City of St. Helena
Planning Commission
Regular Meeting
Tuesday, June 18, 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: June 4, 2019 — 5 - 10
Commission Minutes 06-04-19

5. PUBLIC HEARINGS

5.1. 1443 Stockton Street, Design Review and Demolition Permit — 11 - 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 (1)
Public Comment (2)
Public Comment (3)
Public Comment (4)
Public Comment (5)
Public Comment (6)
*Supplemental Information Provided at Meeting- Kelperis

6. SCHEDULED MATTERS

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

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

This is also an opportunity for the Commission as a whole to request items be placed on future agendas for discussion. These items should be consistent with, and work to implement adopted Council Goals.

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

Please contact the assigned project Planner for additional questions.

9. ADJOURNMENT
The next Regular Planning Commission meeting is scheduled for July 16, 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 June 7, 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, June 4, 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, Erica Ahmann Smithies, Public Works Director and City Engineer, Aaron Hecock, Senior Planner, Chris Gustin, Contract Planner, and Xinia Gamero, Administrative Assistant

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

** Meeting attendees were notified of ADA accommodations on the ground level at Vintage Hall in order to facilitate public comment as the elevator was out of order.

3. PUBLIC FORUM:

No public comment was received.

4. CONSENT ITEMS

** Vice-Chair Ponte pulled item 4.3 on the Consent Calendar.

4.1 Approval of Minutes: May 21, 2019

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.**

Adoption of a final resolution approving the 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.

Commissioner Bobbi Monnette moved to approve items 4.1 and 4.2 on the Consent Calendar. 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

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.

CEQA Determination: Project is found to the be exempt form 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.

Planning Director Noah Housh reported on the item.

Applicant, Joel Gott addressed the Planning Commission.

Chair Hardy opened the public comment.

Christine Hale addressed the Planning Commission.

Chair Hardy closed the public comment.

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

AYES: Lester Hardy, Daniel Hale, Bobbi Monnette, and Autumn Anderson
NOES: John Ponte
ABSENT: None
ABSTAIN: None
RECUSE: None

5. PUBLIC HEARINGS

** This item has been continued to a date certain of June 18, 2019.

5.1 1443 Stockton Street, Design Review and Demolition Permit

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.

Vice-Chair John Ponte moved to continue the item to a date certain of June 18, 2019. The motion was seconded by Commissioner Bobbi Monnette and on roll call carried by the following vote:

AYES: Lester Hardy, Daniel Hale, Bobbi Monnette, John Ponte, and Autumn Anderson
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

5.2 1114 Church Street Wightman Design Review and Demolition

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.

Contract Planner, Chris Gustin reported on the item.

Applicant, Leslie Wightman addressed the Planning Commission.

Chair Hardy closed the public hearing.

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

AYES: Lester Hardy, Daniel Hale, Bobbi Monnette, John Ponte, and Autumn Anderson
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

** Commissioner Hale recused himself from item 5.3 as he is the project applicant. He left the dais at 6:56 P.M. but stayed in the meeting room to address the item.

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.

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.

Senior Planner, Aaron Hecock reported on the item.

Applicant, Daniel Hale addressed the Planning Commission.

No public comment was received.

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

AYES: Lester Hardy, Bobbi Monnette, John Ponte, and Autumn Anderson
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: Daniel Hale

** Commissioner Hale returned to the dais at 7:05 P.M.

5.4 OK Tire Store Design Review at 1025 Dowdell Lane.

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.

Contract Planner, Chris Gustin reported on the item.

Applicants, Mr. & Mrs. Wilson addressed the Planning Commission.

Chair Hardy opened the public comment.

Citizen and Jeff Feeney addressed the Planning Commission.

Vice-Chair John Ponte moved to approve staff recommendation. The motion was seconded by Commissioner Autumn Anderson and on roll call carried by

the following vote:

AYES: Lester Hardy, Daniel Hale, Bobbi Monnette, John Ponte, and Autumn Anderson
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

6. SCHEDULED MATTERS

6.1 Downtown Streetscape Update -Presentation by Gates and Associates
Prepared By: Erica Ahmann Smithies, Public Works Director and City Engineer
Recommendation:
Review and provide feedback to City staff and their design consultants.

Linda Gates from Gates and Associated provided a presentation to the Planning Commission.

7. DEPARTMENT REPORTS

Planning Director, Noah Housh reported on the following:

- Joint City Council and Planning Commission Citywide Housing Strategy meeting on Tuesday, June 25th.
- Planning Director Noah Housh attendance of last Planning Commission meeting.

8. AGENDA FORCAST

9. ADJOURNMENT

Chair Hardy adjourned the meeting at **8:31 P.M.**

APPROVED:

_____
Lester Hardy, Chair

ATTEST:

_____
Noah Housh, Planning and Community Improvement Director

PLANNING COMMISSION REPORT

Planning Commission Meeting of June 18, 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

This application was originally scheduled for the June 4, 2019 meeting of the Planning Commission where the public hearing was opened and closed without comment and the item was continued to a date certain (June 18, 2019) at the request of the applicant.

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.

<u>Design Review Criteria.</u>

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
Plan Set
Landscape Plan
Site Photos
WRITTEN STATEMENT
Vitro_Historical_Report_Brunzell
WATER USE ANALYSIS REPORT_5.03.19

5.1 Public Comment_ Lynn

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. This application was originally scheduled for the June 4, 2019 meeting of the Planning Commission where the public hearing was opened and closed without comment and the item was continued to a date certain (June 18, 2019) at the applicant's request.

4. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on June 18, 2019, and

5. 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:

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. T*he proposed project maintains an appropriate relationship to the site.*

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

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

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

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

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

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

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

14. Where the MR District adjoins agricultural districts, there exists a right-to-farm the adjoining property. There is a good faith expectation that no complaints will occur

regarding legal, normal agricultural activities on the adjacent land. Such activities may include day or night disbursement of chemicals, and creation of dust, noise, or fumes.

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

Public Works Department Conditions of Approval

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

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.

<u>Fire Department Conditions of Approval</u>

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

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

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

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

Building Department Conditions of Approval

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

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

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

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

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

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

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

44.Properties which are on septic systems and proposing substantial renovations may require approval from the Napa County Environmental Health Department. Applicants

are encouraged to engage with the County early in the building permit review process to reduce the potential for delay.

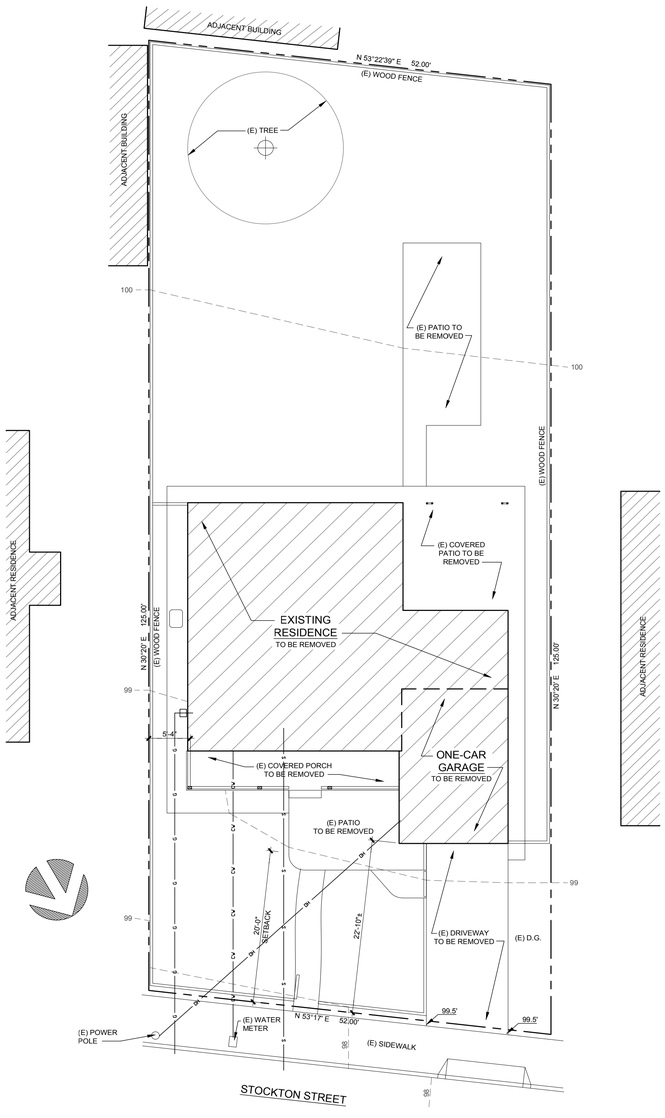
45.Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for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

I HEREBY CERTIFY that the foregoing demolition permit and design review 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 18, 2019 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

