



****AMENDED 8.30.19****
City of St. Helena
Planning Commission
Regular Meeting
Tuesday, September 3, 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: August 6, 2019 and August 20, 2019 5 - 10
[Commission Minutes 08-06-19](#)
[Commission Minutes 08-20-19](#)
5. PUBLIC HEARINGS
 - 5.1. 1248 Stockton St. Variance and Design Review 11 - 53

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 15303 (a), and
 1. Accepting the required findings and approving the requested Variance and Design Review for the rehabilitation, remodeling, and addition to a single family residence at 1248 Stockton

Street.

[1248 Stockton St. - Staff Report](#)

6. SCHEDULED MATTERS

- 6.1. The City of St. Helena Public Works Department requests Design Review approval in order to construct a public restroom facility at the public parking lot located adjacent to Telegraph Alley between Oak Street and Money Way in the CB: Central Business district.

55 - 109

CEQA Determination: The project is exempt from the requirements of CEQA pursuant to Section 15303, which exempts the construction of small structures or facilities and the installation of new equipment and facilities in small structures.

Prepared By: Erica Ahmann Smithies, Public Works Director and City Engineer

Recommendation:

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15303, which exempts the construction of small structures or facilities and the installation of new equipment and facilities in small structures; and
2. Accept the required findings and approve design review for the proposed new public restroom facility at the public parking lot located between Oak Street and Money Way in the CB: Central Business district

[Public restroom facility adjacent to Telegraph Alley between Oak Street and Money Way - Staff Report](#)

7. DEPARTMENT REPORTS

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

8. AGENDA FORCAST

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

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

A list of all current planning projects is available on our city website in the link below:

http://www.cityofsthenana.org/projects?term_node_tid_depth=21

Please contact the assigned project Planner for additional questions.

9. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for October 1, 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 August 23, 2019 and amended on August 30, 2019.

Aaron Hecock, Acting Planning Director

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

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

PUBLIC TESTIMONY PROCEDURES

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

CHALLENGING DECISIONS OF CITY ENTITIES

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

that 90-day period, will be barred. Government Code section 65009 and 66499.37, and Public Resources Code section 21167, impose shorter limitations periods and requirements, including timely service in addition to filing.

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

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

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

MINUTES
City of St. Helena
Planning Commission Meeting
Tuesday, August 6, 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: Aaron Hecock, Acting Planning & Building Director, Michael G. Biddle, City Attorney, and Xinia Gamero, Administrative Assistant

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

3. PUBLIC FORUM:

No public comment was received.

4. CONSENT ITEMS

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

4.1 Approval of Minutes: July 16, 2019

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

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

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

4.2 Planning Commission Adoption of Resolution Recommending City Council Adoption of an Ordinance Amending Section 17.08.060 and Adding Section 17.08.200 to Chapter 17.08 of Title 17 of The St. Helena Municipal Code Authorizing Refunds of City's Defense Costs on Appeal to Residential Projects.

CEQA Determination: Not a CEQA project.

Prepared By: Michael G. Biddle, City Attorney

Recommendation:

Staff recommends that the Planning Commission:

1. Approve the draft resolution recommending that the City Council adopt the Ordinance Amending Section 17.08.060 and Adding Section 17.08.200 to Chapter 17.08 of Title 17 of The St. Helena Municipal Code Authorizing Refunds of City's Defense Costs on Appeal to Residential Projects.

City Attorney Michael Biddle reported on the item.

No public comment was received.

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

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

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

5. PUBLIC HEARINGS

6. SCHEDULED MATTERS

- 6.1 The applicant is requesting approval of a Master Sign Permit in order to address the signage needs of multiple tenants in the existing building located at 1111 Main Street in the Central Business district.

CEQA Determination: Exempt pursuant to CEQA Guidelines Section 15311, Class 11(a).

Prepared By: Aaron Hecock, Acting Planning & Building Director

Recommendation:

Staff is in general support of this application and recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15311 of the CEQA Guidelines; and
2. Approve, modify or deny the application for a Master Sign Permit for 1111 Main Street allowing permitting the signage described in this report in the compliance with the attached resolution.

Acting Planning and Building Director Aaron Hecock reported on the item.

Sign architect Neil Coldwell showed a presentation to the Planning Commission.

Chair Hardy opened the public hearing.

Will Densberger, Engel & Volker representative and Annette Shafer, Crisp representative, addressed the Planning Commission.

Chair Hardy closed the public hearing.

Chair Hardy re-opened the public hearing.

Casey Miller addressed the Planning Commission.

Chair Hardy closed the public hearing.

Vice-Chair Ponte moved to continue the item. Commissioner Monnette seconded the motion.

Chair Hardy re-opened the public hearing.

Neil Coldwell, Casey Miller and Will Densberger addressed the Planning Commission.

Chair Hardy closed the public hearing.

Vice-Chair Ponte rescinded his first motion. Commissioner Monnette seconded the action to withdraw.

Vice-Chair John Ponte rescinded his first motion and moved to approve the north and east signage as modified. The motion was seconded by Commissioner Daniel Hale and on roll call carried by the following vote:

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

NOES: Autumn Anderson

ABSENT: None

ABSTAIN: None

RECUSE: None

Vice-Chair Ponte moved to continue the discussion of the remaining signage to a future date. Motion died for lack of a second vote.

Vice-Chair Ponte moved to deny the identification signs on the south and west elevations and approve the proposed tenant signage on the south elevation. Motion died for lack of a second vote.

Commissioner Daniel Hale moved to approve the remaining signage as presented. The motion was seconded by Commissioner Bobbi Monnette and on roll call failed by the following vote:

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

Commissioner Autumn Anderson moved to approve the signage on the south elevation as amended and remove the signage on the west elevation. 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

7. DEPARTMENT REPORTS

8. AGENDA FORCAST

9. ADJOURNMENT

Chair Hardy adjourned the meeting at **9:09 P.M.**

The August 6, 2019 Minutes were approved at the _____ Planning Commission meeting.

APPROVED:

ATTEST:

Lester Hardy, Planning Commission Chair

Aaron Hecock, Acting Planning and Building Director

MINUTES
City of St. Helena
Planning Commission Meeting
Tuesday, August 20, 2019 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena

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Present: Chair Lester Hardy, Vice-Chair John Ponte, Commissioner Daniel Hale, Commissioner Bobbi Monnette, and Commissioner Autumn Anderson

Absent: None

Staff Present: Erica Ahmann Smithies, Public Works Director and City Engineer and Xinia Gamero, Administrative Assistant

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

3. PUBLIC FORUM:

No public comment received.

4. CONSENT ITEMS

4.1 NONE

5. PUBLIC HEARINGS

- 5.1 The applicant is requesting Design Review and Use Permit approval to develop a three (3) court tennis club and supporting 499 square foot (sf) clubhouse, 987 sf covered viewing deck and 12 space parking lot on the undeveloped portion of the property located at 156 Main Street in the Service Commercial (SC) zoning district.

CEQA Determination: Exempt pursuant to CEQA Guidelines Sections 15332 and 15303.

Prepared By: Aaron Hecock, Acting Planning & Building Director

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 15332 and 15303; and
2. Accept the required findings and grant Use Permit and Design Review approval to establish a three (3) court tennis club, clubhouse, and viewing

deck on the property located at 156 Main Street.

Chair Hardy reported on the item.

Jack Oliver, applicant, Greg Desmond, consultant, and Christopher Cole, surveyor, addressed the Planning Commission.

Chair Hardy opened the public comment.

Alexander Heil addressed the Planning Commission.

Chair Hardy closed the public comment.

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

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

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

6. SCHEDULED MATTERS

7. DEPARTMENT REPORTS

8. AGENDA FORCAST

9. ADJOURNMENT

Chair Hardy adjourned the meeting at **7:35 P.M.**

The August 20, 2019 Minutes were approved at the _____ Planning Commission meeting.

APPROVED:

ATTEST:

Lester Hardy, Chair Planning Commission

Aaron Hecock, Acting Planning and Building Director



PLANNING COMMISSION REPORT

Planning Commission Meeting of September 3, 2019

AGENDA SECTION: Public Hearing

FILE NUMBER: PL19-031

SUBJECT: 1248 Stockton St. Variance and Design Review

PREPARED BY: Chris Gustin, Contract Planner

REVIEWED BY: Aaron Hecock, Acting Planning & Building Director

APPROVED BY: Aaron Hecock, Acting Planning & Building Director

APPLICATION FILED:07/02/19

ACCEPTED AS COMPLETE:08/09/19

LOCATION OF PROPERTY: 1248 Stockton Street

APN: 009-232-026

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

APPLICANT: Elaine Honig

PHONE: (707) 449-2055

BACKGROUND

The subject property is a residential lot of 3,832 sq. ft. and improved with a one-story, three-bedroom, one bath, single family residence of approximately 958 sq. ft. and a single vehicle car port. The front portion of the structure was constructed in 1898 and is on the City of St. Helena's Master List of Historic Resources. The rear portion of the house was added subsequent to the original construction.

PROJECT DESCRIPTION

The applicant, Elaine Honig, submitted a request for a Design Review Permit and Variance to remodel and reinforce the front portion of the house and demolish the non-

historic rear portion and replace it with new construction and an additional 44 square feet essentially in the same configuration as currently exists. Approval of a Variance is required because the applicant desires to add approximately 20 feet of floor area to the rear of the building that already encroaches approximately 12'-4" into the required 20-foot rear yard setback.

As more fully described in the attached letter from the applicant, the exterior of the original portion of the structure will remain unchanged with the exception of increasing the height of the front door, removing the non-historic porch railings, new roofing materials and ceiling beams, and the installation of period-correct double paned windows. The front porch posts, roof, floor, and steps will be replaced. In the front bedroom new windows will be added along the side wall. Although unlikely to be visible when completed, the applicant also proposes to lift the house to install new footings, repair the cripple walls, and level the building. Interior improvements will include replacing the lath and plaster with new wall board, install insulation, crawl space with vapor barrier, new plumbing and wiring, and new subfloor and flooring. Changes to the floor plan include eliminating one of the bedrooms and using that space for a new bathroom, laundry closet and access to the two remaining bedrooms. The living room wall will be removed to provide an open floor plan and new kitchen and dining room.

In the reconstructed rear portion the applicant proposes to rebuild the master bedroom and master bath, adding attic storage space above the bath. New windows will be period-correct and energy efficient. Sliding and accordion-style doors will provide access to the rear yard area. The carport will be replaced and raised approximately 18 inches to improve access and light. The dining area will expand approximately 2'-10". The master bedroom will also be expanded approximately 2'-3".

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.

The relevant General Plan policies applicable to these applications are:

- HR1.1 Preserve the City's historic and cultural resources so that they may contribute to the special character and quality of the City and help support its economic base.
- HR1.4 Promote the application of sustainable building practices to the preservation of historic resources.
- HR1.6 For development or redevelopment on a site that contains any structures over 45 years old, require a records search of the California Historical Resources Information System at the Northwest Information Center (NWIC) to determine the presence of historic resources. As warranted by the results of the records

search, the City shall require evaluation of structures over 45 years old to determine their historical significance. Studies shall be prepared according to the National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning and the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation.

Staff Analysis:

The applicant has submitted an Analysis of Consistency with the Secretary of the Interior' Standards for Rehabilitation for the proposed project prepared by Lilly Bianco (copy attached). The analysis concluded that the proposed rehabilitation was consistent with all applicable Secretary of the Interior's Standards "... and would not adversely impact any character defining features of the building. The modifications would maintain (or replace in-kind) the form, style, and original features of the building such that the building would continue to convey its significance as a vernacular gable front and wing residence and retain integrity."

ZONING:

Consistent with the General Plan land use designation, 1248 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 or width standards, it is a legally subdivided lot and therefore is considered a legal non-conforming parcel.

	Standard	Existing	Proposed
Parcel Size:	7,000 sq. ft.	3,832 sq. ft.	3,832 sq. ft.
Setbacks:			
Front:	20 feet	18'-6"	18'-6"
Right Side:	10 feet	8'-7" to 4'-2"	8'-7" to 4'-2"
Left Side:	10 feet	15 feet	15 feet
Rear:	20 feet	7'-8"	7'-8"
Building Height:	30 feet	21'+/-	21' +/-
Lot Coverage:	45%	25%	26.1%
Floor Area Ratio:	No Standard*	0.25	0.261
Max. Floor Area:	1,800 sq. ft.	958 sq. ft.	1,002 sq. ft.

* Section 17.40.070 Other uses, standards, and requirements, Subsection A.1 does not provide a Floor Area Ratio requirement for parcels below 4,999 sq. ft. or less. This Subsection does provide a maximum Gross Floor Area of 1,800 on parcels below 4,999 sq. ft.

As identified above, the existing parcel is a legal non-conforming lot because it does not meet the minimum parcel size or width. Further, because of the encroachments into the front yard, right side yard (as viewed from Stockton St.), and rear yard setbacks, the structure is also legal non-conforming.

Non-conforming buildings are defined and governed by Section 17.140.030, Non-conforming buildings or structures. To summarize, a non-conforming structure is a legally established building which does not meet the standards of the zoning district in which it is located because the building was established prior to the application of the existing zoning district due to rezoning, annexation or change in the regulations of the zoning ordinance. Legally established non-conforming buildings, structures and physical features shall be governed by the following regulations:

A. Non-conforming buildings, structures or other physical features may be continued indefinitely subject to the provisions of this chapter.

B. A non-conforming building, structure or other physical feature shall not be reconstructed, except as provided for in subsection D of this section, expanded, or enlarged unless the new work will be in conformance with the regulations and standards of the zoning district in which it is located and the provisions of the zoning ordinance.

C. A non-conforming building, structure or physical feature may be remodeled, rehabilitated, or structurally altered if the new work does not increase the degree of non-conformity.

D. A non-conforming building, structure or physical feature damaged or destroyed by any means except demolition or intentional removal, may be reconstructed to its original condition if the chief building inspector determines that the cost of reconstruction does not exceed fifty percent (50%) of its market value as determined by the county assessor on the last equalized assessment roll at the time of its destruction or damage. Where the chief building inspector determines that the costs of reconstruction exceed fifty percent (50%) of its market value as determined by the county assessor on the last equalized assessment roll at the time of its destruction or damage, a non-conforming building, structure or physical feature may be reconstructed to its original or other non-conforming condition only upon the approval of a use permit by the planning commission pursuant to the provisions of Chapter 17.168 applied for within one year of damage or destruction. The planning commission may require as a condition of approval that the building is thereafter devoted to a conforming use. The planning commission must make the following findings to approve such a use permit:

The proposed reconstruction of a non-conforming building, structure or physical feature will not be detrimental to any existing or potential permitted use, building or structure in the area in which the non-conforming use is located.

This finding shall be in addition to those required for the approval of use permits contained in Chapter 17.168. (Prior code § 27.302)"

Staff Analysis:

Generally speaking, the provisions of Section 17.140.030 would be applicable had the application to rehabilitate the structure been limited to reconstructing those portions of the existing structure that encroached into the required setbacks. However, because the applicant desires to add 2' – 3.5" in width to the expanded master bedroom, a portion of which encroaches into the required rear yard setback, a Variance is required.

VARIANCE:

Applications for a Variance are governed by Chapter 17.172 of the Zoning Code. Section 17.172.010 Purpose, states:

“The purpose of a variance is to allow variation from the strict application of the terms of this title where, by reason of the exceptional narrowness or unusual shape of a specific piece of property, or by reason of exceptional size, shape, topographic conditions or other extraordinary situation or condition of such piece of property; or because of the use or development of lands immediately adjoining such property, the literal enforcement of the requirements of this title would involve practical difficulties or would cause undue hardship.”

Section 172.020, General Provisions, Subsection B, states:

“B. If the variance pertains to a new structure or building, or an addition to a structure or building, design review of the structure or building must be approved prior to or simultaneous to the approval of the variance. (Ord. 07-4 § 2 (part): prior code § 27.448)”

Section 17.172.050, Findings required, state:

“In approving a variance the planning commission must make the following findings:

1. A hardship peculiar to the property, not created by any act of the owner, exists. In this context, personal, family or financial difficulties, loss of prospective profits and neighboring violations, are not hardships justifying a variance;
2. The variance is necessary for the preservation and enjoyment of substantial property rights of the applicant which are possessed by other properties in the same district and in the same vicinity; and that a variance, if granted, would not constitute a special privilege of the recipient not enjoyed by his or her neighbors;
3. The authorization of the variance will not be of substantial detriment to adjacent properties, and will not materially impair the purpose and intent of this title or the public interest, nor adversely affect the general plan;
4. The condition or situation of the specific piece of property for which the variance is sought is not so general or recurrent in nature as to make reasonably practicable the formulation of a general regulation for such condition or situation; and

5. The variance and any buildings or structures permitted by the variance will not be detrimental to the public health, safety and welfare of the community.”

Staff Analysis:

Pursuant to Section 17.172.010 Purpose, a Variance is required “... by reason of the exceptional narrowness or unusual shape of a specific piece of property, or by reason of exceptional size...” of the property in that the parcel does not meet current minimum area or width requirements.

1. The applicant is requesting concurrent approval of a Design Review permit with the Variance application in accordance with Section 17.172.040 B.

Regarding the Findings required by Section 17.172.050, the applicant has submitted the attached written response in support of the Variance request. It should be noted that the reasons submitted by the applicant only partially address the mandatory findings set forth in Section 17.172.050. After summarizing the information submitted by the applicant and their applicability to the mandatory findings, Staff will address those findings not addressed by the applicant.

Summary of Applicants Response to Mandatory Findings:

- a. The applicant is proposing to upgrade the building to make the building safe and meet modern building codes. The existing walls are only 3” thick and do not meet the requirements for insulation, fire safety, or waterproofing, necessitating the widening of the walls to at least a thickness of 8”. These improvements would create “an uninhabitable and unsafe bedroom of max. size of 8’- 5” and create issues with clearance and mobility once a standard 6’ – 8” bed is installed providing only two feet of clearance to an exterior wall.
- b. The proposed extension of the master bedroom does not project any further than the existing water closet and therefore will not impede on any neighbors; it is not visible from the public right-of-way; is consistent with the original foot print of the “historic Ell” of the home and is similar in height to the existing. In addition, the proposed work will conform to the Secretary of the Interior Standards for the treatment of Historic Properties.
- c. The St. Helena Fire Department multi-unit housing parking lot is directly behind the site, the 2’ wide addition will not impact any neighboring residences, since it is only a parking lot abutting the property.
- d. The applicant desires to be consistent with the historic guidelines and maintain the historic feel of the quaint home. The applicant states that because the Zoning Code allows a second floor and could potentially double the size of the structure to 1,800 square feet. Approving a Variance to add 20 sq. ft. to make it more habitable and safe to sleep maintains the full historic nature of the building and does not encroach on other neighbors and is consistent with the zoning district.

- e. The applicant is rebuilding the rear of the house with fire resistant construction materials and techniques. The small two-foot addition will be built with quality and care and should be allowed to impede slightly into the setback as it already does.
- 2.
- a. Summary of Staff's Response to the Applicant and the Mandatory Findings:
 - b. A hardship peculiar to the property, not created by the owner, exists. Although not addressed by the applicant, the legal non-conforming property in terms of minimum lot width and lot area was created long before current Zoning District standards and therefore constitutes a peculiar hardship that is appropriately addressed and may be resolved through consideration of a Variance.
 - c. It is not clear that a literal reading of this Finding is supportable but an argument can be made that the request is relatively minor in nature, and due to the constraints of the property in terms of its width and area, the variance is necessary for the preservation and enjoyment of substantial property rights available to other properties in the same district and vicinity; and that a variance, if granted, would not constitute a special privilege of the recipient not enjoyed by his or her neighbors.
 - d. The authorization of the variance will not be a substantial detriment to adjacent properties, and will not materially impair the purpose and intent of this title or the public interest, nor adversely affect the general plan.
 - e. Inasmuch as there are not a significant number of similar sub-standard non-conforming lots in the vicinity or zoning district, it is not reasonably practicable to formulate a general regulation for such condition or situation. In other words, there are not enough of these lots to make it necessary or practical to amend the Zoning Code to address this peculiar situation.
 - f. The approval of this Variance to allow the rehabilitation of the existing non-conforming structure, bringing the structure into compliance with all current building, fire, and conservation codes, and the addition of approximately 20 square feet of floor area into the required 20-foot year yard setback will enhance the public health, safety and welfare of the community.

DESIGN REVIEW

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

Design Review Criteria.

- i. 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, design, compatibility, and continuity of defining features of the neighborhood.

- ii. 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 late eighteenth century to the early to mid- 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.

- iii. Relationship of the design to the site.

The proposed project maintains an appropriate relationship to the site.

- iv. 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.

- v. 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.

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

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

- vii. 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.

- viii. 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 addition will maintain an internal sense of order and provide a desirable environment for occupants, visitors, and will be consistent with the general community.

- ix. 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.

- x. 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.

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

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

- xii. 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.

- xiii. 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 plan that would be consistent with that seen throughout St. Helena.

- xiv. 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 correspondence has been received as of the preparation 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 15303 (a), and
1. Accepting the required findings and approving the requested Variance and Design Review for the rehabilitation, remodeling, and addition to a single family residence at 1248 Stockton Street.

ATTACHMENTS

[1248 Stockton PC Resolution](#)

[Plan Set](#)

[Project Narrative 1248 Stockton Street](#)

[Water Neutrality Analysis - 1248 STOCKTON](#)

[1248 Stockton- Historic Memorandum, May 2019](#)

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION NO.

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA
GRANTING APPROVAL OF A DESIGN REVIEW AND VARIANCE
FOR THE HONIG RESIDENCE LOCATED AT 1248 STOCKTON STREET (PL19031)**

PROPERTY OWNERS: Elaine Honig**APN:** 009-232-026

Recitals

1. On July 2, 2019, Elaine Honig submitted an application for Design Review and a Variance to rehabilitate and add to an existing one-story single family residence at 1248 Stockton Street in the Medium Density Zoning District; and
2. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law;
3. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on September 3, 2019, and
4. Now, therefore let it be found that, the Planning Commission approves the Design Review and Variance 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. VARIANCE

A. A hardship peculiar to the property, not created by the owner, exists. The legal non-conforming property in terms of minimum lot width and lot area was created long before current Zoning District standards and therefore constitutes a peculiar hardship that is appropriately addressed and may be resolved through consideration of a Variance.

B. The request is relatively minor in nature, and due to the constraints of the property in terms of its width and area, the variance is necessary for the preservation and

*1248 Stockton Street
September 3, 2019*

enjoyment of substantial property rights available to other properties in the same district and vicinity; and that a variance, if granted, would not constitute a special privilege of the recipient not enjoyed by his or her neighbors.

