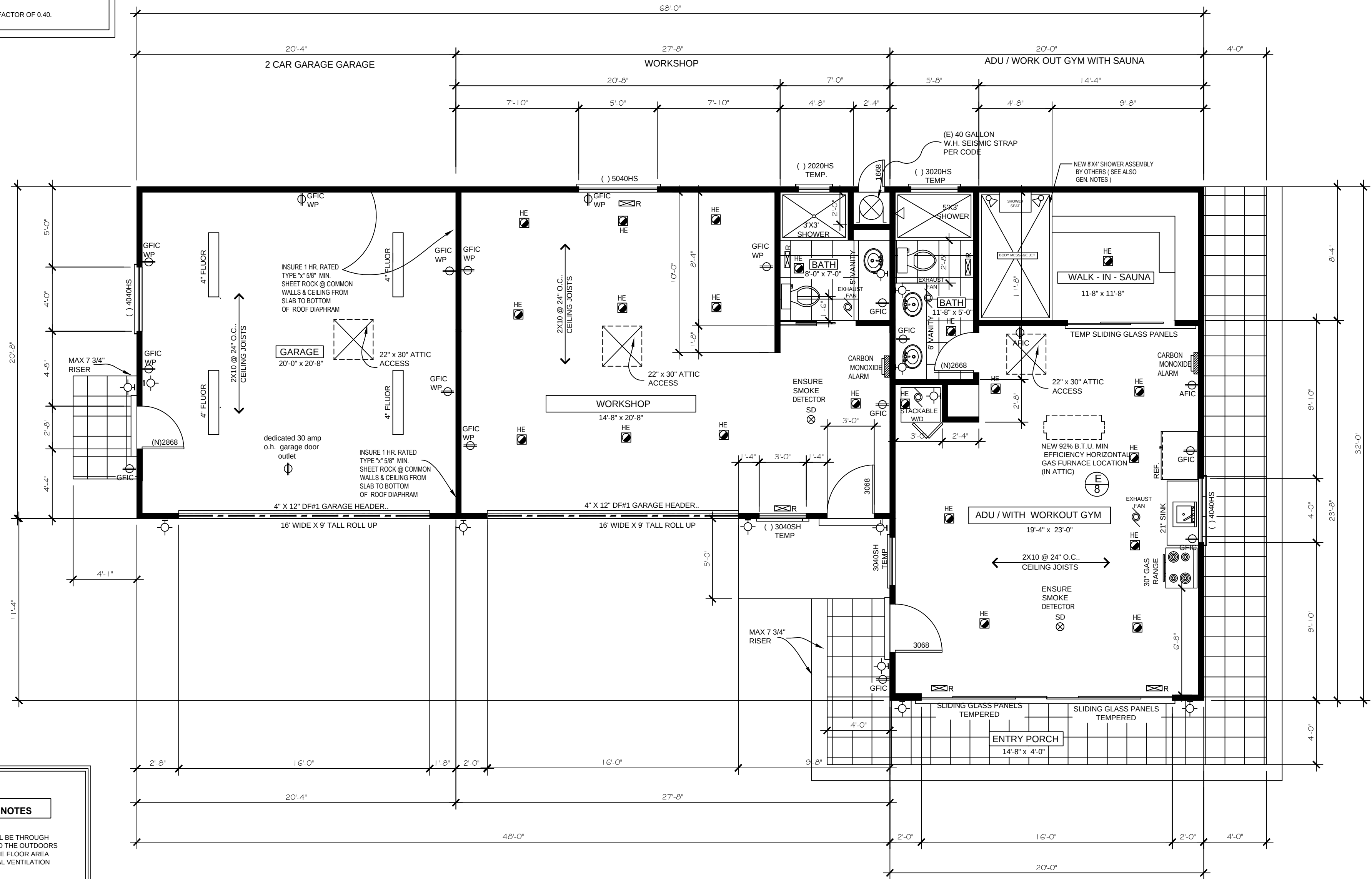
- GENERAL INTERIOR NOTES**
1. ALL LANDING AT MAIN ENTRY DOOR TO BE NOT MORE THAN 12" BELOW THE DOOR'S THRESHOLD PER CRC 311.3.1.
2. ALL PLUMBING VENTS TO BE A MINIMUM 10 FEET AWAY FROM, OR AT LEAST 3 FEET ABOVE ANY OPERABLE SKYLIGHTS PER CPC 906.2.
3. ALL BATHTUB AND SHOWER FLOORS AND WALLS TO BE FINISHED WITH A NONABSORBENT SURFACE UP TO A HEIGHT OF 6 FEET (72") ABOVE FLOOR PER CRC 307.2.
4. PROVIDE EXHAUST FAN KITCHEN AREA FOR LOCAL VENTILATION INDOOR AIR QUALITY REQUIREMENTS PER 2016 CALIFORNIA ENERGY CODE SECTION 150.9 (b) AND ASHRAE 62.2. OTHERWISE SPECIFY KITCHEN HOOD RANGE TO BE 100 CFM MINIMUM.
5. PROVIDE CARBON MONOXIDE ALARMS OUTSIDE EACH BEDROOM PER CRC 315.2.
6. ENSURE AFCI PROTECTED RECEPTABLES IN LIVING ROOM PER CEC 210.12.
7. ALL EXTERIOR RECEPTABLES TO BE GFCI PROTECTED.
8. ALL 125-VOLT, 15-AND 20-AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTABLES PER CEC 408.1.1.
9. PROVIDE SEPARATE SWITCHES FOR ALL EXHAUST FANS IN BATHROOMS PER CALIFORNIA ENERGY CODE 150(K)(6).
10. ALL NEW WINDOWS SHALL HAVE A MAXIMUM U FACTOR OF 0.40.

- ELECTRICAL NOTES**
- 1) ALL 120 - VOLT, SINGLE-PHASE, 15 AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED AFCI CIRCUIT INTERRUPTER (CEC 210.12).
- 2) ALL RECEPTABLES IN BATHROOM, GARAGES, ACCESSORY BUILDINGS, OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHENS (WHERE RECEPTABLES SERVE COUNTER TOP SURFACES), LAUNDRY AREA, CIRCUIT INTERRUPTER (GFCI) PROTECTION (CEC 210.8).
- 3) IN ALL AREAS SPECIFIED IN 210.52, ALL 125-VOLT, 15- AND 20- AMPERE RECEPTABLES SHALL BE LISTED TAMPER-RESISTANT RECEPTABLES. (CEC408.12)

- SPECIAL ELECTRICAL NOTES**
- 1) ... ALL KITCHEN EXHAUST FANS TO BE A MINIMUM 100 CFM PER 2016 CALIFORNIA ENERGY CODE 150 AND ASHRAE 62.2.
- 2) ... AT ALL BATHROOMS VERIFY THAT THE BATHROOM EXHAUST FANS ARE SEPARATELY FROM THE LIGHTING.
- 3) ... EV CHARGER PER CALGREEN SECTION 4106.4.1 AND FOR ALL NEW CONSTRUCTION, PROVIDE A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 30 AMP 120 VOLT BRANCH CIRCUIT AND A DEDICATED 40 AMP BRANCH CIRCUIT FOR THE EV CHARGER.
- 4) ... ALL BEDROOMS ON THE LOWER AND UPPER FLOORS, VERIFY RECEPTACLE OUTLETS SPACED A MAXIMUM OF 6' FROM BOTH SIDES OF THE DOOR OPENINGS (CEC 210.12)(b).
- 5) ... IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS, SHOW AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES TO BE CONTROLLED BY A VACANCY SENSOR PER CA ENERGY CODE 150.9(K)(2).
- 6) ... ALL OUTDOOR OUTLETS TO BE WEATHERPROOF AND GFCI-PROTECTED.
- 7) ... A DEDICATED 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTABLES OUTLETS PER CEC 210.11(C)(3).
- 8) ... A DEDICATED 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTABLES OUTLETS PER CEC 210.11(C)(2).
- 9) ... ALL INSTALLED LUMINAIRES SHALL BE HIGH-EFFICACY (CEC 150(K)(1)).
A. ALL OUTDOOR LIGHTING TO BE HIGH-EFFICACY AND CONTROLLED BY MOTION SENSORS AND PHOTOCONTROL, OR OTHER APPROVED PER CEC 150(K)(3).
- 11) ... BATHROOMS SHALL BE MECHANICALLY VENTILATED WITH AN ENERGY STAR EXHAUST FAN AND MUST BE CONTROLLED BY A HUMIDITY CONTROL (CALGREEN 4-096.1).
- 12) ... THE EXHAUST FAN PROVIDING WHOLE-HOUSE VENTILATION PER THE WHOLE-HOUSE VENTILATION NOTE.
- 13) ... THE LIGHTING AT THE INTERIOR STAIRWAY TO BE CONTROLLED BY A 3-WAY SWITCH TO CONTROL THE LIGHTING AT THE UPPER AND LOWER FLOORS.



- NATURAL LIGHT AND VENTILATION NOTES**
- A) NATURAL VENTILATION OF AN OCCUPIED SPACE SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER OPENINGS TO THE OUTDOORS WITH THE MINIMUM OPEN-ABLE AREA BEING 4% OF THE FLOOR AREA BEING VENTILATED SEE EXCEPTIONS FOR MECHANICAL VENTILATION (R303.3).
- B) EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS WITH AN AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF THE ROOM SERVED. (R303.1).

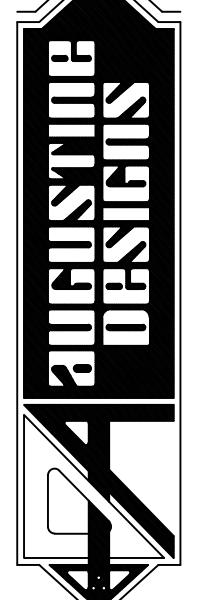


ACCESSORY BUILDING FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISIONS

DATE:

Professional Design Consultants
3033 Morpark Ave. #1 San Jose, CA 95128
(408) 247-9168



OWNER
WIGHTMAN'S RESIDENCE
1114 CHURCH STREET
ST. HELENA, CA 94574
PHONE: (408) 674 - 0035

PROPOSED REAR DETACHED UNIT
ACCESSORY DWELLING UNIT

DATE: 9-26-18

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

DRAWN: BRA

JOB:

3

OF SHEETS



PLANNING COMMISSION REPORT

Planning Commission Meeting of June 4, 2019

AGENDA SECTION: Public Hearing

FILE NUMBER: PL19-007

SUBJECT: Request for discretionary demolition permit and design review approval to allow the demolition of an existing single-family residence and associated structures and the construction of a new single-family home on the property located at 1616 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: 02/28/19

ACCEPTED AS COMPLETE: 06/04/19

LOCATION OF PROPERTY: 1616 Madrona Avenue

APN: 009-174-023

GENERAL PLAN/ZONING: Medium Density Residential (MR)

APPLICANT: Daniel Hale

PHONE: (707) 227-4322

BACKGROUND

The existing 11,250-sf parcel is located on the north side of Madrona Avenue between Stockton Street and Vineyard Avenue and is currently developed with a 1,134-sf single-story, three-bedroom, single-family home built in 1946. Additional structures on-site include a 256-sf attached garage and two small storage sheds. A new accessory dwelling unit, pool, and two accessory structures are currently under construction on the back half of the property (Building Permit #BD1807-006 & #BD1807-018).

PROJECT DESCRIPTION

The applicant is seeking demolition permit and design review approval to demolish the existing home and associated structures in order to construct a new 1,968-sf, one-story, single-family residence with a 227-sf attached garage. The proposed residence would have 3 bedrooms and 3 ½ baths. As stated on the plans, the new home would be finished with a variety of modern materials including blackened waxed steel, cement stucco, wood planking, and a corrugated metal roof. The height of the proposed home at its highest point would approximately 22'6" which is approximately 10 feet taller than the existing home.

ANALYSIS

CEQA

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

GENERAL PLAN

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

- *2.6.1 - New development should be required to occur in a logical and orderly manner within well-defined boundaries, and be consistent with the ability to provide urban services.*
- *2.6.14 - Encourage a mix of housing types and price ranges to allow choice for current and future generations of St. Helenans.*
- *4.3.4 - Strengthen community identity by appropriate building design, size, and site landscaping.*
- *4.3.5 - Require future residential development to conform to the pattern and density of older, neighboring areas of town in order to complement existing town character and ensure that densities are high enough to protect against unnecessary incursion into vineyard agricultural areas.*

- 4.3.25 - Within the primary urban area of St. Helena, encourage variety in housing types and density consistent with those found in the older neighborhoods of town. Encourage varying lot widths and configuration, but limit the allowable building envelope by parcel size to avoid overbuilt conditions.
- 4.3.26 - Encourage residential building siting and design that is similar to that found in the older neighborhoods in town. In these areas consistent setbacks, porches, and generously landscaped front yards add to community enjoyment by all. Restrict location of driveways and garages to minimize their visual impact on the street.
- 4.4.3 - Driveways and garages should be as unobtrusive as possible, with garages preferably located at the rear of the lot.
- 7.5.9 - Require new development in or adjacent to historic areas or buildings to be compatible in pattern and character with existing historic buildings.
- HE1.5 - Encourage innovative housing types and designs.
- HE2.6 - Promote a balance of types of housing throughout the whole community.

Staff Response: Staff has concluded that the proposed project is consistent with the General Plan policies listed above in that the home would provide an additional housing opportunity within the City, would be professionally designed and constructed to suit the site, and would result in updated and modernized structures on the site.

ZONING

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

STANDARD	MAXIMUM	PROPOSED PROJECT
Lot Coverage	45%	37.3%
Height of Main Building	30 feet	22' 6"
Height of Accessory Buildings	15 feet	>15 feet
Structure Width	60%	60%
SETBACKS	MINIMUM	PROPOSED PROJECT
Front Setback	20 feet	18 feet*
Sidyard Setback	10 feet	10 feet / 10 feet
Rear Setback	20 feet	<60 feet

**SHMC Section 17.112.060(A), Projections into required yards and setbacks, permits architectural features less than 15 feet in length, such as a bay window, to extend into any required setback a distance of not more than two (2) feet. The proposed bedroom on the western front elevation has a bay window that is approximately 11 feet in length and extends two (2) feet into the required front setback as permitted by code.*

As far as the Floor Area Ratio (F.A.R.) is concerned, a 11,250-sf parcel has a maximum F.A.R. of .298. This would allow up to approximately 3,352-sf of floor area (excluding any applicable F.A.R. exemptions). As detailed below, the home as proposed has a F.A.R. of .19 which is well below the maximum allowed on the site (over 1,200-sf).

PROPOSED FLOOR AREA:

PRIMARY DWELLING	1,968 SF
ADU	529 SF
GARAGE	227 SF
STORAGE	123 SF
ADU EXEMPTION	-400 SF
PARKING EXEMPTION	-200 SF
ACCESSORY EXEMPTION	-120 SF
TOTAL 2,127 SF	

FLOOR AREA RATIO: 2,127 / 11,250 = .19

Staff Response: The project as proposed meets all development standards as required by Section 17.40.060 of the SHMC including lot coverage, setbacks, floor area, height, etc. The proposed residence pops out on the east side over 23 feet back from the front elevation as required per SHMC Section 17.40.060(A)(6) and still meets the required 10 foot side yard setbacks.

HISTORIC RESOURCES

The existing home was constructed in 1946 and is not 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.

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

WATER

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

water system. The offset must be clearly demonstrated to the satisfaction of the Director of Public Works.

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

PARKING

SHMC Section 17.124.030 "Minimum On-site Parking Requirements", requires that residential uses provide two parking spaces for the main dwelling unit, one of which shall be contained within a garage or carport. In addition to the required parking for the primary residence, one parking space, covered or uncovered, shall be provided on site for 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 home was constructed in 1946 and is not listed on the City of St. Helena's historical resources inventory. The existing home is in poor condition and the building is not architecturally significant. Demolition of this residence and associated accessory structures would not impact a historical resource or otherwise negatively affect the character of the neighborhood.

DESIGN REVIEW

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

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

Staff Response: The proposed home meets or exceeds all required development standards as described above and would provide a new, modernized housing opportunity within the City. Additionally, the home was designed to be compatible and

respectful to the site and the surrounding neighborhood. 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 1616 Madrona Avenue.

ATTACHMENTS

[APN Map](#)

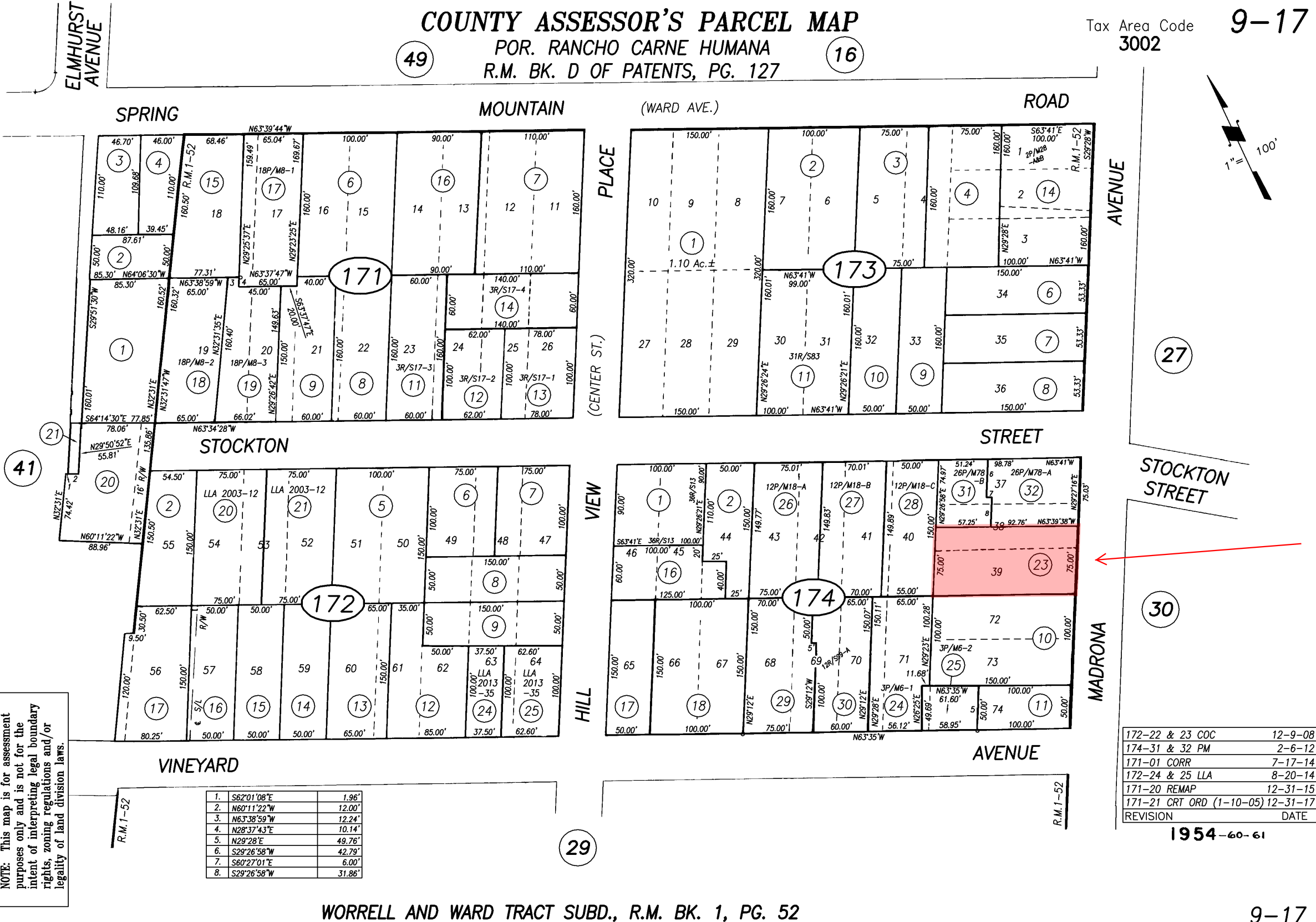
[Aerial](#)

[REVISED PLANS 3.29.19](#)

[Written Statement](#)

[Water Use Analysis 3.29.19](#)

[Resolution](#)





HALE RESIDENCE

1616 MADRONA AVENUE SAINT HELENA CA 94574
APN 009-174-023

(E)

SHADED AREA DENOTES
EXISTING/UNCHANGED
PORTION OF PROJECT

ABBREVIATIONS

APN APPX	ASSESSOR PARCEL NUMBER APPROXIMATE
BU B/S	BUBBLE UP BACK OF SIDEWALK
CONC	CONCRETE
DWG	DRAWING
(E) EG	EXISTING EXISTING GRADE
FF FLR FLTR	FINISH FLOOR FLOOR POOL FILTER SYSTEM
INV	INVERT
LAT	LATERAL
(N)	NEW
SC SF S/W SS	SEWER CLEANOUT SQUARE FEET SIDEWALK SEWER SYSTEM
TFC TOS TYP	TOP FACE OF CURB TOP OF SLAB TYPICAL

PROJECT SCOPE:

DEMOLISH AN EXISTING NON-CONFORMING 1134 SF HOUSE AND ALSO A 256 SF GARAGE. AT THE NORTH END OF THE PROPERTY A 529 SF 2ND DWELLING UNIT AND A 123 SF NON CONDITIONED AND CONTIGUOUS STORAGE SPACE IS TO REMAIN UNCHANGED AS IS THE EXISTING POOL AREA. CONSTRUCT A NEW 1968 SF MAIN RESIDENCE AND A 227 SF GARAGE. THE REPLACEMENT STRUCTURE IS CONFORMING TO CURRENT CODE AND STANDARDS AND IS ALSO LESS THAN THE 25'-35' HEIGHT LIMITS (PROJECT MAXIMUM HEIGHT IS 22'-6" FROM ORIGINAL GRADE) AND SETBACK MINIMUMS AND IS ALSO BELOW FAR ALLOWANCES. THE SCHEME PROVIDES 1 COVERED PARKING SPACE IN THE GARAGE AND THERE WOULD BE PARKING OFF STREET FOR 2 ADDITIONAL CARS.

LOT DRAINAGE:

THE EXISTING LOT IS A TRADITIONAL FRONT DRAINING LOT, AND OVERALL HAS A POSITIVE DRAINAGE TO THE STREET CURB.