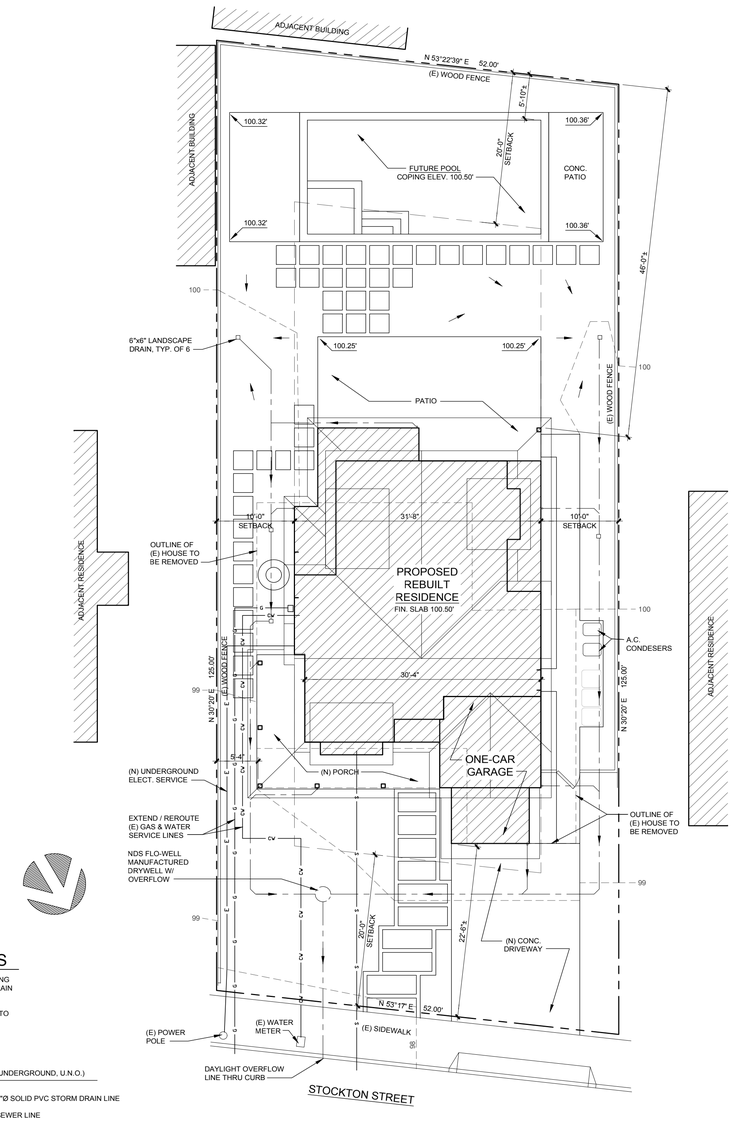
APPROVED:	ATTEST:
Lester Hardy Chair, Planning Commission	Aaron Hecock, AICP Interim Planning Director

VITRO RESIDENCE
1443 STOCKTON ST., ST. HELENA, CA



EXISTING SITE PLAN

1/8" = 1'-0"



PROPOSED SITE / GRADING PLAN

1/8" = 1'-0"

SITE PLAN NOTES

1. FINISH GRADE ADJACENT NEW BUILDING SHALL SLOPE AT 5% TO SWALE OR DRAIN SHOWN ON SITE PLAN.
2. CONNECT ALL RAIN WATER LEADERS TO DRAIN LINES SHOWN.

UTILITY LEGEND (UNDERGROUND, U.N.O.)

	4"Ø SOLID PVC STORM DRAIN LINE
S	SEWER LINE
G	GAS LINE
CV	WATER LINE
E	ELECT. CONDUIT
OH	(E) OVERHEAD ELECT.

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REVISIONS

TERRY TRACY
ARCHITECT

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ttracy@sbcglobal.net

STATE OF CALIFORNIA
TERRANCE CHARLES TRACY
REN. 4-30-19
C 17131
LICENSED ARCHITECT

PROJECT

VITRO RESIDENCE REBUILD

1443 STOCKTON ST.
ST. HELENA, CA
94574

APN 009-305-020

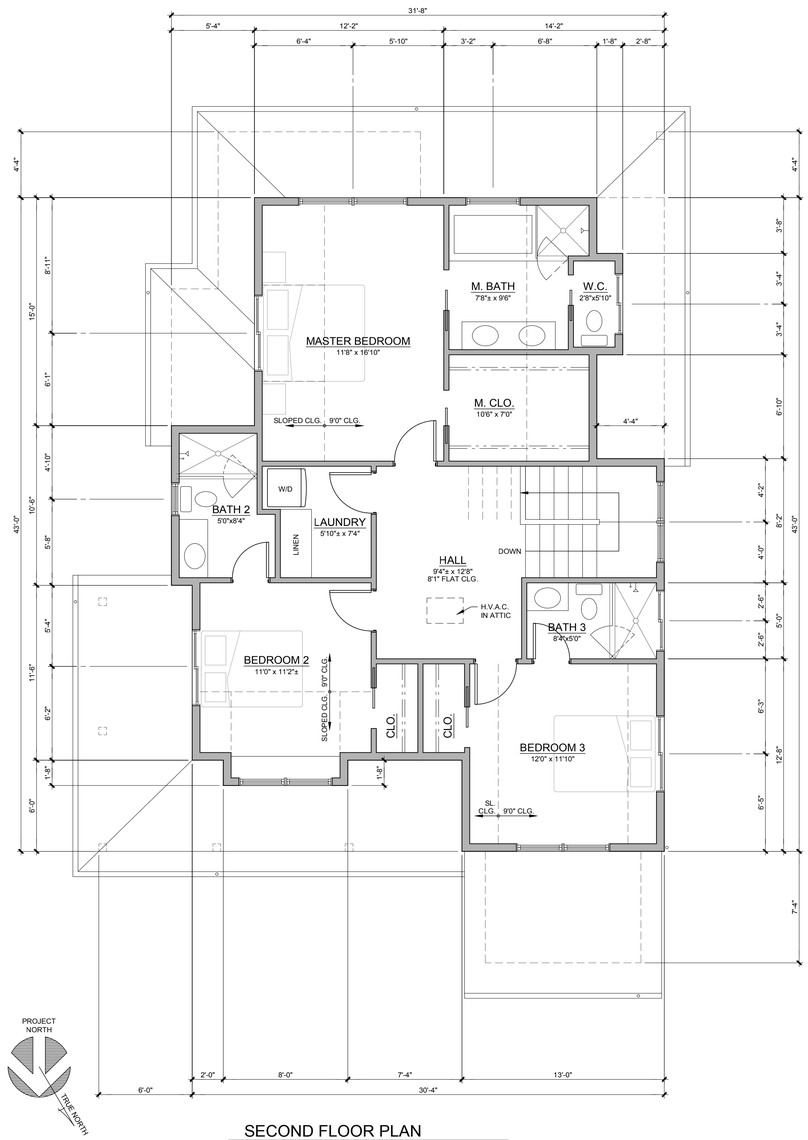
SHEET DESCRIPTION

EXISTING & PROPOSED SITE / GRADING PLANS

DRAWN:	DATE
TCT	12-28-2018

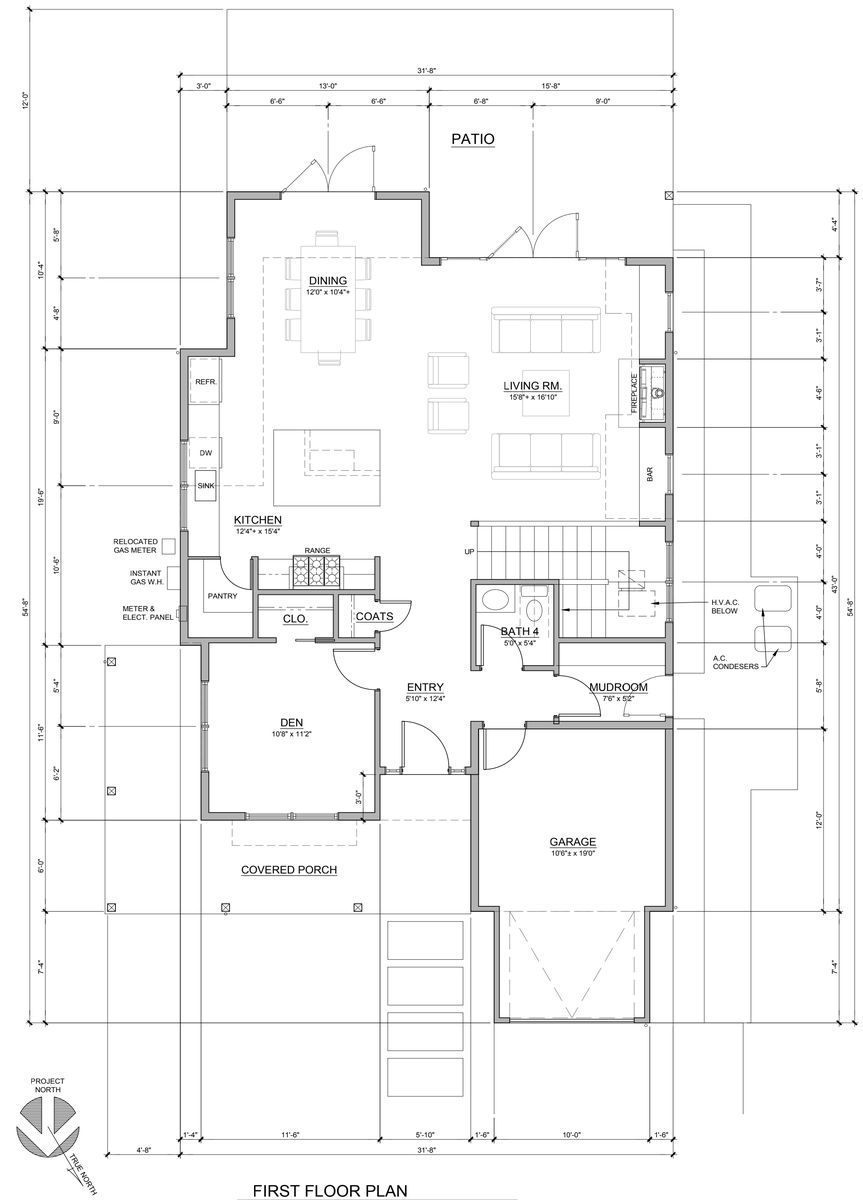
SHEET

A1



SECOND FLOOR PLAN

1/4" = 1'-0"