C. The authorization of the variance will not be a substantial detriment to adjacent properties, and will not materially impair the purpose and intent of this title or the public interest, nor adversely affect the general plan.

D. Inasmuch as there are not a significant number of similar sub-standard non-conforming lots in the vicinity or zoning district, it is not reasonably practicable to formulate a general regulation for such condition or situation. In other words, there are not enough of these lots to make it necessary or practical to amend the Zoning Code to address this peculiar situation.

E. The approval of this Variance to allow the rehabilitation of the existing non-conforming structure and the addition of approximately 20 square feet of floor area into the required 20-foot rear yard setback will enhance the public health, safety and welfare of the community by ensuring that all new construction and rehabilitation on the site meets all applicable building, fire, and conservation codes.

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, 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 late eighteenth century to the early to mid-twentieth century. As proposed, the project would retain the character of the existing residences. There is no component of the project that would be incompatible with the immediate environment of the site or that of the greater neighborhood.*
3. *The proposed project maintains an appropriate relationship to the site.*
4. *The project is consistent and compatible with the surrounding properties and neighborhood.*
5. *The proposed work would not alter the scale or transition between different land uses.*
6. *The proposed home will blend in with the existing and future construction in the immediate neighborhood.*

7. *The proposed design and materials are of a quality and type that are appropriate for the residential nature of the project and would be consistent with the site and its surroundings.*
8. *The proposed siting of the addition will create maintain 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 Design Review and Variance approval shall be vested within one (1) year from the date of the decision. A building permit for the project allowed under this approval shall have been obtained within one (1) year from the effective date of the Design Review and Variance decision or these approvals shall expire; provided however that the approved Design Review and Variance may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.030, Extension of Permits and Approvals.
3. This permit is valid for this design only. New permits must be applied for any change in use. These permits will expire if the use is discontinued pursuant to then existing ordinances and regulations.

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

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

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

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

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

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

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

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

11.This Design Review and Variance 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.

Fire Department Conditions of Approval

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

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

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

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

Building Department Conditions of Approval

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

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

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

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

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

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

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

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

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

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

I HEREBY CERTIFY that the foregoing demolition permit and design review 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 September 3, 2019 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Lester Hardy
Chair, Planning Commission

Aaron Hecock, AICP
Interim Planning Director

HONIG RESIDENCE

PROJECT DESCRIPTION

Remodel of an existing 3 bedroom 1 bath residence. The front portion of the residence is identified as a historic resource and is listed on the City of Saint Helena's Master List of Historic Resources. The rear portion of the home is non-historic (per the attached Historic Memo) and is neglected, deteriorated and not built to the current code requirements. The proposed floor plan for the residence rebuilds the rear portion of the residence and reduces the number of bedrooms from 3 to 2 bedrooms. A second bathroom is added for convenience and livability.

NOTE: THE EXISTING HOME IS NON-CONFORMING AND CURRENTLY DOES NOT SIT WITHIN THE REQUIRED SETBACKS. THE REBUILT PORTION OF THE HOUSE PROPOSES TO PUSH OUT THE KITCHEN WING TO THE NORTH APPROXIMATELY 2'-10", WHICH STILL MAINTAINS +/-15'-0" SIDE YARD (10' MINIMUM ALLOWED).

SITE INFORMATION

ADDRESS: 1248 STOCKTON STREET, SAINT HELENA, CA 94574

APN# 009-232-026-000

ZONING: MEDIUM DENSITY RESIDENTIAL

OCCUPANCY: R-3 SINGLE FAMILY

SRA FIRE ZONE: N/A

SET BACKS: FRONT: 20 FEET
SIDE: 10 FEET
REAR: 20 FEET
NOTE: EXISTING NON-CONFORMING RESIDENCE

CONSTRUCTION TYPE: V-B (WOOD FRAME OVER CRAWL SPACE)

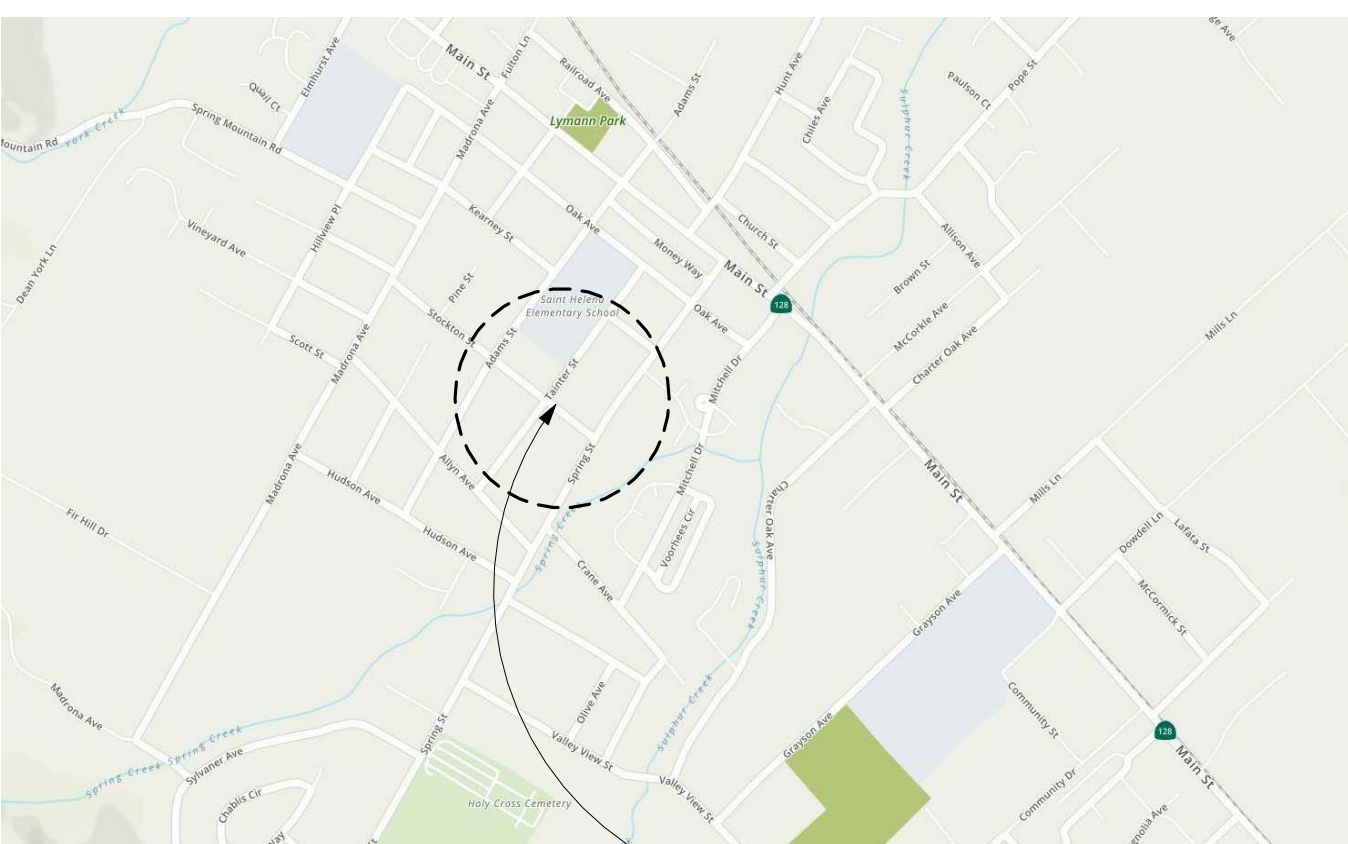
STORIES / HEIGHT: 1-STORY / APPROX. 21'-0" HIGH

HEIGHT LIMIT: 30'-0"

LOT AREA: APPROX. 3832sf

EXISTING TOTAL BLDG AREA: 958sf
PROPOSED TOTAL BLDG AREA: 1,002sf

VICINITY MAP



PROJECT SITE
NO SCALE

PROJECT TEAM

ARCHITECT
CHANDLERWORKSHOP
1731 PINE STREET
SAINT HELENA, CA 94574
TEL: 707.637.3325
CONTACT: RYAN & MADDIE CHANDLER
EMAIL: CHANDLERWORKSHOP@GMAIL.COM

OWNER:
ELAINE HONIG
1248 STOCKTON STREET
SAINT HELENA, CA, 94574
TEL: 707.479.2055
CONTACT: ELAINE HONIG
EMAIL: ELAINE@STUDIO4FORTY.COM

HISTORICAL CONSULTANT:
LILLY BIANCO
PO BOX 3244
NAPA, CA 94558
TEL: 707.812.8728
CONTACT: LILLY BIANCO
EMAIL: LILLY@LillyBianco.COM

SHEET LIST

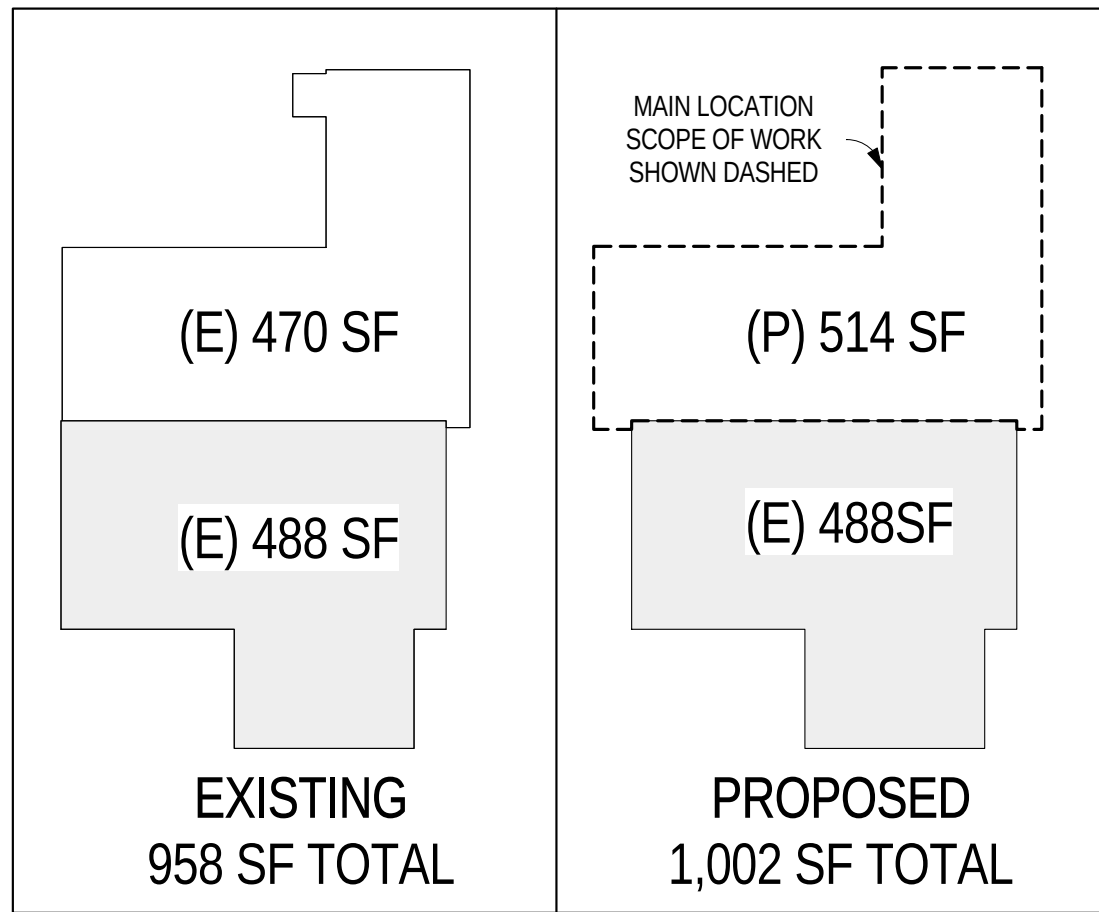
DR0.00 COVER SHEET
DR0.01 EXISTING PHOTOS
DR0.02 EXISTING PHOTOS CONT.
DR1.00 FLOOR PLAN - EXISTING & DEMO
DR1.01 FLOOR PLAN - PROPOSED & AERIAL VIEW
DR1.02 ROOF PLANS - EXISTING & PROPOSED
DR1.03 EXT. ELEVATIONS - EXISTING
DR1.04 EXT. ELEVATIONS - PROPOSED
DR1.05 SECTIONS - PROPOSED
DR1.06 MATERIALS BOARD
DR1.07 LANDSCAPE PLAN & FRONT AERIAL VIEW

1248 STOCKTON STREET
SAINT HELENA, CA 94574

AREA ANALYSIS

EXISTING AREA ANALYSIS:
TOTAL EXISTING: +/- 958 SF
HISTORIC ELL: (UNCHANGED FOOTPRINT) 488 SF
NON-HISTORIC (TO BE DEMO'D AND RECONSTRUCTED): 470 SF
NOTE: DEMO'D AREA IS LESS THAN 50% OF TOTAL SF

PROPOSED AREA ANALYSIS:
HISTORIC ELL SF TO REMAIN UNCHANGED 488 SF
NON-HISTORIC (TO BE REBUILT AND WIDENED 2'-10" AT KITCHEN, AND



MAIN SCOPE OF WORK (REAR PORTION OF HOUSE). MINIMALLY VISIBLE FROM STOCKTON STREET.



DR0.00

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Project Number

DESIGN REVIEW / VARIANCE APPLICATION - 07.02.2019



#9



#8



#7



#6



#5



#4



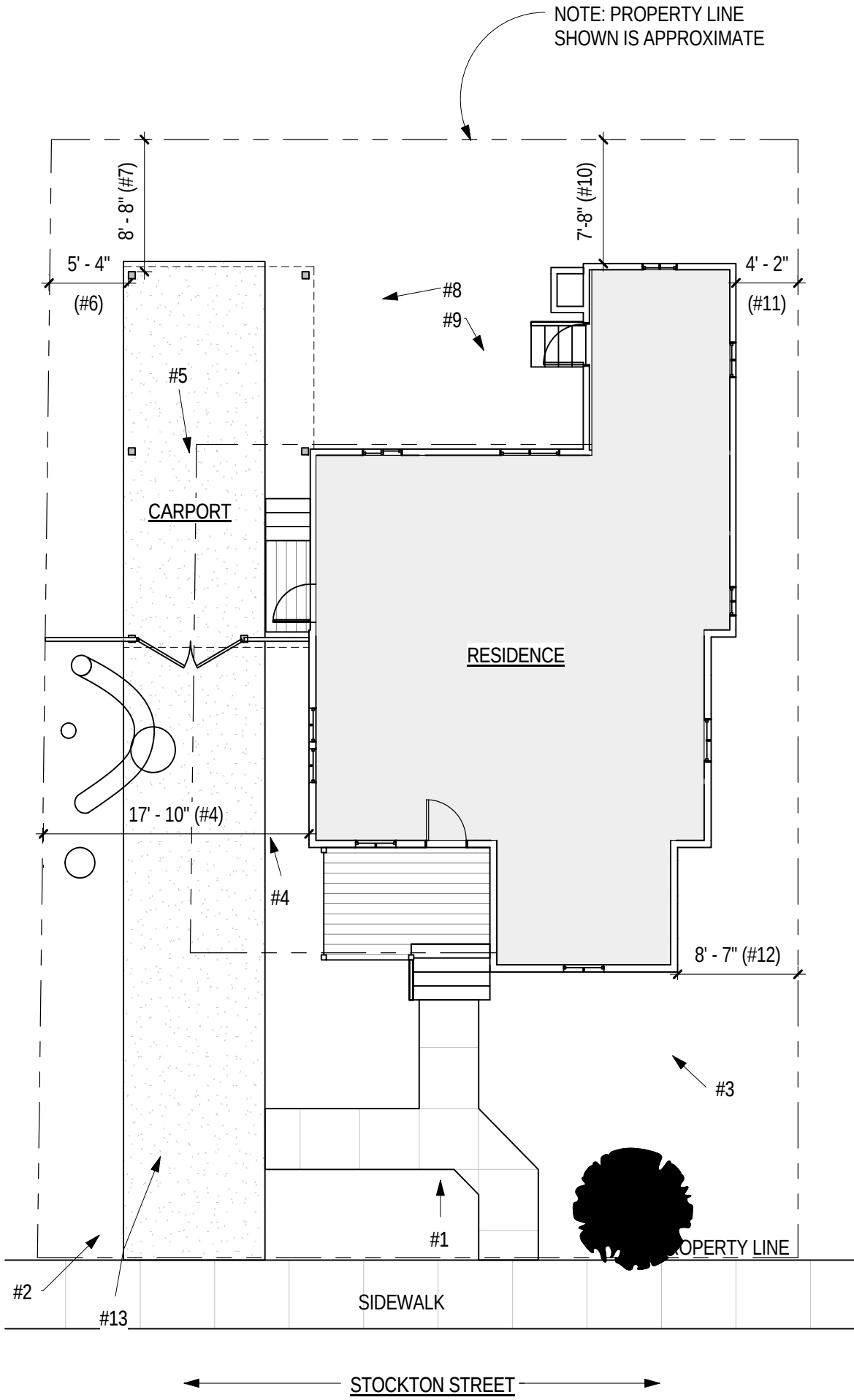
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#2



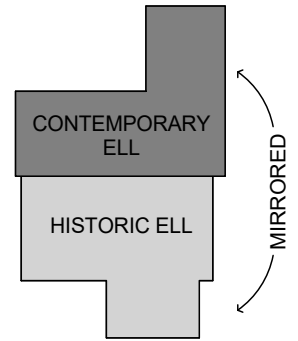
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HONIG RESIDENCE

1248 STOCKTON STREET
SAINT HELENA, CA 94574

Revision Number	Revision Description	Revision Date
ISSUED FOR:		DATE:
PRE-APPLICATION MEETING		05/16/2019
DESIGN REVIEW SUBMITTAL		07/02/2019



EXISTING PHOTOS

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

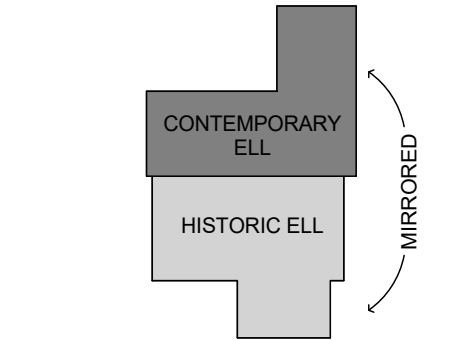
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PROJECT NO.

HONIG RESIDENCE

1248 STOCKTON STREET
SAINT HELENA, CA 94574

Revision Number	Revision Description	Revision Date
ISSUED FOR:		DATE:
PRE-APPLICATION MEETING		05/16/2019
DESIGN REVIEW SUBMITTAL		07/02/2019



EXISTING PHOTOS
CONT.

SCALE:
DR0.02
PROJECT NO.



VIEW FROM STOCKTON



#12



#11



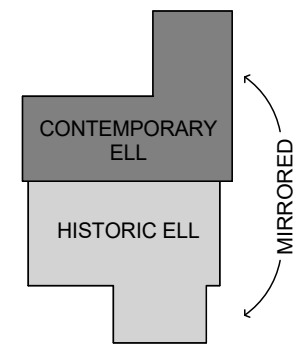
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HONIG RESIDENCE
1248 STOCKTON STREET
SAINT HELENA, CA 94574

Revision Number	Revision Description	Revision Date
ISSUED FOR:		DATE:
PRE-APPLICATION MEETING		05/16/2019
DESIGN REVIEW SUBMITTAL		07/02/2019