THE EXISTING HOUSE HAS ROOF LEADERS THAT SPLASH ONTO GROUND AND THEN TO PUBLIC STREETS. THE NEW HOUSE WILL HAVE ROOF LEADER SPLASHES, ALLOWING WATERS TO DRAIN TO STREET, SHEET FLOWING OVER GROUNDS

IMPERVIOUS AREA CALCULATION:

TOTAL AREA OF IMPERVIOUS COVERAGE IS 4195 SF
(LESS THAN 45% ALLOWED (5062.5 SF))

DRAINAGE REMEDIATION IS BY DRY WELL CHAMBER AND ROOF LEADER SPLASHES, ALLOWING WATERS TO DRAIN TO STREET, SHEET FLOWING OVER GROUNDS

FAR allowances:

Lot size is 75' x 150' = 11250 sf
Allowable sf by FAR = 3345 sf + 400 (allowance for 2nd unit) + 200 sf
(allowance for garage) = 3945 sf

existing sf:

main house 1134 sf + 256 sf garage + 529 sf 2nd dwelling unit + 123 sf
storage = 2042 sf
2042 sf applied to FAR

Planned sf replacement/finished total:

Replacement main house 1968 sf + 227 sf garage + 529 sf 2nd dwelling unit + 123 sf storage

Before conditioned sf = 1663 sf
Before non-conditioned sf = 256 sf + 123 sf = 379 sf
After conditioned sf = 2497 sf
After non-conditioned sf = 227sf + 123 sf = 350 sf

after completion sf applied to FAR = 2847 sf
(2847 after - 2042 before = 805 sf additional)
3945 sf allowable FAR verses 2847 sf FAR utilized (leaves 1098 sf
excess/below allowable)
existing lot coverage = 3938.8 sf After lot coverage = 4195.29 sf
....256.49 sf additional lot coverage

STORMWATER CONTROL NOTES:

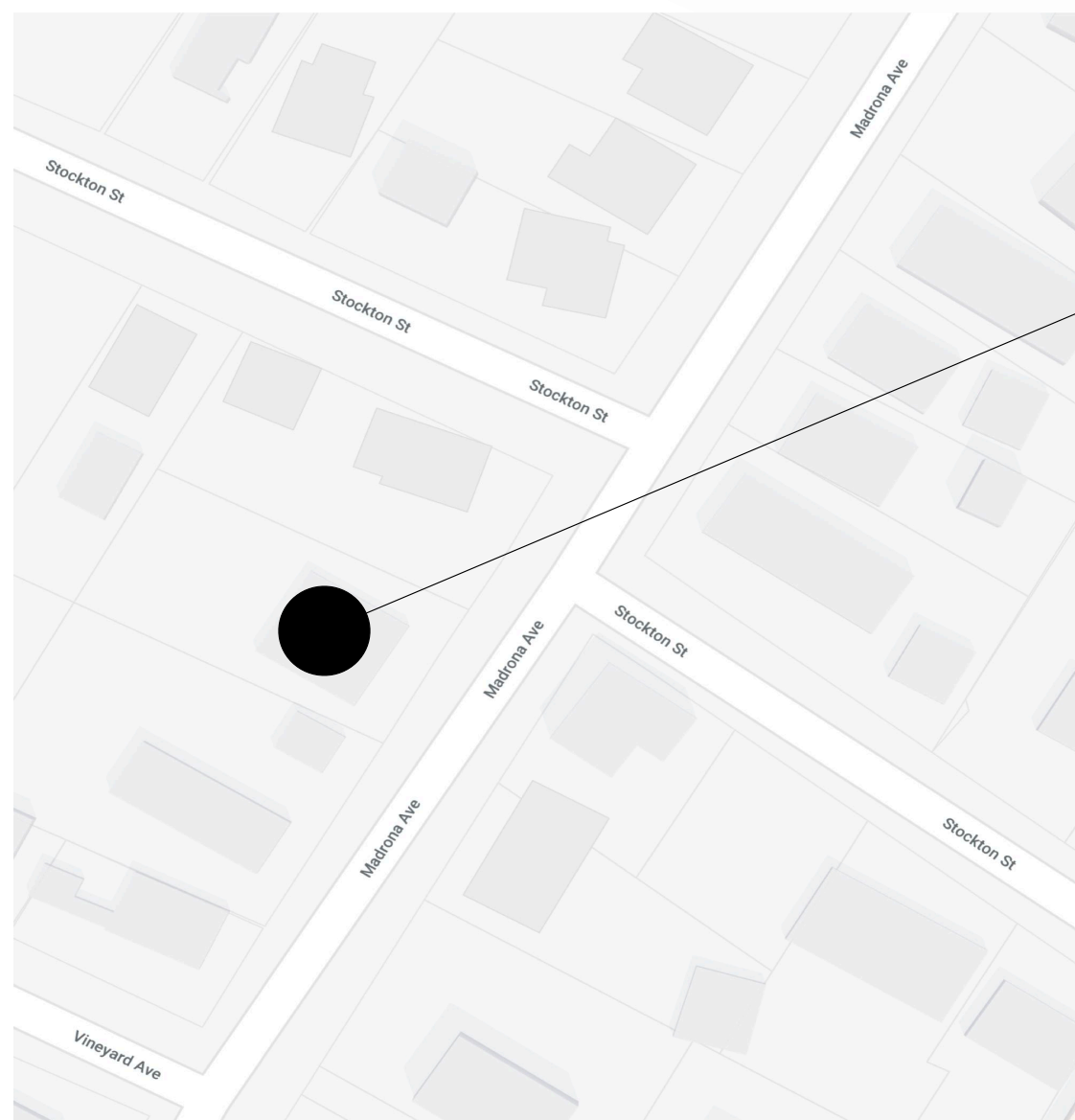
ALL PROPOSED BUILDING AND POOL IMPROVEMENTS TO BE CONSTRUCTED ACCORDING TO CITY OF ST. HELENA STANDARDS.

ADDITIONAL STORM WATER MANAGEMENT IS REQUIRED TO TREAT ROOF WATER BY INSTALL OF A CONCRETE SPLASH AT THE BASE OF EACH ROOF LEADER.

LIMITED CLEARING AND GRADING OF VEGETATED AREA IS SHOWN ON VEGETATION PLAN

DANIEL HALE 1616 MADRONA AVENUE SAINT HELENA CALIFORNIA 94574 7072274322 danielhale64@yahoo.com

NORTH



1616
MADRONA
AVE

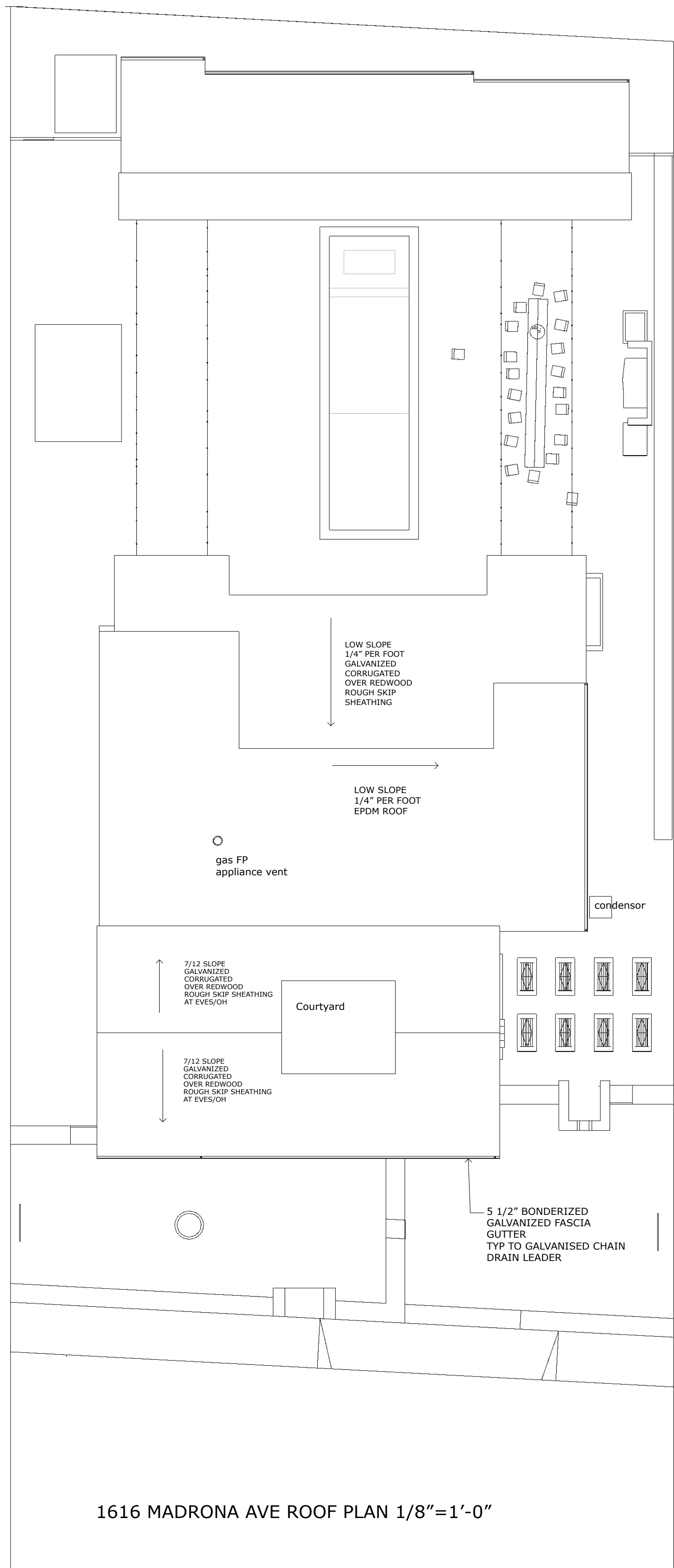
SYMBOLS

← DIRECTIONAL DRAINAGE ARROW

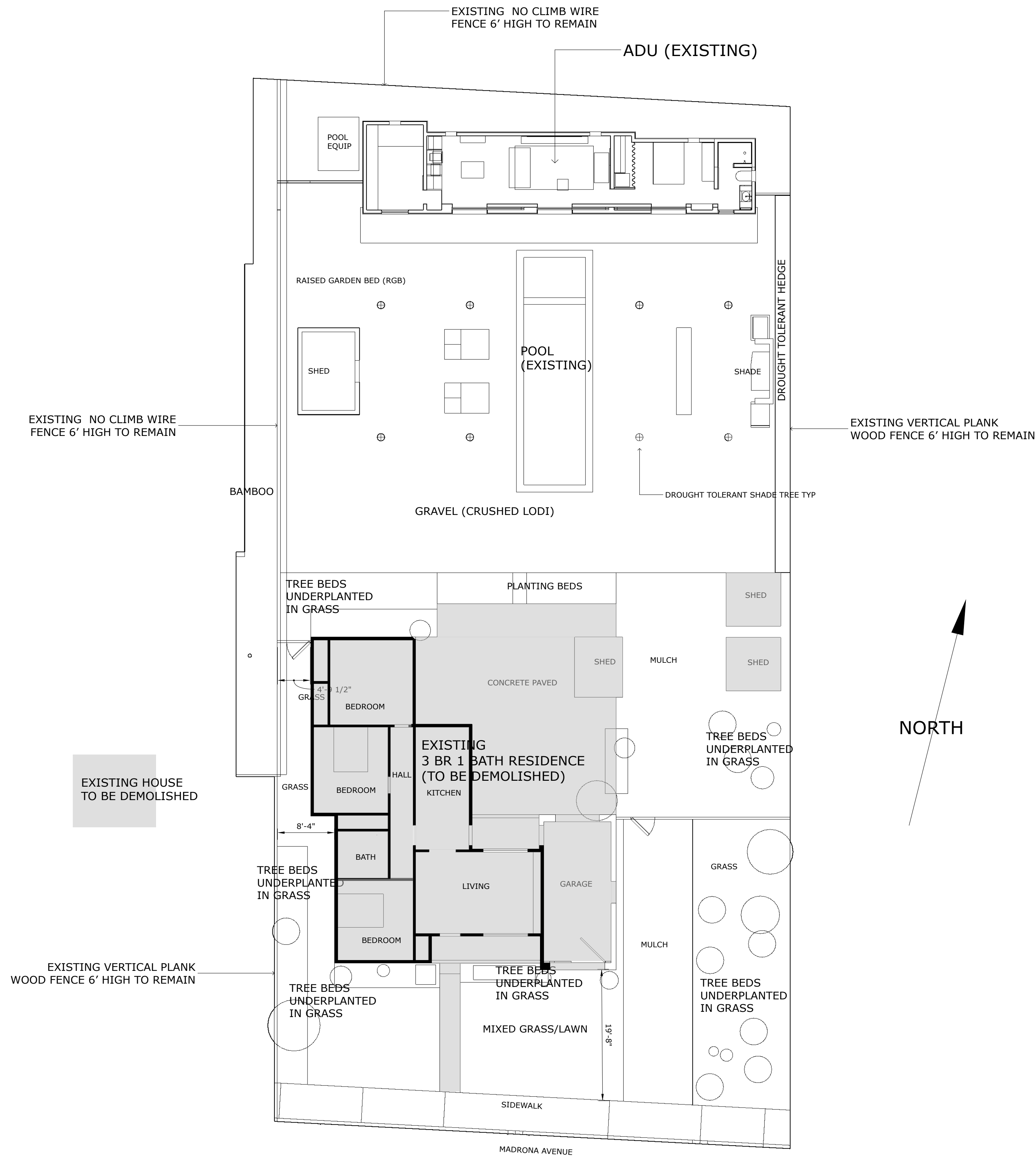
KEY NOTES

1. NEW CHILD SAFE FENCING (MIN 60" HEIGHT) TO SECURE POOL AREA WITH SELF CLOSING GATE AS PER CITY ORDINANCE. NO GAPS OR VOID GREATER THAN 4". SELF LATCHING LATCH NO LESS THAN 60" ABOVE GRADE. INCLUDES AN ALARM ON ANY DOOR WITH ACCESS TO POOL AREA.
2. CONTRACTOR SHALL VERIFY THAT A BACKFLOW DEVICE IS INSTALLED ON THE WATER SERVICE.

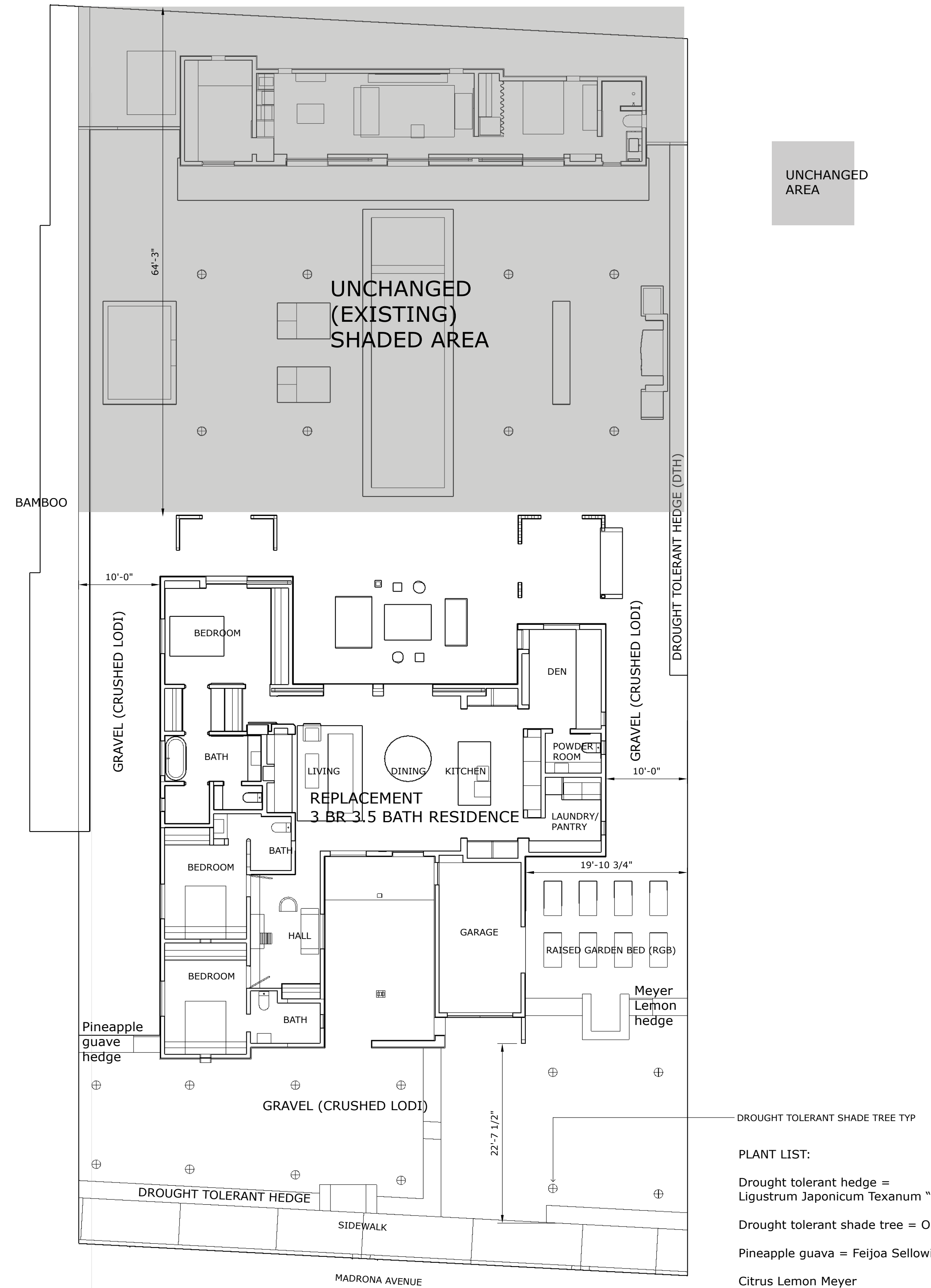
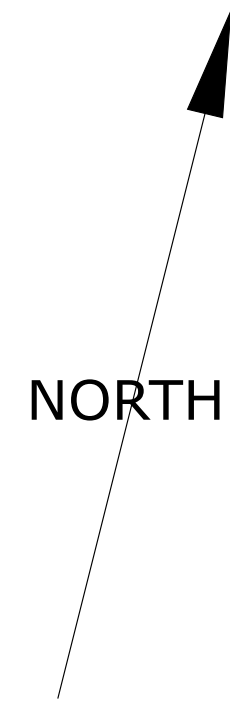
GRADING PLAN 1616 MADRONA AVE 1/8"=1'-0"



DANIEL HALE 1616 MADRONA AVENUE SAINT HELENA CALIFORNIA 94574 7072274322 danielhale64@yahoo.com



AS-IS



PROPOSED

- PLANT LIST:
- Drought tolerant hedge = Ligustrum Japonicum Texanum "Privet"
 - Drought tolerant shade tree = Oleo "Olive"
 - Pineapple guava = Feijoa Sellowiana
 - Citrus Lemon Meyer

1616 MADRONA AS-IS (DEMO) AND AS-IS VEGETATION AND PROPOSED SITE/VEGETATION PLAN 1/8"=1'-0"

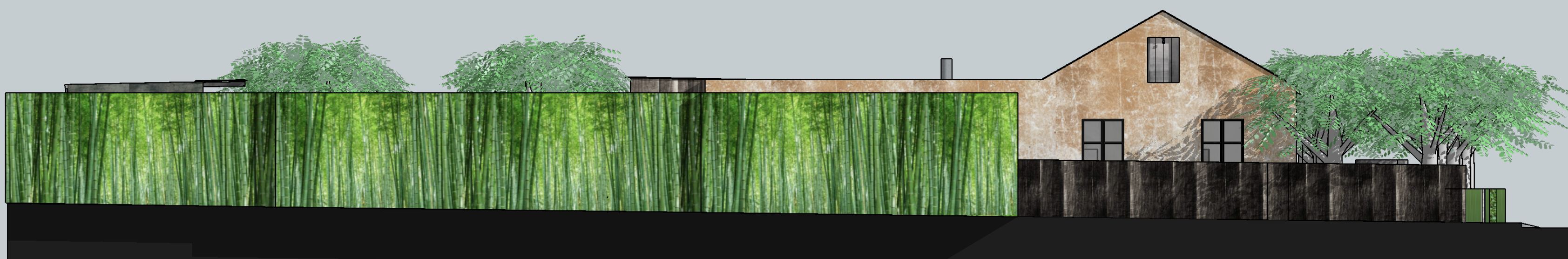
SOUTH ELEVATION



ELEVATIONS 1/8"=1'-0"

- TYPICAL MATERIALS:
BLACKENED WAXED STEEL
3 COAT HARD TROWELLED TRADITIONAL CEMENT STUCCO
RANDOM WIDTH NATURAL WEATHERED WOOD PLANKING
NATURAL TREE POSTS
WEATHERED WOOD EXPOSED RAFTER TAILS
GALVANIZED CORRUGATED ROOFING
GALVANIZED BONDERIZED FASCIA GUTTERS WITH GALV DOWNSPOUTS

WEST ELEVATION



← MAX HEIGHT 22'-6" FROM ORIGINAL GRADE

NORTH ELEVATION



EAST ELEVATION



DANIEL HALE 1616 MADRONA AVENUE SAINT HELENA CALIFORNIA 94574 7072274322 danielhale64@yahoo.com

SOUTH ELEVATION



ELEVATIONS 1/8"=1'-0"

TYPICAL MATERIALS:
BLACKENED WAXED STEEL
3 COAT HARD TROWELLED TRADITIONAL CEMENT STUCCO
RANDOM WIDTH NATURAL WEATHERED WOOD PLANKING
NATURAL TREE POSTS
WEATHERED WOOD EXPOSED RAFTER TAILS
GALVANIZED CORRUGATED ROOFING
GALVANIZED BONDERIZED FASCIA GUTTERS WITH GALV DOWNSPOUTS

WEST ELEVATION



← MAX HEIGHT 22'-6" FROM ORIGINAL GRADE

NORTH ELEVATION



EAST ELEVATION



DANIEL HALE 1616 MADRONA AVENUE SAINT HELENA CALIFORNIA 94574 7072274322 danielhale64@yahoo.com