FIRST FLOOR PLAN

1/4" = 1'-0"

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PROJECT

VITRO
RESIDENCE
REBUILD

1443 STOCKTON ST.
ST. HELENA, CA
94574

APN 009-305-020

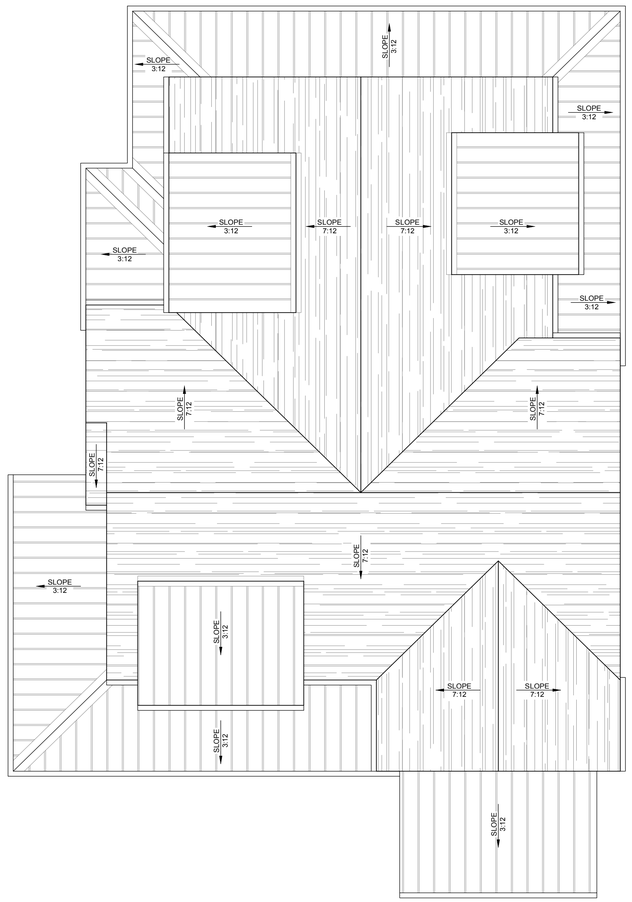
SHEET DESCRIPTION

PROPOSED
FLOOR
PLANS

DRAWN:	DATE
TCT	12-28-2018

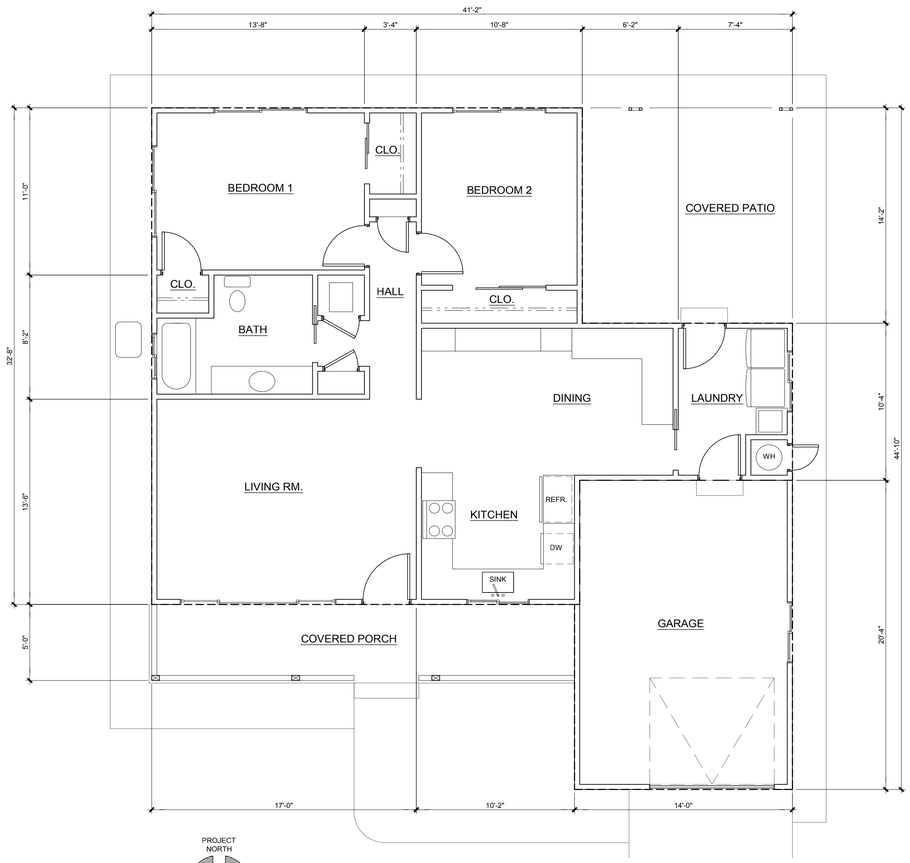
SHEET

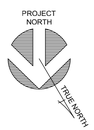
A2.1



PROPOSED ROOF PLAN

1/4" = 1'-0"





EXISTING FLOOR PLAN (TO BE DEMOLISHED)

1/4" = 1'-0"

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STATE OF CALIFORNIA
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C-17133
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PROJECT

VITRO RESIDENCE REBUILD

1443 STOCKTON ST.
ST. HELENA, CA
94574

APN 009-305-020

SHEET DESCRIPTION

EXISTING FLOOR PLAN

PROPOSED ROOF PLAN

DRAWN:	DATE
TCT	12-28-2018

SHEET

A2.2

DARK GRAY CLASS 'A' COMPOSITION SHINGLES OVER 2 LAYERS 30 LB. FELT, TYP.

WHITE G.S.M. OGEE GUTTER OVER WHITE 2x8 CEDAR FASCIA

WHITE 1x3 CEDAR BATTS @ 16"O.C. OVER WHITE 15/32" ROUGH SAWN FIR PLYWOOD SIDING OVER W.R.B.

WHITE 1x4 CEDAR TRIM AT CORNERS & WINDOWS

DARK GRAY STANDING SEAM METAL ROOFING OVER 30 LB. FELT, TYP. AT 3:12 ROOFS

WHITE WOOD GARAGE DOOR W/ HIGH GLASS

FRONT - NORTH ELEVATION

1/8" = 1'-0"

RIGHT SIDE - WEST ELEVATION

1/8" = 1'-0"

DARK GRAY CLASS 'A' COMPOSITION SHINGLES OVER 2 LAYERS 30 LB. FELT, TYP.

DARK GRAY STANDING SEAM METAL ROOFING OVER 30 LB. FELT

WHITE G.S.M. OGEE GUTTER OVER WHITE 2x8 CEDAR FASCIA

WHITE 1x3 CEDAR BATTS @ 16"O.C. OVER WHITE 15/32" ROUGH SAWN FIR PLYWOOD SIDING OVER W.R.B.