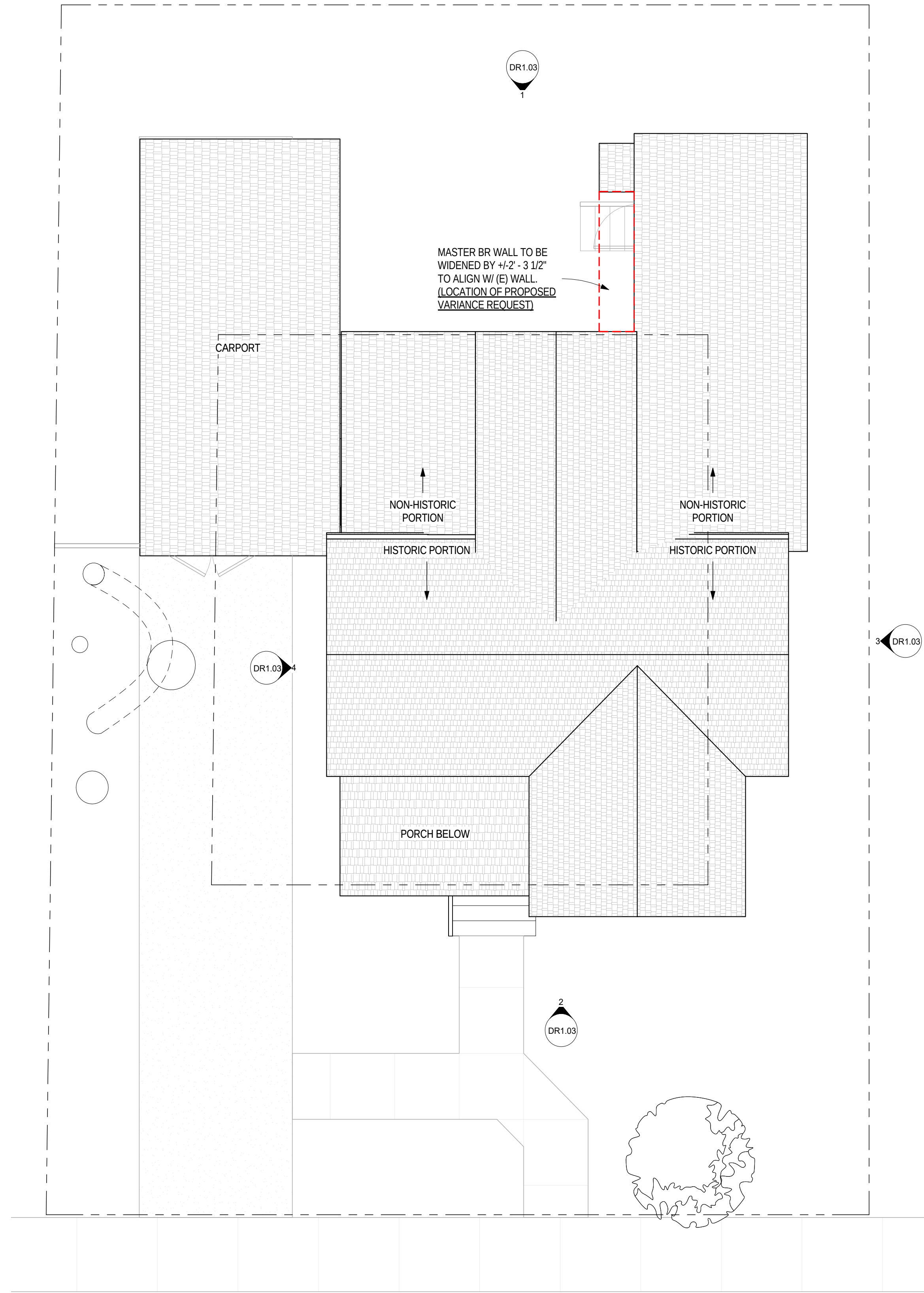


ROOF PLANS -
EXISTING &
PROPOSED

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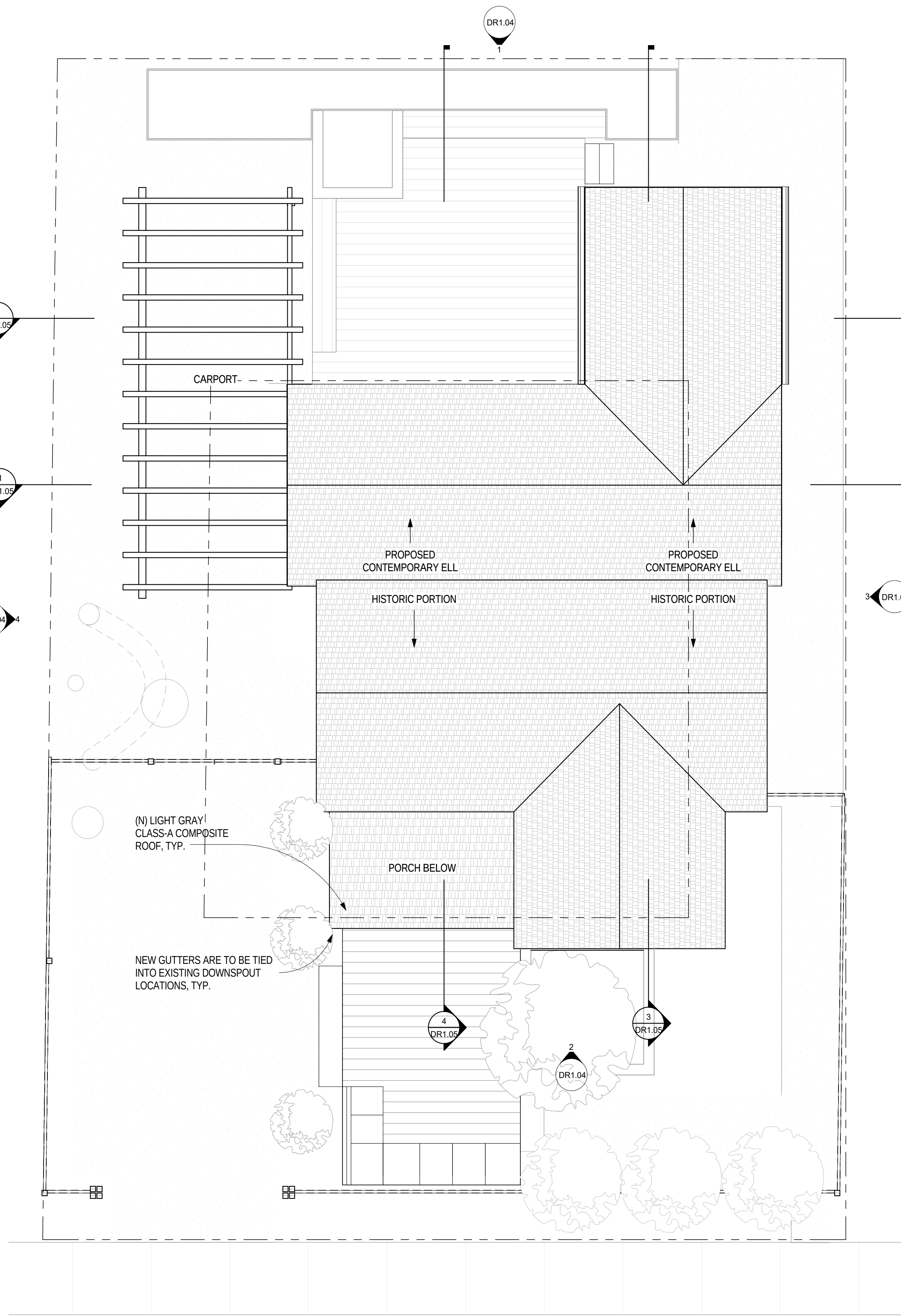
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PROJECT NO.



1 ROOF PLAN - EXISTING

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



2 ROOF PLAN - PROPOSED

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



4 WEST ELEVATION - EXISTING

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



3 SIDE (EAST) ELEVATION - EXISTING

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



2 FRONT (SOUTH) ELEVATION - EXISTING

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

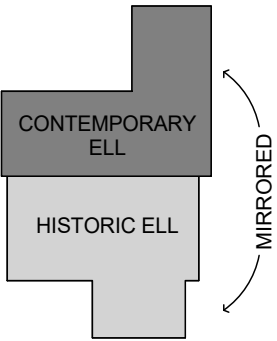


1 REAR (NORTH) ELEVATION - EXISTING

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

HONIG RESIDENCE
1248 STOCKTON STREET
SAINT HELENA, CA 94574

Revision Number	Revision Description	Revision Date
ISSUED FOR: _____ DATE: _____		
PRE-APPLICATION MEETING 05/16/2019		
DESIGN REVIEW SUBMITTAL 07/02/2019		

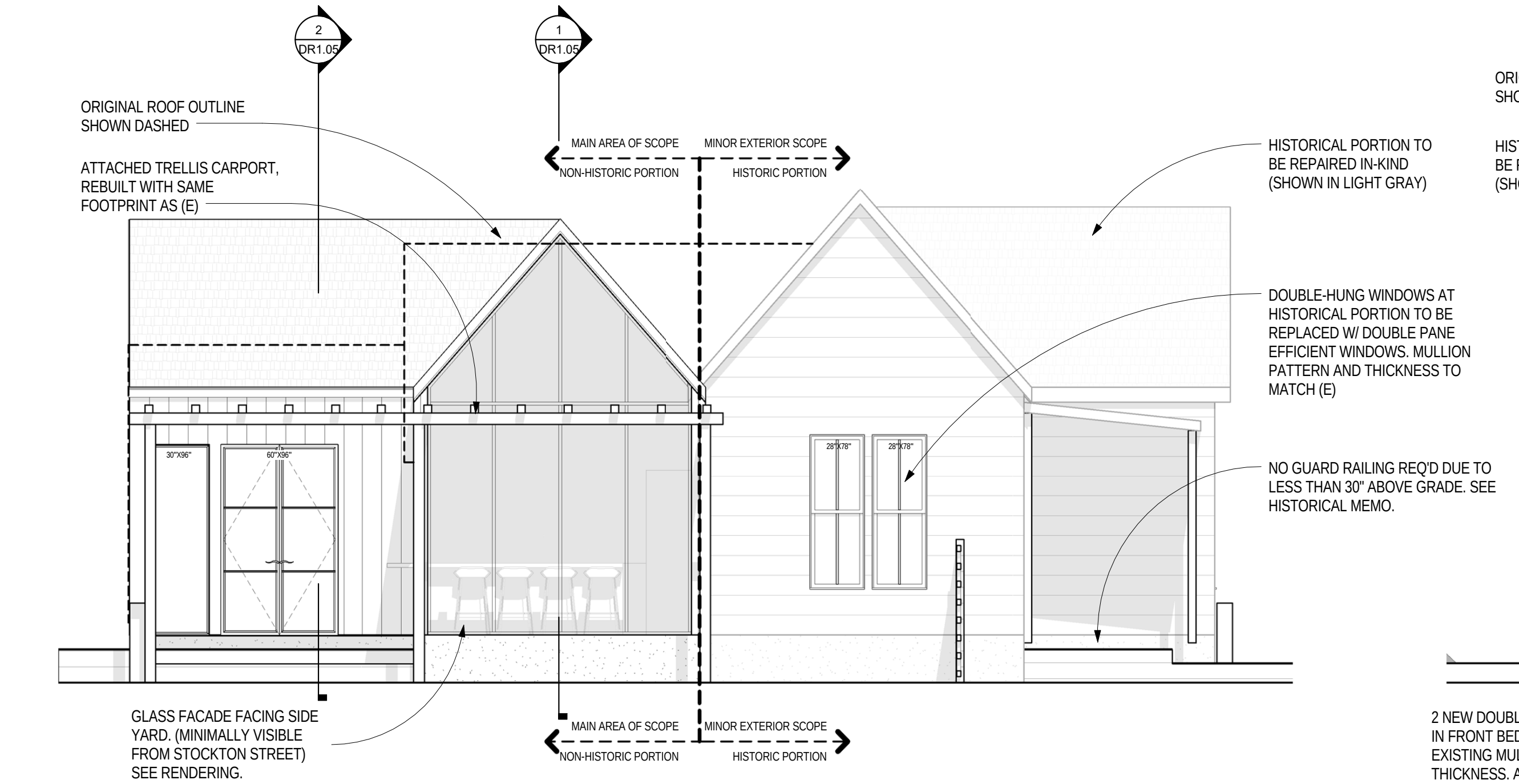


EXT. ELEVATIONS -
EXISTING

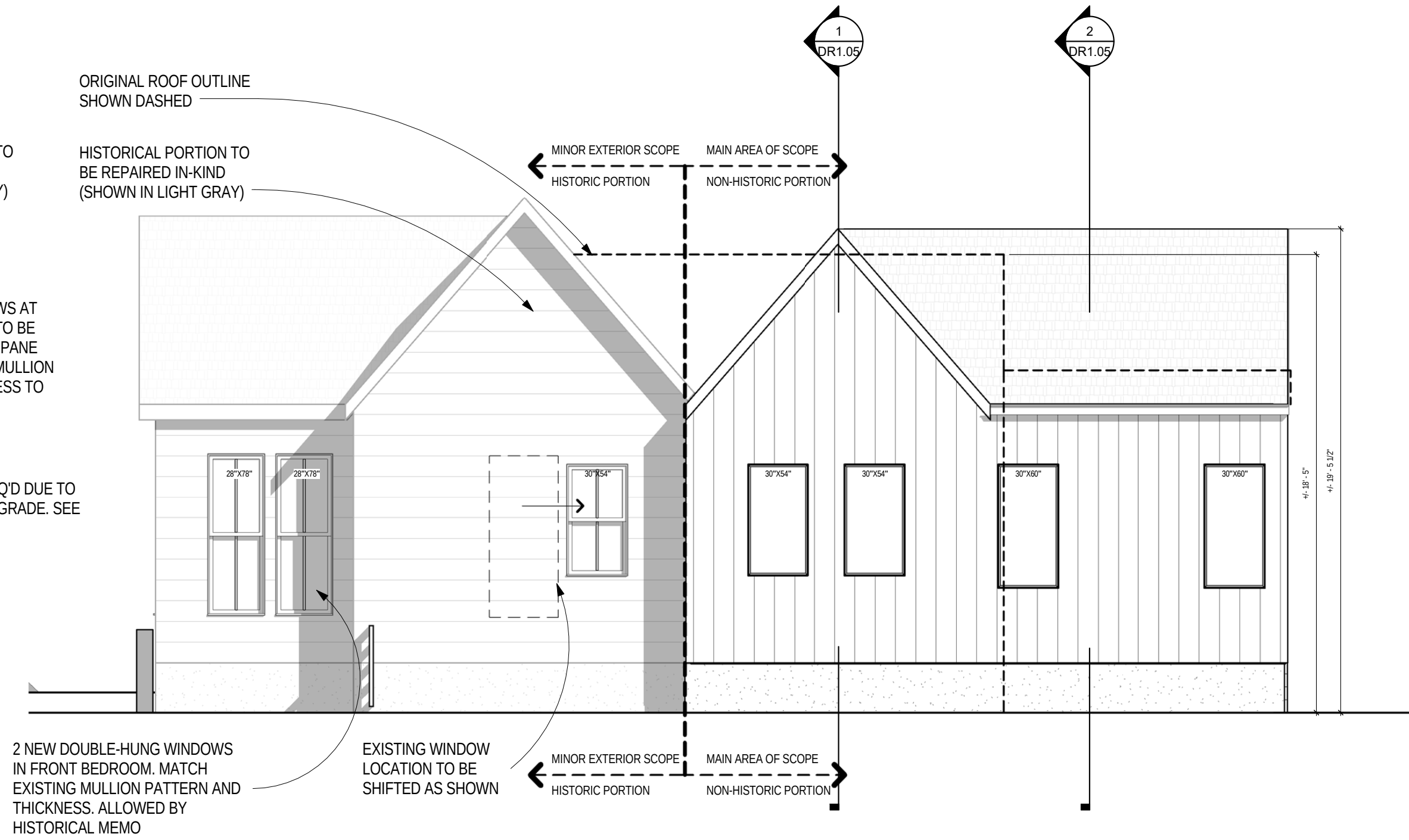
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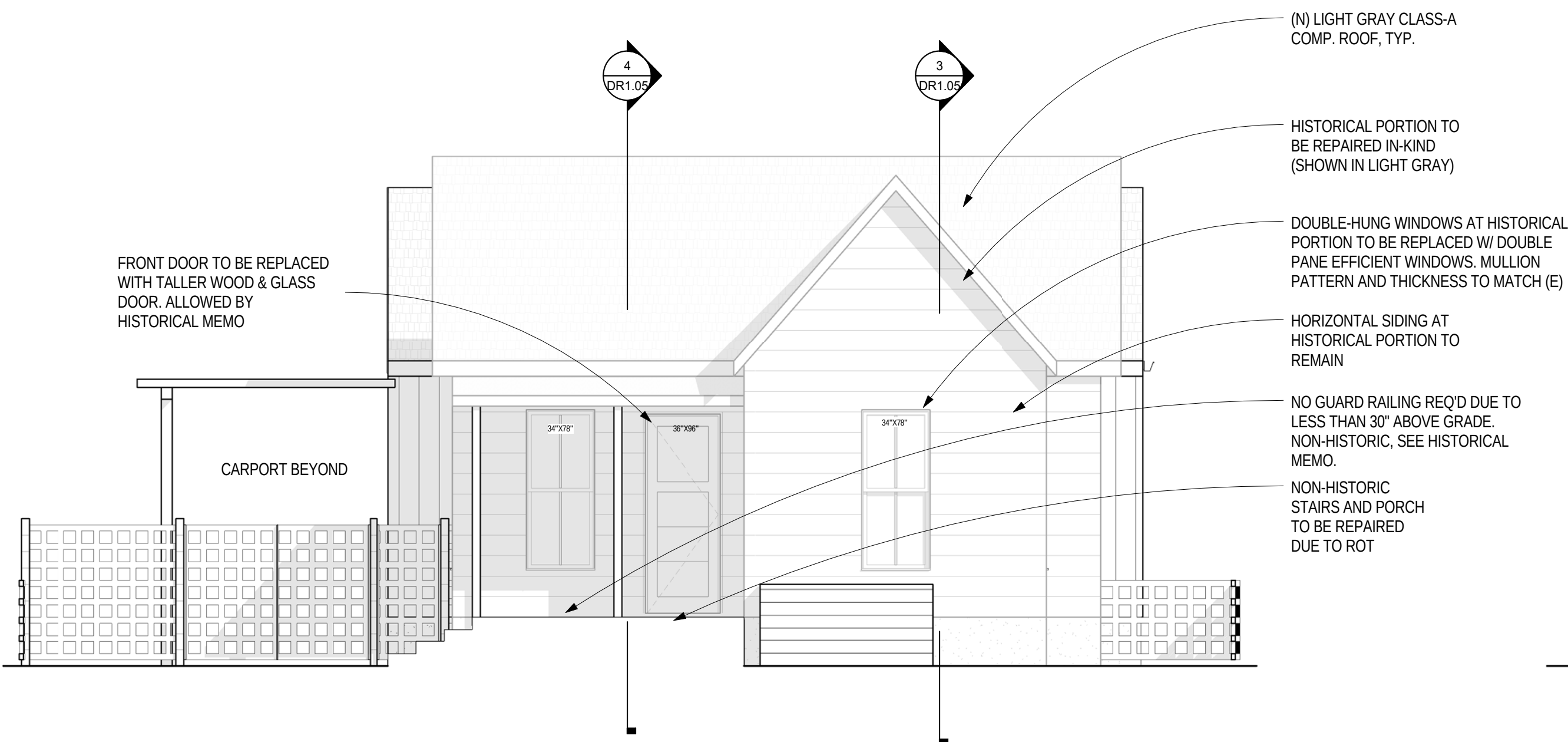
PROJECT NO.



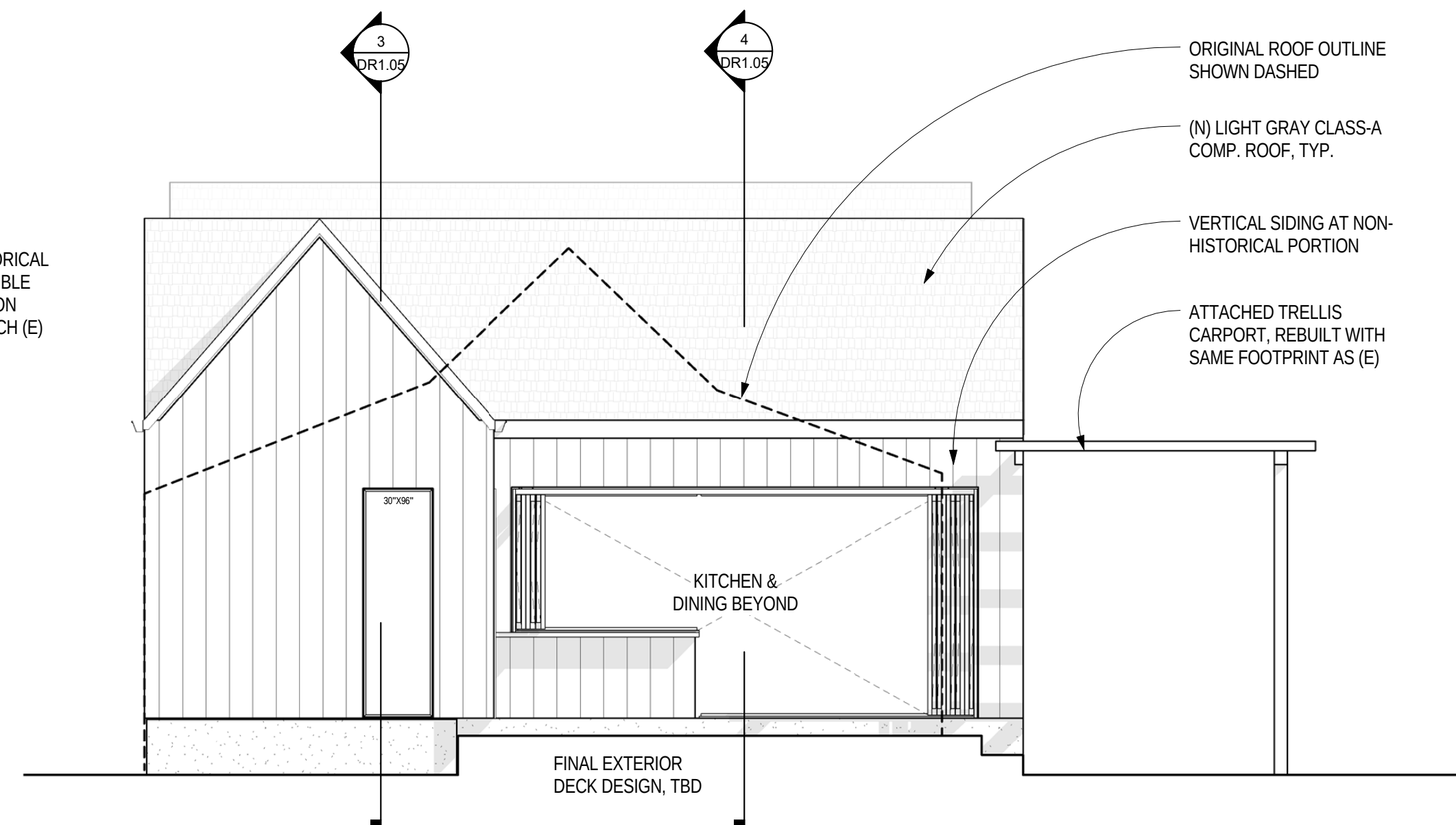
4 SIDE (WEST) ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



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



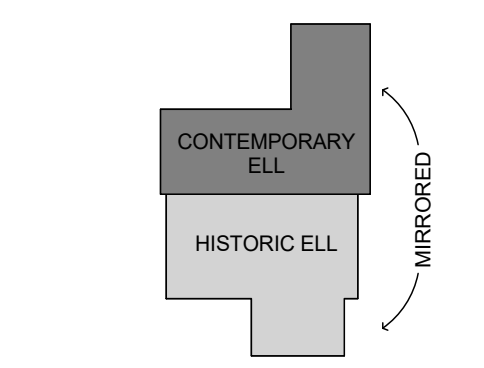
2 FRONT (SOUTH) ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