VIEW
TO NEIGHBOR



ACROSS
STREET



NEIGHBOR
EAST



NEIGHBOR
WEST



SOUTH WEST CORNER



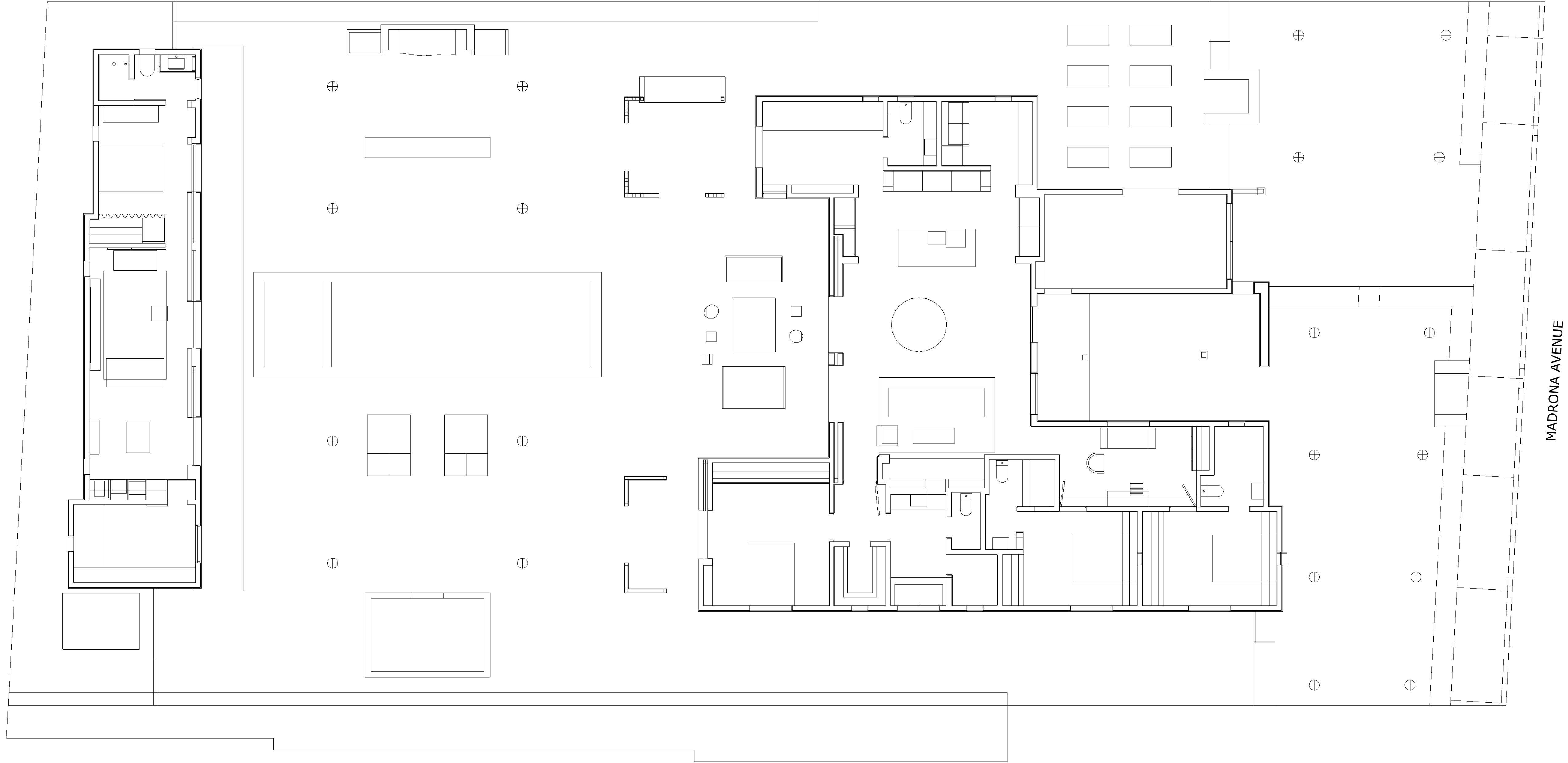
EXISTING SITE



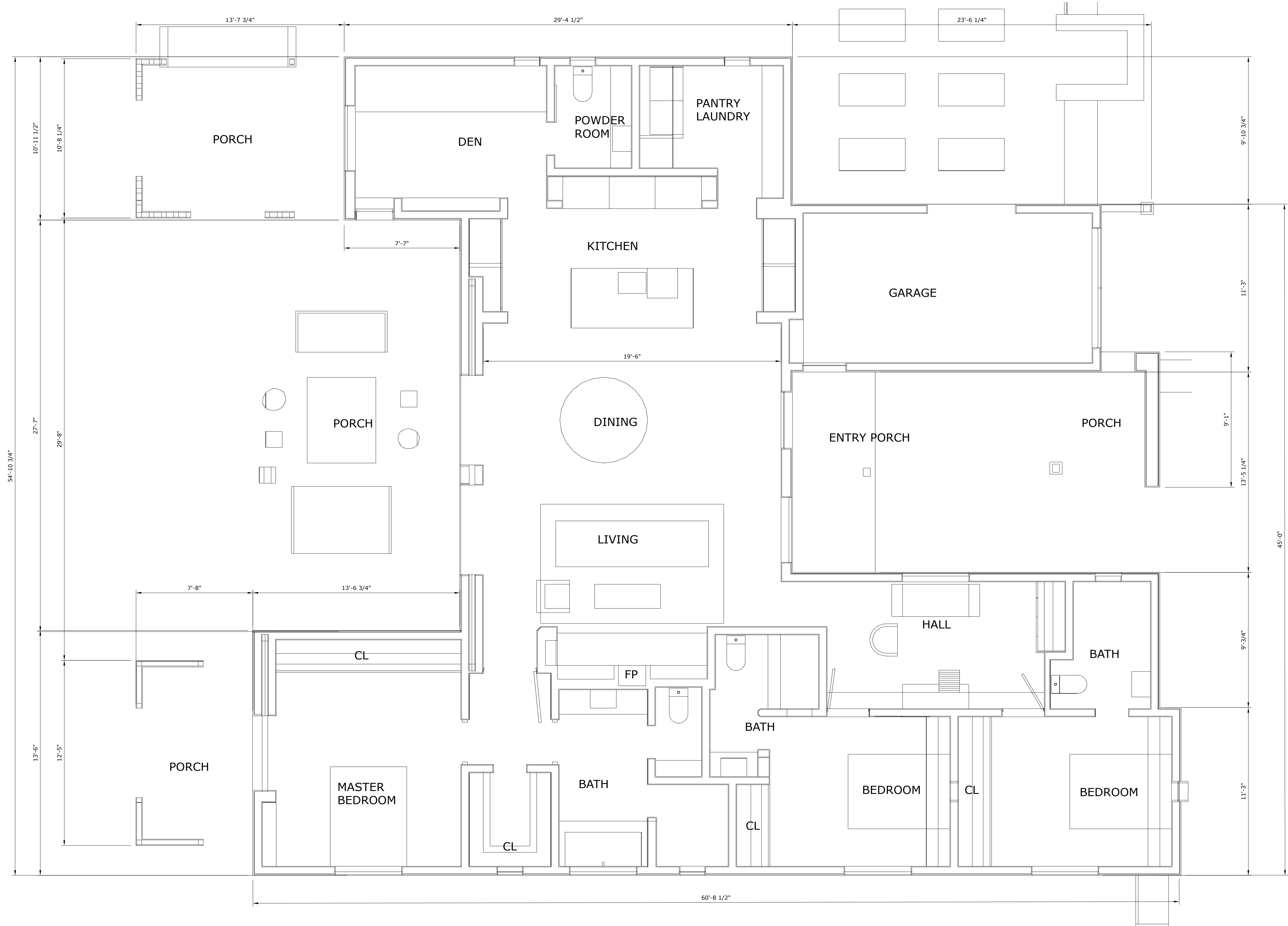
STREET VIEW TOWARD COMPLETED PROJECT



BACK YARD VIEW TOWARD COMPLETED PROJECT



1616 MADRONA AVE SITE PLAN 3/16"=1'-0"



1616 MADRONA FLOOR PLAN 3/8"=1'-0"

DANIEL HALE 1616 MADRONA AVENUE SAINT HELENA CALIFORNIA 94574 7072274322 danielhale64@yahoo.com

Daniel and Christine Hale and their family have been residents of Saint Helena since 2001. The Hales currently own and reside at 1616 Madrona Avenue in Saint Helena. The Hales plan to demolish a non-conforming and neglected, deteriorated and damaged 1134 sf house and also a non-conditioned 256 sf one car garage. At the North edge of the property is a 529 sf 2nd dwelling unit and a 123 sf non-conditioned contiguous storage shed. The existing main dwelling would be replaced with a new 1968 sf (living space) main residence and a 227 sf non-conditioned one car garage. The replacement structure is conforming to current code and standards and also is less than the 25'-35' height limits (project maximum height is 22'-6" from original grade) and setback minimums as well as below FAR allowances. The replacement scheme provides one covered parking space in the garage and there would be parking off street for 2 additional spaces.

FAR allowances:

Lot size is 75' x 150' = 11250 SF Allowable SF by FAR = 3345 sf + 400 (allowance for 2nd unit) + 200 sf (allowance for garage) = 3945 sf

existing SF:

main house 1134 sf + 256 sf garage + 529 sf 2nd dwelling unit + 123 sf storage = 2042 sf
2042 sf applied to FAR

Planned SF replacement/finished total:

Replacement main house 1968 sf + 227 sf garage + 529 sf 2nd dwelling unit + 123 sf storage

Before conditioned SF = 1663 sf	Before non-conditioned sf = 256 sf + 123 sf = 379 sf
After conditioned SF = 2497 sf	After non-conditioned sf = 227sf + 123 sf = 350 sf

after completion sf applied to FAR = 2847 sf (2847 after - 2042 before = 805 sf additional)
3945 sf allowable FAR verses 2847 sf FAR utilized (leaves 1098 sf excess/below allowable)
existing lot coverage = 3938.8 sf After lot coverage = 4195.29 sf256.49 sf additional lot coverage

The house is designed to highlight natural and local architectural and agricultural vernacular inspired materials and details that include local quarried stone and NorCal sourced wood materials, traditional hand/hard troweled cement stucco, waxed blackened steel sheeting, mill cut tails and trims and corrugated galvanized roofing. The project is designed to tuck unobtrusively behind hedges and tree rows taking cues from the majority of houses in the area. The landscape will transition from a very water hungry full garden and lawn to a much more water and resident friendly mediterranean water wise landscape with targeted and limited but effective and enjoyable planting. The layout and configuration of spaces, scale, heights, window placement and landscape has been done with the goal of maximizing the enjoyment of the house and site while being most efficient and also considerate to both the privacy concerns of the Hale family and their neighbors.

Thank you for your interest in our project.

Sincerely,

Daniel and Christine Hale
1616 Madrona Avenue
Saint Helena, CA 94574
707.227.4322

WATER NEUTRAL ANALYSIS 1616 MADRONA AVENUE PRE AND POST
CONSTRUCTION Prepared by Daniel M. Hale 26 February 2019

Page 1

Examines existing and post construction water use at 1616 Madrona Avenue.

The Hales currently own and reside at 1616 Madrona Avenue in Saint Helena. The Hales plan to first add a 1 bedroom 2nd unit at the rear of the property and also construct a pool. Once complete the Hales will reside in the 2nd unit and demolish the existing main dwelling. The existing house is a non-conforming and neglected, deteriorated and damaged 1134 sf house. Based upon 150 gpd/bedroom (per Napa County Alternative Sewer Treatment System Standards) the water use of the existing house is 450 gpd. As the calculations illustrate; the completed main dwelling and second dwelling built to current code and standards that include low flow and water-efficient fixtures will have Post construction water use of 348 gpd.

Page 2

Examines landscape and pool water use and impacts.

The landscape will transition from a very water hungry full garden and lawn to a much more water and resident friendly landscape of olive trees and Mediterranean water wise landscape with targeted and limited but effective and enjoyable planting. The calculations quantify the current layouts and extents of planting and compares those to post-construction areas. Impervious coverage due to house/roof/walks/pads does not impact water usage. The gravel drive changes slightly in size but neither impact water use. The square footage of shrub/tree beds is reduced from 1050 sf to 235 sf thus lessening the water usage. The bamboo bed remains in place and has no impact on water usage. The 306 sf of grass is being replaced by the same space of pool. Water evaporation/ replacement of a pool and water need of grass is approximately the same. Construction of pool has no impact. The existing grass covers 6578 sf and will be removed. Doing so will remove that water need and lessen the water needs of the property. The crushed Lodi gravel ground cover has no water need and no water impact.

IN CONCLUSION:

The combined impacts of building and landscape construction both contribute to a lessening of the water use at 1616 Madrona avenue post-construction. This condition accomplishes the water Neutral goals and requirements of the City of Saint Helena

Daniel M. Hale 2/26/19

Fixture water use 1616 Madrona Avenue Saint Helena CA 94574 page 1

Existing 3 Br
residence 1616
Madrona daily
water use

3 Bedroom house @150 gpd/bedroom gpd as-is = 450
(per Napa County alternative sewer treatment system standards)

PROPOSED includes 1 Br ADU
+ replacement 3 Br
+ den main
residence.
Calculation based
upon maximum 10
residence/
occupants.
Utilizing current
code compliant
low-flow and water
efficient filtering
throughout.

fixture	flow rate	flow duration	daily uses	number occupants	gallons per day
shower heads	2	8	1	10	160
sink faucets	1.5	0.25	3	10	11.25
kitchen faucets	1.5	4	1	10	60
toilets	1.28	1	3	10	38.4
clothes dryer	19.7	1	0.37	10	72.89
dish washer	6.3	1	0.1	10	6.3
total water use post-construction					348.84

Conclusion: The proposed water use of 348.84 gpd is less than the existing use of 450 gpd

The daily and annual water use post-construction will be less than current usage. Project will achieve water neutrality requirements.

Daniel M. Hale 2/26/19

Landscape water usage 1616 Madrona Avenue Saint Helena CA 94574 page 2

EXISTING LANDSCAPE	square footage	post construction landscape	square footage	net water usage
Impervious coverage (house/roof/patio/ walks/pads	2737	Impervious coverage (house/ roof/patio/ walks/ pads	4195.29	NO IMPACT
gravel drive	475	gravel drive	447	NO IMPACT
shrub/tree beds	1050	shrub/tree beds	235	LESS
bamboo bed	104	bamboo bed	104	NO IMPACT
grass/vegetation	306	pool	306	NO IMPACT
grass/vegetation	6578	crushed Lodi gravel/pervious	5962.71	MUCH LESS
	11250		11250	

Daniel M. Hale 2/26/19

**CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
GRANTING DEMOLITION PERMIT AND DESIGN REVIEW APPROVAL TO
1616 MADRONA AVENUE (File No. PL19-007)**

PROPERTY OWNER: Daniel & Christine Hale

APN: 009-174-023

Recitals

1. The property owners request adoption of a resolution approving a demolition permit and design review in order to demolish an existing single-family residence and associated structures to accommodate the construction of a new single-family home on the property located at 1616 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 June 4, 2019; and
4. Now, therefore let it be found that, the Planning Commission approves the demolition permit and design review thereby authorizing the modifications contained in said plans based on the findings below and subject to the conditions of approval enumerated herein.

Resolution

- A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff reports, City files for this matter, correspondence, presentations and other materials.
- B. The Planning Commission hereby finds that the project is exempt from the requirements of CEQA pursuant to Section 15301 which exempts the demolition and removal of small structures including single-family homes and Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.
- C. Pursuant to St. Helena Municipal Code (SHMC) Section 17.164.050, the Planning Commission makes the following findings to support the motion to approve the demolition permit to allow for the demolition the existing structures on-site:
 1. *That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building in that the existing home was constructed in 1946 and is not listed on the City's Historical Resources Master List.*

1616 Madrona Avenue
Conditions of Approval
June 4, 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 modern 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.

1616 Madrona Avenue
Conditions of Approval
June 4, 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 June 4, 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

1616 Madrona Avenue
Conditions of Approval
June 4, 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.

16. Developer is required to incorporate street trees into the frontage improvements of the proposed project and/or to replace any dead or dying trees currently within the existing planting strip or tree wells (per General Plan Policy 6.4.13) The size, species and location of these trees shall be identified on all plans submitted for building permit review and issuance.

Public Works Department Conditions of Approval

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. 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.
19. 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.
20. Prepare and implement a Stormwater Control Plan as required by the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual, dated July 14, 2014.
21. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.
22. 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.

1616 Madrona Avenue
Conditions of Approval
June 4, 2019

23. Provide details of any and all proposed fencing and/or walls on all plans submitted for building permit review.
24. If the proposed/new landscaping involves an area greater than 500 square feet or rehabilitation of more than 2,500 square feet, the proposed landscaping shall comply with the State's Model Water Efficient Landscape Ordinance (MWELo). WELO compliance shall be demonstrated for each parcel as part of each individual 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
25. The applicant shall incorporate water conservation practices into the proposed project per the Water Neutral Analysis prepared by Daniel M Hale, dated February 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. The water analysis shall be replicated on the building plans prior to building permit approval.
26. The applicant shall install an approved backflow device behind the water meter prior to Certificate of Occupancy. Any new and modified existing water laterals, meters and backflow prevention devices shall be required and constructed in accordance with the current requirements of the City of St. Helena's Water Standards and the California Department of Health Standards. Existing meter boxes located within a driveway shall be retrofitted with a traffic-rated box. New laterals shall be located perpendicular to the water main and outside any driveway/drive aisle.
27. Remodels or new construction which requires fire sprinklers shall install an appropriately-sized water service with appropriate backflow and meter devices prior to Certificate of Occupancy. Fire system calculations shall be submitted with the Grading and Drainage Plan to verify fire service lateral and meter sizing. Deferred submittals are not accepted.
28. No construction may commence until adequate access to fire water supply is available to building sites as approved by the Fire Chief.
29. All driveway approaches shall be per current City and ADA standards. Where none exists, or where deteriorating or non-standard driveway approaches exist, they shall be installed or replaced at the direction of the Public Works Department prior to Certificate of Occupancy.
30. 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.
31. Provide details of any and all proposed fencing, gates, and/or walls on all plans submitted for building permit review.
32. 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.

33. 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 Certificate of Occupancy.
34. 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.
35. 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.
36. 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

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

Fire Department Conditions of Approval

1616 Madrona Avenue
Conditions of Approval
June 4, 2019

45. 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.
46. Fire sprinklers and fire hydrants shall be installed as required by Fire Code and the Fire Department.
47. 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 June 4, 2019 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Lester Hardy
Chair, Planning Commission

Noah Housh
Planning Director



PLANNING COMMISSION REPORT
Planning Commission Meeting of June 4, 2019

AGENDA SECTION: Public Hearing

FILE NUMBER: PL19-017

SUBJECT: OK Tire Store Design Review

PREPARED BY: Chris Gustin, Contract Planner

REVIEWED BY: Noah Housh, Planning & Community Improvement Director

APPROVED BY: Noah Housh, Planning & Community Improvement Director

APPLICATION FILED:04/12/19

ACCEPTED AS COMPLETE:04/26/19

LOCATION OF PROPERTY: 1025 Dowdell Lane

APN: 009-580-006

GENERAL PLAN/ZONING: Industrial/I:Industrial

APPLICANT: Greg Desmond

PHONE: 707-287-5957

BACKGROUND

The existing 30,478-sf parcel at 1025 Dowdell Lane is currently developed with an approximately 1,600-sf, 2 bedroom house and a 400-sf detached garage and a 1,250-sf unenclosed barn which, together serve as the City of St. Helena Fire Station No. 2. The property is located in a developed industrially zoned area of the city.

At its meeting of June 29, 2017, the Planning Commission approved a Use Permit (PL17-033) to allow the use of the residential accessory structures as a second fire station, Station 217, with the purpose of improving and effectively maintaining the standards of service and call response times. This facility has been in continued operation to date and fire department volunteer staff reside in the adjacent single-family home.

PROJECT DESCRIPTION

The applicant currently owns and operates the OK Tire store at 910 Dowdell Lane. The applicant is proposing to construct a new building and associated site improvements at 1025 Dowdell Lane and relocate his business to this new location.

The proposed building will be a pre-fabricated steel structure with 4,628 sq. ft. of floor area. Approximately 1,098 sq. ft. will be allocated to reception area, restrooms, employee break area, and office space. The balance of approximately 3,530 sq. ft. will consist of service bays and storage area. The front elevation facing Dowdell Lane will have three roll-up doors into the service bays with one standard door with windows on either side. No other doors or windows are proposed. Also proposed is a trash enclosure of approximately 200 sq. ft. that will be attached to the existing garage.

The siding will be “cool desert beige” and the trim will be “cool emerald green”.

In addition to the existing 657 sq. ft. of existing landscaping, new plantings will consist of six (6) 24” box shade trees for the parking lot and 2,851 sq. ft. of water efficient shrubs and ground cover. Seven (7) parking lot lighting bollards will be installed in the landscaped area.

Access to the site will be from the existing driveway on Dowdell Lane, which will be improved to City Standards.

ANALYSIS**GENERAL PLAN**

The subject property has a General Plan land use Designation of Industrial (I). This designation provides for industrial parks, warehouses, light manufacturing, auto and farm-related equipment sales and repairs, viticulture and winery support services and similar and compatible uses. This designation is found in two areas of St. Helena: an area along Sulphur Springs Creek between Highway 29 and Valleyview Street, and an area east of Highway 29 and south of Mills Lane. The primary General Plan policy applicable to the proposed project is:

- 2.6.55 – Ensure that industrial projects are designed and sited so as to provide a positive image of the community. Landscaping and setbacks should be utilized to minimize visual impact.

The General Plan also states that the Floor Area Ratio (F.A.R.) shall not exceed 0.50 in areas designated for industrial uses.

The total combined development on the property is proposed to be 7,878 sq. ft. (3,250 sq. ft. existing + 4,628 sq. ft. proposed) on a parcel with 30,478 square feet. This results in a Floor Area Ratio (FAR) of 0.26, well below the allowable

F.A.R. of 0.50. The existing site development and the proposed project maintain compliance with this limitation.

The existing and proposed uses are consistent with the General Plan in that the previously approved fire station was determined to be consistent with the General Plan and the proposed tire service center and store is consistent with the permitted industrial use of “auto and farm-related equipment sales and repairs”.

ZONING

Consistent with the General Plan Industrial Land Use Designation, the site has been designated for Industrial (I) uses.