WHITE 1x4 CEDAR TRIM AT CORNERS & WINDOWS

STANDING SEAM METAL ROOFING OVER 30 LB. FELT, TYP. AT 3:12 ROOFS

6x6 DF POSTS

CLAD WOOD WINDOWS & FRENCH DOORS

REAR - SOUTH ELEVATION

1/8" = 1'-0"

LEFT SIDE - EAST ELEVATION

1/8" = 1'-0"

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PROJECT

VITRO RESIDENCE REBUILD

1443 STOCKTON ST.
ST. HELENA, CA
94574

APN 009-305-020

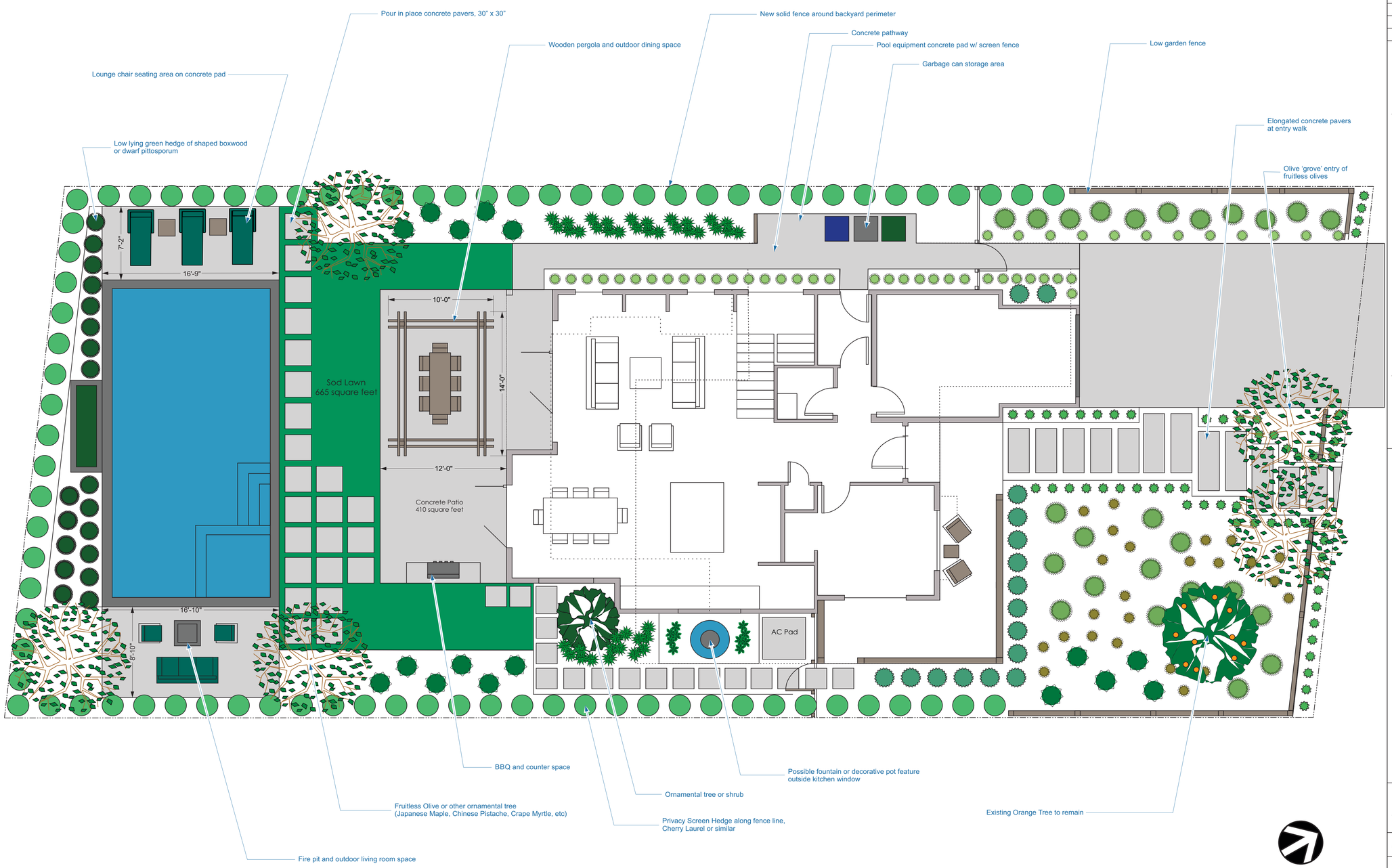
SHEET DESCRIPTION

EXTERIOR ELEVATIONS

DRAWN:	DATE
TCT	12-28-2018

SHEET

A3



REVISIONS

Draft 1 11/30/18

Price Landscape Services, Inc.
583 California Boulevard, Napa CA 94559
tel. (707) 252.6319 fax. (707) 252.2421
www.pricelandscapeservices.com

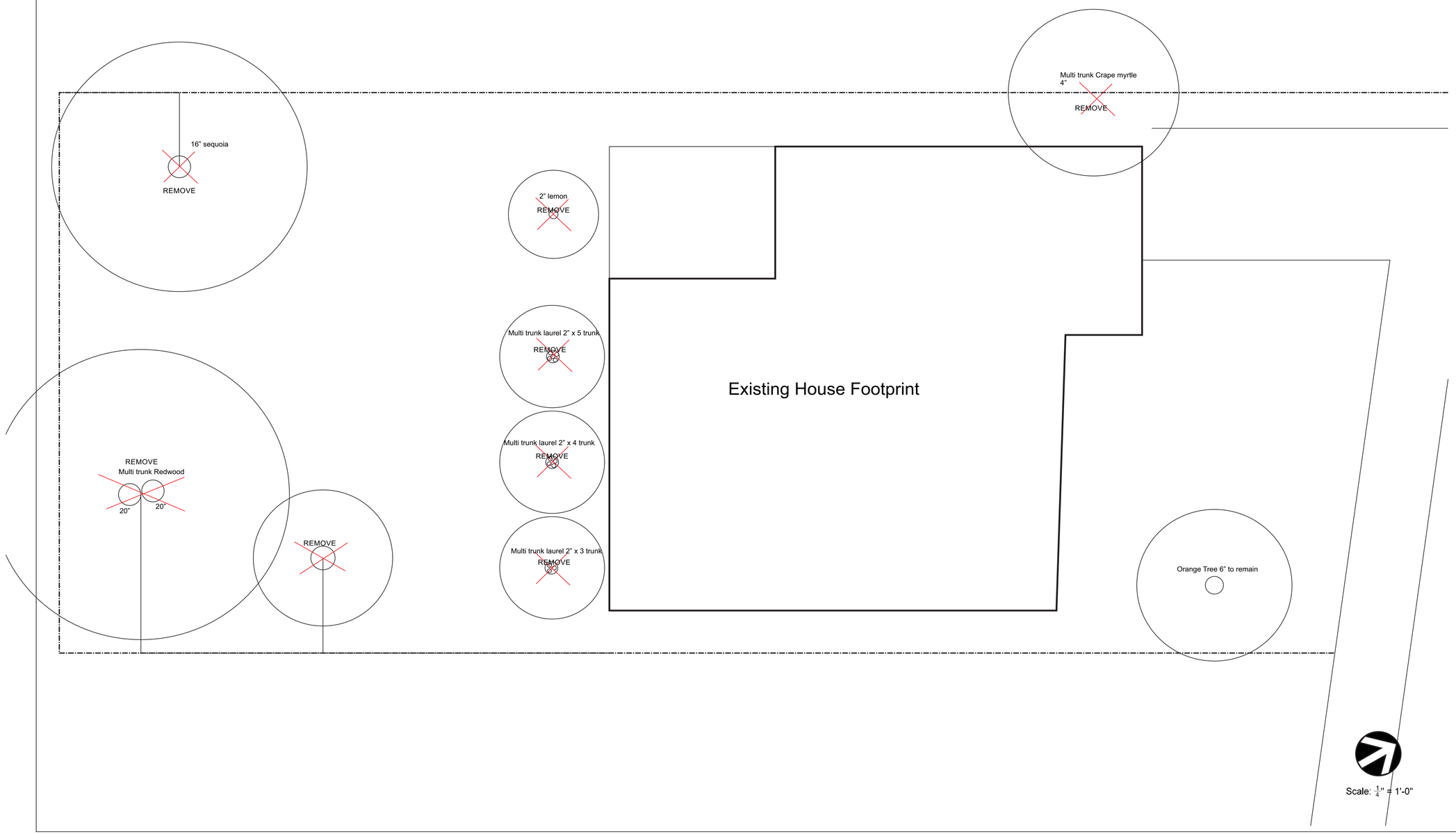
1443 Stockton Street
St Helena, CA 94574