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

HONIG RESIDENCE
1248 STOCKTON STREET
SAINT HELENA, CA 94574

Revision Number	Revision Description	Revision Date
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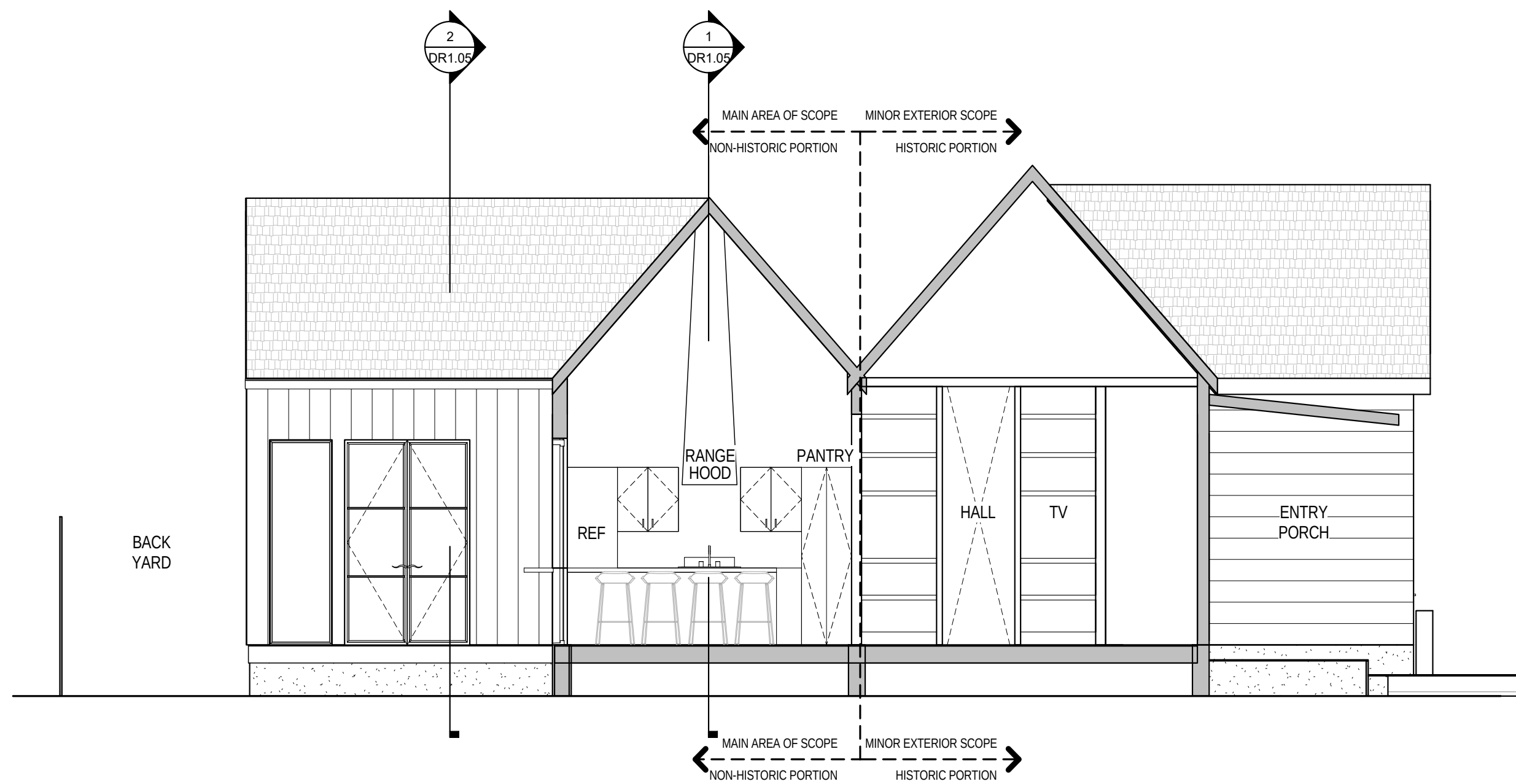


EXT. ELEVATIONS - PROPOSED

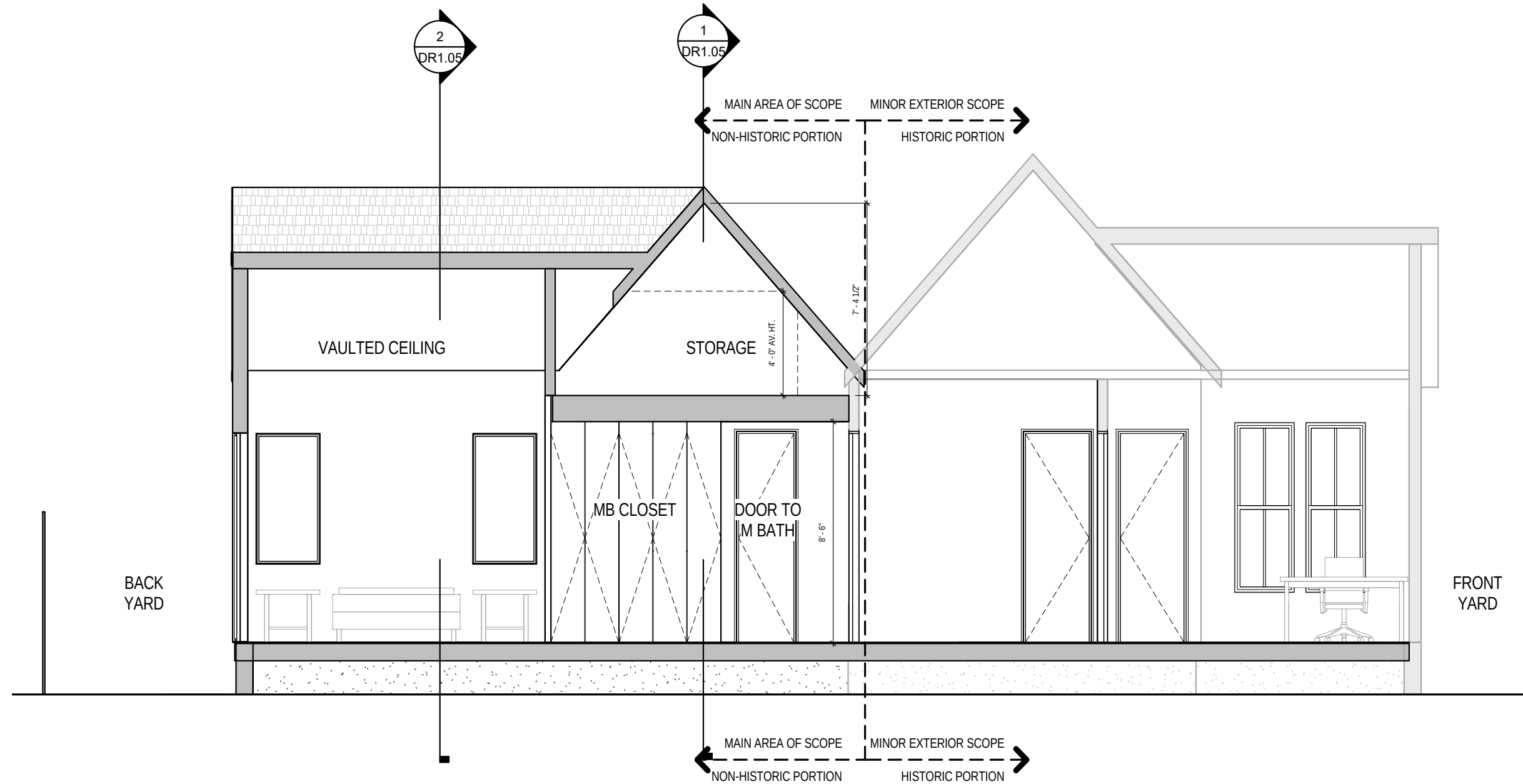
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DR1.04

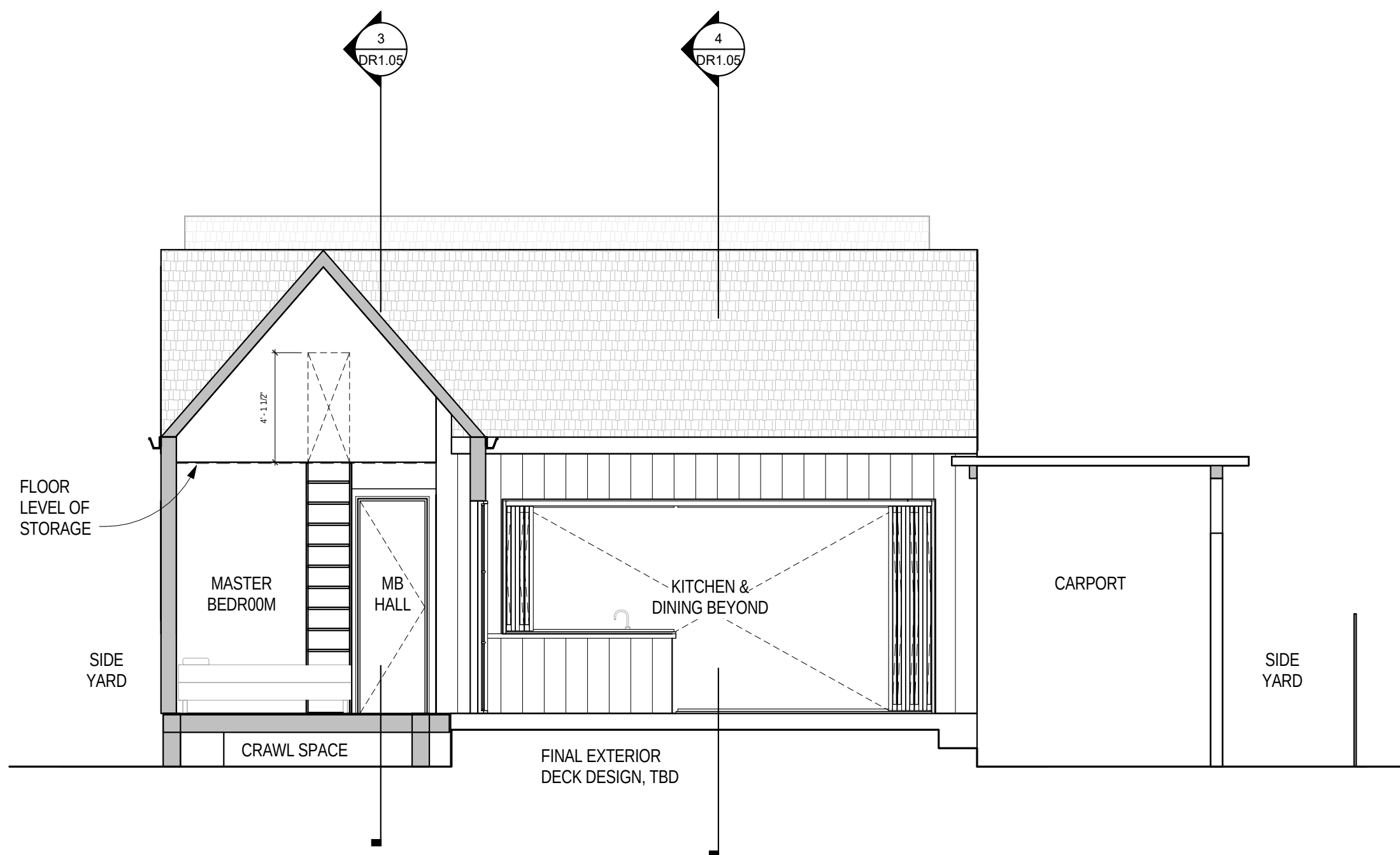
PROJECT NO.



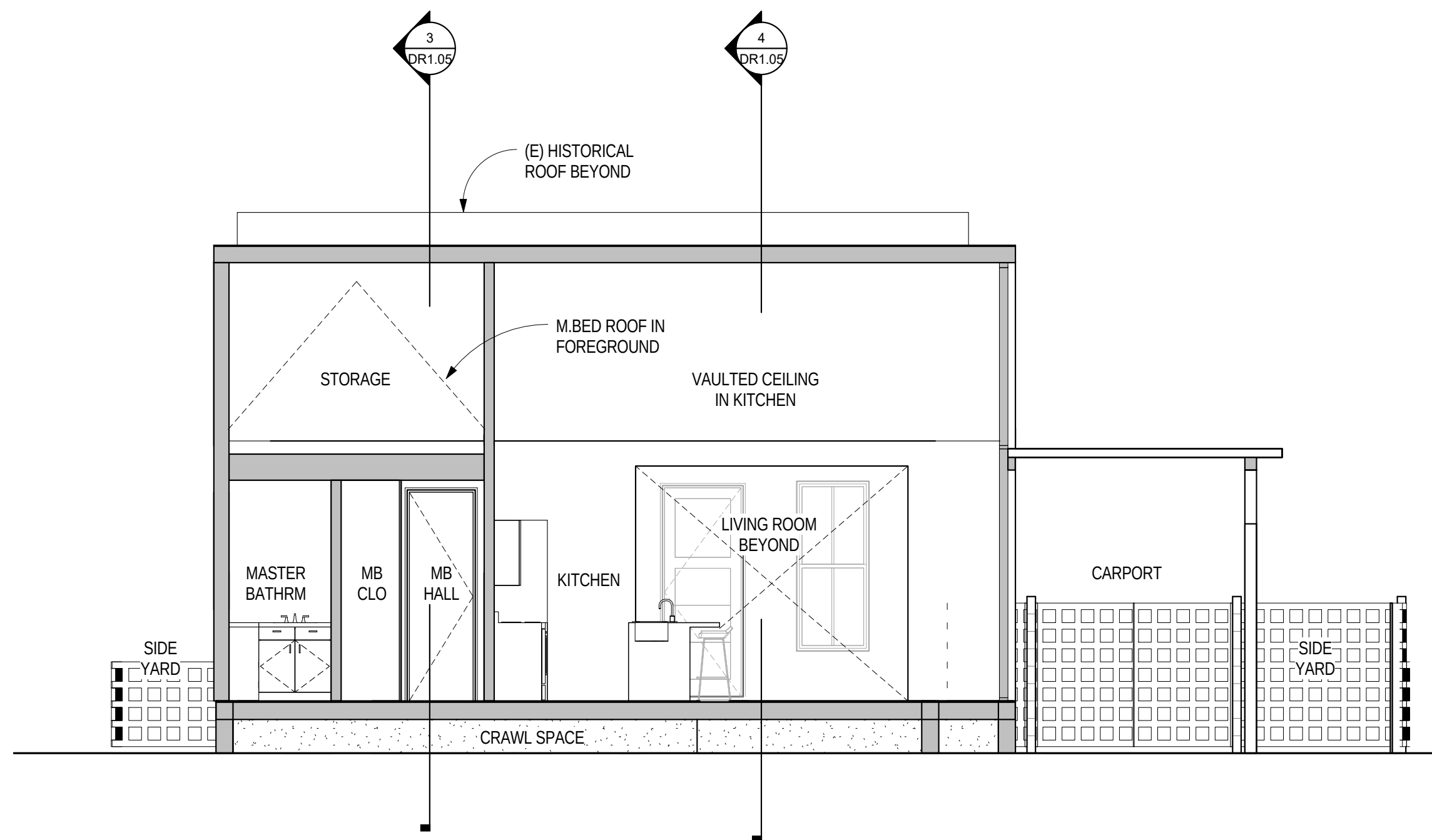
4 SECTION - NORTH/SOUTH THROUGH KITCHEN
SCALE: 1/4" = 1'-0"



3 SECTION - NORTH/SOUTH
SCALE: 1/4" = 1'-0"



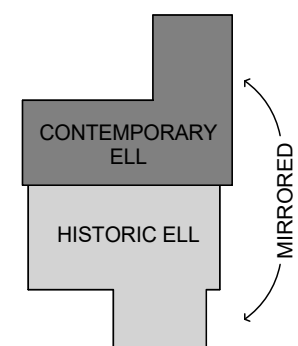
2 SECTION - EAST WEST - THROUGH MB
SCALE: 1/4" = 1'-0"



1 SECTION - EAST WEST - THROUGH KITCHEN
SCALE: 1/4" = 1'-0"

HONIG RESIDENCE
1248 STOCKTON STREET
SAINT HELENA, CA 94574

Revision Number	Revision Description	Revision Date
ISSUED FOR: DATE:		
PRE-APPLICATION MEETING 05/16/2019		
DESIGN REVIEW SUBMITTAL 07/02/2019		

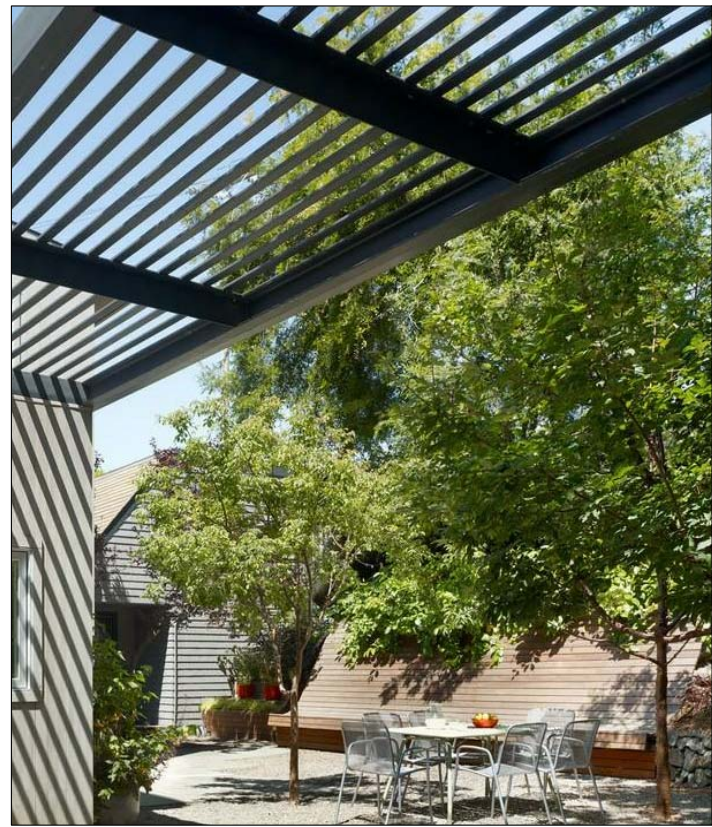


SECTIONS -
PROPOSED

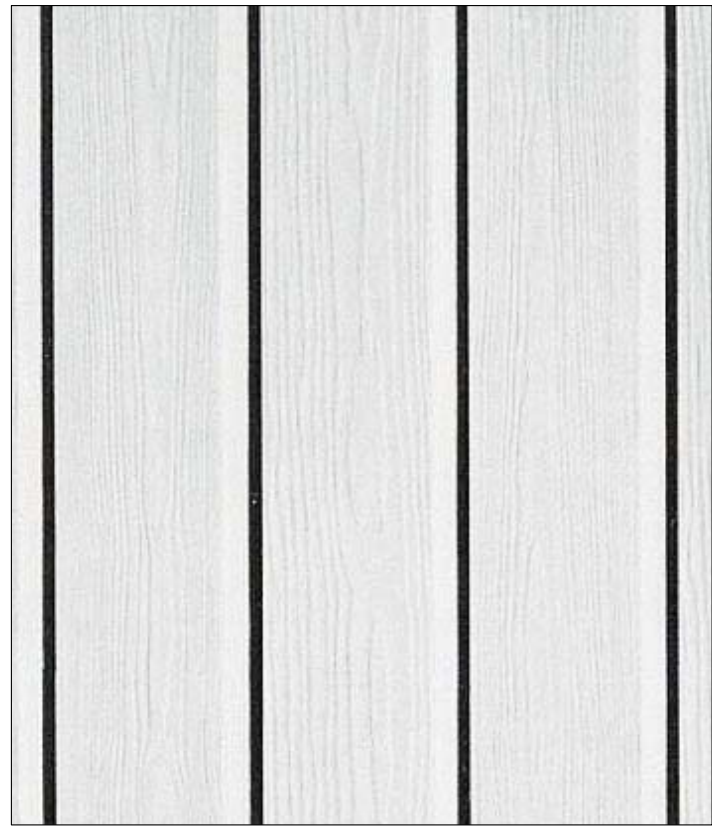
SCALE: 1/4" = 1'-0"

DR1.05

PROJECT NO.



TRELLIS CARPORT



VERTICAL SHIP-LAP SIDING,
NON-HISTORIC PORTION,
OFF-WHITE



BRONZE WINDOW FRAMES



COMPOSITE SHINGLES,
LIGHT GRAY



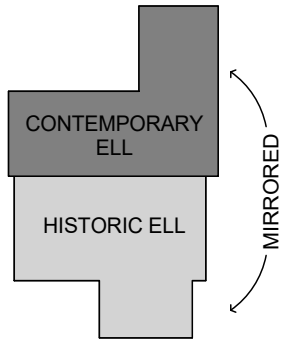
HORIZONTAL SHIP-LAP SIDING,
HISTORIC PORTION,
LIGHT BROWN/TAN



NEW WOOD & GLASS DOOR,
TRADITIONAL STYLE

HONIG RESIDENCE
1248 STOCKTON STREET
SAINT HELENA, CA 94574

Revision Number	Revision Description	Revision Date
ISSUED FOR:		DATE:
PRE-APPLICATION MEETING		05/16/2019
DESIGN REVIEW SUBMITTAL		07/02/2019



MATERIALS BOARD

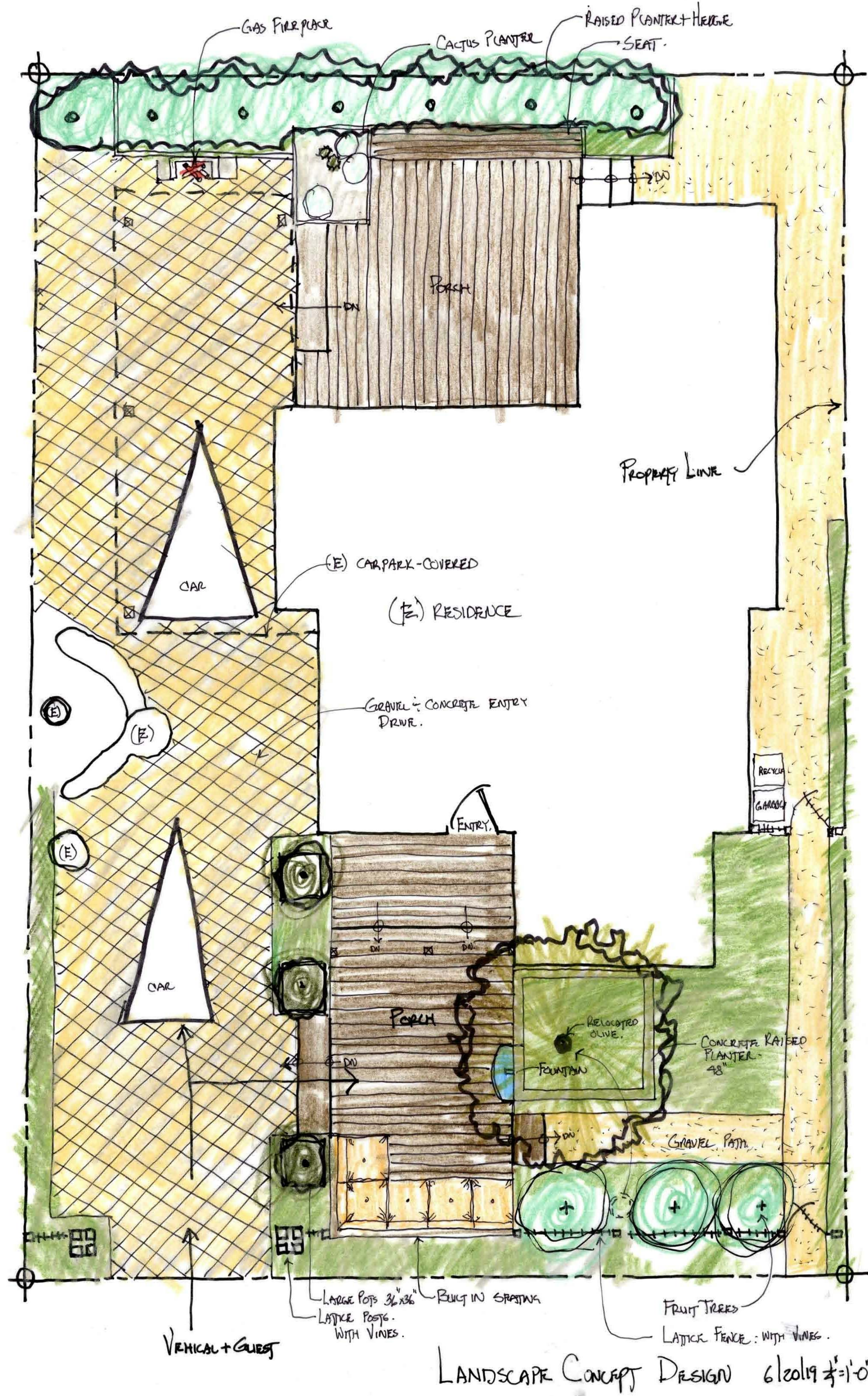
SCALE: 3" = 1'-0"

DR1.06

PROJECT NO.