Zoning Code Section 17.60.020, Permitted Uses, establishes the range of uses allowed in the Industrial Zoning District. While “tire sales and service” is not specifically listed, the General Plan description clearly specifies this type of use. In addition, a substantial portion of the existing OK Tire facility is devoted to farm and vineyard equipment and therefore falls under the category “Farm equipment sales and repair” listed as a permitted use. It should be noted that the above-mentioned Zoning Code Section also provides for the following:

“Other similar uses found consistent with the general plan and the I district pursuant to Chapter 17.08. (Ord. 15-2 § 12: Ord. 07-1 § 2 (part): Ord. 00-7 § 2; prior code § 27.101)”.

Applicable Development Standards:

Zoning Code Section 17.60.070 establishes the development standards for the Industrial District. The following summarizes the applicable standards and the conformity and compliance of the proposed project.

	Standard	Existing
Proposed		
Minimum Lot Size:	20,000 sq. ft.	30,478 sq. ft.
No Change		
Minimum Lot Width:	100 feet	98 feet
No Change		
Setbacks:		
Front:		20 feet
200 feet+		
Sides:		3 feet
3 feet +		
Rear:		3 feet
3 feet +		

Building Height:	45 ft. maximum
22.1 feet	
Floor Area Ratio:	.50 .10 +/-
.26 +/-	

Parking:

There are two types of use in the proposed building: the service bays and the ancillary office, reception, restrooms, and employee break areas. For the 3,530 sq. ft. of service bay area, the Industrial standard of one space for each 650 sq. ft. applies, therefor five (5) spaces are required. For the 1,098 sq. ft. of ancillary areas, a standard of one space for each 300 sq. ft. applies therefor four (4) spaces are required. The applicant is proposing 18 spaces, nine more than required.

Landscaping:

A minimum of 10% of the site shall be landscaped, including trees with a minimum size of 15 gallons, ground cover, and water conserving designs and drip irrigation. The applicant has submitted a Landscaping Plan that includes six (6) 24" box "cork oak" trees; 175 five (5) gallon "deer grass" shrubs; 300 one (1) gallon "California Fuschia plants for ground cover; and 200 one (1) gallon "wire grass" plants for bio-retention areas. Total landscaped areas cover 11.5% of the site, exceeding the Zoning Code requirements.

CEQA

The project is categorically exempt from the requirements of CEQA pursuant to Section 15332, In-Fill Development Projects. Class 32 consists of projects characterized as in-fill development generally meeting the following conditions:

- (a) The project is consistent with the applicable general plan designation and related policies and the applicable zoning designation and regulations.
- (b) The site is within the city limits on a site less than five acres and is surrounded by urban uses.
- (c) The site has no value as habitat for endangered, rare, or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

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.

DESIGN REVIEW

The purpose of design review is to, among other things, promote the qualities that bring value to the community and foster attractiveness and functional utility of the community as a place to live and work. The Planning Commission must find that the project takes reasonable account of the design criteria prescribed by Section 17.164.030 (detailed below) and exhibit a quality of design that is compatible with adjacent development, features a siting, scale, massing and architectural style that is generally consistent with the predominant development patterns, and that does not otherwise detract or negatively affect the established character of the surrounding neighborhood. Consistency findings related to the Design Review Criteria are enumerated below.

Design Review Criteria.

1. Consistency and compatibility with applicable elements of the general plan.
The proposed project would be appropriate in the context of the greater neighborhood and would be consistent with the intent of applicable General Plan policies pertaining to development in the Industrial District.
2. Compatibility of design with the immediate environment of the site;
The immediate neighborhood consists of a variety of industrial uses and buildings. As proposed, the project would be consistent and compatible with surrounding development.
3. Relationship of the design to the site.
The proposed project maintains an appropriate relationship to the site. Specifically, the building and site improvements meet or exceed the development standards for the District and provides more open space and landscaping than required.
4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
The project is consistent and compatible with the surrounding properties and neighborhood.
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;
The proposed project would not alter the scale or transition between different land uses inasmuch as it is in the center of the I District and is surrounded by similar industrial structures and uses.
6. Compatibility with future construction both on and off the site;
The proposed industrial building will blend in with the existing and future construction in the immediate vicinity.

7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;
The proposed design and materials are of a quality and type that are appropriate for the industrial nature 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;
The proposed siting at the rear of the site will create an internal sense of order and provide a desirable environment for patrons and will be consistent with other development in the general vicinity.
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
The landscaping and open space exceeds the minimum required for the Industrial District and will enhance the overall appearance of the property and general vicinity.
10. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
As a part of this application, the driveway to the site will be improved to City Standards, improving driver safety. No changes are proposed to the width of the street that would impact vehicular access.
11. Whether natural features are appropriately preserved and integrated with the project;
The site is essentially flat and does not have any significant natural features.
12. Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions;
The proposed siding, colors, and roofing materials are consistent with industrial architecture and compatible with surrounding design and similar industrial development throughout the City of St. Helena.
13. Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;
The project proposes an extensive landscaping that plan that would be consistent with that seen throughout the industrial areas of St. Helena.
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 plant materials.

The proposed landscaping is consistent with the applicable low-water landscaping ordinances. The project will be conditioned to comply with all current applicable Title 24 building standards for energy efficiency and conservation and would achieve required energy metrics.

ISSUES

No issues have been identified as of the writing of this report.

CORRESPONDENCE

No correspondence has been received as of the writing of this report.

STAFF RECOMMENDATION

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

1. The project is exempt from the requirements of CEQA pursuant to CEQA Section 15332, In-Fill Development Projects, and
2. Accepting the required findings and approving the requested Design Review for the proposed OK Tire sales and service facility in the Industrial District at 1025 Dowdell Lane.

ATTACHMENTS

[PL19-017 PC Resolution](#)

[1025 dowdell - project statement](#)

[1025 dowdell - design review building plans](#)

[1025 dowdell - traffic analysis](#)

[1025 dowdell - water use analysis](#)

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION NO.

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA
GRANTING APPROVAL OF A DESIGN REVIEW
AT 1025 DOWDELL LANE**

PROPERTY OWNER: Fellion-Wilson LLC **APN:** 009-580-006

Recitals

1. On April 12, 2019, Greg Desmond on behalf of Sean Wilson submitted an application for Design Review to construct a 4,628 sq. ft. industrial building and a 200 sq. ft. +/- trash enclosure in the I:Industrial District; and
2. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law;
3. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on June 4, 2019, and
4. Now, therefore let it be found that, the Planning Commission approves the Design Review and authorizes the modifications contained in said plans based on the findings below and subject to the conditions of approval enumerated herein.

Resolution

A. CEQA

The project is categorically exempt from the requirements of CEQA pursuant to Section 15332, In-Fill Development Projects. Class 32 consists of projects characterized as in-fill development generally meeting the following conditions:

- (a) The project is consistent with the applicable general plan designation and related policies and the applicable zoning designation and regulations.
- (b) The site is within the city limits on a site less than five acres and is surrounded by urban uses.
- (c) The site has no value as habitat for endangered, rare, or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

*PL19-001, Design Review and Demolition Permit
1443 Stockton Street
, 2019*

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

C. Design Review

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

1. The proposed project would be appropriate in the context of the greater neighborhood and would be consistent with the intent of applicable General Plan policies pertaining to development in the Industrial District.
2. The immediate neighborhood consists of a variety of industrial uses and buildings. As proposed, the project would be consistent and compatible with surrounding development.
3. The proposed project maintains an appropriate relationship to the site. Specifically, the building and site improvements meet or exceed the development standards for the District and provides more open space and landscaping than required.
4. The project is consistent and compatible with the surrounding properties and neighborhood.
5. The proposed project would not alter the scale or transition between different land uses inasmuch as it is in the center of the I District and is surrounded by similar industrial structures and uses.
6. The proposed industrial building will blend in with the existing and future construction in the immediate vicinity.
7. The proposed design and materials are of a quality and type that are appropriate for the industrial nature of the project.
8. The proposed siting at the rear of the site will create an internal sense of order and provide a desirable environment for patrons and will be consistent with other development in the general vicinity.
9. The landscaping and open space exceeds the minimum required for the Industrial District and will enhance the overall appearance of the property and general vicinity.
10. As a part of this application, the driveway to the site will be improved to City Standards, improving driver safety. No changes are proposed to the width of the street that would impact vehicular access.
11. The site is essentially flat and does not have any significant natural features.

*PL19-001, Design Review and Demolition Permit
1443 Stockton Street
, 2019*

12. The proposed siding, colors, and roofing materials are consistent with industrial architecture and compatible with surrounding design and similar industrial development throughout the City of St. Helena.

13. The project proposes an extensive landscaping that plan that would be consistent with that seen throughout the industrial areas of St. Helena.

14. The proposed landscaping is consistent with the applicable low-water landscaping ordinances. The project will be conditioned to comply with all current applicable Title 24 building standards for energy efficiency and conservation and would achieve required energy metrics.

Conditions of Approval:

1. Permit shall be in conformance with all City ordinances, rules, regulations and policies in effect at the time of issuance of a building permit.

2. The Design Review approval shall be vested within one (1) year from the date of the decision. A building permit for the project allowed under this approval shall have been obtained within one (1) year from the effective date of the Design Review decision or these approvals shall expire; provided however that the approved Design Review may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.030, Extension of Permits and Approvals.

3. This permit is valid for this design only. New permits must be applied for any change in use. These permits will expire if the use is discontinued pursuant to then existing ordinances and regulations.

4. The Design Review shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14 day period.

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

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

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

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

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

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

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

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

12. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The owner/applicant is responsible for meeting with the Building Official / Fire Inspector to review compliance with Building and Fire Codes, including fire protection systems and the accessibility standards of Title 24.

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

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

15. Developer is required to incorporate street trees into the frontage improvements of the proposed project and/or to replace any dead or dying trees currently within the existing planting strip or tree wells (per General Plan Policy 6.4.13) The size, species and location of these trees shall be identified on all plans submitted for building permit review and issuance.

Public Works Department Conditions of Approval

16. Approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with, the most current version at the time of improvement plan submittal, Caltrans Standards and Specifications, the City of St. Helena Municipal Code, the St. Helena Water and Sewer

PL19-001, Design Review and Demolition Permit
1443 Stockton Street
, 2019

Standards, the St. Helena Street, Storm Drain and Sidewalk Standards, and all current federal, state and county codes governing such improvements.

17. For any improvements outside the existing building envelope, a grading and drainage plan showing topographic data, all easements, infrastructure onsite and directly adjoining, and an erosion control plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit. If the project entails more than 50 cubic yards of soil disturbance, 10,000 square feet of disturbance area, a cut or fill of 3 feet or more, or alteration of any drainage pattern, a grading permit shall be required.

18. Drainage needs to be routed to prevent inundation of neighboring properties. Grading and/or site improvement plans shall show how 2-year and 10-year storm flows shall be infiltrated on site and/or diverted at the property lines to prevent inundation of neighboring properties.

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

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

21. The applicant shall install an approved backflow device behind the existing water meter prior to Certificate of Occupancy. If a current approved backflow device exists, then please provide current test certifications. Any new and modified existing water laterals, meters and backflow prevention devices shall be required and constructed in accordance with the current requirements of the City of St. Helena's Water Standards and the California Department of Health Standards. Existing meter boxes located within a driveway shall be retrofitted with a traffic-rated box. New laterals shall be located perpendicular to the water main and outside any driveway/drive aisle.

22. Remodels or new construction which require fire sprinklers shall install an appropriately-sized water service with appropriate backflow and meter devices prior to Certificate of Occupancy. Fire system calculations shall be submitted with the Grading and Drainage Plan to verify fire service lateral and meter sizing. Deferred submittals are not accepted.

23. The applicant shall incorporate water conservation practices into the proposed project. Any and all non-conforming appliances and plumbing fixtures shall be removed from the premises. The water conservation requirements shall be replicated in full on the building plans prior to building permit approval.

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

25. The existing driveway approach and sidewalk shall be reconstructed per current City and ADA standards prior to Certificate of Occupancy.

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

27. The applicant shall conform to the City of St. Helena Water and Sewer Standards Section 6-2.10 which includes assessing the adequacy of the lateral, replacing if necessary and installing any needed cleanouts prior to Certificate of Occupancy.

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

29. The applicant shall repair all public improvements that are damaged by the construction process in accordance with the City Water/Sewer/Street/Storm Drain/Sidewalk Standards prior to Certificate of Occupancy.

30. Existing streets being cut by new utility services will require edge grinding and an A.C. overlay per City standards, extent to be determined by the Public Works Department.

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

Fire Department Conditions of Approval

32. 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.

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

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

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

Building Department Conditions of Approval

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.

*PL19-001, Design Review and Demolition Permit
1443 Stockton Street
, 2019*

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

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

40. The plans for construction shall include a checklist for compliance with the California Green Buildings Standards Code, mandatory measures. Provide a reference on the checklist indicating where the mandatory measures can be found on the plans.

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

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

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

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

I HEREBY CERTIFY that the foregoing Demolition permit and Design Review was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on June 4, 2019 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

Lester Hardy

Noah Housh,

*PL19-001, Design Review and Demolition Permit
1443 Stockton Street
, 2019*

Chair, Planning Commission.....	Planning and Community
.....	Improvement Director

1025 Dowdell Lane – Design Review Project Statement

Parcel Detail:

APN: 009-580-006
Zoning: I: Industrial
Size: 30,478 sf / .70 acre

Site:

The subject parcel is 30,478 sf (.70 ac) and is located on the south side of Dowdell Lane between McCormick and La Fata Streets, roughly 700' east of Highway 29. The subject parcel is currently developed with an existing 1,600 sf single-family residence, an existing 400 sf detached garage and an existing 1,250 sf detached covered storage area. The existing residence and detached garage are leased by the St Helena Fire Department and provide housing for fire department staff and a remote location for emergency vehicle parking.

The site is zoned (I) Industrial. Adjacent parcels share this zoning designation and are developed with industrial/commercial uses.

Dowdell Lane serves as the primary frontage and will accommodate all access to/from the site.

Project:

The applicant currently operates OK Tire at 910 Dowdell Lane as a tenant. The applicant has purchased the subject parcel and is proposing to develop a 4,628 sf commercial building in order to relocate the existing business to this location. OK Tire has operated in St Helena for 35 years and provides tires and repair facilities for agricultural equipment and automobiles.

The 1993 General Plan Land Use Element includes the following language regarding the Industrial land use designation:

The "I" designation provides for industrial parks, warehouses, light manufacturing, auto and farm related equipment sales and repairs, viticulture support services and similar and compatible uses.

The St Helena Municipal Zoning Code does not include 'tire shop' or 'auto repair' as a permitted or conditionally permitted uses. It does, however, list 'farm equipment sales and repair' as a permitted use. We find that this use is substantially similar to that of a 'tire shop' and 'auto repair' facility. Further, we find that the proposed use is consistent with the language and intent of the Industrial land use designation of the general plan.

The existing structures and proposed improvements would result in 7,878 sf of development or a floor area ratio of .26. The project provides for more the required number of off-street parking spaces and provides adequate turn-round area, loading areas required for projects in the (I) Industrial zoning district.

Development Standard Consistency:

Pursuant to municipal code section 17.60.070, the project is consistent with the required development standards as outlined below:

	Required	Proposed
Height	35' max.	22.1'
Floor Area Ratio	.50 max. (15,239 sf)	.26 (7,787 sf: proposed + existing)
Front setback	20' min.	20'+
Side/rear yard	3' from building to property line	3'+
Parking	1/300 sf office + 1/650 industrial (8 spaces)	18 spaces
Landscaping	10% of site	11.5% of site

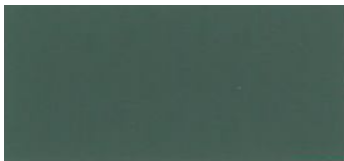
Architectural Design:

The proposed structure will consist of a prefabricated steel building designed by Butler Manufacturing. The structure features a 1,098 sf area dedicated to reception, office, restroom and employee break areas. The remaining 3,530 sf will accommodate vehicle servicing bays and storage areas. The front elevation includes 3 roll-up curtain doors which provide access to vehicle bays and 1 standard shop entrance door flanked by 2 floor to ceiling windows. There are no other doors or windows proposed for the structure. The color of the structure will be as follows:

Siding: Cool Desert Beige



Trim: Cool Emerald Green

**Landscape Design:**

Pursuant to municipal code section 17.52.090 (E), the project includes the following landscape features:

- (6) 24" box parking lot shade trees – *the minimum requirement is 15 gallon size*
- 2,851 sf of new planter area planted with water efficient shrubs + ground cover
- (7) lighting bollards in parking area – *in planting areas*
- 657 sf of existing landscaping

The total landscaped areas comprise 3,508 sf or 11.5% of the site. This is greater than the requirement that 10% of the site be landscaped.

Infrastructure, Access and Parking:

Domestic Water: The subject parcel is served by an existing water connection.

Waste Water: The subject parcel is connected to the City of St Helena's municipal waste water treatment system and proposes to tie into the existing connection per the attached utility plans.

Waste Water Generation: Pursuant to the requirements of municipal code section 17.60.080 (A) we have calculated the wastewater generation of the proposed use to be 150 gpd which is below the maximum of 600 gpd.

Access Drive: The existing access drive will be improved to meet the 25' width and paving requirements which conform to the City of St Helena's Public Works and Fire Department Standards. See attached civil plans.

Parking: The project has been designed to accommodate 18 parking spaces. The spaces are consistent with the requirements of municipal code section 12.124 and conform to the City of St Helena's Public Works Standards.

CEQA:

We find that this project is exempt from the requirements of CEQA pursuant to Section 15332 – In-Fill Development projects.

Specifically:

- *The project is consistent with the general plan as well as all applicable zoning regulations.*
- *The project is located within the city limits, is less than 5 acres and is substantially surrounded by urban uses.*
- *The project site has no value as habitat for endangered, rare or threatened species.*
- *The approval of the project would not result in significant effects relating to traffic, noise, or air/water quality.*
- *The site can be adequately served by all required utilities and public services.*

Summary:

We find that, as proposed, the project will result in a well-designed, well-sited and appropriately scaled project that is consistent with the guiding policies of the St Helena General Plan and with the development standards of the St Helena Zoning Code. More importantly, this project will allow an established and well respected business to continue to provide the community with a valuable service.

Attachments:

- Attachment 1 – Project survey
- Attachment 2 – Architectural site/floor plans + elevations
- Attachment 3 – Civil site/hardscape/grading + utility plans
- Attachment 4 – Landscape plan + WELO calculations
- Attachment 5 – Title report
- Attachment 6 – Storm water control plan
- Attachment 7 – Traffic analysis

ENGINEER

MANNING ENGINEERING
2540 ZANELLA WAY, SUITE 10
CHICO, CA 95926
PHONE: 530/893-5937
FAX: 530/891-5925
CONTACT: TOM MANNING
EMAIL: tom@manningengineering.net

CONTRACTOR

NORTH VALLEY BUILDING SYSTEMS, INC.
30 SEVILLE COURT
CHICO, CA 95926
PHONE: 530/345-7296
FAX: 530/345-2399
CONTACT: BRETT WOOD
EMAIL: brett@northvalleybuilding.com

MECHANICAL

MCLELLAND AIR CONDITIONING INC.
801 MARAUDER STREET
CHICO, CA 95973
PHONE: 530/891-6202
FAX: 530/891-5137
CONTACT: DON FOWLER
EMAIL: don@mclellandair.com