Landscape Site Plan

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

Date: 11/30/2018
Drawn By: Wesley Price

L-1



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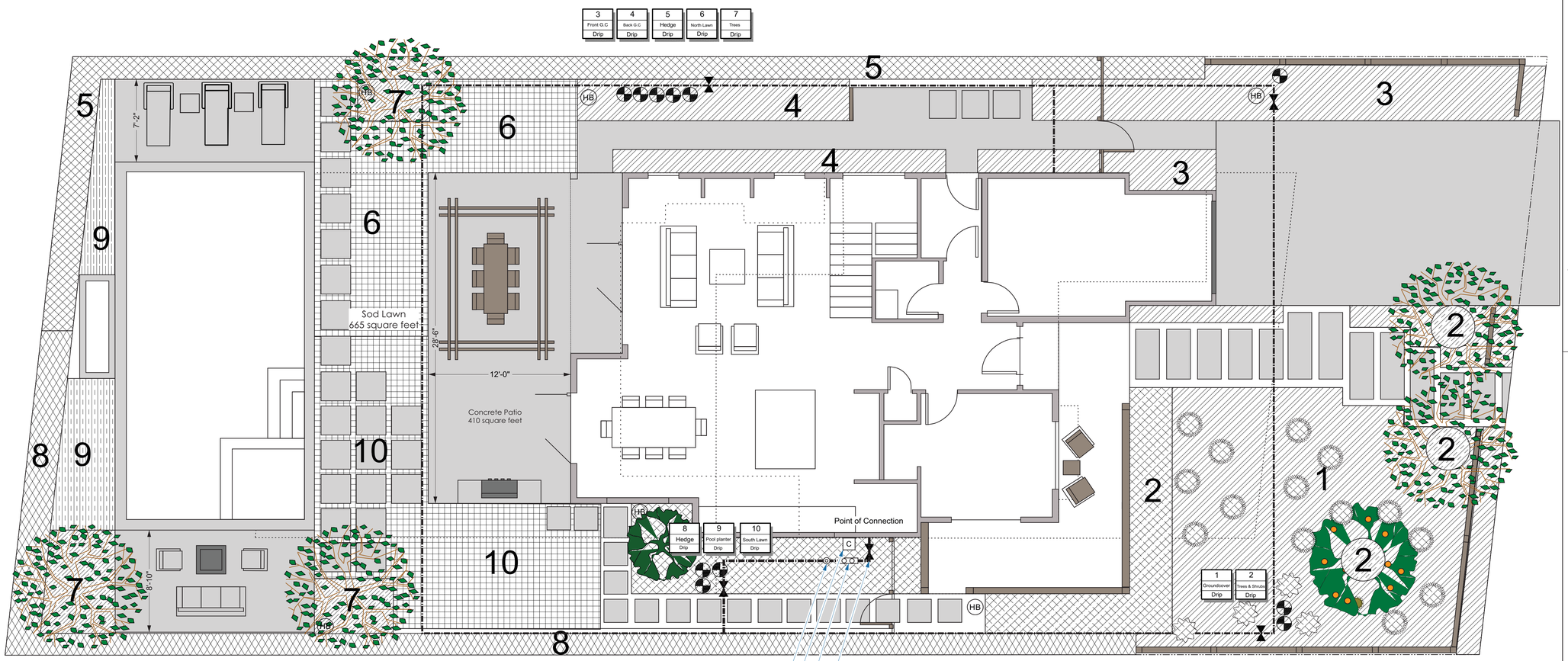
Existing Site Plan

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

Date: 11/30/2018
Drawn By: Wesley Price

L-2



Hydrawise Pro-HC WiFi enabled smart irrigation controller

Flow sensor

Backflow preventer

Master shut off valve

HB 3/4" Nebco Brass Hose Bib mounted on 4x4 Redwood Post

1" Hunter ICV Drip Control Valve w/ filter and 30 PSI pressure reducer

1" Brass gate valve

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

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

Tom Price, Landscape Contractor C27 Lic No: 824872

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

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Draft 1 11/30/18

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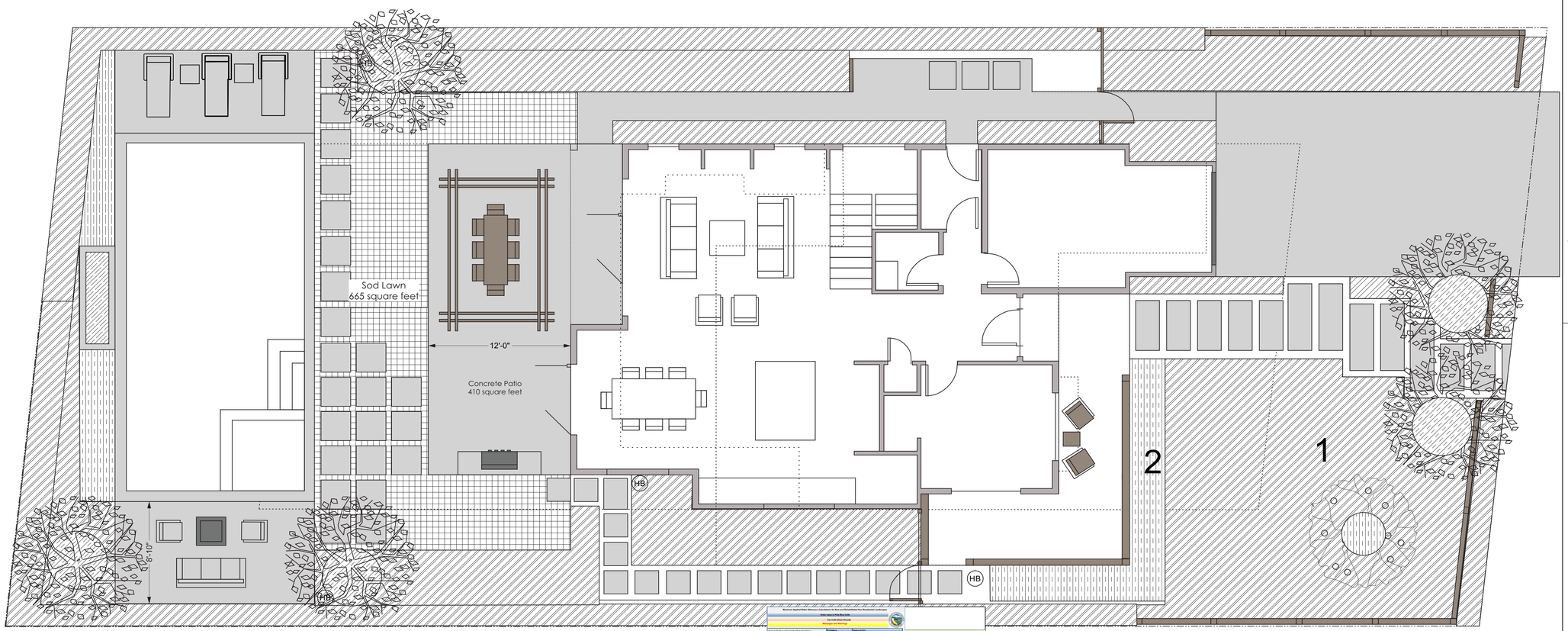
Irrigation Plan

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

Date: 11/30/2018
Drawn By: Wesley Price

L-3

Total Landscaped Area: 2,449 square feet



Hydrozone:	Description:	Irrigation Type:	Irrigation Efficiency:	Water Use:	Plant Factor:	Square footage:
1	Shrubs/grasses	Drip	0.81	Low	0.3	1,799
2	Shrubs	Drip	0.81	Medium	0.5	172
3	Lawn	Drip	0.81	Medium	0.6	378
4	Olives	Drip	0.81	Very Low	0.1	100
5	Pool	Auto-Fill		High/SLA	1.0	450

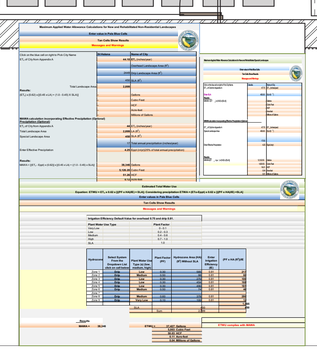
Total Landscaped Area: 2,449 sqft
Total Landscaped Area + SLA (pool): 2,899 sqft

Maximum Applied Water Allowance: 38,346 gallons

Estimated Total Water Use: 37,427 gallons

ETWU complies with MAWA

Total Non-porous surfaces (concrete pathways/patio/pavers): 788 sqft
Total Non-porous surfaces (concrete driveway): 462 sqft



Notes:
1. Total landscaped area is below 2,500 square feet and does not meet the minimum required square footage to require WELO documentation, however the project fulfills all guidelines of a Water Efficient Landscape and will be installed with best practices to ensure maximum potential water savings and efficiency.

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

Tom Price, Landscape Contractor C27 Lic No: 824872

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

REVISIONS
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1443 Stockton Street
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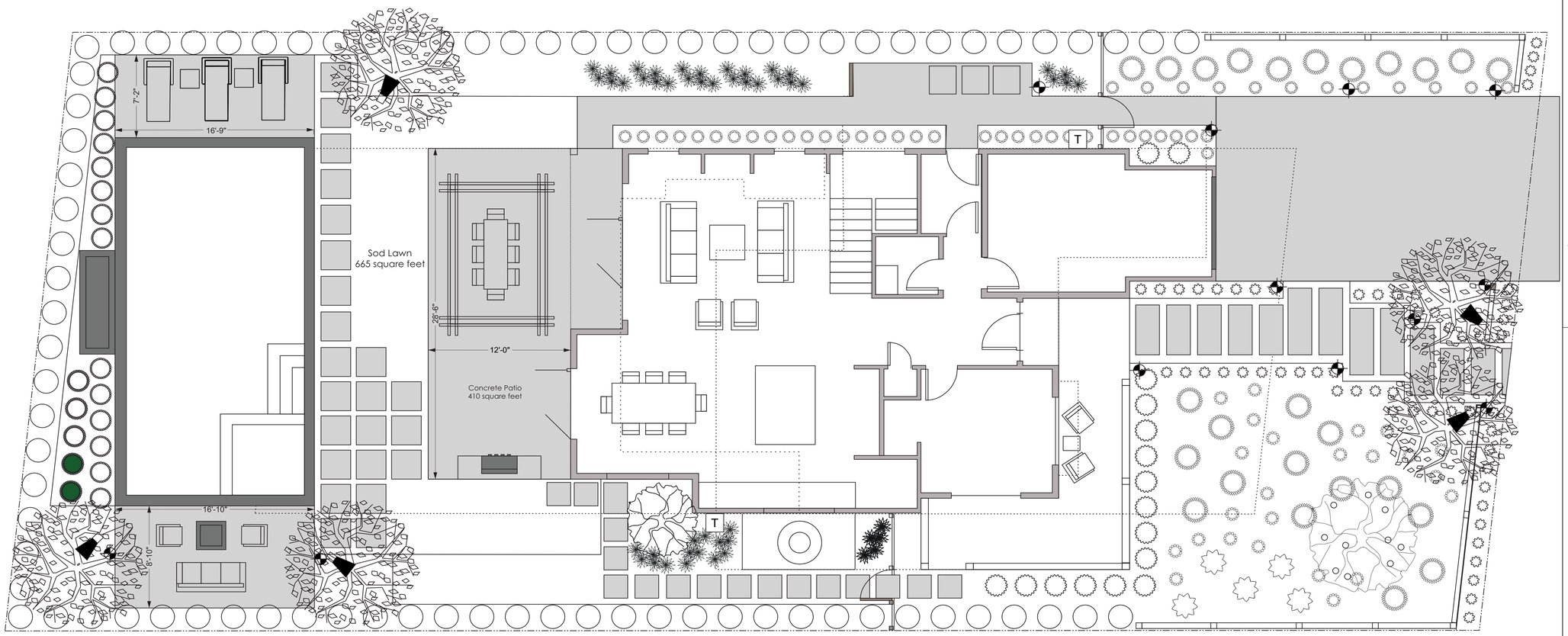
WELO Plan