2 AERIAL VIEW TO FRONT YARD
SCALE: 1" = 1'-0"

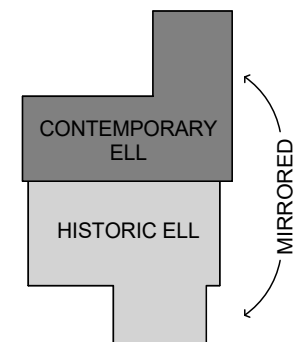


1 LANDSCAPE PLAN
SCALE: 1/4" = 1'-0"

HONIG RESIDENCE

1248 STOCKTON STREET
SAINT HELENA, CA 94574

Revision Number	Revision Description	Revision Date
ISSUED FOR:		DATE:
PRE-APPLICATION MEETING		05/16/2019
DESIGN REVIEW SUBMITTAL		07/02/2019



LANDSCAPE PLAN &
FRONT AERIAL VIEW

SCALE: As indicated

DR1.07

PROJECT NO.

1248 Stockton Street
Design Review and Variance Project Statement

DATE: 07/02/2019

APN:009-232-026-000

Zoning:MR: Medium Density Residential

Parcel Size: 3,832sf

Project Site:

The residence is located on Stockton Street between Spring and Tainter Streets on a 3832 square foot, non-confirming lot. There are 3 lots in a row of the same size, each with an approx. 950 square foot cottage on it. This particular cottage sits in the middle of this row of cottages and is bordered on either side by a cottage and on the back by the city's 4-plex for fire fighters, the 4-plex's parking lot shares the back property line with the subject property.

The front portion of the house, which is 488 square feet, was built in 1898 and is on the St Helena's Master List of Historic Resources. Please see the attached historic resource evaluation for more information regarding the project's consistency with the Secretary of the Interior's Standards for the rehabilitation of historic structures. The rear portion of the house, which is 470 square feet, was added and is non-historic. The house is considered legal non-conforming and does not sit within the required setbacks. For the last 50 years, the house has been a rental property and neglected, so it's leaking, molding, and generally deteriorated. It is also under-built and needs to be reinforced and brought up to current building codes. The rear portion (non-historic portion) of the home is in worse shape than the front historic portion due to poor construction quality and neglected maintenance.

Proposed Project:

The proposed project remodels and reinforces the historic front portion, and removes and reconstructs the rear portion. The exterior of the historic portion will remain unchanged in appearance with the exception of making the front door taller and removing the porch railings, which are not historic. The proposed floor plan reduces the number of bedrooms from 3 to 2 and adds a 2nd bathroom. The rear portion is minimally visible from the street and will not dominate the historical portion of the house, the height of the proposed roofline in the new back section will be lower than the historic section by 1'4". See attached Historic memo for confirmation that the proposed work will conform to the Secretary of Interior Standards for the Treatment of Historic Properties.

Proposed changes to historic portion:

- Remove the lathe and plaster and replace with new sheet rock.

- Lift the house so it can be leveled, the cripple walls repaired, new footings can be installed, and the floor support beams can be augmented and replaced where needed.
- Install crawl space vapor barrier and under-floor insulation.
- Install new plumbing and new wiring.
- Reinforce the ceiling beams and replace the roofing material.
- Insulate the walls and ceiling with high quality spray foam insulation.
- Install an attic floor and pull down ladder for storage.
- Replace front porch posts, roof, floor, and steps. (The porch roof leaks and slopes towards building, creating drainage issues).
- Replace front door and make it taller so it lines up with the windows.
- Replace original windows with efficient double paned windows in the same style (double hung with 2 lights).
- In the front bedroom, add a pair of windows to the east side that replicates the style of the current living room windows. These are minimally visible from street.
- Open the living room wall to the new kitchen/dining room.
- Convert the 2nd bedroom to a hall with laundry closet, 2nd bathroom, and entrances to the 2 bedrooms.
- Install new subfloor and flooring.

Proposed new back section:

- Rebuild kitchen/dining room, master bedroom and master bathroom. Add a storage attic over the master bathroom.
- Use windows that look like the historic windows in the front portion.
- Where there are openings to the outside, use modern sliding and accordion doors, which save on floor space and open the house to the yard.
- Replace the carport, following the same footprint and raising the height approx. 1'-6" (currently it is too low and does not provide safe head height clearance, as well as it is very dark underneath).
- Push the new dining room out 2'-10" to the west. This leaves 15'+/- between the house and the fence and will not impact required 10' side yard set back.
- Shift the new master bedroom wall to the west to align with the existing footprint of the closet (see red dashed lines on floor plan) to allow for an adequately sized bedroom. Existing room is too small for a bedroom, especially when built to current code to accommodate insulation values and thicker 2x6 framing (Currently those walls are +/-3" thick).
- Install on demand hot water and energy efficient HVAC.

Consistency with the General Plan:

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

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

Consistency with the Zoning District:

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

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

Architectural Design:

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

Variance request

A variance is being requested due to 1248 Stockton being an extremely small site of. 3,832 sf (168 sf smaller than a small lot ordinance site per 17.112.090)

The Variance is being requested for the following improvement:

Provide a 2'x10' extension to the existing bedroom located on the rearward side of the residence. This addition would align to the exterior wall and take the place of the existing water heater closet shown on the existing plan. Also, please see floor plan on the design review submittal 1/DR1.01 that indicates where the existing footprint is (with a dashed line and callout).

The reasons a variance should be considered, as well as the reasons the variance is necessary is as follows:

1. Make the building safe and meeting modern building code. Currently there is a very small bedroom on the rearward side of the house; walls are currently about 3 inches thick, which do not meet requirements for insulation, fire safety, or waterproofing. The overall width of the existing room is a mere 9'-5". New requirements are minimum 6" studs (therefore at least 8" of wall thickness). The

new walls in the existing footprint would create an uninhabitable and unsafe bedroom of max size of 8'-5", but most likely less due to thickness of wall materials, shear plywood etc. This would be unsafe for habitation and create issues with clearances and mobility once a standard 6'-8" long bed is installed, providing only 2 feet of clearance to an exterior wall.

2. The proposed extension of master bedroom does not project any further than the existing water heater closet, therefore it will not impede on any neighbors. It is not visible from the public right of way, it is consistent with the original footprint of the historic portion of the home "Historic Ell" and is similar height to existing. Furthermore the Historic Memo confirms that the proposed work will conform to the Secretary of Interior Standards for the Treatment of Historic Properties.
3. The Saint Helena Fire Department multi unit housing parking lot is directly behind 1248 Stockton, therefore this small 2' wide addition will not impact any neighboring residences, since it is only a parking lot butting up against 1248 Stockton.
4. Maintaining historic contribution of neighborhood. We are conscious on the historic nature of this site and want to be consistent with the historic guidelines and maintain the historic nature and feel of the quant home that currently resides at 1248 Stockton. Per Saint Helena Zoning Code 17.40.070 (1), the owner is allowed to raise the building and create a full second story (and potentially double the size of the existing house to 1,800 max gross sf footprint). Instead of this, we are proposing a very small addition that requires a variance of 20sf (2 feet x 10 feet) to one room of the house so that it can be a habitable and safe space to sleep. This maintains the full historic nature of the building and does not encroach on other neighbors and is consistent with the zoning district.
5. Fire Safety: The Owner is adamant about rebuilding the rearward portion of the home with fire resistant construction materials and techniques. This small 2' addition will be built with quality and care as well as fire safe standards, therefore it should be allowed to impede slightly into the setback as it already does.

All in All, the variance request is creating a safe space to sleep and reside, while not impacting the neighboring properties or area in general. It is also in-keeping with the historic nature of the home and the small site that it is built on.

Attachments:

Attachment 1 – Title Report
 Attachment 2 – Architectural Plans
 Attachment 3 – Historic Resource Evaluation
 Attachment 4 – Water Neutral Analysis

Water Neutrality Analysis

For

1248 STOCKTON STREET

July 3, 2019

Project Description – Remodel of an existing 3 bedroom 1 bath residence. The front portion of the residence is identified as a historic resource and is listed on the City of Saint Helena’s Master List of Historic Resources. The rear portion of the home is non-historic (per the attached Historic Memo) and is neglected, deteriorated and not built to the current code requirements. The proposed floor plan for the residence rebuilds the rear portion of the residence and reduces the number of bedrooms from 3 to 2 bedrooms. A second bathroom is added for convenience and livability. In order to meet water neutrality with this project the existing fixtures in the building will be replaced with new water conserving fixtures per CalGreen requirements, and a bedroom will be removed, thus decreasing the overall water use. The project is located at 1248 Stockton Street, Saint Helena.

Standards for Residential Demand

According to City of St. Helena Water Neutral Policy for Development, acceptable demand for residential flows /uses are:

Water Closet	3 flushes/day/occupant
Lavatory Faucet	0.25 min/3 times/day/occupant
Shower Head	8 min/shower/day/occupant
Kitchen Faucet	4 min/day/occupant
Clothes washer	0.37 load/day/occupant
Dishwasher	0.1 load/day/occupant

Cal Green Mandatory Measures – Water Use by Fixture

City of St. Helena Water Neutral Policy cites LEED, Energy Star, and City of San Francisco Water Conservation Guidelines as examples of acceptable sources for flow rate standards. 2013 Cal Green Mandatory Measures for new construction water use by fixture matches the most demanding of these as follows:

Water Closet	1.28 gal/flush
Lavatory Faucet	MAX 1.2gpm @ 60psi; MIN 0.8gpm @ 20psi
Shower Head	2.0gpm @ 80psi
Kitchen Faucet	1.8gpm @ 60psi

EXISTING Water Use

Existing Water use is estimated based on the *Napa County Alternative Sewer Treatment System Standards* of 150 gpd/bedroom. The existing residence is 3 bedrooms, therefore the water use of the existing residence is 450 gpd.

Daily Existing Water Use: **450gpd**

Annual use (Gallons): **164,250**

Landscape Water Use: Water MWELO is not required for Historic Sites per MWELO 490.1 (b). But to further acknowledge that water use is minimized and due to the small site, the proposed landscape area is only 410sf, therefore not requiring MWELO.

PROPOSED WATER USE –

The proposed remodel converts the existing 3 bedroom residence to 2 bedrooms. There are no other rooms (offices, dens, tv rooms, etc.) that could be counted as bedrooms, therefore the proposed calculation is based upon a maximum of 4 occupants.

(2) Bedrooms x (2) Occupants per bedroom = **4 total occupants.**

NUMBER OF OCCUPANTS: 4 Total

FIXTURE	FLOW RATE (GAL/MIN OR GAL/FLUSH)	FLOW DURATION (MIN., FLUSH, LOAD, ETC.	DAILY USES PER OCCUPANT	NUMBER OF OCCUPANTS	GALLONS PER DAY
RESIDENCE					
SHOWER HEAD	2	8	1	4	64
LAVATORY FAUCET	1.2	0.25	3	4	3.6
TOILET	1.28	1	3	4	15.36
KITCHEN FAUCET	1.8	4	1	4	28.8
DISH WASHER	6.3	1	0.1	4	2.52
CLOTHES WASHER	4 CFx6 GAL = 24GAL/CYCLE	1	0.37	4	35.52
MAIN RESIDENCE TOTAL					149.8 GAL/DAY
PROPOSED TOTAL		GALLONS/DAY		149.8	
		ANNUAL USE (GALLONS)		54,677	

Water Use Analysis – Results

A. Water demand for the Existing Main House and Proposed Accessory Dwelling is well under City of St. Helena Water Neutral Policy for Development baseline.

Baseline 164,250 gal./yr.

Proposed 54,677 gal./yr.

Reduced water use amount/yr: 109,543gal./yr.

Conclusion: Due to removing a bedroom as well as providing all new water conserving fixtures per CalGreen requirements, the remodel of 1248 Stockton reduces water use from baseline demand by 109,543gal./yr. (300gallons/day) which is a very substantial decrease in water use.

LILLY BIANCO
PRESERVATION & PLANNING

Page 1/ 6

To:
Elaine Honig
440 Crystal Springs Road,
St Helena, 94574

Subject:
1248 Stockton Street Rehabilitation
Analysis of Consistency with Sect. of the Interior's Standards
for Rehabilitation

May 3, 2019

Dear Elaine,

Following review of the proposed rehabilitation project and plans prepared for 1248 Stockton Street provided via email on April 29, 2019, it appears that the proposed work for 1248 Stockton Street **would** conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties. The residence is identified as a historic resource; it is listed on the City of St. Helena's Master List of Historic Resources and located within the boundaries of the "Adams Street Historic District" as identified in the 1993 St. Helena General Plan. The subject residence contributes to the character of the District which is significant as an intact collection of residential buildings conveying the late 19th and early 20th century residential development of St. Helena.

The subject building is a one-story vernacular gable front and wing residence (also referred to as gable and ell), constructed in the late 1890s. This style descended from the Greek Revival style and was especially common in more rural areas. While the earliest versions tended to be more ornamental, those constructed post-railroad, when lumber was relatively inexpensive and balloon framing popular, tended to be notably simple and modest in their detailing.

707.812.8728
lilly@lillybianco.com
lillybianco.com

PO Box 3244
Napa, CA 94558

1248 Stockton Street
Consistency Memo

The residence is approximately 950 sq. ft., It is clad in shiplap siding, and capped with a cross gabled roof. A shed roof porch is situated in the ell. Double hung windows are located on the gable and ell portions of the façade. A series of concrete stairs leads to a wood porch and paneled front entry door with integrated transom. The façade features corner boards on the ell and wing. On the northwest elevation is a paired two-over-two double hung window.

Based on review of available Sanborn Fire Insurance maps and site investigation it appears that the building has been added to and today it features two (2) rearward additions to the original square mass of the residence. The rearward additions do not exhibit the same level of craftsmanship or detailing as is seen on the original form and while they appear to be relatively early additions are not considered contributing to the significance of the residence. Likewise, the porch does not appear to be original to the residence and exhibits replacement materials, although the overall form and detail of the porch are likely similar to what originally existed.

Character Defining Features of the building include:

- one-story height
- gable and ell form
- shed roof porch in ell
- shiplap siding
- simple double hung windows
- moderate roof pitch
- simplicity of detailing

The modifications proposed as part of the rehabilitation effort include those items enumerated in Exhibit A (**attached**) with exterior modifications mostly confined to non-character defining (or non-historic) elevations. The work proposed for the façade (i.e. the character-defining elevation) is limited to 1) replacement/ elongation of the front door, 2) in-kind replacement of windows 3) replacement of porch members and roof, and 4) replacement of stairs which would be substantially similar to what currently exists. Also proposed is the demolition and a rebuild of the two non-historic rearward additions. The new construction proposed at property rear would not be particularly visible from the public way as the roofline would sit 1'4" below that of the historic roofline and the majority of the addition would be obscured by the mass of the original residence.

The basic test for determining whether modifications would have an impact to the historic integrity of a building is to consider the building against the relevant standards outlined by the Secretary of the Interior, listed below. Rehabilitation is one of four historic building treatments recognized by the Sect. of the Interior; it is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which

1248 Stockton Street
Consistency Memo

convey its historical, cultural, or architectural values. The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.

As detailed below, the proposed modifications are consistent with the applicable Secretary of the Interior's Standards for Rehabilitation:

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

*Residential use shall be continued. **Consistent.***

2. The historic character of a property shall be retained and preserved...

Character defining features and spaces will be retained. Modifications to the façade will be mostly limited to repair and all will be in keeping with the established character of the building. Changes proposed for the sides of the building are modest and in keeping with the building's character and stylistic features and also, for the most part, will not be particularly visible. Changes to the rear of the building would not be expected to impact the historic character given that such changes are not readily visible from the public way which is the perspective from which alterations are generally considered.

The replacement of the front door with a new slightly taller door would result in a very subtle change and would result in the top of door/transom being at a height consistent with the adjacent window which is more typical and which would not unnecessarily detract from the historic character.

In respect to the window replacement—The Sect. of the Interior's Rehabilitation Guidelines recommend, "Identifying, retaining, and preserving windows and their functional and decorative features that are important in defining the overall historic character of the character of the building. While the retention of the historic windows is the most preferred option, in rehabilitation projects such as this, the guidelines afford a level of flexibility such that replacement may be appropriate in so far as the replacement is in-kind and maintains the essential characteristics exhibited by the originals. Under this project, the property owner is proposing to replace the original single paned double-hung windows with new double-hung aluminum or fiberglass clad windows of the same size, with the same pane configuration and with the dimensions of the muntin and rails matching the dimensions of the historic windows. Given that the operational characteristics, size, dimensions, and material appearance will be substantially similar to the original windows, there is no expectation that the replacement would diminish the historic character of the building.

1248 Stockton Street
Consistency Memo

Other work proposed for the façade, including replacement of stairs with wood or concrete, replacement of porch members and shed roof would be largely similar to what exists now and would retain the characteristic simplicity of this style so as to not adversely affect the essential character. The introduction of paired windows to southeast elevation would not be readily visible from the public way and would be in keeping with the style and character of the existing residence. Likewise, the minor shifting and change in size to the window on the east side elevation would not be visible from the public way and would not negatively affect the integrity of the resource.

*Finally, the removal of non-contributing additions and proposed new construction at property rear would not be especially visible from the public way given the lower roofline and the fact that the addition would mostly be obscured by the main mass of the house. Minimizing the additions visibility ensures that the original mass, proportions, and shape of the residence are maintained and allows for the that the original historic portion to continue to convey its historic character. **Consistent.***

3. Each property shall be recognized as a physical record of its time, place, and use.

*No conjectural features or those that may result in a false sense of historicism will be added. New components will of simple quality materials and will be compatible but will also be recognized as being of the current day so as to not create a false sense of historicism. **Consistent.***

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

*The original 488 sf mass of the building constitutes the significant portion of the building and will be retained. No significant contributing features or forms will be removed. **Consistent.***

5. Distinctive features shall be preserved.

*All character defining features, enumerated above, will be appropriately preserved. While some features will be replaced, the replacement will be done in-kind, thereby retaining the distinctive characteristics that help convey the overall significance (See discussion under Standard 2). Accordingly, the Project can be found to sufficiently preserve distinctive features and is **Consistent.***

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.

1248 Stockton Street
Consistency Memo

As detailed above and as shown on project plans, the vast majority of character defining features will be repaired to the extent feasible. Given the level of deterioration exhibited on the original windows, past lack of maintenance, and the property owner's preference to install double-paned energy efficient windows, the project involves replacing the existing double hung windows in-kind. The replacement windows will be substantially similar in appearance to the original windows. The replacements would be new double hung aluminum or fiberglass wood clad windows of the same size, with the same pane configuration and with the dimensions of the muntin and rails matching the dimensions of the historic windows. Given that the operational characteristics, size, dimensions, and material appearance will be substantially similar to the original windows, this will ensure the character is maintained.

*In respect to the porch- replacement components will maintain the characteristic simplicity of the vernacular style and will be substantially similar to what is there now and presumably, what existed historically. Given that the project favors repair and given that any replacement will largely be in-kind, the project is found to be **Consistent**.*

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
No cleaning treatments are proposed that could damage the building.
Consistent

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
Not applicable. **Consistent.**

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
All exterior modifications are in keeping with the established character of the residence and would ensure integrity is retained. New construction at the building rear and limited modifications at property front will utilize quality materials that take inspiration from the existing residence and which will be simple and visually unobtrusive enough so as to not detract from the historic features. **Consistent.**

1248 Stockton Street
Consistency Memo

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

*The new additions proposed at the building rear would leave the original mass of the residence intact and future removal of the addition would not impact the essential form and integrity of the residence. . **Consistent.***

All modifications proposed as part of the 1248 Stockton Rehabilitation and enumerated in Exhibit A, are consistent under the Secretary of the Interior's Standards and would not adversely impact any character defining features of the building. The modifications would maintain (or replace in-kind) the form, style, and original features of the building such that the building would continue to convey its significance as a vernacular gable front and wing residence and would retain integrity.

Please do not hesitate to reach out should you have any questions or concerns. I can be reached at 707.812.8728.

Kind Regards,

A handwritten signature in black ink that reads "Lilly Bianco". The signature is written in a cursive, flowing style.

Lilly Bianco

EXHIBIT A. Proposed Modifications as of May 1, 2019*(Excerpt from project narrative)*

The proposed project remodels and reinforces the historic front portion and removes and rebuilds the rear portion. The exterior of the historic portion will remain unchanged in appearance with the exception of making the front door taller and removing the porch railings, which are not historic, the proposed floor plan reduces the number of bedrooms from 3 to 2 and adds a 2nd bathroom. So, it will not be visible from the street nor dominate the historical portion of the house, the height of the proposed roofline in the new back section will be lower than the historic section by 1'4".

Proposed changes to historic portion:

- Remove the lathe and plaster and replace with new sheet rock.
- Lift the house so it can be leveled, the cripple walls repaired, new footings can be installed, and the floor support beams can be augmented and replaced where needed.
- Install vapor barrier and floor insulation.
- Install new plumbing and new wiring.
- Reinforce the ceiling beams and replace the roof.
- Insulate the walls and ceiling with spray on insulation.
- Install an attic floor and pull-down ladder for storage.
- Replace front porch posts, roof, floor, and steps.
- Replace front door and make it taller so it lines up with the windows.
- Replace original windows with double paned windows in the same style (double hung with 2 lights).
- In the front bedroom, add a pair of windows to the east side that replicates the style of the current living room windows.
- Open the living room wall to the new kitchen/dining room.
- Convert the 2nd bedroom to a hall with laundry closet, 2nd bathroom, and entrances to the 2 bedrooms.
- Install new subfloor and flooring.