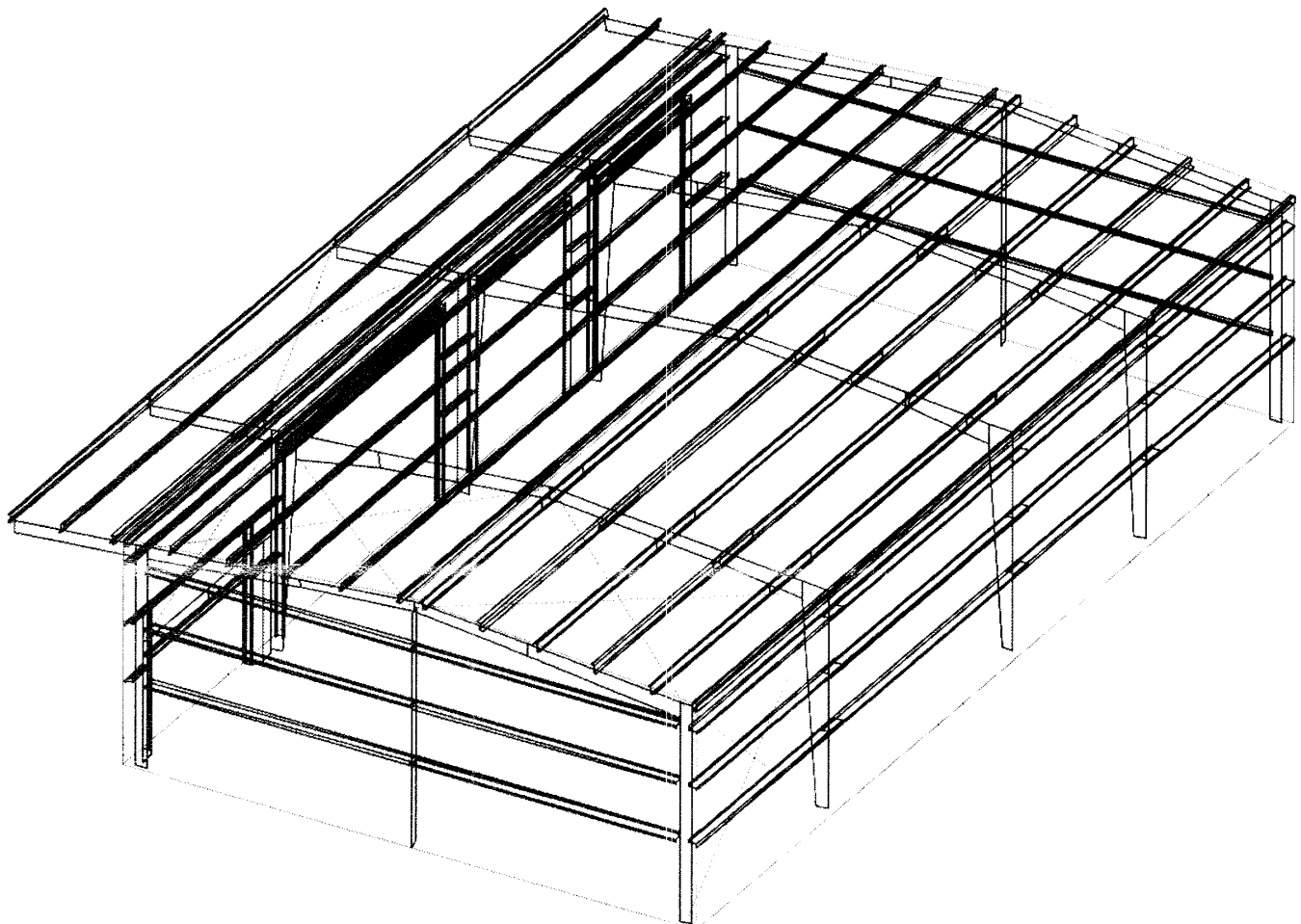
ELECTRICAL

AGRI ELECTRIC
1011 MIDWAY
CHICO, CA 95928
PHONE: 530/342-4203
FAX: 530/342-517
CONTACT: JACK THORPE

PLUMBING

AHERN & SONS PLUMBING, INC.
1881 ASPEN AVENUE
REDDING, CA 96003
PHONE: 530/221-7496
CONTACT: JOHN F. AHERN

NEW METAL BUILDING for
OK TIRE STORE
1025 DOWDEL LANE
ST. HELENA, CA 94574
APN: 009-580-006-000



RENDERING BY BUTLER MANUFACTURING

AB.	ANCHOR BOLTS	G/L	GLU-LAMINATED	psf	POUNDS PER SQUARE FOOT
ABT.	ABOUT	G/N	GANG-NAIL	PSL	PARALLEL STRAND LUMBER
AGGR.	AGGREGATE	GYP.	GYP-SUM	P/T	POST TENSIONING
ANC.	ANCHOR	HD	HOLD DOWN	P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
APPROX.	APPROXIMATE	HDR	HEADER	PF.B	PRE-FABRICATED
AOR	ARCHITECT OF RECORD	HSB	HIGH STRENGTH BOLTS	RAD. r	RADIUS
ARCH	ARCHITECT	HSS	HOLLOW STRUCTURAL SECTION	REF.	REFERENCE, REFER TO
ASPH.	ASPHALT	HT	HEIGHT	REFR.	REINFORCING
ASSY.	ASSEMBLY	HORIZ	HORIZONTAL	REINFR.	REINFORCING STEEL BAR
BD.	BOARD	ICB	INTERNATIONAL BUILDING CODE	REBAR	REINFORCING STEEL BAR
BLDG.	BUILDING	ID	INSIDE DIAMETER	RF	ROUGH SAWN
BLK	BLOCK	IF	INSIDE FACE	REQD.	REQUIRED
BLKG	BLOCKING	IN.	INCH	REV.	REVISED, REVISION
BM	BEAM	INT.	INTERIOR	RHWIS	ROUND HEAD WOOD SCREWS
BN.	BOUNDARY NAIL	JH	JOIST HANGER	RM	ROOM
BOT.	BOTTOM	JST.	JOIST	SAD	SEE ARCHITECTURAL DRAWING
BRG.	BEARING	JT.	JOINT	SB.	SOLID BLOCKING
BTWN.	BETWEEN	K	KIP, KILO-POUND	SCHED.	SCHEDULE
CANTIL.	CANTILEVER	L.D.P.	LICENCED DESIGN PROFESSIONAL	SDS	SMITHSON STRONG DRIVE SCREW
CBC	CALIFORNIA BUILDING CODE	LL	FLOOR (OR FLOOR) LIVE LOAD	SECT.	SECTION
CL.	CONSTRUCTION LOAD	LLH	LONG LEG HORIZONTAL	SHT.	SHEET
CLG.	CEILING	LLV	LONG LEG VERTICAL	SHTG.	SHEATHING
CLR.	CLEAR	LT	LIGHT	SM	SIMILAR
CMU	CONCRETE MASONRY UNIT	LT.WT.	LIGHT WEIGHT	SL	SLAB (OR DECK) SNOW LOAD
COL.	COLUMN	LL	LIVE LOAD	SOG.	SLAB ON GRADE
CJ.	CONTROL JOINT	LOCS	LOCATIONS	SPEC.	SPECIFICATION
CONC.	CONCRETE	LSL	LAMINATED STRAND LUMBER	SQ.	SQUARE
CONN.	CONNECTION	LVL	LAMINATED VENEER LUMBER	STD.	STANDARD
CONST	CONSTRUCTION	MACH.	MACHINE	STL	STEEL
CONT.	CONTINUOUS	MATL.	MATERIAL	STIFF.	STIFFENER
CSK	COUNTERSINK	MAX.	MAXIMUM	STRUCT.	STRUCTURAL
DBL.	DOUBLE	MB	MACHINE BOLT	STS	SELF-TAPPING SCREW
DF.	DOUGLAS FIR, LARCH	MECH.	MECHANICAL	SW	SWITCH WALL
DIA.	DIAMETER	MEZZ	MEZZANINE	SYM.	SYMMETRICAL
DIAG.	DIAGONAL	MFR.	MANUFACTURER	T & B	TOP & BOTTOM
DIM.	DIMENSION	MIW.	MALLEABLE IRON WASHER	T & G	TONGUE & GROOVE
DL.	DEAD LOAD	MIN.	MINIMUM	TFJH	TOP FLANGE JOIST HANGER
DEMO	DEMOLISH, DEMOLITION	MR.	MILES PER HOUR	THK.	THICK
DP.	DEEP	MSC	MISCELLANEOUS	TN	TOE NAIL
DRWG.	DRAWING	MTL.	METAL	TOFTG	TOP OF FOOTING
DTL.	DETAIL	NI	NEW	TOP	TOP OF PLATE
ED.	EXISTING	NO.	NUMBER	TOPLY.	TOP OF PLYWOOD
EA.	EACH	NOM.	NORMAL	TOS	TOP OF SLAB
EF.	EACH FACE	NSA	NELSON STUD ANCHOR	TOW.	TOP OF WALL
ELEV.	ELEVATION	NTS	NOT TO SCALE	TOSTL.	TOP OF STEEL
EN.	EDGE NAIL	OC	ON CENTER	TS	TUBE STEEL, SEE HSS'
EOR	ENGINEER OF RECORD	OD.	OUTSIDE DIAMETER	TYP.	TYPICAL
EW.	EACH WAY	OF	OUTSIDE FACE	UNQ.	UNLESS NOTED OTHERWISE
EXT.	EXTERIOR	OH	OPPOSITE HAND	UON.	UNLESS OTHERWISE NOTED
FDN.	FOUNDATION	OPNG	OPENING	VERT.	VERTICAL
FF.	FINISH FLOOR	OPP.	OPPOSITE	WD.	WOOD
FG.	FINISH GRADE	ORIG.	ORIGINAL	WP.	WORK POINT
FLR.	FLOOR	OSB	ORIENTED STRAND LUMBER	W/	WITH
FN.	FIELD NAIL	OWG.	OPEN WEB GIRDER	W/O	WITHOUT
FCC.	FACE OF CONCRETE	OWJ.	OPEN WEB JOIST	W/S	WIND/SEISMIC
FOM.	FACE OF MASONRY	O/	OVER	W/F	WELD FLANGE STEEL SECTION
FOS.	FACE OF STUD	PEN.	PENETRATION	W/WF.	WELDED WIRE FABRIC
FRMG.	FRAMING	PERP.	PERPENDICULAR	&	AND
FT.	FOOT	PLCS	PLACES	@	AT
FTG.	FOOTING	PLY.	PLYWOOD	x	BY
FUR.	FURRING	PMD.	PLY-METAL DRILLERS	%	CENTERLINE
ga	GAGE	#	POUNDS PER LINEAL FOOT	#	DIAMETER
GALV.	GALVANIZED	PRL	PARALLEL	=	EQUALS
		psf	POUNDS PER SQUARE FOOT	#	POUNDS, NUMBER
				%	PLATE

ABBREVIATIONS

GENERAL CONDITIONS

- ALL PHASES OF THE WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE 2016 CALIFORNIA BUILDING CODE, AS WELL AS ALL OTHER APPLICABLE LOCAL, MUNICIPAL, STATE AND FEDERAL REGULATIONS. ALL WORK IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT AND FIELD INSPECTOR.
- ICC-ES REPORTS, ASTM SPECIFICATIONS, IBC AND CBC STANDARDS REFERENCED IN THESE DRAWINGS SHALL BE OF THE LATEST REVISION.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS AT THE JOB SITE PRIOR TO STARTING CONSTRUCTION. NOTED DIMENSIONS TAKE PRECEDENCE OVER THE APPARENT SCALE OF A DRAWING COMPONENT. DO NOT SCALE DRAWINGS. ANY DISCREPANCIES OR INCONSISTENCIES FOUND SHALL BE BROUGHT TO THE ENGINEERS ATTENTION BEFORE WORK PROCEEDS.
- THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE UNLESS OTHERWISE INDICATED. THEY DO NOT SPECIFY METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS AND PRECAUTIONS TO MAINTAIN THE STABILITY OF THE STRUCTURE AND PROTECT WORKMEN AND OTHER PERSONS DURING CONSTRUCTION. SPECIFIC ITEMS TO BE CONSIDERED SHALL INCLUDE, BUT NOT BE LIMITED TO, THE ADEQUACY OF ALL FORMS, SCAFFOLDING, AND SHORING FOR CONSTRUCTION EQUIPMENT, SHORING OF TILT-UP WALLS, AND TEMPORARY LATERAL BRACING OF THE STRUCTURE.
- THE ENGINEER IS RESPONSIBLE FOR SPECIFIC STRUCTURAL ITEMS ONLY. ANY CHANGES MADE TO THE PLANS OR CALCULATIONS WILL REQUIRE A REVIEW AND APPROVAL BY THE ENGINEER. IF ANY CHANGES ARE MADE WITHOUT THE ENGINEERS APPROVAL, THE ENGINEER WILL ASSUME NO RESPONSIBILITY FOR ANY ELEMENT OR SYSTEM OF THE STRUCTURE.
- DEPENDING ON THE SCALE OF THE PROJECT, MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) DRAWINGS MAY OR MAY NOT BE INCLUDED IN THE DRAWING SET. THE DRAWING INDEX VERIFIES WHICH SHEETS SHOULD BE INCLUDED IN THE DRAWING SET. IF NO MEP DRAWINGS ARE INCLUDED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND HIS SUBCONTRACTORS TO INSURE THAT ALL WORK IS PERFORMED IN COMPLIANCE WITH THE APPLICABLE CODES. IF MEP DRAWINGS ARE INCLUDED, SUCH DRAWINGS ARE SUPPLEMENTAL TO THE ARCHITECTURAL AND STRUCTURAL DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR ENGINEER FOR CLARIFICATION.
- DEPENDING ON THE SCALE OF THE PROJECT, REFER TO THE ENERGY COMPLIANCE SHEETS FOR THE REQUIREMENTS ASSOCIATED WITH CALIFORNIA TITLE 24 ENERGY REQUIREMENTS.
- REVIEW OF STEEL SHOP DRAWINGS AND CALCULATIONS BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS. THIS REVIEW IS ONLY A CHECK FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT AND GENERAL COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, SELECTING FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, COORDINATING HIS WORK WITH THAT OF OTHER TRADES, AND PERFORMING HIS WORK IN A SAFE AND SATISFACTORY MANNER.
- IF CERTAIN MINOR DETAILS OF CONSTRUCTION ARE NOT FULLY DESCRIBED ON THE DRAWINGS OR CALLED FOR IN NOTES OR SPECIFICATIONS, THEIR CONSTRUCTION SHALL RESEMBLE SIMILAR CONDITIONS THAT ARE FULLY SHOWN AND SHALL BE REVIEWED BY THE ENGINEER.

GENERAL NOTES

DESIGN CRITERIA

- WIND LOADS USED IN THE DESIGN OF THIS STRUCTURE ARE BASED ON THE FOLLOWING 2016 CBC CRITERIA:

WIND SPEED	=	110 mph
EXPOSURE CATEGORY	=	C
- SEISMIC LOADS USED IN THE DESIGN OF THIS STRUCTURE ARE BASED ON THE FOLLOWING 2016 CBC CRITERIA:

MAPPED SPECTRAL RESPONSE ACCELERATIONS:	S _s	=	0.0009g
	S ₁	=	0.0009g
SITE CLASS	=	D	

THE FOUNDATION DESIGN OF THIS BUILDING IS BASED DESIGN CRITERIA PROVIDED IN THE GEOTECHNICAL REPORT BY:

RGH CONSULTANTS
3305 NORTH DUTTON AVENUE
SANTA ROSA, CA 95401
PROJECT NO. 709202042, DATED OCTOBER 20, 2017

DESIGN CRITERIA



VICINITY MAP

SCOPE OF WORK:

THIS PROJECT SHALL CONSIST OF THE ERECTION OF A MANUFACTURED METAL STORAGE BUILDING CONSTRUCTED OVER A CONCRETE SLAB FOUNDATION. THE PRIMARY FRAME AND ROOF FRAMING SYSTEM OF THE METAL BUILDING ARE DESIGNED BY BUTLER MANUFACTURING COMPANY. THE FOUNDATION SYSTEM IS DESIGNED BY MANNING ENGINEERING. THE SCOPE OF WORK SHALL INCLUDE ALL TRADES NECESSARY TO COMPLETE THE STRUCTURE.

GOVERNING CODES:

- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- CITY OF ST. HELENA MUNICIPAL CODE (CURRENT EDITION)

JURISDICTION DATA:

JURISDICTION - CITY OF ST. HELENA
ASSESSORS PARCEL NUMBER - 063-040-012-000
ZONING - INDUSTRIAL
CDF - LBA
FLOOD ZONE - "X"

OCCUPANCY GROUPS:

- GROUP F-1 (SECTION 306.2)
- GROUP B (SECTION 304.1)

AREAS & DESCRIPTIONS:

SHOP	3530 SQ. FT.	GROUP F-1
OFFICE/RESTROOM	1098 SQ. FT.	GROUP B
TOTAL AREA	4628 SQ. FT.	

CBC CONSTRUCTION TYPE:

TYPE I-B, SPRINKLERED (SECTION 602.2)

ALLOWABLE AREAS (TABLE 506.2):

- GROUP F-1, TYPE I-B
15500 SQ. FT. ALLOWED > 4628 SQ. FT. OK

AREA SEPARATION (TABLE 508.4):

- GROUP F-1 TO GROUP B: NO SEPARATION REQUIREMENTS OK

OCCUPANTS (TABLE 1004.1.2):

SHOP	3530 SQ. FT. / 100 = 36 occ.
OFFICE/RESTROOM	1098 SQ. FT. / 100 = 11 occ.
TOTAL	= 47 occ.

EXT. REQUIREMENTS (TABLE 1006.2.1):

SHOP	36 occ.	< 49 occ.
OFFICE/RESTROOM	11 occ.	< 49 occ.
1 EXIT REQ'D PER SPACE		

PLUMBING FIXTURES (2016 CBC, TABLE A):

SHOP	3530 SQ. FT. / 2000 = 2 occ. < 10 occ.
OFFICE/RESTROOM	1098 SQ. FT. / 200 = 6 occ. < 50 occ.
SEPARATE FACILITIES NOT REQ'D FOR EA OCCUPANCY (2016 CBC, SECTION 422.2.2)	
TWO (2) FACILITIES PROVIDED	

EXTERIOR WALLS ADJACENT TO PROPERTY LINE (TABLE 602):

FIRE SEPARATION DISTANCE <= 5'-0" = 2-HOUR CONSTRUCTION REQ'D

PARKING REQUIREMENTS (ST. HELENA MUNICIPAL CODE, SECTION 17.124.030.D.1):

SHOP	3530 SQ. FT.
OFFICE/RESTROOM	1098 SQ. FT.
TOTAL AREA	4628 SQ. FT. / 300 = 16 SPACES REQ'D = 16 SPACES PROVIDED OK

QUALITY ASSURANCE

- QUALITY ASSURANCE WILL BE ACCOMPLISHED THROUGH THE USE OF SPECIAL INSPECTION, MATERIALS TESTING, THE ENGINEERS REVIEW OF SUBMITTALS, AND STRUCTURAL OBSERVATION. IN ADDITION, THE CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND OWNER PRIOR TO THE COMMENCEMENT OF WORK IN ACCORDANCE WITH SECTION 1706 OF THE 2016 CBC.

SPECIAL INSPECTION

- SPECIAL INSPECTION AND ASSOCIATED MATERIALS TESTING SHALL BE PERFORMED BY A QUALIFIED PERSON OR AGENCY DESIGNATED BY THE OWNER WHO SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE BUILDING OFFICIAL AND ENGINEER OF RECORD FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION PRIOR TO START OF WORK.
- SUB-GRADE COMPACTION: SUB-GRADE SOIL COMPACTION SHALL BE VERIFIED BY AN APPROVED MATERIALS TESTING AGENCY. FILL MATERIAL IMPORTED FROM OFF-SITE SHALL BE TESTED AND APPROVED BY A GEOTECHNICAL ENGINEER.
- STRUCTURAL WELDING: ALL SHOP AND FIELD WELDING SHALL REQUIRE CONTINUOUS OR PERIODIC INSPECTION PER TABLE 1704.3 OF THE 2016 CBC UNLESS FABRICATOR IS AN APPROVED SHOP LISTED BY ICC/ICC, ABC, CCA, OR OTHER NATIONALLY-RECOGNIZED AGENCY. APPROVED FABRICATOR CERTIFICATIONS MUST BE PROVIDED WITH A COMPLETED SPECIAL INSPECTION FORM PRIOR TO START OF WORK.
- HIGH-STRENGTH BOLTING: THE INSTALLATION OF ALL HIGH-STRENGTH BOLTS SHALL REQUIRE CONTINUOUS OR PERIODIC INSPECTION PER TABLE 1704.3 OF THE 2016 CBC.
- POST-INSTALLED CONCRETE ANCHORS: THE INSTALLATION OF ALL POST-INSTALLED EXPANSION AND EPOXY ANCHORS INTO CONCRETE SHALL REQUIRE SPECIAL INSPECTION IN ACCORDANCE WITH THEIR ASSOCIATED ICC-ES REPORT AND SECTION 1704.5 OF THE 2016 CBC.

QUALITY ASSURANCE

SHT.	CONTENTS
S-1	COVER SHEET & PROJECT SUMMARY
S-2	
S-3	
S-4	
S-5	
S-6	
S-7	BUILDING SECTION & DETAILS
S-8	EXTERIOR ELEVATIONS
S-9	
S-10	
S-11	
S-12	
S-13	
S-14	
S-15	
S-16	
S-17	
S-18	
S-19	
S-20	
S-21	
S-22	
S-23	
S-24	
S-25	
S-26	
S-27	
S-28	
S-29	
S-30	
S-31	
S-32	
S-33	
S-34	
S-35	
S-36	
S-37	
S-38	
S-39	
S-40	
S-41	
S-42	
S-43	
S-44	
S-45	
S-46	
S-47	
S-48	
S-49	
S-50	
S-51	
S-52	
S-53	
S-54	
S-55	
S-56	
S-57	
S-58	
S-59	
S-60	
S-61	
S-62	
S-63	
S-64	
S-65	
S-66	
S-67	
S-68	
S-69	
S-70	
S-71	
S-72	
S-73	
S-74	
S-75	
S-76	
S-77	
S-78	
S-79	
S-80	
S-81	
S-82	
S-83	
S-84	
S-85	
S-86	
S-87	
S-88	
S-89	
S-90	
S-91	
S-92	
S-93	
S-94	
S-95	
S-96	
S-97	
S-98	
S-99	
S-100	

ATTACHMENTS	
STRUCTURAL CALCULATIONS - MANNING ENGINEERING	
GEOTECHNICAL STUDY REPORT - RGH CONSULTANTS	
METAL BUILDING DRAWINGS - BUTLER MANUFACTURING CO.	
STRUCTURAL DESIGN DATA - BUTLER MANUFACTURING CO.	