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

Date: 11/30/2018
Drawn By: Wesley Price

L-4



Qty:

✦	12	Low volt LED path lights – style/make TBD
▰	5	Low volt LED tree up lights – style/make TBD
T	2	Low volt transformers

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

REVISIONS

Draft 1 11/30/18

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1443 Stockton Street

St Helena, CA 94574

Lighting Plan

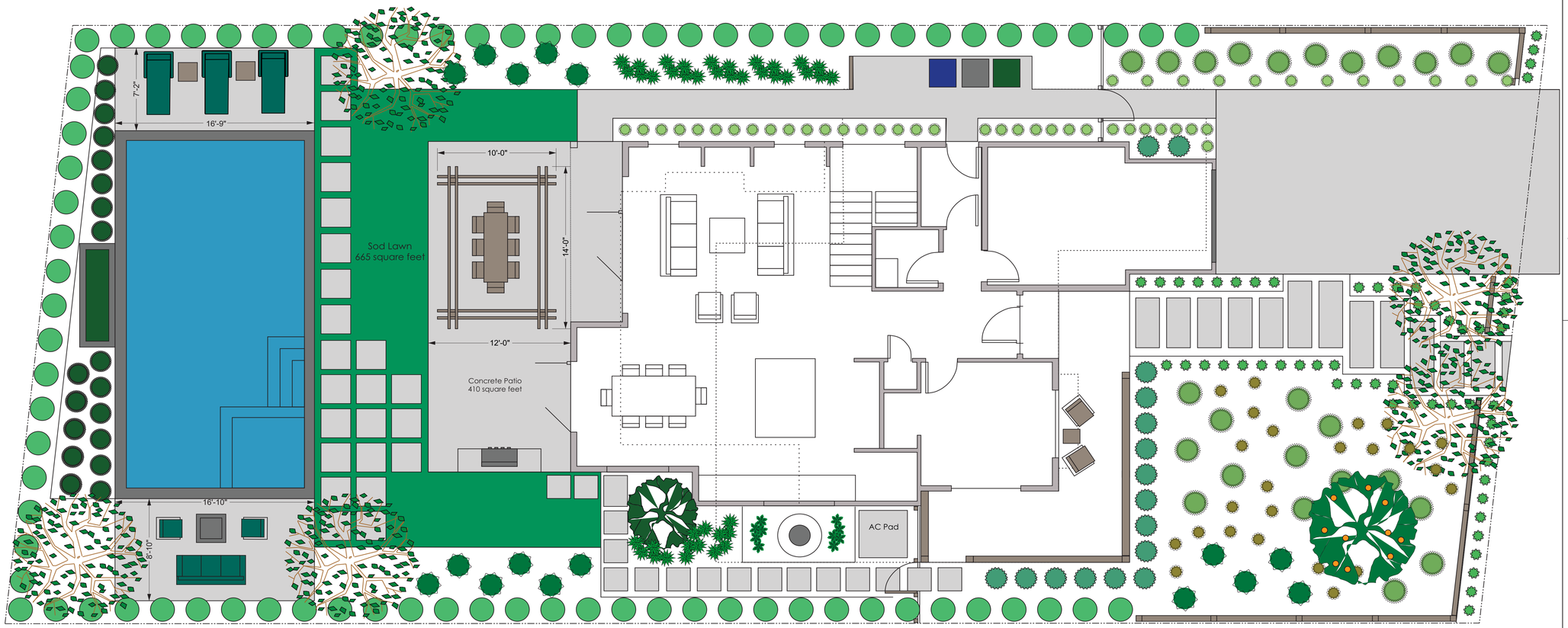
Scale: $\frac{1}{4}$" = 1'-0"

Date: 11/30/2018
Drawn By: Wesley Price

L-5

Plant List:

Trees:	Size:	Qty:	Water Use:
Olea Europea 'Swan Hill'	36"	5	L
Prunus carolinia 'compacta'	15g	80	L
Shrubs:			
Buxus sempervirens suffruiticosa	5g	12	M
Lavandula 'hidcote'	1g	51	L
Rosa 'Iceberg'	5g	16	M
Boutelua blonde ambition	1g	25	L
Nepeta Fassinii 'Walker's low'	1g	30	L
Geranium 'rozanne'	1g	18	L
Pittosporum 'golf ball'	5g	9	M
Pittosporum 'elfin'	5g	7	M
Salvia leucantha 'Midnight'	5g	24	L
Rosmarinus Lockwood Forest	5g	12	L



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583 California Boulevard, Napa CA 94559
tel. (707) 252.6319 fax. (707) 252.2421
www.pricelandscapeservices.com

1443 Stockton Street

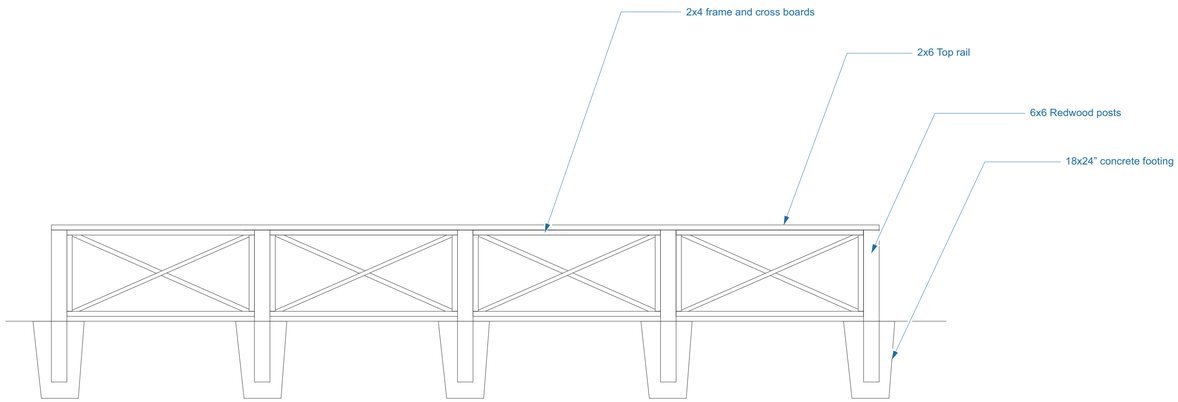
St Helena, CA 94574

Landscape Site Plan

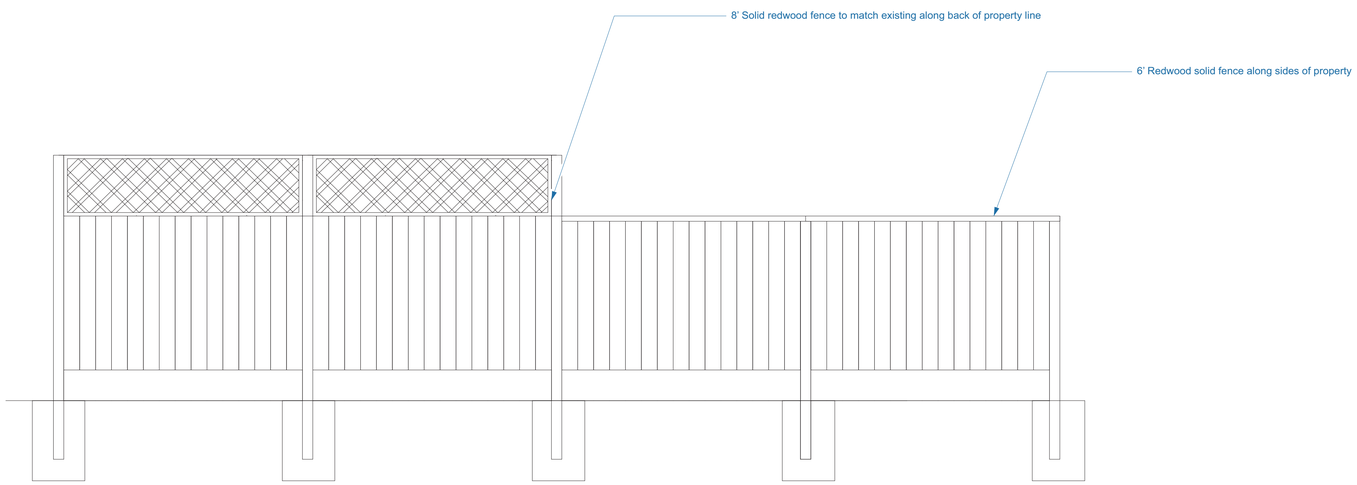
Scale: $\frac{1}{4}$" = 1'-0"