Proposed new back section:

- Rebuild kitchen/dining room, master bedroom and master bathroom. Add a storage loft over the master bathroom.
- Use windows that look like the historic windows in the front portion, with the exception that gabled projection at kitchen will feature floor to ceiling glass.
- Where there are openings to the outside, use modern sliding and accordion doors, which save on floor space and open the house to the yard.
- Replace the carport, following the same footprint and raising the height.

1248 Stockton Street
Consistency Memo

- Push the new dining room out 2'10" to the west. This leave 15'+- between the house and the fence and will not impact required 10' side yard setback.
- Shift the new master bedroom wall to the west to allow for an adequately sized bedroom. Existing room is too small for a bedroom, especially when built to current code to accommodate insulation values and use 2x6 framing.
- Install on demand hot water and energy efficient HVAC.



PLANNING COMMISSION REPORT

Planning Commission Meeting of September 3, 2019

AGENDA SECTION: Scheduled Matters

FILE NUMBER: PL19-038

SUBJECT: The City of St. Helena Public Works Department requests Design Review approval in order to construct a public restroom facility at the public parking lot located adjacent to Telegraph Alley between Oak Street and Money Way in the CB: Central Business district.

PREPARED BY: Erica Ahmann Smithies, Public Works Director and City Engineer

REVIEWED BY: Aaron Hecock, Acting Planning & Building Director

APPROVED BY: Aaron Hecock, Acting Planning & Building Director

APPLICATION FILED:08/21/19

ACCEPTED AS COMPLETE:08/30/19

LOCATION OF PROPERTY: 1300 Block of Money Way

APN: 009-240-013

GENERAL PLAN/ZONING: CB: Central Business

APPLICANT: City of St. Helena Public
Works Department

PHONE: (707) 968-2629

BACKGROUND

St. Helena residents, downtown businesses and visitors have expressed the need for a public restroom facility in the central business district of Main Street. The City began designing the project in the fall of 2015 and on May 16, 2017, Planning Commission approved the project design with Resolution PC2017-023. Since May 2017, the project has been advertised twice for construction with bids much higher than anticipated.

On February 26, 2019, City Council rejected a second round of competitive construction bids that more than doubled the approved Capital Improvement Project (CIP) budget and directed staff to research a more cost effective facility (i.e. modular or factory built) as well as have input provided from the City's consultant firm, Gates and Associates, on the facility type and location within the parking lot.

On August 13, 2019, City Council approved staff recommendation of a modular building and authorized the purchase of an Exeloo Jupiter Platinum Twin Toilet in the amount of \$183,600 from Exeloo Corporation. The approval included the option to wrap the building with a historic/City photo and authorized the City Manager to execute the purchase. In addition to that approval, City staff stated the project would need to be brought back to the earliest Planning Commission meeting to review the design change and approve the revised project.

PROJECT DESCRIPTION

The project consists of a modular restroom building with an adjacent combined water fountain and water bottle filling station. The building will be constructed between the Telegraph Alley sidewalk and the public parking lot at 1301 Money Way. Parking spaces will be preserved in the lot, but since the building will be located up to the parking curb, additional protections, such as bollards and parking bumpers will be added to stop vehicles short of hitting the structure. The proposed combined water bottle filling station and water fountain will be located between the restroom buildings on City Property.

The Exeloo is steel framed with a reinforced concrete base, fiber cement exterior walls, and a structural insulated panel 3" foam core roof. The project includes either a paint finish or a historic photo of St. Helena (examples attached) which City Council wants Planning Commission to provide direction.

Unlike port-a-potties and standard block constructed restrooms, the Exeloo Corporation APT proposed for installation has a minimal footprint, is relatively easy to construct and relocate, and provides a solid, functional design with intelligent features. A key feature is the unit's remote monitoring capability which would allow City staff to monitor usage, toiletry needs, and provides monthly reports to help make informed investment decisions in the future.

Installation of the Exeloo bathrooms requires two rectangular concrete footings/slabs and utility connections brought to the proposed site. Public Works staff has the capability to bring the utilities to the site and make the connections needed at the time of installation which will save on project cost significantly. It is also anticipated the planned concrete work to modify the parking lot and landscaped median would be complete by a contractor. The additional site work is estimated to cost \$50,000. There were also four additional parking lot lights proposed to be installed with this project; however, it is recommended the additional parking lot lights be placed on hold until the downtown streetscape plan is completed and incorporated with future construction

considerations. It is important to note that the Exeloo bathroom will include lighting on the interior and exterior of the structure.

ANALYSIS

CEQA

The project is exempt from the requirements of CEQA pursuant to Section 15303, which exempts the construction of small structures or facilities and the installation of new equipment and facilities in small structures.

GENERAL PLAN/ZONING

The property has a General Plan and Zoning designation of Central Business (CB). This district provides for retail, personal service uses, offices, restaurants, hotels/motels, service stations, public and quasi-public uses, and similar and compatible uses that serve local residents and the surrounding area. Emphasis is on pedestrian-oriented retail and service uses on the ground floor level, with office and residential uses on the upper levels. Pursuant to SHMC Section 17.48.040 and Chapter 17.164, all signs, new structures or buildings, or exterior revisions (including, but not limited to, change in exterior color) of any existing structures or buildings for both permitted and conditional uses shall require design review.

The project as designed meets all the required development standards of the CB district.

DESIGN REVIEW

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

1. Consistency and compatibility with applicable elements of the general plan;
2. Compatibility of design with the immediate environment of the site;
3. Relationship of the design to the site;
4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;
6. Compatibility with future construction both on and off the site;
7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;
8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;

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

Staff believes that the proposed project is consistent with the required design review criteria listed above.

ISSUES

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

CORRESPONDENCE

Staff received one (1) letter in support of this application which is attached to this report.

STAFF RECOMMENDATION

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15303, which exempts the construction of small structures or facilities and the installation of new equipment and facilities in small structures; and
2. Accept the required findings and approve design review for the proposed new public restroom facility at the public parking lot located between Oak Street and Money Way in the CB: Central Business district

ATTACHMENTS

[Resolution](#)

[APN Map](#)

[Site Plan](#)

[Jupiter Twin Building Plans](#)

[Letter of Support](#)

[August 13, 2019 City Council Staff Report](#)

[PC2017-023 1300 BLOCK MONEY WAY RESTROOMS D.R. 05.16.17](#)

**CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
GRANTING DESIGN REVIEW APPROVAL TO APN #009-240-013
(File No. PL19-038)**

PROPERTY OWNER: The City of St. Helena

APN: 009-240-013

Recitals

1. The City of St. Helena Public Works Department requests adoption of a resolution approving design review in order to construct a new public restroom facility at the public parking lot located adjacent Telegraph Alley between Oak Street and Money Way in the Central Business (CB) district;
2. On May 16, 2017 the Planning Commission approved a previous design of the project (PC2017-023) however the project was never constructed due to cost.
3. On August 13, 2019 the City Council authorized the purchase of an Exeloo Jupiter Platinum Twin Toilet in the amount of \$183,600 including an exterior wrap option for placement at this location.
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 September 3, 2019; and
5. Now, therefore let it be found that, the Planning Commission approves design review thereby authorizing the modifications contained in said plans based on the findings below and subject to the conditions of approval enumerated herein.

Resolution

- A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff reports, City files for this matter, correspondence, presentations and other materials.
- B. The Planning Commission hereby finds that the project is exempt from the requirements of CEQA pursuant to Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.
- C. In accordance with the design review criteria identified in SHMC Section 17.164.030, the Planning Commission finds that the project demonstrates the following:
 1. *Consistency and compatibility with applicable elements of the general plan in that the project consists of constructing a public restroom within an existing public parking lot;*
 2. *Compatibility of design with the immediate environment of the site in that the project has been designed to be compatible with the site and its surroundings;*

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3. *Relationship of the design to the site is found to be consistent in that the project was designed in consideration of the unique characteristics of the site;*
4. *That the design is compatible in areas considered by the board as having a unified design or historical character in that the project is not an area of with a unified design character and has been designed to be compatible with the site and the surrounding area;*
5. *That the design promotes harmonious transition in scale and character in areas between different designated land uses in that the project is the construction of a public restroom within an existing public parking lot;*
6. *Compatibility with future construction both on and off the site in that the project consists of constructing a public restroom within an existing public parking lot;*
7. *That the architectural design of structures and their materials and colors are appropriate to the function of the project in that the project is a modern automated restroom facility;*
8. *That the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community in that the home has been designed to be compatible with the site and its surroundings;*
9. *That the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures in that the project consists of constructing a public restroom within an existing public parking lot;*
10. *That access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles in that access to the site will remain via Oak Avenue or Money Way;*
11. *That natural features and vegetation are appropriately preserved and integrated with the project in that the project consists of constructing a public restroom within an existing public parking lot;*
12. *That the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions in that in that the facility will be constructed of modern building materials and will be compatible with surrounding development;*
13. *That the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site in that the restroom facility and associated landscaping has been designed to be compatible with the site and its surroundings;*
14. *That sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape*

materials in that project related construction is required to meet all California Building Codes and City of St. Helena development standards.

Planning Department Conditions of Approval

- D. The Planning Commission approves design review for the above-described project with the following conditions of approval. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.
 1. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit.
 2. The design review shall be vested within one (1) year from the date of final action. A building permit for the use allowed under this approval shall have been applied for within one (1) year from the effective date of this action or the approval shall expire, provided however that the approval may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals.
 3. Any request for an extension of this approval shall be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
 4. The approvals shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.
 5. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.
 6. Pursuant to City Council Resolution 2003-65, the owner and applicant are informed of the following:

In recognition of the need for additional affordable housing, and to mitigate the effects of this development on the supply and demand of affordable housing, the permittee shall be subject to a Housing Impact Fee, an inclusionary requirement, an in-lieu fee, and/or similar fair and appropriate mechanisms, to provide funds for or to develop additional affordable housing.
 7. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
 8. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages,

*Telegraph Alley Public Restroom
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costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.

9. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
10. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
11. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with the Building Official, Fire Inspector and or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.
12. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on September 3, 2019, except as modified herein.
13. During construction, the project site shall be adequately fenced and secured to prevent trespassing.
14. Exterior lighting shall be directed or shielded to prevent glare onto public roadways or adjacent properties.
15. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The City Engineer must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

Public Works Department Conditions of Approval

16. Approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with, the most current version at the time of improvement plan submittal, Caltrans Standards and Specifications, the City of St. Helena Municipal Code, the St. Helena Water and Sewer Standards, the St. Helena Street, Storm Drain and Sidewalk Standards, and all current federal, state and county codes governing such improvements.
17. For any improvements outside the existing building envelope, a grading and drainage plan showing topographic data, all easements, infrastructure onsite and

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

18. Drainage needs to be routed to prevent inundation of neighboring properties. Grading and/or site improvement plans shall show how 2-year and 10-year storm flows shall be infiltrated on site and/or diverted at the property lines to prevent inundation of neighboring properties.
19. Prepare and implement a Stormwater Control Plan as required by the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual, dated July 14, 2014.
20. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.
21. Site plan shall show location of any trees within the project area. If any tree located within the public right of way needs to be removed, the applicant must submit a tree removal permit application to the Public Works Department. The Tree Removal Permit Application is subject to review, public noticing, and approval by the City Arborist and Public Works Director.
22. Provide details of any and all proposed fencing and/or walls on all plans submitted for building permit review.
23. If the proposed/new landscaping involves an area greater than 500 square feet or rehabilitation of more than 2,500 square feet, the proposed landscaping shall comply with the State's Model Water Efficient Landscape Ordinance (MWELO). WELO compliance shall be demonstrated for each parcel as part of each individual building permit submittal. The applicant shall submit the MWELO application at the time of the building permit submittal. The application is located here: http://www.cityofstheleena.org/sites/default/files/fileattachments/public_works/page/2491/mwelo_ldp_cc.pdf
24. The applicant shall install an approved backflow device behind the water meter prior to Certificate of Occupancy. Any new and modified existing water laterals, meters and backflow prevention devices shall be required and constructed in accordance with the current requirements of the City of St. Helena's Water Standards and the California Department of Health Standards. Existing meter boxes located within a driveway shall be retrofitted with a traffic-rated box. New laterals shall be located perpendicular to the water main and outside any driveway/drive aisle.
25. Remodels or new construction which requires fire sprinklers shall install an appropriately-sized water service with appropriate backflow and meter devices prior to Certificate of Occupancy. Fire system calculations shall be submitted with the Grading and Drainage Plan to verify fire service lateral and meter sizing. Deferred submittals are not accepted.
26. No construction may commence until adequate access to fire water supply is available to building sites as approved by the Fire Chief.

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. Provide details of any and all proposed fencing, gates, and/or walls on all plans submitted for building permit review.
30. The applicant shall conform to the City of St. Helena Water and Sewer Standards Section 6-2.10 which includes assessing the adequacy of the lateral, replacing if necessary and installing any needed cleanouts prior to Certificate of Occupancy.
31. The applicant shall conform to the requirements of City of St. Helena Standard Drawings, Water and Sewer Standards Section 7-1.12, and applicable Health Standards which includes water laterals being a minimum of five (5) feet from sewer laterals, prior to Certificate of Occupancy.
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.
33. 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.

Building Department Conditions of Approval

34. A building permit is required for all onsite demolition, construction and/or change of occupancy.
35. 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.
36. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
37. The applicant shall provide a construction waste management plan with the building permit application.
38. 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.
39. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
40. 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

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September 3, 2019*

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.

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

Fire Department Conditions of Approval

42. 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.
43. Fire sprinklers and fire hydrants shall be installed as required by Fire Code and the Fire Department.

I HEREBY CERTIFY that the foregoing 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 September 3, 2019 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

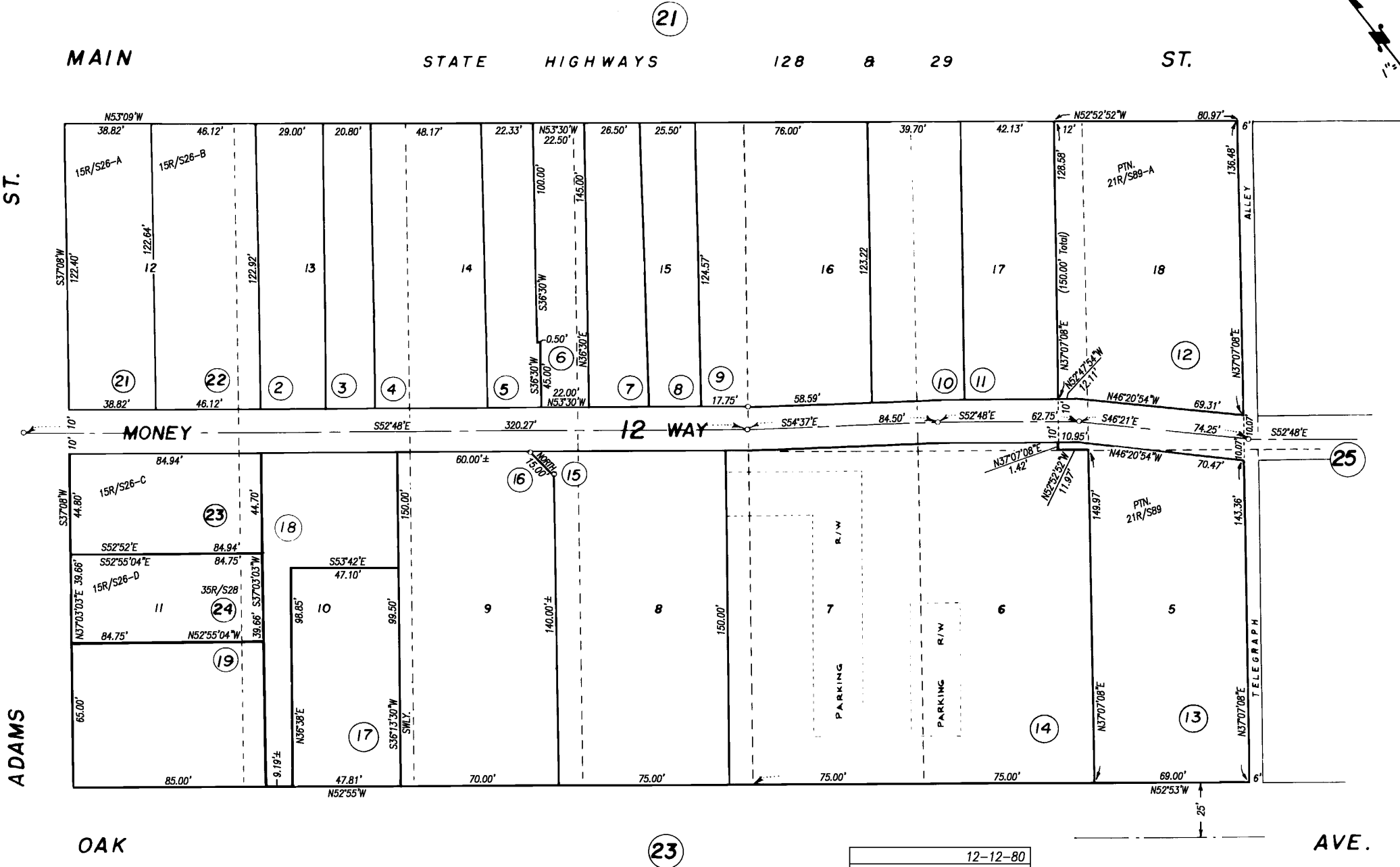
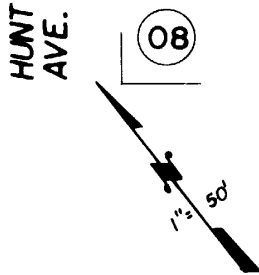
Lester Hardy
Chair, Planning Commission

Aaron Hecock, AICP
Acting Planning and Building Director

*Telegraph Alley Public Restroom
Conditions of Approval
September 3, 2019*

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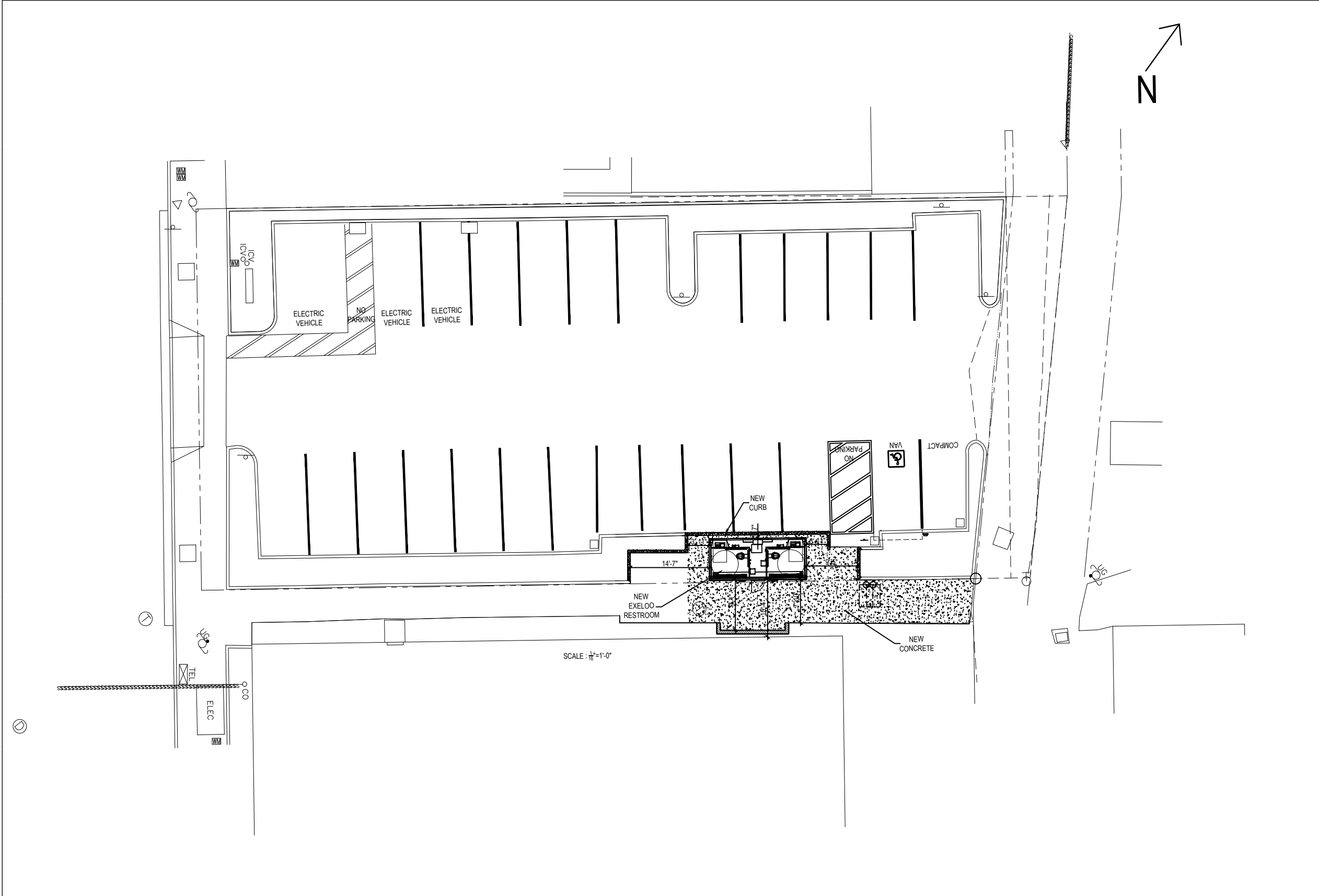
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NOTE: This Map Was Prepared For Assessment Purposes Only , No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.