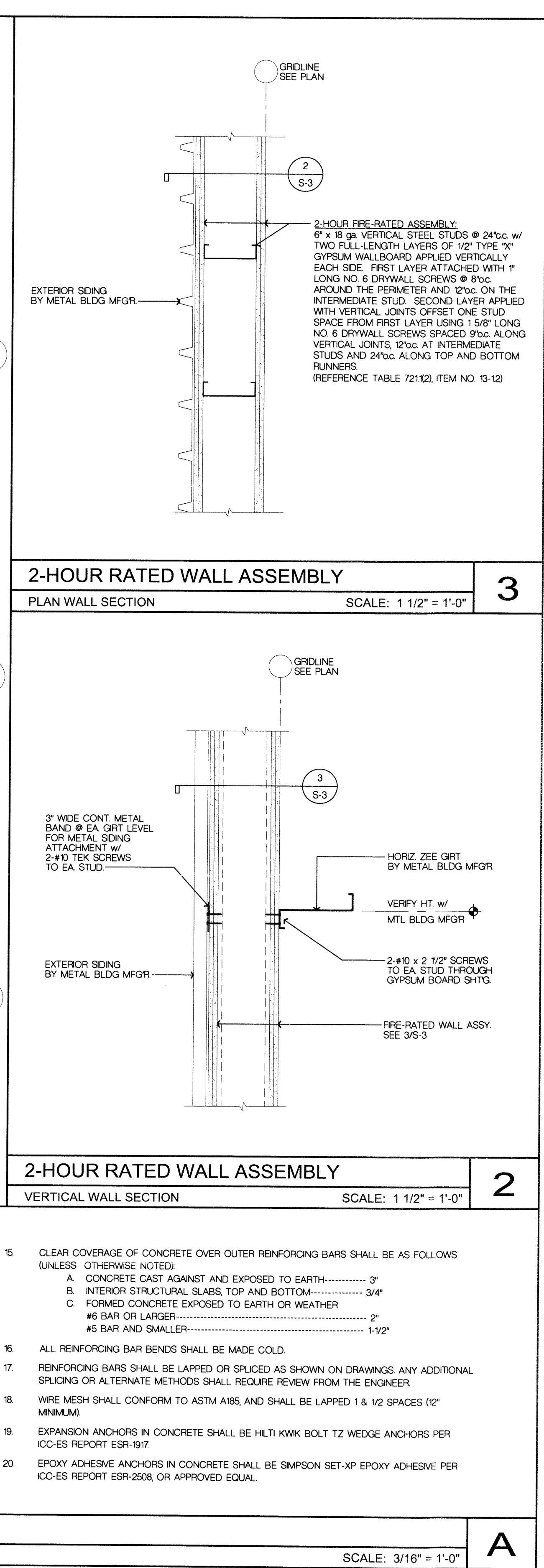
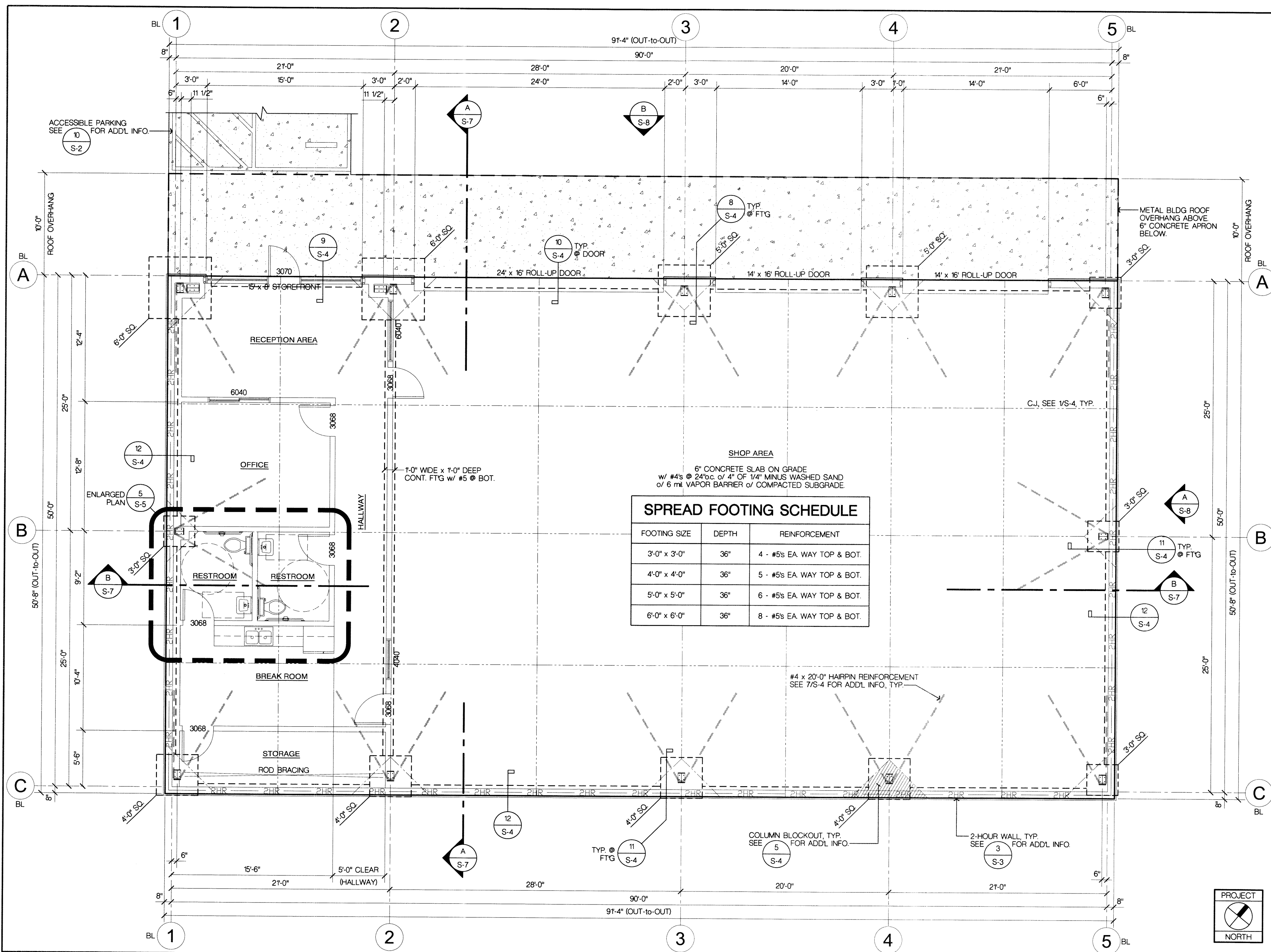
Revisions	Date
BLDG DEPT. SUBMITTAL	01-23-18

NEW METAL BUILDING for
OK TIRE STORE
1025 DOWDEL LANE
ST. HELENA, CA 94574
APN: 009-580-006-000

COVER SHEET
&
PROJECT SUMMARY

Date:	01-23-18
Drawn By:	TWM
Checked By:	BW
Job No.:	17-6741

S-1



NIVIBIS
BUTLER MANUFACTURING COMPANY
NORTH VALLEY BUILDING SYSTEMS
A DIVISION OF BUTLER MANUFACTURING COMPANY
CHICAGO, IL 60632
PHONE (630) 346-7296

MANNING ENGINEERING
2540 ZANELLA WAY, #10
CHICAGO, IL 60632
312-893-5937
www.manningengineering.net

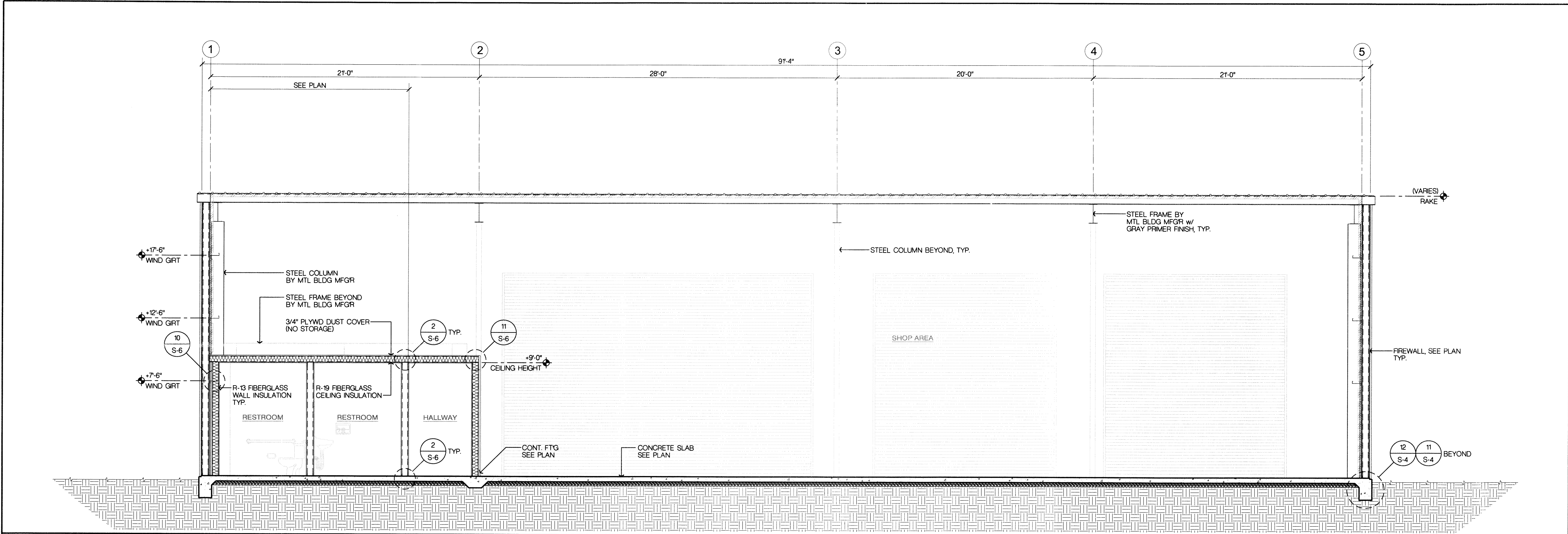
Revisions	Date
BLDG DEPT. SUBMITTAL	01-23-18

NEW METAL BUILDING for
OK TIRE STORE
1025 DOWDEL LANE
ST. HELENA, CA 94574
APN: 009-580-006-000

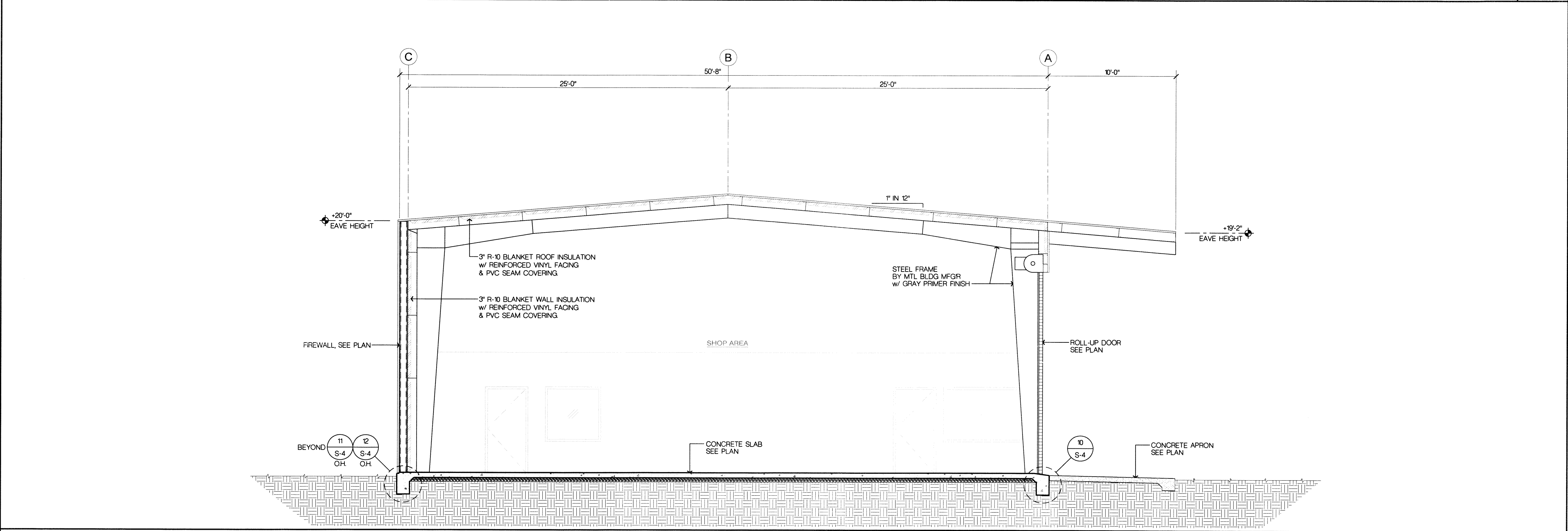
FOUNDATION PLAN

S-3

Date: 01-23-18
Drawn By: TWM
Checked By: BW
Job No.: 17-6741



BUILDING SECTION
LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0" **B**

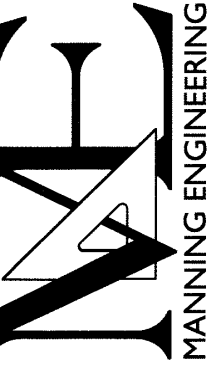


BUILDING SECTION
TRANSVERSE SECTION
SCALE: 1/4" = 1'-0" **A**

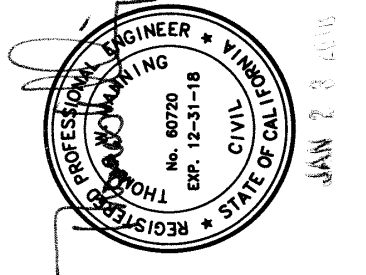
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE THE SOLE PROPERTY OF MANNING ENGINEERING. THEY WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONJUNCTION WITH THIS SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF MANNING ENGINEERING. COPYRIGHT© 2018 MANNING ENGINEERING



NORTH VALLEY BUILDING SYSTEMS
THE CORPORATION
830 SEVILLE CT.
CHICO, CA 95928
PHONE (530) 345-7296



MANNING ENGINEERING
2340 ZANELLA WAY, #10
CHICO, CA 95928-7194
530-893-5937
www.manningengineering.net



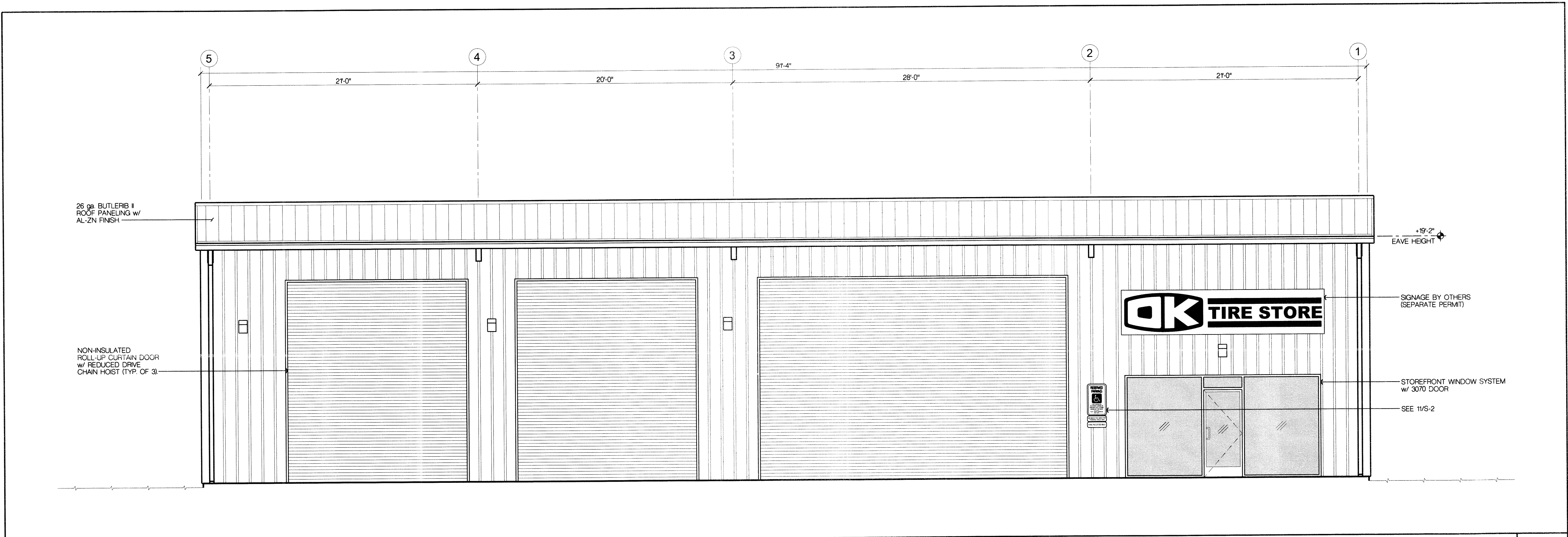
Revisions	Date
BLDG DEPT. SUBMITTAL	01-23-18

NEW METAL BUILDING for
OK TIRE STORE
1025 DOWDEL LANE
ST. HELENA, CA 94574
APN: 009-580-006-000

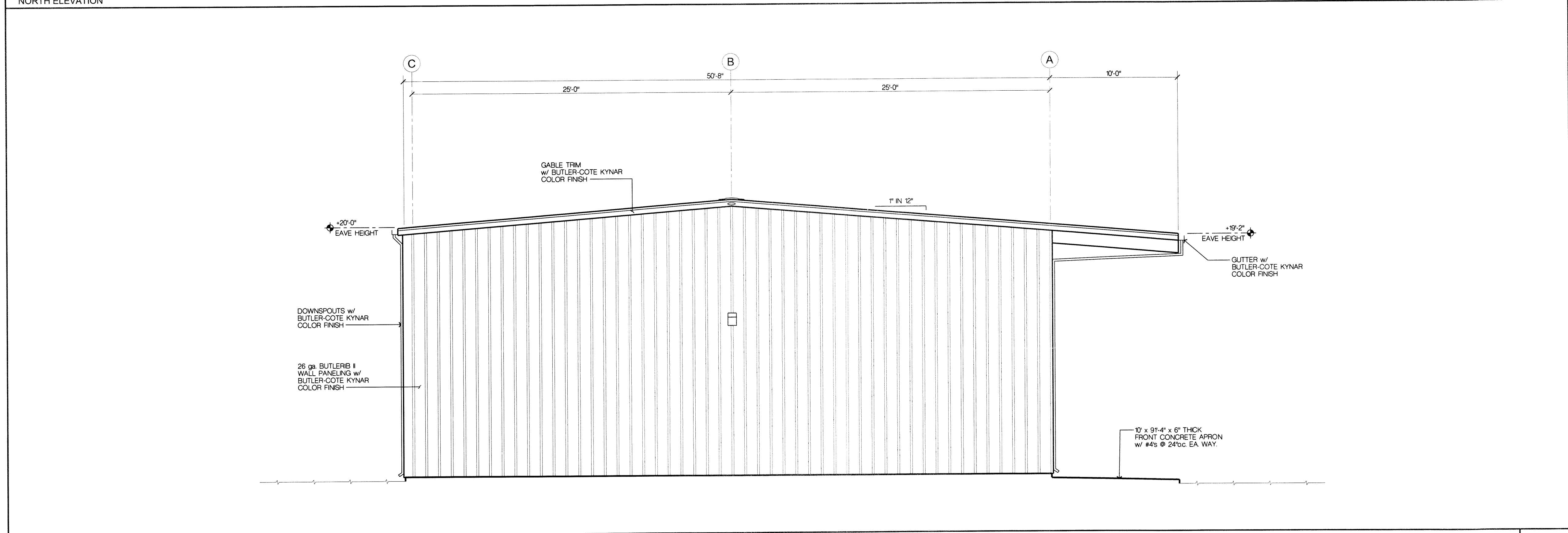
BUILDING SECTIONS

Date:	01-23-18
Drawn By:	TWM
Checked By:	BW
Job No.:	17-6741

S-7



FRONT EXTERIOR ELEVATION
NORTH ELEVATION
SCALE: 1/4" = 1'-0" **B**



SIDE EXTERIOR ELEVATION
EAST ELEVATION
SCALE: 1/4" = 1'-0" **A**

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE THE SOLE PROPERTY OF MANNING ENGINEERING. THEY WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONJUNCTION WITH THIS SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF MANNING ENGINEERING. COPYRIGHT© 2018 MANNING ENGINEERING

Revisions	Date
BLDG DEPT. SUBMITTAL	01-23-18

NEW METAL BUILDING for
OK TIRE STORE
1025 DOWDEL LANE
ST. HELENA, CA 94574
APN: 009-580-006-000

EXTERIOR ELEVATIONS

Date:	01-23-18
Drawn By:	TWM
Checked By:	BW
Job No.:	17-6741

S-8

CRANE TRANSPORTATION GROUP

Central Valley Office:
2621 E. Windrim Court
Elk Grove, CA 95758
(916) 647-3406 phone
(916) 647-3408 fax

San Francisco Bay Area Office:
6220 Bay View Avenue
San Pablo, CA 94806
(510) 236-9375 phone
(510) 236-1091 fax

MEMORANDUM

TO: Greg Desmond (consult@greg-desmond.com)
FROM: Mark D. Crane, P.E.
DATE: February 5, 2019
RE: **EXPECTED CIRCULATION IMPACTS FROM MOVING OK TIRE
STORE FROM 910 TO 1025 DOWDELL LANE**

Greg:

At your request, Crane Transportation Group has conducted a qualitative evaluation of the circulation impacts due to moving the OK Tire Store in St. Helena from 910 to 1025 Dowdell Lane. The new store will be located on the back part of a parcel that is now unoccupied, while the front part of the parcel along Dowdell Lane will remain one single family residence being leased by the Fire Department with one piece of emergency vehicle equipment on site.

I. OK TIRE STORE TRIP GENERATION

The size of the proposed OK Tire Store at 1025 Dowdell Lane will be 4,628 square feet. (Please see Site Plan in **Figure 1**.) Based upon trip rates for tire stores from the traffic engineering profession’s standard source of trip rate data, *Trip Generation Manual*, 10th Edition, by the Institute of Transportation Engineers, 2017, the proposed OK Tire Store will generate the levels of weekday traffic detailed below and in the attached **Table 1**.

Daily 2-Way Trips	132 (66 in & 66 out)
AM Peak Hour Trips	8 in & 5 out
PM Peak Hour Trips	8 in & 11 out

The project applicant indicates that they are expecting the same employee and customer levels at their new facility as compared to their old. The only reason that they are moving is due to their lease not being renewed. Therefore, trip generation from the tire store should be similar at both sites.

As previously detailed, the new tire store at 1025 Dowdell Lane will be occupying the back section of a parcel that has been unoccupied for more than two years. Therefore, no existing use will be removed that would result in a reduction in trips.

II. NET NEW TRAFFIC DUE TO RE-USE OF EXISTING TIRE STORE SITE

Currently, there is no use proposed to go into the 910 Dowdell Lane site once the tire store has relocated. However, a new retail/light industrial/winery-related use will potentially occupy the existing OK Tire site once the tire store has relocated, with the replacement use resulting in new traffic along Dowdell Lane. Since the projected trip generation from the new OK Tire store will be similar to or greater than that which would be expected from many retail uses that might locate in a light industrial area not fronting a major street, for evaluation purposes it has been assumed that the 910 Dowdell Lane replacement use would have about the same trip generation as the tire store.

The vast majority of inbound traffic to the 910 site would be expected to come via SR 29 and turn into Dowdell Lane, with a smaller amount using Mills Lane and La Fata Street, particularly after Mills Lane is realigned to intersect SR 29 at the Grayson Avenue signal. Outbound traffic would be more evenly split between using Dowdell Lane and Mills Lane to access SR 29, particularly after the Mills Lane realignment to the signal.

III. IMPACT OF NET NEW TRAFFIC

Given the expected trip generation levels and trip distribution patterns detailed above, based upon City significance criteria it would not be expected that this additional traffic from reuse of the 910 Dowdell Lane site would result in any significant circulation impacts on Dowdell Lane or SR 29 during weekday commute peak traffic hours.