Date: 11/30/2018
Drawn By: Wesley Price

L-6



Front Yard Decorative Fence
scale: 1/2" = 1'



Back Yard Property Line Fencing
scale: 1/2" = 1'

REVISIONS
Draft 1 11/30/18

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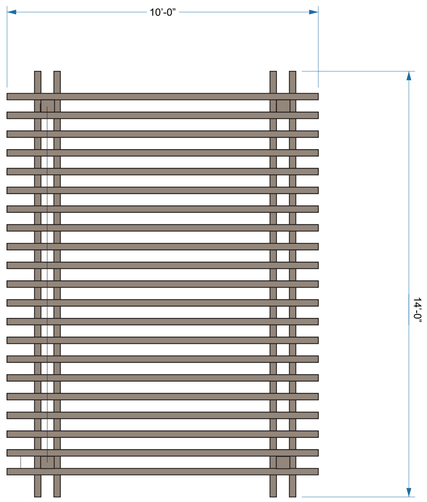
1443 Stockton Street
St Helena, CA 94574

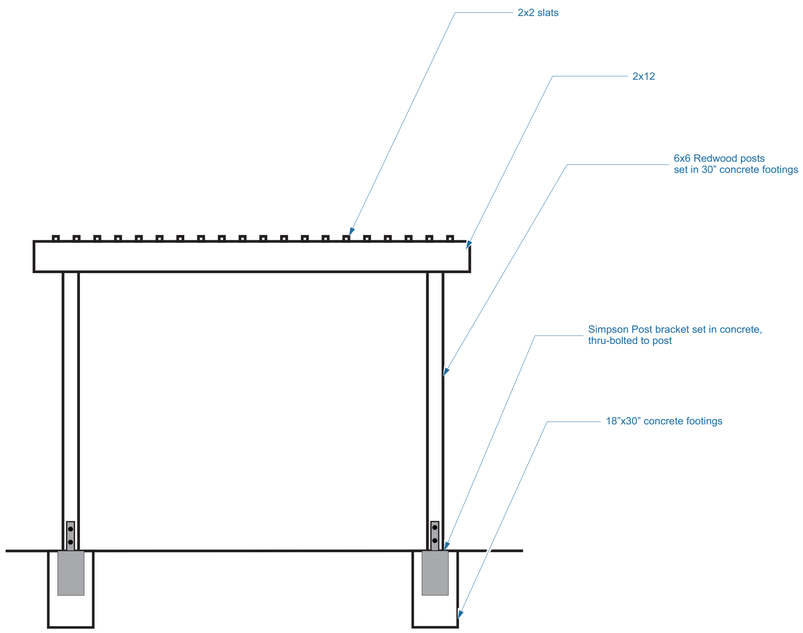
Fence Detail

Scale: $\frac{1}{2}$" = 1'-0"

Date: 12/14/2018
Drawn By: Wesley Price

L-7





Trellis Design Detail – Final Design TBD
scale: 1/2" = 1'

Notes:
1. Final design still TBD
2. Final construction details to be drawn by Architect.

REVISIONS
Draft 1 11/30/18

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1443 Stockton Street
St Helena, CA 94574

Trellis Detail

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

Date: 12/14/2018
Drawn By: Wesley Price

L-8

LEFT SIDE - EAST ELEVATION

RIGHT SIDE - WEST ELEVATION

REAR YARD LOOKING SOUTH

EXISTING RESIDENCE - REAR (SOUTH) ELEVATION

EXISTING RESIDENCE - FRONT/GARAGE ELEVATION

EXISTING RESIDENCE - FRONT/PORCH ELEVATION

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.)

Jennifer Vitro 1/3/19

Applicant Signature Date

BRUNZELL
HISTORICAL

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,

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** ***a. County** Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
***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) _____

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

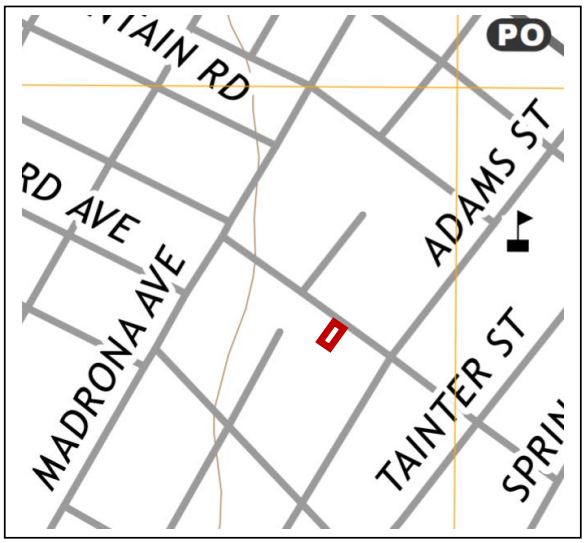
B1. Historic Name: 1443 Stockton Street
B2. Common Name: 1443 Stockton Street
B3. Original Use: residence B4. Present Use: residence
***B5. Architectural Style:**
***B6. Construction History:** (Construction date, alteration, and date of alterations) c1964, original construction
Unknown date after 1985, 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



DPR 523B (1/95) ***Required Information**

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.

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 Steet

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.

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: April 3, 2018

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

RECEIVED
PLANNING DEPARTMENT
MAY 03 2019
CITY OF ST HELENA

Re: Vitro Residence
1443 Stockton Street
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

Existing outdoor water use:
Existing Landscaped (irrigated) Area: 2400 sqft
MAWA for existing: 52,497 gallons/year
ETWU for existing: 46,784 gallons/year = ~128 gallons/day

Proposed outdoor water use:
New Landscaped Area: 2,449 sqft
MAWA for new landscape: 38,346 gallons/year
ETWU for new landscape: 37,427 gallons/year = ~103 gallons/day

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 and water efficient landscape. These improvements will result in a net water use decrease per the analysis above.

Sincerely,
Terry Tracy, Architect

P 707.363.1478
F 707.922.0115
1143 Alta Avenue
Napa, CA 94559

-----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

From: Connie Wilson <clw1956@comcast.net>
Date: June 10, 2019 at 11:59:28 AM PDT
To: NHoush@cityofsthelena.org
Subject: 1443 Stockton Street Design Review and Demolition

Hello Noah,

I am writing in opposition to the massive size of the proposed design review at 1443 Stockton Street.

I grew up on this block and my mother still lives in our family home. This neighborhood has for the most part withstood the demolitions, new construction and flips that occur all over St. Helena.

An oversized two-story house that is twice the size of the current one does not fit the character of the block. It would be preferable to have the out-of-town applicants submit plans that would complement the style of the neighborhood.

Thank you.

Connie Wilson
1658 Scott Street
St. Helena, CA 94574

Xinia Gamero

From: Vickie Gomez <VickieG@beckstoffervineyards.com> on behalf of Andy Beckstoffer <AndyB@beckstoffervineyards.com>
Sent: Friday, June 14, 2019 3:05 PM
To: Chris Gustin; Xinia Gamero
Cc: Andy Beckstoffer
Subject: Opposition to Demolition and Rebuild of 1443 Stockton Street, St. Helena, Project #PL19-001

To Whom This May Concern:

We are the owners of 1445 Stockton Street directly adjacent to the proposed demolition and re-build at 1443 Stockton Street. This project is totally out of scale with our neighborhood plus the mechanical requirements and the noise generated by the pool in the back affect our quiet enjoyment of our property and thus we are opposed to this project.

Sincerely,

Andy Beckstoffer

BECKSTOFFER VINEYARDS
PO Box 405 (8600 Conn Creek Rd.)
Rutherford, CA 94573
Ph: 707.963.9471 Fax: 707.963.8849
AndyB@beckstoffervineyards.com

Xinia Gamero

From: Aaron Hecock
Sent: Friday, June 14, 2019 3:10 PM
To: Xinia Gamero
Cc: Chris Gustin
Subject: FW: proposed demolition and rebuilding of Vitro residence at 1443 Stockton St.

FYI. Please print for the PC meeting.

Thanks!