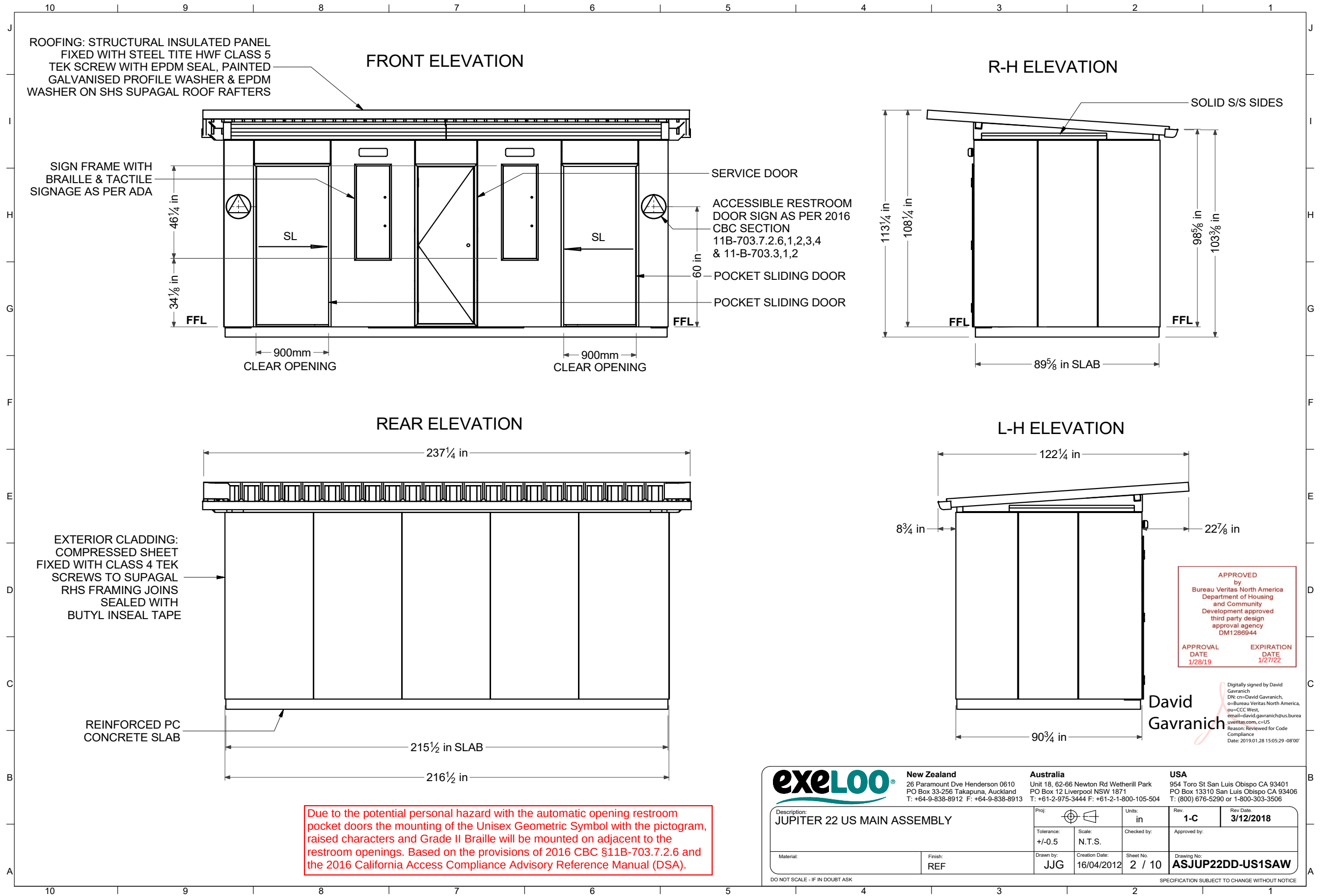
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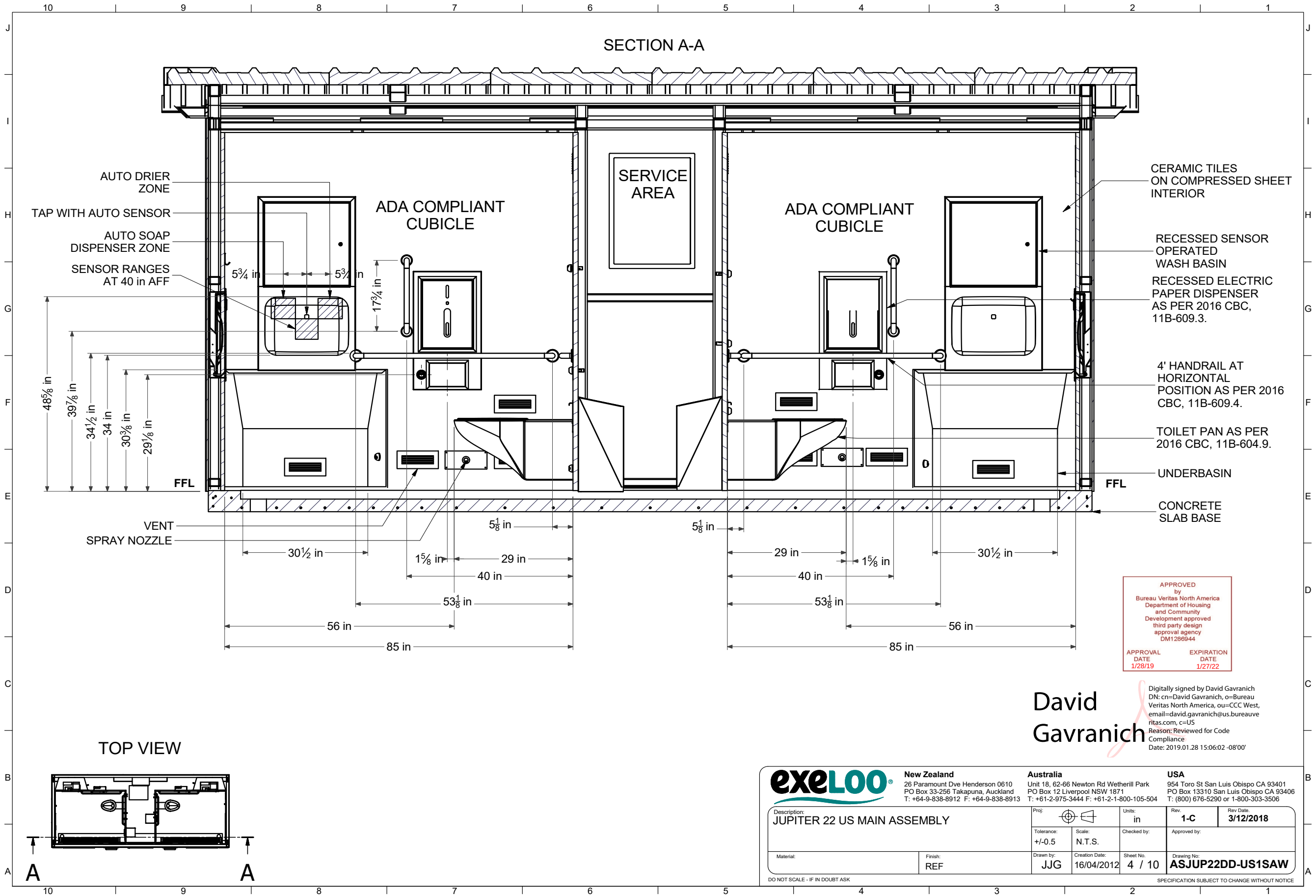
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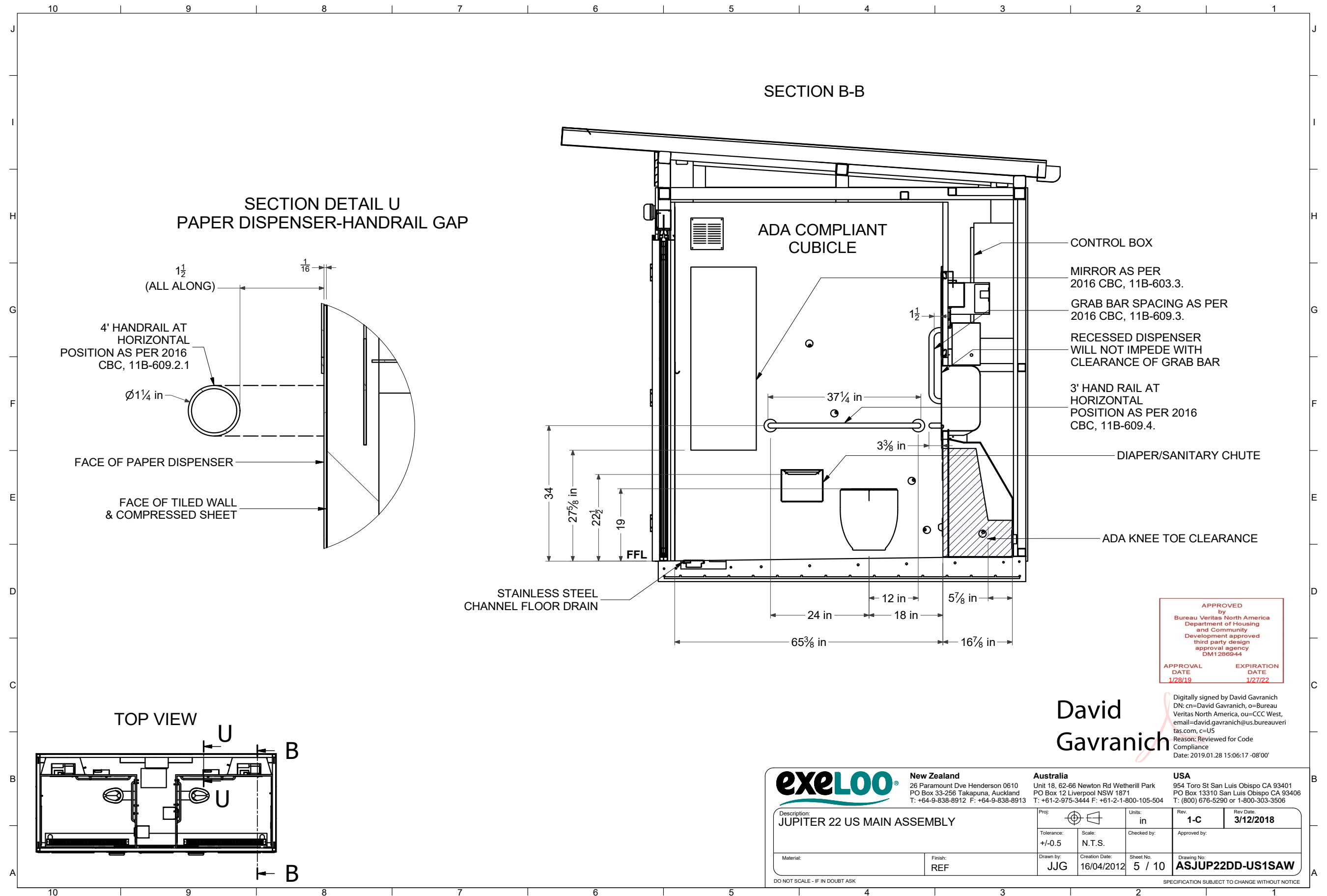


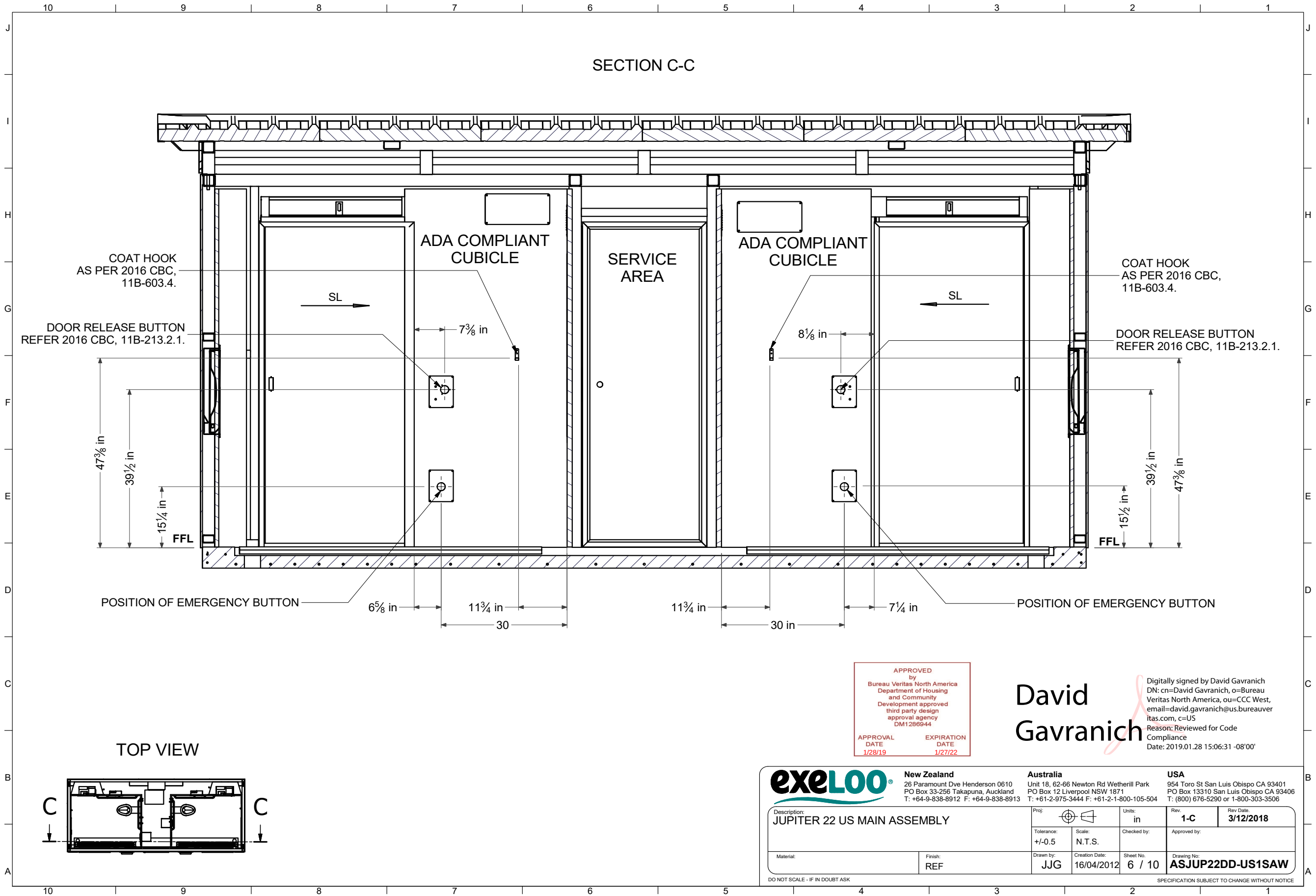
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	DESIGNED BY:
	DRAWN BY:
	CHECKED BY:
PROJECT NO. C-82	
C I T Y O F S T. H E L E N A PUBLIC WORKS 1572 Railroad Avenue, St. Helena, CALIFORNIA, 94574 PH. 707-968-2658	
C-82 DOWNTOWN RESTROOM FLOOR PLAN	
SHEET G1 1 OF 1	