Table 1

**OK TIRE STORE
PROJECTED TRIP GENERATION**

SIZE (SQ.FT.)	DAILY 2-WAY TRIPS		AM PEAK HOUR TRIPS				PM PEAK HOUR TRIPS			
			IN		OUT		IN		OUT	
	RATE	VOL	RATE	VOL	RATE	VOL	RATE	VOL	RATE	VOL
4628	28.52	132	1.74	8	.98	5	1.71	8	2.27	11

Trip Rate Source: *Trip Generation Manual*, 10th Edition, by the Institute of Transportation Engineers, 2017
 Compiled by: Crane Transportation Group

WATER USE ANALYSIS

1025 DOWDELL LANE, ST. HELENA, CA 94574

APN: 009-580-006

MARCH 26, 2019



PREPARED BY:

MADRONE ENGINEERING

1485 MAIN STREET, SUITE 302

ST. HELENA, CA 94574

TABLE OF CONTENTS

I.	INTRODUCTION & GENERAL OVERVIEW.....	3
A.	INTRODUCTION	3
B.	PROJECT DESCRIPTION	3
II.	WATER USE ANALYSIS	3
III.	MITIGATION MEASURES.....	4
IV.	CONCLUSION.....	4

I. Introduction & General Overview

A. Introduction

Madrone Engineering has prepared this report to assist the 1025 Dowdell Lane project with compliance with City of St. Helena water use requirement. As of March 22, 2011, a water demand analysis must be completed to demonstrate that all proposed projects are water neutral (City of St. Helena Code 13.12).

B. Project Description

The owners of the property at 1025 Dowdell Lane are proposing to construct a new, 4,628 sf industrial building at the rear of the subject parcel. There is an existing 1,600 sf, 2-bdrm residence located at the front of the subject parcel.

This report will analyze and estimate existing water usage (pre-project) and future water usage (post-project) to determine the net increase (or decrease) in water usage. If water use is projected to increase, mitigation measures will be detailed that will bring the project into compliance with the City's "no net increase" policy for water use.

II. Water Use Analysis

This project proposes the development of an industrial building on an existing property at 1025 Dowdell Lane, St. Helena (APN 009-580-006). The building will have 2 toilets, 2 bathroom sinks and one sink in the break room. Please see Table 1, below, for a summary of the additional water use generated by the proposed construction of the 4,628 sf industrial building.

Table 1: Estimated Water Use Increase

Use	Flow Rate	Flow Duration	Daily Uses/ Occupant	Number of Occupants	Gallons per Day
	GPM/GPF	Min/Flush/Load			
Sink (Employees)	1.5	0.50	2	5	7.50
Sink (Customers)	1.5	0.50	0.5	25	9.38
Toilet (Emp.)	1.28	1	2	5	12.80
Toilet (Cust.)	1.28	1	0.5	25	16.00
Total					45.68

III. Mitigation Measures

The existing residence at 1025 Dowdell Lane, St. Helena (APN 009-580-006) is a 2-bdrm residence built in 1904. Based on data from the Department of Housing and Urban Development, older showerheads (installed before 1992) deliver a flow rate of 5 or more gallons per minute. Showerheads installed post-1992 have a typical flow rate of 2.5 gallons per minute. The same data states that older dishwashers use between 10 and 15 gallons per load, and older clothes washers use between 29 and 45 gallons per load.

Replacing the showerheads, the dishwasher and washing machine within the existing 2-bdrm residence with low-flow units would result in significant water savings. A typical low-flow showerhead (1.5 gpm) would save 1.0 gpm, a typical high efficiency dishwasher would save 6 to 11 gallons per load, and a typical high efficiency washer would save 15 gallons per load. Please see Table 2, below, for a conservative estimate of the water savings.

Table 2: Estimated Water Savings

Use	Differential Flow Rate	Flow Duration	Daily Uses/ Occupant	Number of Occupants	Gallons per Day
	GPM or Gal	Minutes			
Showerheads	1.0	8	1	4	32
Dishwasher	6.0	-	1	-	6
Washer	15.0	-	1	-	15
Total					53

IV. Conclusion

Table 3, below, provides a summary of the proposed water uses and water savings measures of the proposed project.

Table 3: Estimated Total Water Use

Use	Gallons		Acre-Feet
	Daily	Annual	Annual
Add'l Water Use	46	16,673	0.051
Mitigation Measures	-53	-19,345	-0.059
Net Water Usage	-7	-2,672	-0.008

This report demonstrates that the proposed project is in compliance with City of St. Helena water use requirements; specifically the requirement that all proposed projects are water-neutral with respect to City water use.

6/3/19

ANTHONY MICHELI
General Contractor
1125 Crinella Ave.
Saint Helena, Ca 94574
707-963-2373
707-963-6068 Fax
License #333726

St. Helena Planning Commission

I support OK Tire moving to a new location on Dondell Ln which they own the property. OK Tire is a valuable business we need in St. Helena. They sell and install tires, repair brakes, oil changes, minor engine repair, and rebuild vehicles. They contribute a lot of sales tax to our city and employ a substantial work force.

Hopefully in the future it will not take over two years to get such a project before the Planning Commission. The system needs to be overhauled.

anthony micheli



PLANNING COMMISSION REPORT

Planning Commission Meeting of June 4, 2019

AGENDA SECTION: Scheduled Matters

SUBJECT: Downtown Streetscape Update - Presentation by Gates and Associates

PREPARED BY: Erica Ahmann Smithies, Public Works Director and City Engineer

APPROVED BY: Noah Housh, Planning & Community Improvement Director

APPLICATION FILED:

APPLICANT: City of St. Helena Public
Works Department

PHONE: 7079682658

BACKGROUND

On March 5, Gates and Associates provided a presentation to the Planning Commission as part of the planning process for the St. Helena Downtown Streetscape Project. Gates along with BKF (engineering firm) were selected by the City to assist with the downtown improvements and Main Street Sidewalk Project. After numerous public outreach meetings with stakeholders and the community, the design team is bringing back concept designs to the Planning Commission for review and comment. After Planning Commission, the team will then present to City Council on June 11 or June 25.

STAFF RECOMMENDATION

Review and provide feedback to City staff and their design consultants.

THE DOWNTOWN STREETSCAPE PLAN



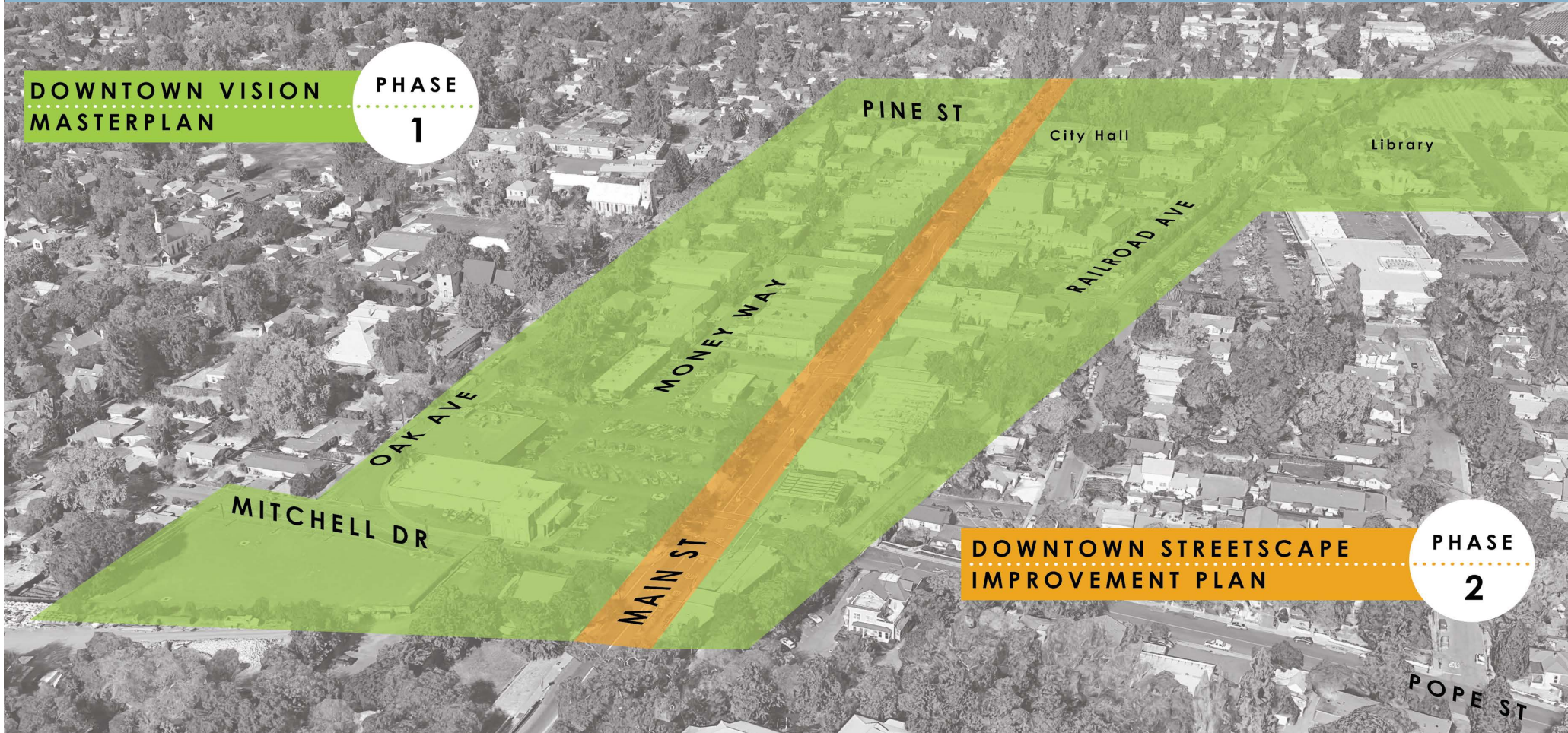
PLANNING COMMISSION
JUNE 4TH 2019

PROJECT SCOPE



DOWNTOWN VISION
MASTERPLAN

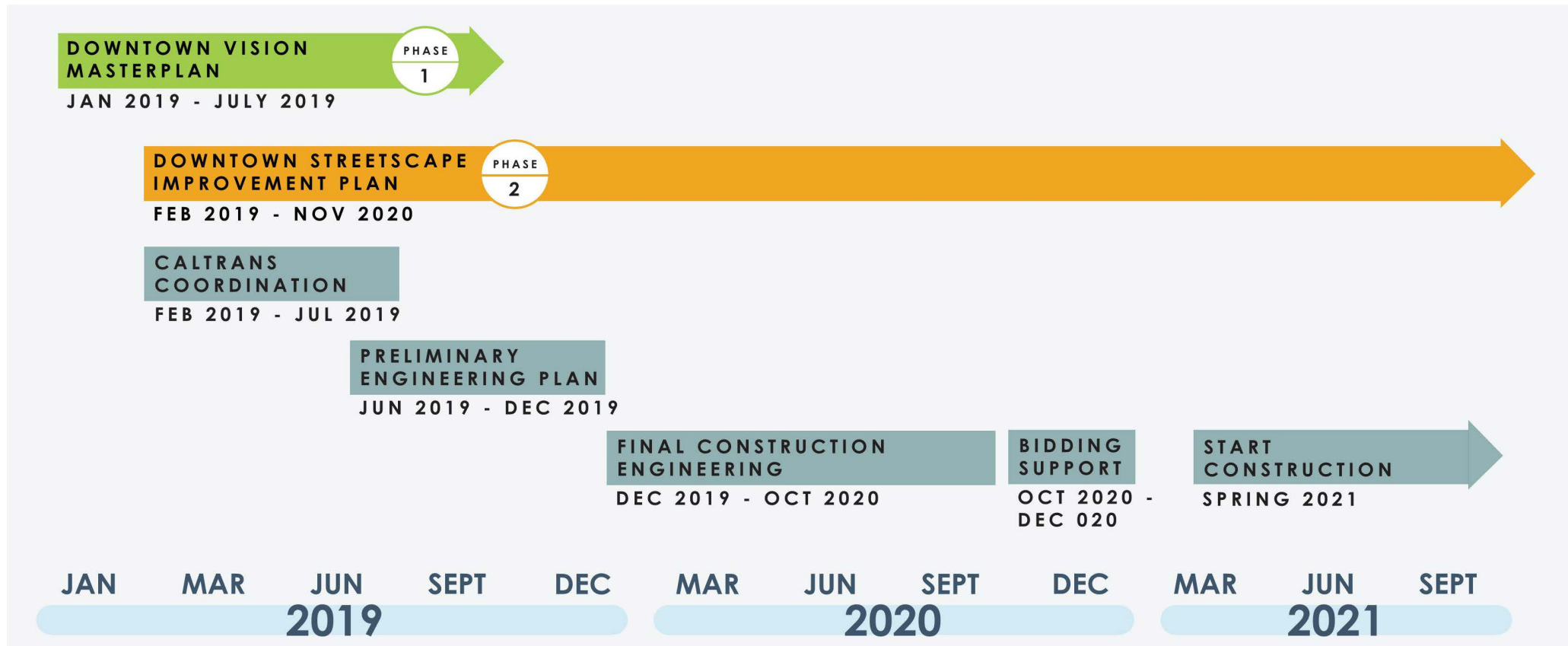
PHASE
1



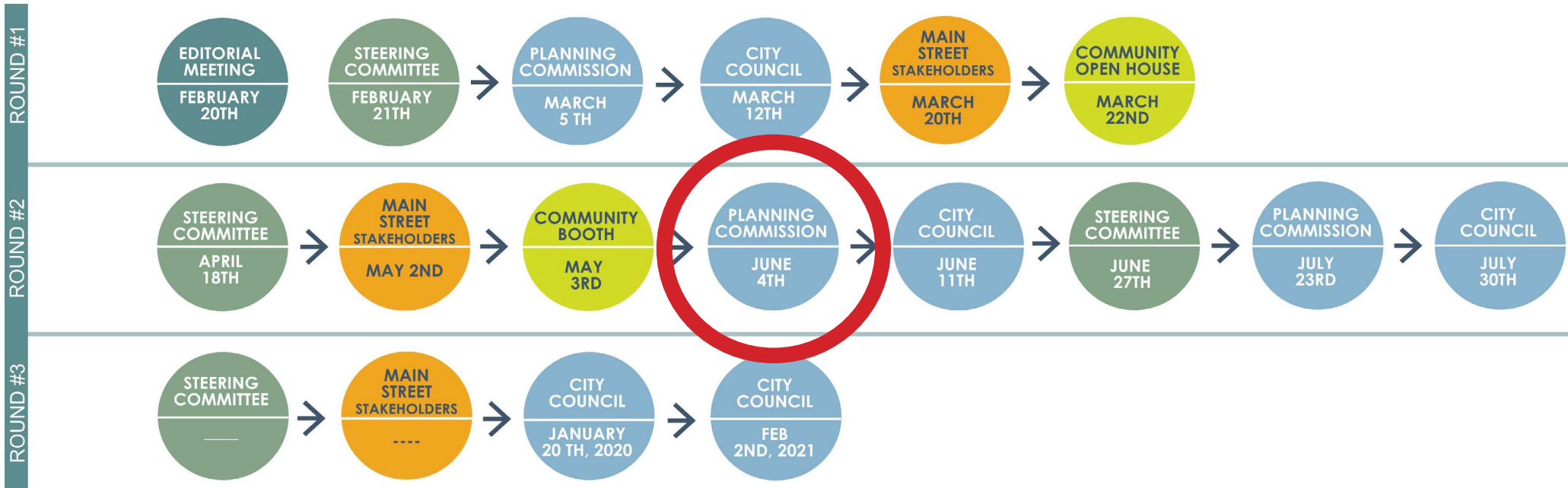
DOWNTOWN STREETSCAPE
IMPROVEMENT PLAN

PHASE
2

SCHEDULE



ENGAGEMENT SCHEDULE



COMMUNITY ENGAGEMENT



- ➔ stakeholder meetings
- ➔ stakeholder interviews
- ➔ online surveys
- ➔ elementary school

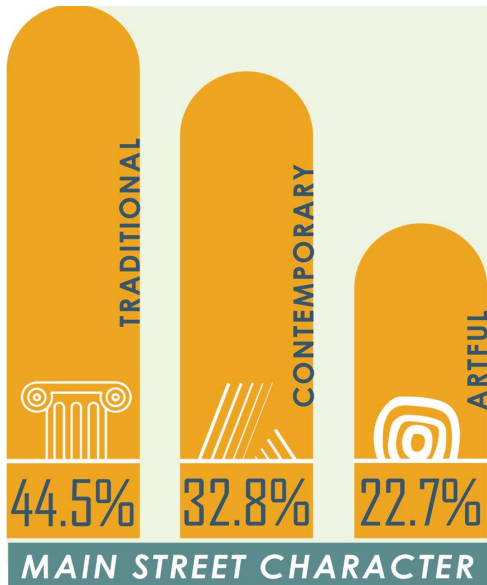


➔ farmers market

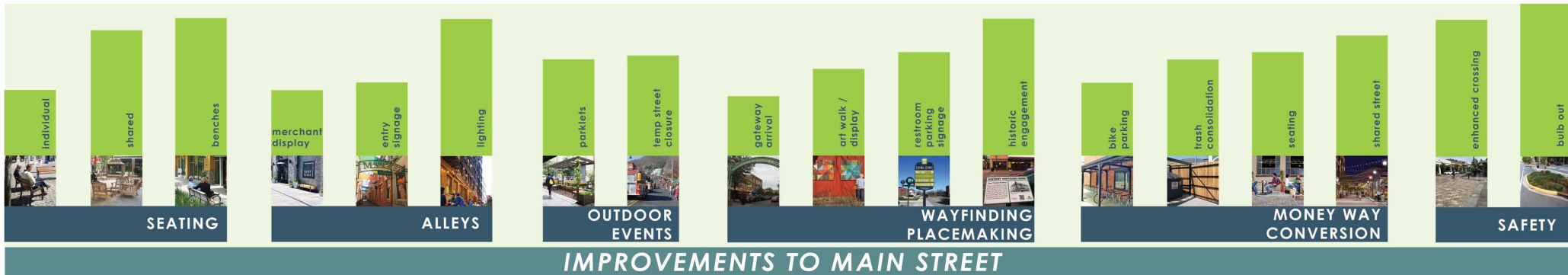


➔ main st pop up

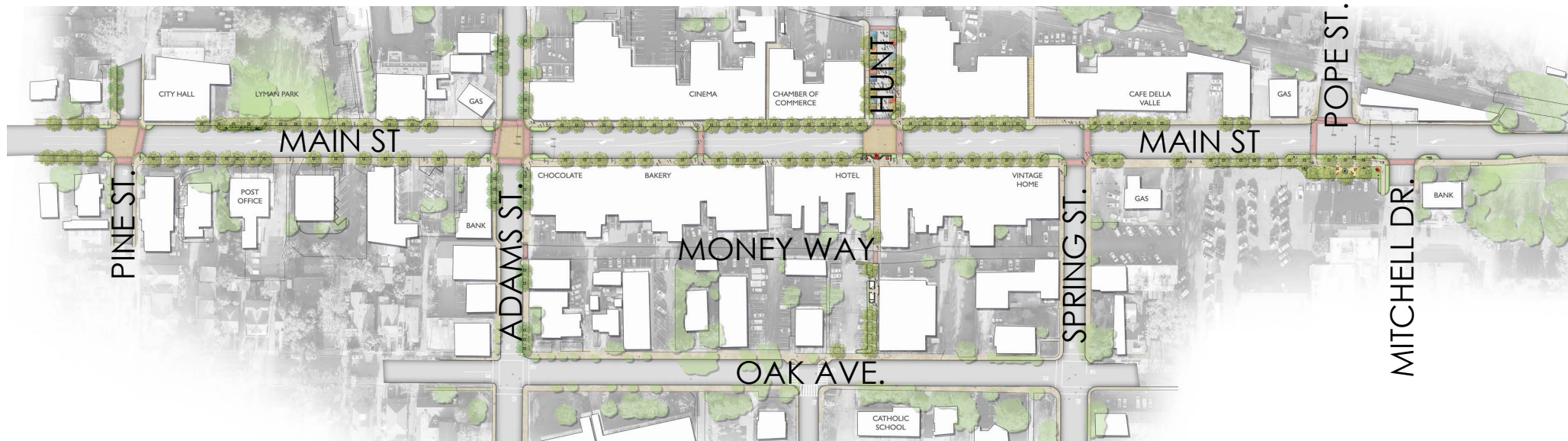
COMMUNITY ENGAGEMENT



COMMUNITY ENGAGEMENT

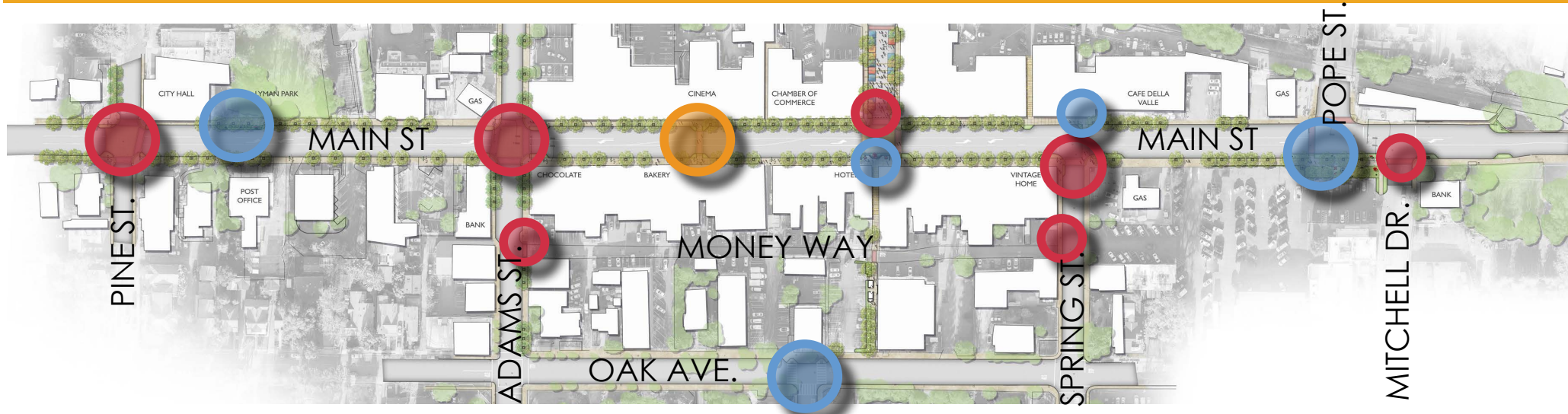


PREFERRED PLAN



- ➔ expand pedestrian areas
- ➔ create sense of place through art, historic and agrarian references
- ➔ expand the downtown core