AARON HECOCK, AICP
INTERIM PLANNING AND BUILDING DIRECTOR
City of St. Helena | Planning & Community Improvement Department
1480 Main Street | St. Helena, CA 94574
Direct: (707) 968-2659 | ahecock@cityofsthelena.org | http://cityofsthelena.org/planning

-----Original Message-----
From: Betty Beckstoffer [mailto:beckstoffer@gmail.com]
Sent: Friday, June 14, 2019 3:03 PM
To: Aaron Hecock <ahecock@cityofsthelena.org>
Subject: proposed demolition and rebuilding of Vitro residence at 1443 Stockton St.

Mr. Hecock,

As a neighbor at 1445 Stockton, I am very concerned about the size of this proposed residence. It seems much too large for this lot and out of character for the neighborhood. Our lots are very close and we are concerned with the proposed equipment which will be right on the lot line and the height of the new residence. I hope you will reconsider any permit for a residence of this size in this St. Helena neighborhood. Thank you for your consideration. Betty Beckstoffer

From: Carolyn Kelperis [mailto:ckelperis@hotmail.com]
Sent: Sunday, June 16, 2019 4:08 PM
To: Aaron Hecock <ahecock@cityofsthelena.org>
Cc: Autumn Anderson <AAnderson@cityofsthelena.org>; Bobbi Monnette <BMonnette@cityofsthelena.org>; Daniel Hale <DHale@cityofsthelena.org>; John Ponte <JPonte@cityofsthelena.org>; Lester Hardy <LHardy@cityofsthelena.org>
Subject: PL 19-001 1443 Stockton Demoliton & Design Review

Dear Aaron and Members of the Planning Commission,

As I stated in my response to the original notice for the June 4th hearing, I am the owner of record of APN 009-305-023 which consists of 1421 Stockton Street and 1612 Adams Street. These two homes were constructed in c.1955 by my in-laws, the late George and Hattie Kelperis. They have remained within the same family ownership ever since.

I have reviewed the documents distributed for the rescheduled hearing on June 18, 2019.

While the architectural plans include scale drawings of the proposed replacement home, there is no architectural image (to scale) that depicts this two story dwelling placed between the existing homes on either side (1441 and 1445 Stockton Street). . .or conceptual images from the side and backyards of 1441 and 1445 to show what those residents will be looking at if the two story home is approved and constructed.

Design review must determine if the proposed structure ***". . .is compatible with adjacent development, features a siting, scale, massing and architectural style that is generally consistent with the predominant development patterns, and that does not otherwise detract or negatively affect the established character of the surrounding neighborhood."***

The packet documents indicate that ***"The immediate neighborhood consists of modest, one-story and two-story homes, most dating to the mid to late twentieth century."***

I would also add that Stockton Street between Spring and Madrona is such a narrow street that parking is only allowed on one side of the street.

Although the setbacks and FAR of the proposed dwelling are conforming, in my opinion, the size, scale and massing do not retain the character of existing residences and will cast extreme privacy issues with its adjacent neighbors.

One has only to view the two story homes that were permitted to be constructed at the end of Stockton closest to Spring Street, to see the result of such massing in relation to modest, single story homes.

I believe a two story home on this parcel would be incompatible with the immediate neighborhood.

Thank you for your consideration.

Sincerely,
Carolyn Kelperis
1615 Main Street
St. Helena, CA 94574

Xinia Gamero

From: Katalin Kádár Lynn <katalin100@gmail.com>
Sent: Monday, June 17, 2019 2:21 PM
To: Aaron Hecock
Cc: Chris Gustin; Xinia Gamero; Douglas Lynn
Subject: Re: Commentary PL 19-001 Demolition Permit 1443 Stockton Street

Dear Aaron,

Doug and I noticed that the discussion regarding the Demolition Permit for 1443 Stockton Street (PL 19-001) has been deferred until tomorrow night and want to make certain that our comments are again included in the packet for the Planning Commission.

You can see the commentary that we submitted for the meeting on June 4 when this issue was originally on the agenda in this email string below. As the issue is now coming up for consideration, we would like to reiterate our position and have our comments included in the packet for tomorrow's meeting.

Thanks so much,

Kati & Doug Lynn
415 518-1089

Dear Planning Commissioners:

While there may not be architectural significance in the present structure at 1443 Stockton, the present home is in scale with the neighborhood. The proposed home is out of scale - more than two times the size of the present home. The next door neighbors will encounter privacy issues having a large two story home next to their two cottages and noise issues with the pool equipment next to the house to the north and the A/C Pad on the south. The house behind 1443 that is literally on the property line will also have loss of privacy and noise issues.

We would be most appreciative if the views of the near neighbors as well as the next door neighbors be considered in evaluating these plans. We do not want the character of our neighborhood, with small single story homes that is family friendly to forever be altered.

Sincerely
Katalin

Katalin Kádár Lynn PhD & Douglas G. Lynn
1440 Stockton Street

On Jun 4, 2019, at 8:56 AM, Katalin Kádár Lynn <katalin100@gmail.com> wrote:

Thanks so much Noah!

We appreciate your including our comments in the packet for the Planning Commission.

all the best,

Katalin

On Jun 4, 2019, at 8:45 AM, Noah Housh <NHoush@cityofsthelena.org> wrote:

Katalin and Douglas,

Thank you for your comments on this project. A copy will be provided to the Planning Commission for their review prior to acting on the requested Demolition and Design Review.

NOAH HOUSH
PLANNING & COMMUNITY IMPROVEMENT DIRECTOR
City of St. Helena | Planning & Community Improvement Department
1480 Main Street | St. Helena, CA 94574
Direct: (707) 968-2659 | NHoush@cityofsthelena.org |
http://cityofsthelena.org/planning

*Please be aware that City Hall is now closed from noon-1:00 pm for lunch.

-----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

Xinia Gamero

From: Aaron Hecock
Sent: Monday, June 17, 2019 8:09 AM
To: Xinia Gamero
Cc: Chris Gustin
Subject: FW: PL 19-001 1443 Stockton Demoliton & Design Review

FYI.

AARON HECOCK, AICP
INTERIM PLANNING AND BUILDING DIRECTOR
City of St. Helena | Planning & Community Improvement Department
1480 Main Street | St. Helena, CA 94574
Direct: (707) 968-2659 | ahecock@cityofsthelena.org | http://cityofsthelena.org/planning

From: Carolyn Kelperis [mailto:ckelperis@hotmail.com]
Sent: Sunday, June 16, 2019 4:08 PM
To: Aaron Hecock <ahecock@cityofsthelena.org>
Cc: Autumn Anderson <AAnderson@cityofsthelena.org>; Bobbi Monnette <BMonnette@cityofsthelena.org>; Daniel Hale <DHale@cityofsthelena.org>; John Ponte <JPonte@cityofsthelena.org>; Lester Hardy <LHardy@cityofsthelena.org>
Subject: PL 19-001 1443 Stockton Demoliton & Design Review

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Thank you for your consideration.

Sincerely,
Carolyn Kelperis
1615 Main Street
St. Helena, CA 94574

STOCKTON STREET SURVEY BETWEEN SPRING AND MADRONA

HOMES FACING STOCKTON STREET BTW SPRING & TAINTER			
ADDRESS	SINGLE STORY	TWO STORY	COMMENTS
1209	X		
1213		X	
1219		X	
1227	X		
1230		X	
1240	X		
1243		X	UPPER ATTIC & FULL BASEMENT
1248	X		
1256	X		
1257	X		
TAINTER ST. INTERSECTS HERE			
1305	X		
1318	X		
1321	X		
1328		X	
1331		X	
1334		X	1 BD 2ND DWELLING ABOVE GARAGE
1348		X	
1362		X	BUILDING IN REAR IS TWO STORY
SIDE OF PROPERTIES FACE STOCKTON			
1556 SPRING		X	GARAGE ACCESS ON STOCKTON
1556 TAINTER		X	
1611 ADAMS		X	GARAGE ACCESS ON STOCKTON
TOTALS	9	10	

HOMES FACING STOCKTON BETWEEN ADAMS & MADRONA			
ADDRESS	SINGLE STORY	TWO STORY	COMMENTS
1421	X		
1430	X		VAULTED CEILING
1434	X		
1440	X		
1441	X		
1443	X		
1445	X		
1450	X		
1457	X		
1467	X		
PINE ST. INTERSECTS EVEN# ADDRESSES			
1504		Partial 2nd X→	SMALL DORMER BD W/ BA
1505		X →	FINISHED ATTIC FOR STORAGE
1511	X		
1512	X		
1515	X		
1516	X		
1525	X		
1530		X	
SIDE OF PROPERTIES FACE STOCKTON			
1552 ADAMS	X		GARAGE ACCESS ON STOCKTON
1600 ADAMS	X		GARAGE ACCESS ON STOCKTON
1565 PINE	X		
1611 MADRONA		X	GARAGE ACCESS ON STOCKTON
TOTALS	18	4	

6/18/2019 Carolyn Kelperis by Walk & Observation + Zillow.com and
SH PL 18-026 1504 Stockton St. Response to April 24th Pl Dept Letter - MacNeil Residence Remodel.pdf