STREETSCAPE TREATMENT



 BULB OUT

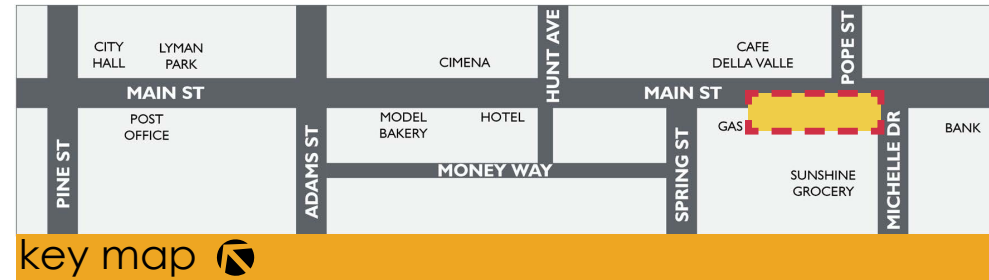
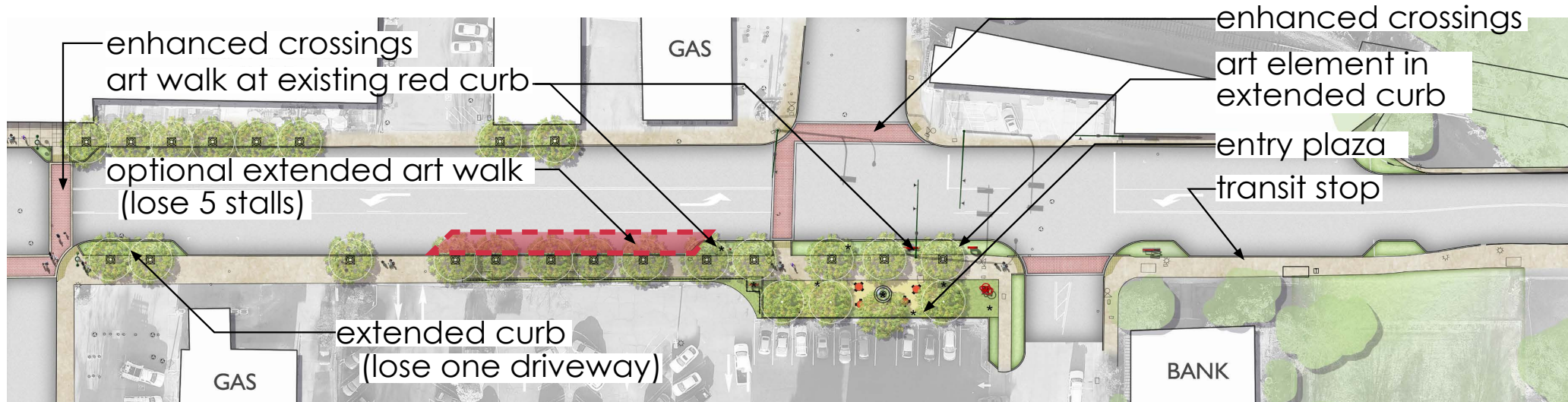


 CURB EXTENSION

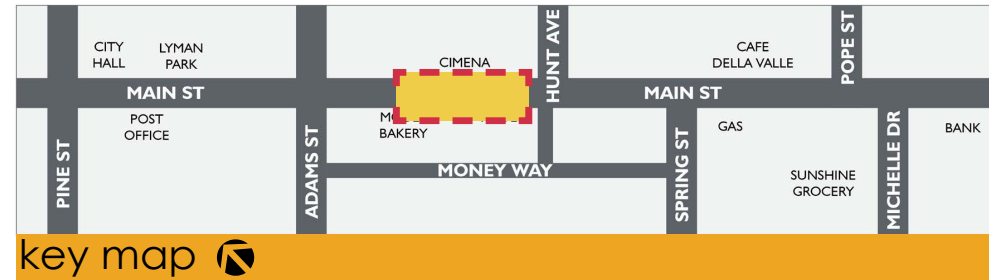
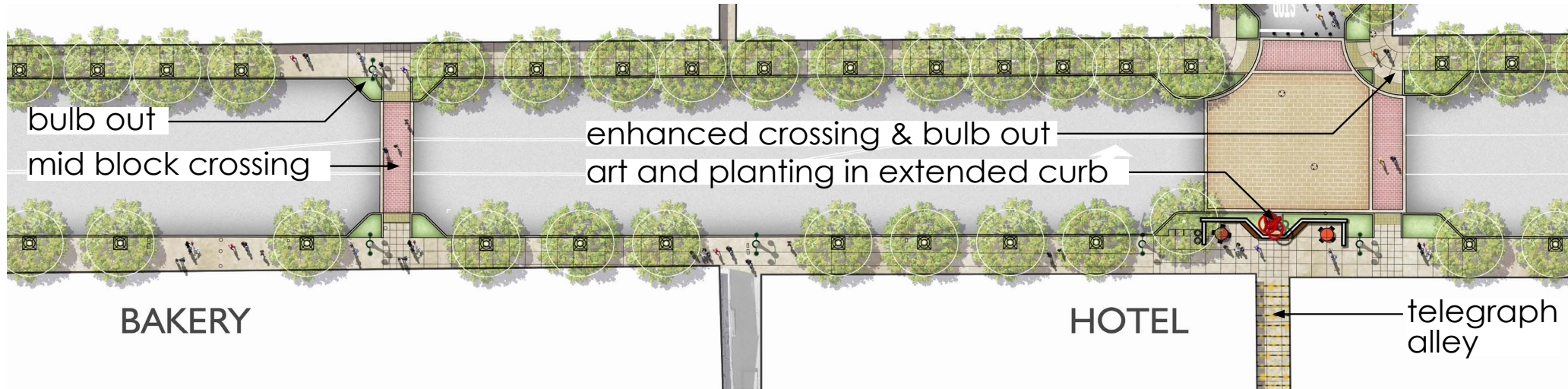


 MID BLOCK CROSSING

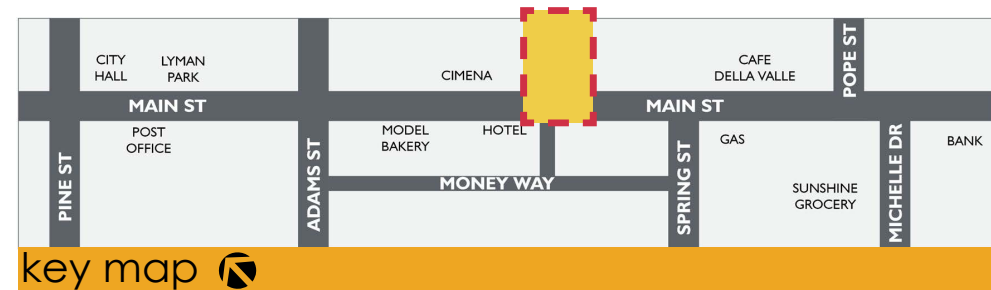
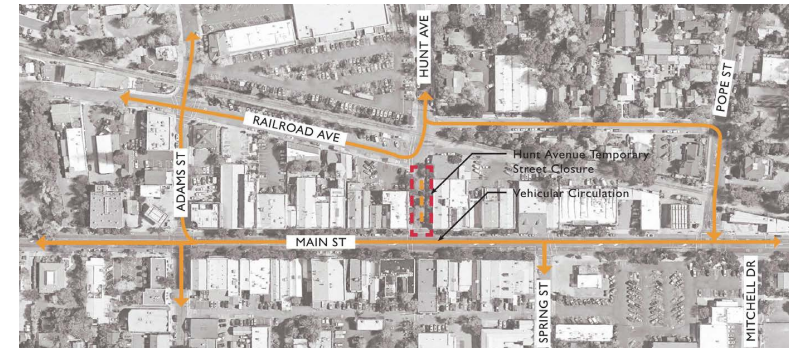
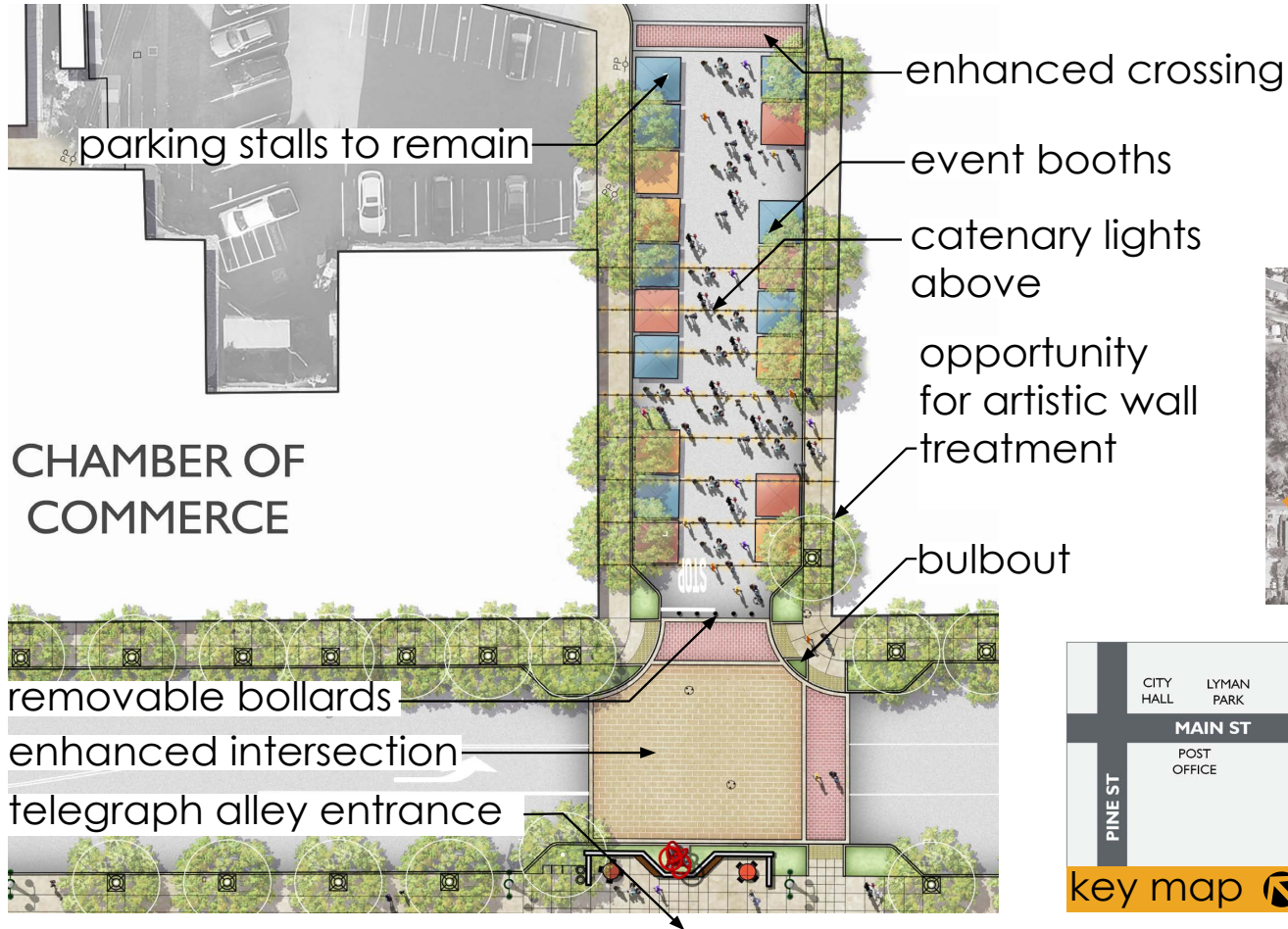
ENTRY ART WALK



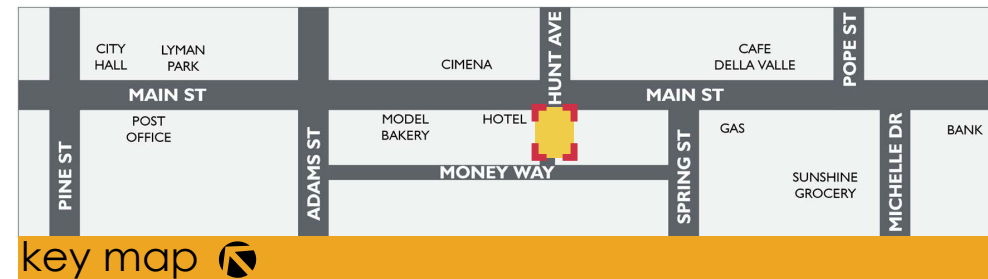
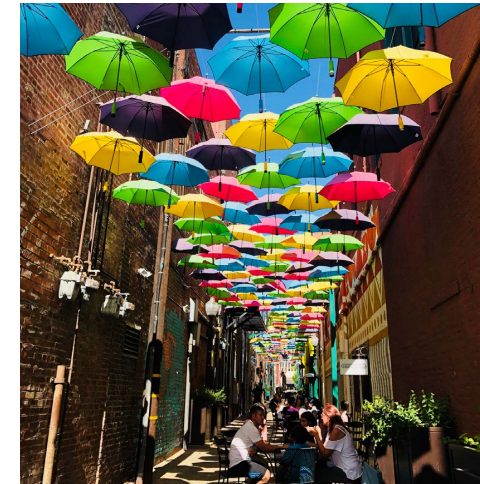
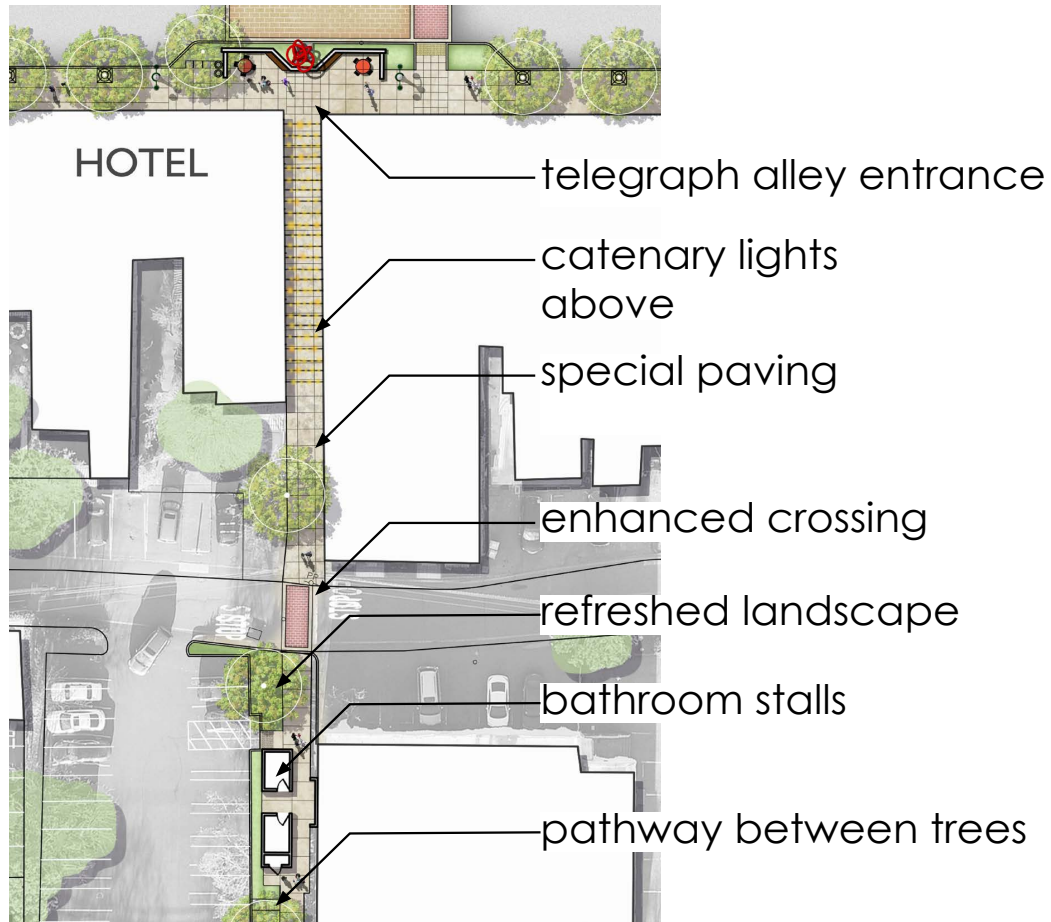
DOWNTOWN CORE



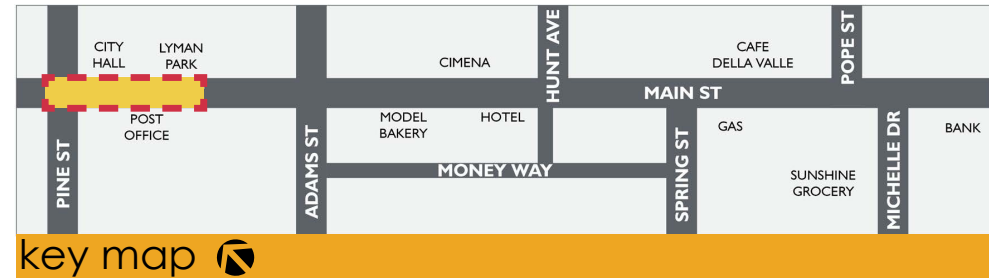
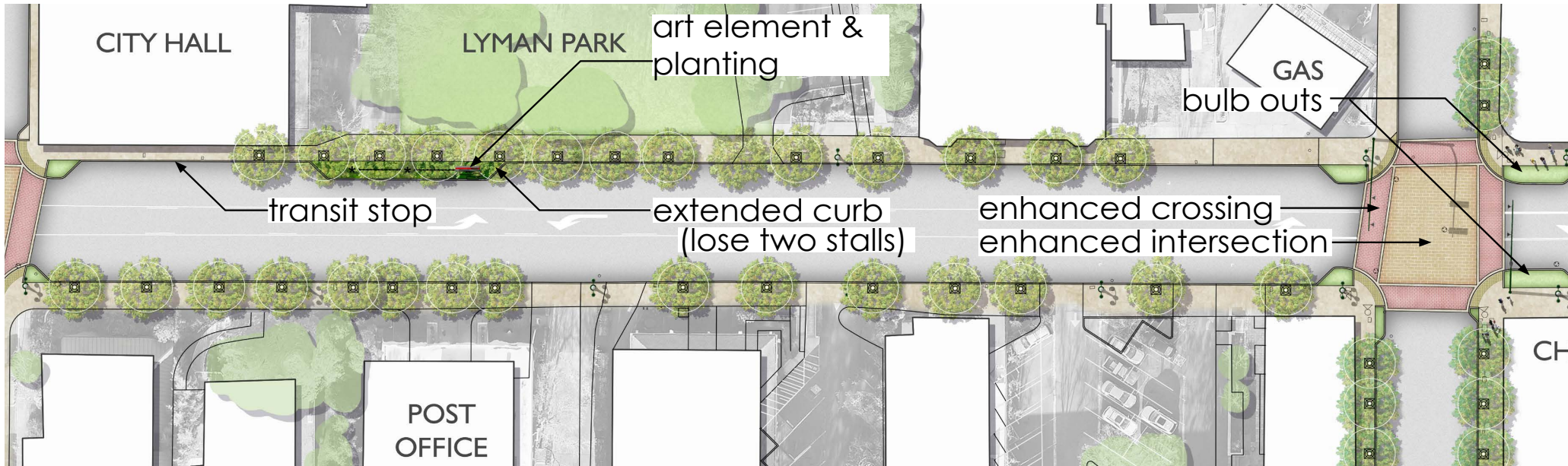
HUNT AVE. TEMPORARY CLOSURE



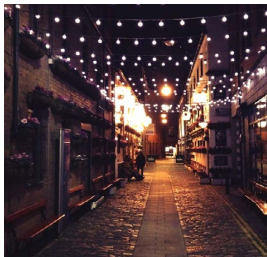
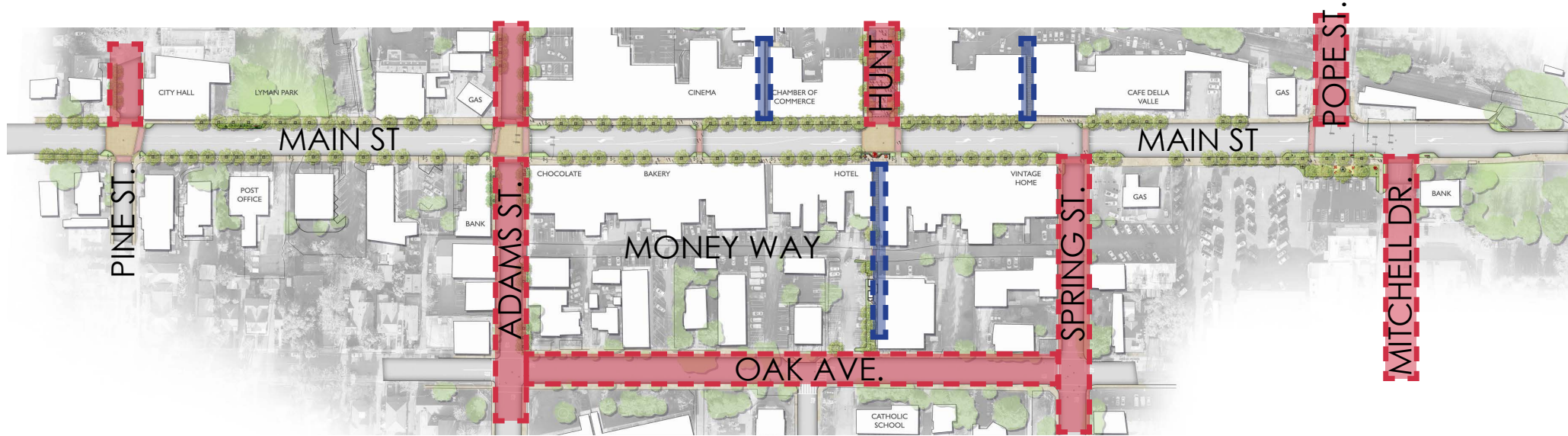
TELEGRAPH ALLEY



LYMAN PARK / CITY HALL



CONNECTIONS: SIDE STREETS & ALLEYS



overhead
lighting



street trees
& grates



overhead
ornamentation



wall vines



murals

TYPICAL SIDEWALK