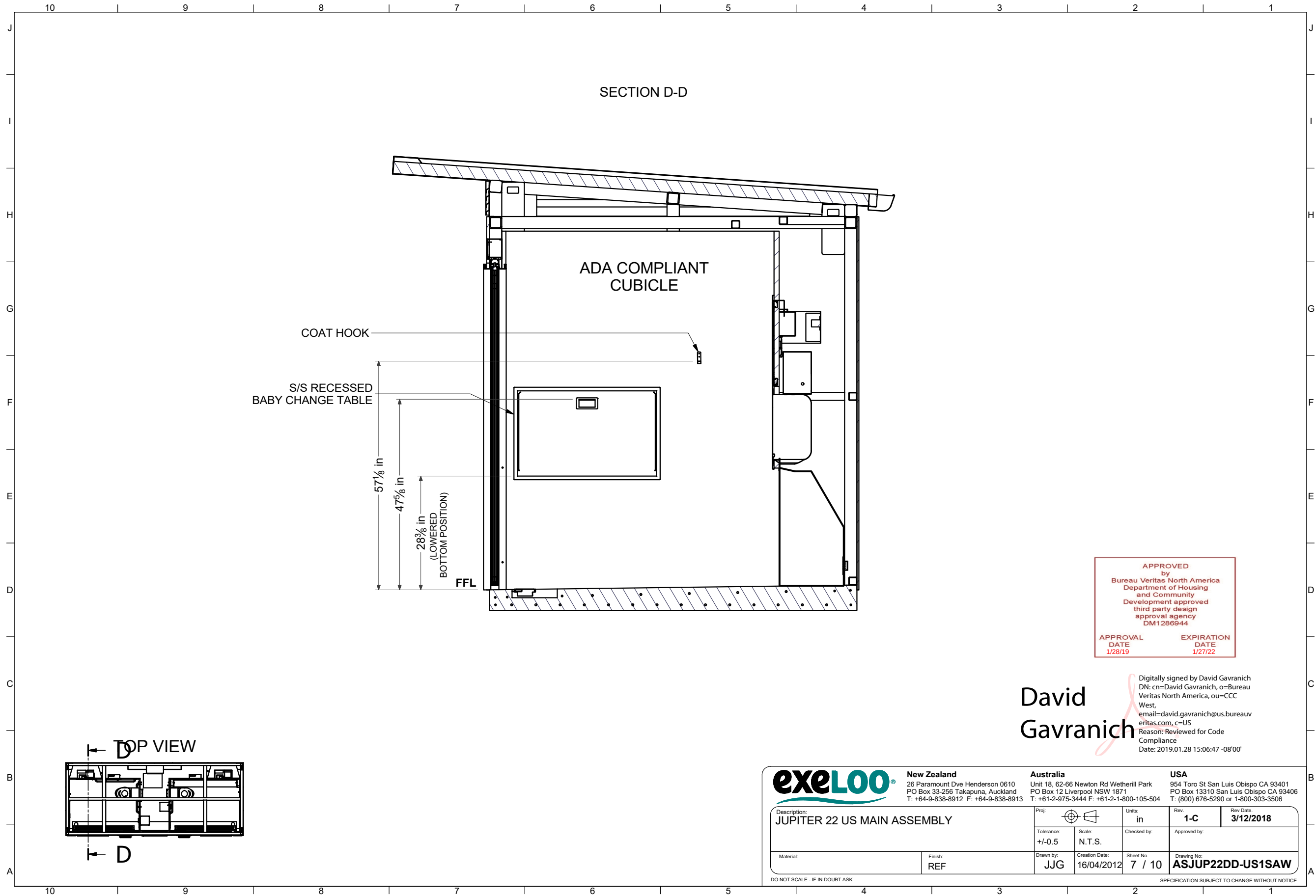


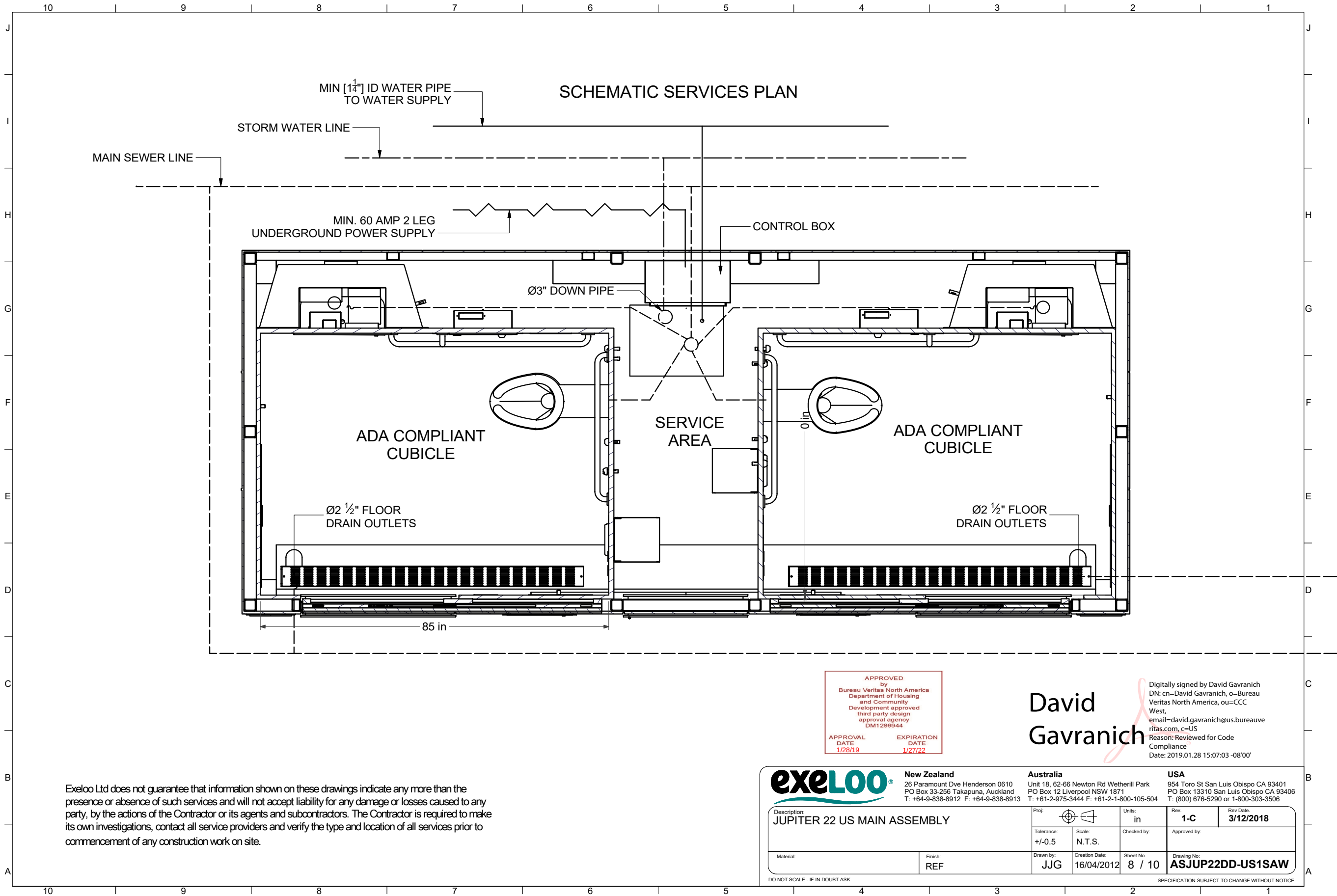


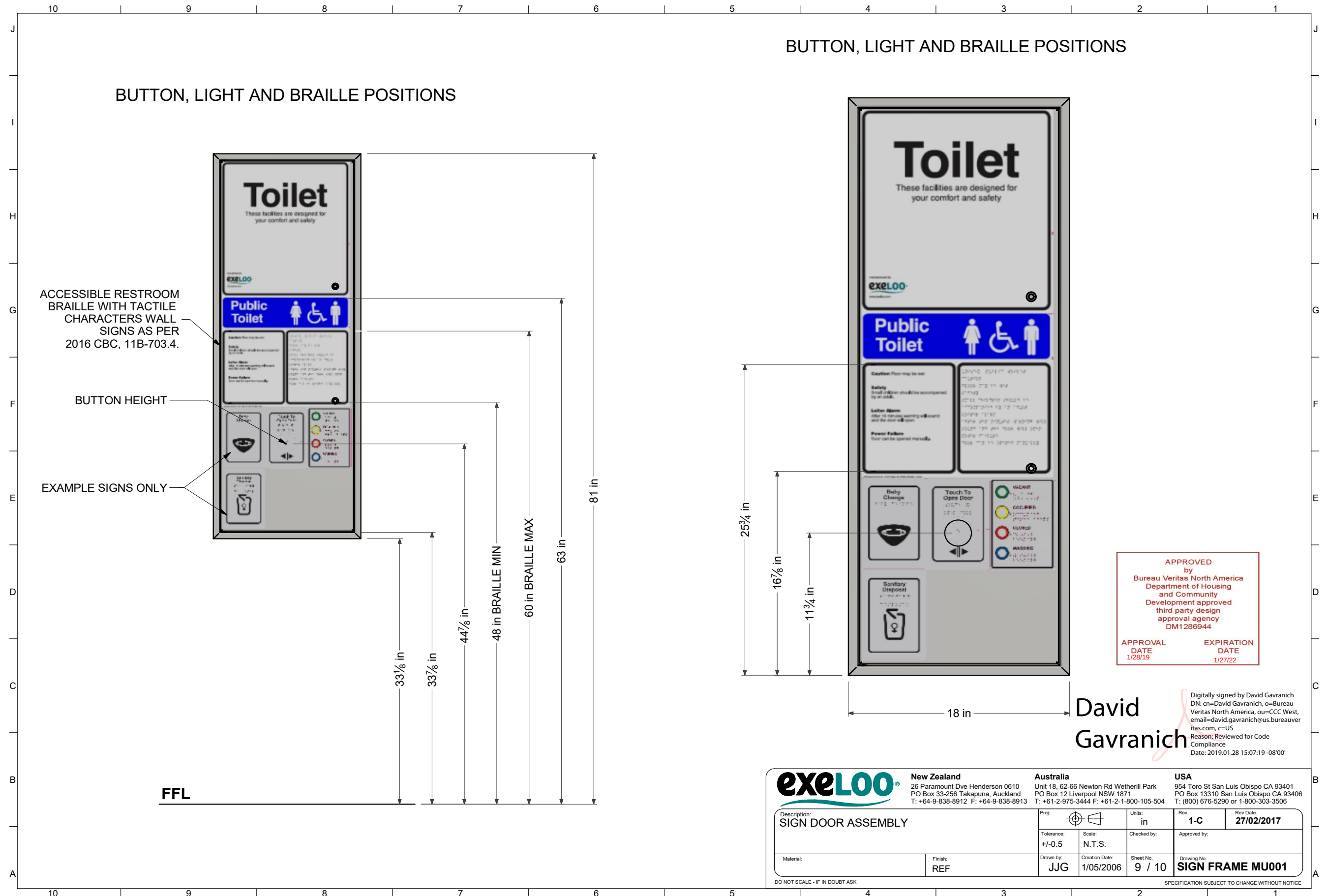


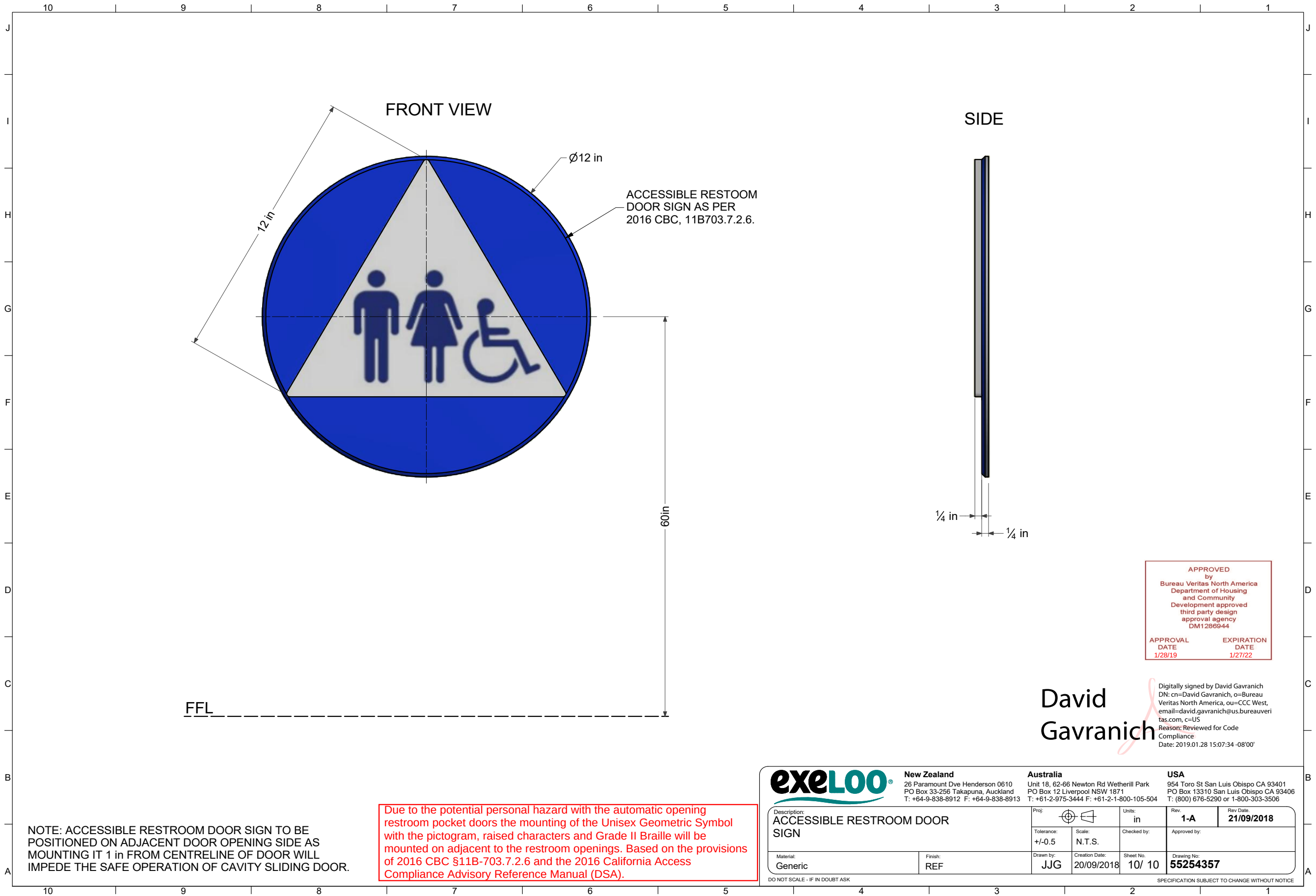














August 30th, 2019

Dear City of St. Helena Planning Commission,

On behalf of the St. Helena Chamber of Commerce and its members, we are in full support of the proposed new public restroom facility at Telegraph Alley and Money Way.

A restroom facility, like the one proposed, will bring a much-needed amenity to St. Helena's downtown, giving downtown guests and merchants options for restroom use. As a world class destination, we are the center of hospitality for the Napa Valley and offering tourists, guests and even locals, restrooms is a must for everyday convenience in a downtown environment. This will positively change the experience for guests in our downtown.

We are grateful for the city's efforts to make this happen for our downtown, and our businesses fully support this restroom project.

Sincerely,

Amy Carabba-Salazar
President & CEO
St. Helena Chamber of Commerce



Report to the City Council
Council Meeting of August 13, 2019

Agenda Section: Old Business

Subject: *NEW ATTACHMENT 8-8-19

Consideration of approval of a Resolution approving the purchase of a Exeloo Jupiter Platinum Twin Toilet in the amount of \$171,200 from Exeloo Corporation and authorizing the City Manager to execute all necessary documents.

**CEQA 15303 New Construction or Conversion of Small Structures
Determination:**

Prepared By: Erica Ahmann Smithies, Public Works Director and City Engineer

Reviewed By: April Mitts, Finance Director

Approved By: Mark T. Prestwich, City Manager

BACKGROUND

There has been a long term need to provide a public bathroom facility to the St. Helena community and visitors using the downtown area. Since 2015, the City's Capital Improvement Program has included plans for the construction of the Downtown Restrooms, City Project C-82. The project site is located directly off Main Street where Telegraph Way meets Money Way, adjacent to the City owned parking lot on Oak Avenue. The proposed project would add two single stall Americans With Disabilities Act (ADA) compliant bathrooms, additional lighting, and an ADA water fountain without removing any parking spaces.

On February 26, 2019, City Council rejected a second round of competitive construction bids that more than doubled the approved Capital Improvement Project (CIP) budget and directed staff to research a more cost effective facility (i.e. modular or factory built) as well as have input provided from the consultant firm, Gates and Associates, on the facility type and location within the parking lot.

DISCUSSION

One of the facility options discussed at the February Council meeting was a modular facility also referred to as an Automatic Public Toilet (APT) manufactured by the Exeloo Corporation. The installation of a modular APT on the City's Oak Avenue parking lot will satisfy the City's need for public bathroom facilities as well as provide for significant cost savings from traditional construction. Unlike port-a-potties and standard block constructed restrooms, the Exeloo Corporation APT proposed for installation has a minimal footprint, is relatively easy to construct and relocate, and provides a solid, functional design with intelligent features. A key feature is the unit's remote monitoring capability which would allow City staff to monitor usage, toiletry needs, and provides monthly reports to help make informed investment decisions in the future.

As directed by City Council, City staff requested input from Gates and Associates, the landscape architect firm that is currently working the Downtown Streetscape Plan and they cited Exeloo as being the modular bathroom facility of choice in the industry. In addition, public input provided during the 2019 community pop-ups and online surveys for the Downtown Streetscape Plan indicate that the community still highly desires a bathroom on Money Way at the City's Oak Avenue Parking Lot.

Per St. Helena Municipal Code 3.04.140 B. Sole Source Purchases. Commodities or services that can be obtained from only one vendor, or one distributor authorized to sell in this area, are exempt from the competitive bidding requirements in Section 3.04.100 and are deemed sole source purchases. Sole source purchases may include proprietary items sold direct from the manufacturer. All sole source purchases shall be supported by written documentation indicating the facts and nature supporting the determination of a sole source, signed by the appropriate department head and forwarded to the purchasing officer. Approval of any sole source acquisition shall be obtained from the city council for an award of a contract or purchase order greater than twenty-five thousand dollars (\$25,000.00).

In order to justify a sole source purchase recommendation, the Public Works Director researched different manufacturers and distributors of APTs and found there are two companies that currently provide APT's in the United States: Portland Loo and the Exeloo Corporation. The Director reviewed the APTs of each company and evaluated how each company's product would satisfy the City's needs which would include a unit that is low in maintenance and cost, could be easily relocated (if needed), provides two single-occupancy cabins to accommodate high demands, and provides remote monitoring as an option. There were a few drawbacks of the Portland Loo and those were single cabins only per structure unit, no possibility for remote monitoring, and limited style options. The Exeloo Corporation can provide the City with a unit that is low maintenance with single or double cabins per unit, the option of remote monitoring, and multiple exterior options. In addition, the ability to relocate the unit with ease is of value if the parking lot is ever redeveloped to a higher-level use in the future thus necessitating the need to move the APT to a new site.

The double unit recommended for the City of St. Helena project is the Exeloo Jupiter Platinum Twin Toilet. The City of Napa and Morgan Hill have recently installed similar

APTs by the Exeloo Corporation to meet the needs of their high-pedestrian-traffic areas. Images of the City of Napa's APT, located in a public parking lot on Main Street in downtown Napa between First and Second Street, have been attached to this staff report. The City of Napa chose a standard paint finish for their facility versus a photo film or other enhanced options. Exeloo provided a mock-up of a photo film overlay or "wrapped" bathroom utilizing a historic photo for review by City Council. The wrap can be made from any image or artwork and has a lifespan of up to five years. The additional cost to add the wrap option is \$8,400. In addition to the wrap, the facility can have instant basin water warmers added for \$4,000.

Installation of the Exeloo bathrooms requires two rectangular concrete footings/slabs and utility connections brought to the proposed site. Public Works staff has the capability to bring the utilities to the site and make the connections needed at the time of installation which will save on project cost significantly. It is also anticipated the planned concrete work to modify the parking lot and landscaped median would be complete by a contractor. The additional site work is estimated to cost \$50,000. There were also four additional parking lot lights proposed to be installed with this project; however, it is recommended the additional parking lot lights be placed on hold until the downtown streetscape plan is completed and incorporated with future construction considerations. It is important to note that the Exeloo bathroom will include lighting on the interior and exterior of the structure.

Should City Council approve a resolution authorizing the purchase of the Exeloo Jupiter Platinum Twin Toilet, City staff will adjust the project plans to reflect the revised direction and resubmit a design package to the Planning Commission for review at the next available meeting. The lead time from manufacture to deliver of the Exeloo bathroom is 18-20 weeks. However, the lead time will provide City staff time to complete construction of the site work prior to the arrival.

FISCAL IMPACT

Staff has provided a table of the current approved budget for the project, a construction estimate based on the January 2019 lowest bid, and a cost for the purchase of the APT bathroom from Exeloo with options that include the approximate cost for the groundwork construction needed prior to structure placement.

Description	FY 19/20 Budget	2019 Lowest Bidder Construction Estimate	Exeloo APT Estimate	APT Estimate w/Option 1*	APT Estimate w/Option 2*	APT Estimate w/Both Options
Preliminary Engineering	\$68,712	\$65,432	\$65,432	\$65,432	\$65,432	\$65,432
Construction Management	\$20,000	\$20,000	--	--	--	--

& Inspection						
Construction Contract	\$217,000	\$488,700	--	--	--	--
Construction Contingency	--	\$48,870	--	--	--	--
Exeloo Purchase Order	--	--	\$171,200	\$179,600	\$175,200	\$183,600
Construction and Utility Connections	--	--	\$50,000	\$50,000	\$50,000	\$50,000
Total	\$305,712	\$623,002	\$286,632	\$295,032	\$290,632	\$299,032

*Option 1 is the photo film wrap and Option 2 is the instant basin water warmers

Based on the cost-to-date for design and projected costs for the purchase of the APT structure, the project will be completed within budget. If City Council selects one or both additional options, the total project cost will still be within budget.

RECOMMENDED ACTION

Staff recommends City Council approve the Resolution for the purchase of a Exeloo Jupiter Platinum Twin Toilet in the amount of \$171,200 from Exeloo Corporation and authorizing the City Manager to execute all necessary documents.

ATTACHMENTS

[Attachment 1: Exeloo Purchase Order Resolution](#)

[Attachment 2: Quote from Exeloo](#)

[Attachment 3: Literature on Exeloo](#)

[Attachment 4: Sole Source Justification Memo](#)

[Attachment 5: Exeloo Jupiter Floorplan](#)

[Attachment 6: Money Way Jupiter Sized](#)

[Attachment 7: Money Way Jupiter Sized actual location](#)

[Attachment 8: City of Napa Exeloo Mock-up](#)

[Attachment 9: City of Napa Exeloo As-built](#)

[*Conceptual Bathroom Plans](#)

CITY OF ST. HELENA

RESOLUTION No. 2019-

**Resolution approving the
purchase of a Exeloo Jupiter
Platinum Twin Toilet in the
amount of \$171,200 from
Exeloo Corporation
and authorizing the City
Manager to execute all
necessary documents**

RECITALS

- A. On June 26, 2018 the City Council adopted a resolution finding the project exempt from CEQA, approving the project manual and authorizing the bid request for the C-82 Downtown Restrooms project; and
- B. On October 23, 2018, City Council rejected all bids for the September 28, 2018 bid opening due to high bid results with the Public Works Director recommending to re-advertise the project at a later date; and
- C. On February 26, 2019, City Council rejected a second round of bids for the January 16, 2019 bid opening due to high bid results and directed City staff to research a more cost effective facility (i.e. modular or factory built) such as the manufacturer Exeloo Corporation provides; and
- D. The Public Works Director researched different modular manufacturers that provide a unit that is low in maintenance and cost, could be easily relocated if needed, provides two single-occupancy cabins to accommodate high demands and provides remote monitoring as an option; and
- E. Per St. Helena Municipal Code 3.04.140 B. Sole Source Purchases, the Public Works Director has provided justification for the direct purchase of an Exeloo Jupiter Platinum Twin Toilet in the amount of \$171,200; and
- F. The direct purchase of the Exeloo Jupiter Platinum Twin Toilet in the amount of \$171,200 and the approximate

construction cost for site work for an additional \$50,000 is within the City's approved project budget.

RESOLUTION

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

1. The project is categorically exempt from the California Environmental Quality Act, pursuant to CEQA Guidelines section 15301, Existing Facilities, which exempts minor alterations of existing facilities and section 15303, which exempts new construction or conversion of small structures; and
2. Approve the purchase of a Exeloo Jupiter Platinum Twin Toilet in the amount of \$171,200 from Exeloo Corporation; and
3. Authorize the City Manager to execute all necessary documents.

Approved at a Regular Meeting of the St. Helena City Council on August 13, 2019 by the following vote:

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

APPROVED: ATTEST:

Geoff Ellsworth, Mayor

Cindy Tzafopoulous, City Clerk



Exeloo Corp
Alex Carter
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+1 (805) 858-8955

SITUATION OVERVIEW

City of St. Helena

The Picturesque landscape, five-star restaurants, and booming wine industry have made St. Helena a top destination for visitors coming to the Napa Valley.

While it is great to see a City grow, a vibrant social culture can bring with it challenges to infrastructure which can adversely affect visitor and local resident's experience. Restroom facilities can be overwhelmed with the demands of tourists and other visitors during peak times.

To cope, the city of St. Helena is looking for permanent restroom facilities to meet the growing demand in the downtown area. Without enough effective restrooms St. Helena area is susceptible to public disturbance, loitering and unhygienic soiling from visitors and/or transients.

New restroom facilities are a priority, selection must balance the need for a design with visual appeal and the need for cost effective operation and cleaning. The design must also address vagrancy, cope with vandalism, and guard against anti-social loitering.



Picton Foreshore

Centrally located in a pristine visitor friendly tourism gateway the Jupiter 22DD provides attractive, compact and hygienic ablution facilities to local residents and international visitors

To meet these challenges, St. Helena needs a restroom that:

- Is attractive and will fit the aesthetic of the City
- Discourages long-term homeless occupancy
- Offers safe and hygienic facilities
- Minimizes operational costs

Sprawling traditional public restroom designs will struggle to meet these challenges, but the intelligent Exeloo Jupiter restroom is the perfect answer. A rugged but well-appointed facility with clever features that combine to compliment the local landscape while minimizing the impact of unwanted anti-social behavior.

Exeloo Corp
 Alex Carter
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Key Features – Exeloo Jupiter 22DD

- **Custom Design** - A wide range of aesthetic options with no up-front design costs needed
- **Automated Sliding Doors** - Limit occupancy to 10-minutes that eliminates homeless occupancy and improves sidewalk traffic safety
- **Fully Accessible Single Occupancy Cubicle** - Safe and convenient facility for people of all ages and abilities
- **Operational Efficiency** - set lock and unlock times, reduce the number of cleans throughout the day with self-washing function, and limits consumables with intelligent and automated fixtures
- **Minimal Footprint** - The Exeloo Jupiter takes up no more space than approximately 2 car parks and arrives fully assembled ready to plug and play minimizing disruption during commissioning
- **Year Round Serviceability** - Heated and insulated construction means that services are operable even in freezing conditions and users are comfortable
- **User Comfort** - Ceramic tiled interior reduces odor, improves cleaning efficacy and provides an inviting and pleasant environment
- **Usability** - With data taken from our units around the world. We are confident that the Jupiter single has the capability of serving 15-30 people per hour. If expected usage exceeds this number, considering using larger unit.

Included in this proposal is the quotation for a Jupiter twin restroom building, technical specifications and unit guide. In this quotation, we have included the price for a standard unit, as well as additional options that may be of interest.

The Exeloo Jupiter twin offers a means to minimize operational costs, provide a safe, hygienic and attractive building that will compliment the urban environment and bolster St. Helena's beautiful downtown.

We look forward to your response to this proposal.

QUOTATION DETAIL



PROPOSED EXELOO JUPITER PLATINUM TWIN CUBICLE RESTROOM

FOR: ST HELENA, MONEY WAY

All prices are exclusive of Tax

2-Jul-19

1	Exeloo Jupiter Platinum Twin Toilet (22DD)	\$154,000	\$154,000
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Selected Optional Items

1	Baby Change Recessed Stainless Steel	\$2,400	\$2,400
2	Nappy / Sanitary Disposal Chute	\$1,300	\$2,600
2	Remote Web-Based Monitoring and Control	\$2,900	\$5,800
1	Site Specific Engineers Certification	\$1,100	\$1,100

UNIT TOTAL

\$165,900

Delivery

1	Transport to site excluding craneage		\$5,300
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DELIVERED TOTAL

\$171,200

Optional Items

2	Instant Water Warmer for Basin	\$4,000	
1	Photo Film Overlay - Multi Unit	\$8,400	
1	Cladding Prepped for Mural by Others	\$0	

This quotation expires 5pm 2nd - Sept -2019

Inclusions | Exeloo Responsibility

Toilet Unit	Exeloo Jupiter Platinum Twin Toilet (22DD)
	Structural design and engineering of toilet
	Building consent information pack
	Design and associated drawings

Exclusions | Customer Responsibility

Building consents costs
 Site plan
 Foundations
 Installation of toilet unit
 Supply and installation of power, water, sewerage and stormwater facilities

 Associated existing building alterations and restorations
 Roof Installation - Instructions are included with the unit

Delivery

Delivery to site or depot excluding cramage

Construction

Floor	Reinforced concrete
Frame	DuraGal steel frame
Roof	Skillion - Structural Insulated Panels (SIP) 3" foam core roof
Exterior Walls	Compressed fiber cement sheet with epoxy paint

This quotation expires 5pm 2nd - Sept -2019

Control Level

Control System	Full electronic command with Programmable Logic Controller (PLC)
Touch Screen Controller	Touch screen controller interface located in the service bay to access unit statistics, diagnostics and program settings
Usage Statistics	Touch screen access to enhanced usage, servicing and cubicle opening statistics as well as system diagnostics for improved asset management and control
Automated Flush	Toilet pan automatically flushes after use
Electric Buttons	Illuminated buttons for electric sliding door operation
Door Locking	Electric locking with illuminated electric buttons
Auto-wash	5-stage automatic cubicle wash and refresh system
Night Time Locking on Time Lock	Adjustable lock up and unlock function to manage opening and closing times
Timed Occupation	Programmable use time control to reduce loitering and vandalism
Loiter Alarm	Pre-programed voice messages to deter vagrancy and extended occupation
Voice Messages	Pre-programmed voice messages to explain unit operation and to guide sight impaired users
Music / Announcements	USB enabled music option to improve user experience and option to include public announcements

Fit Out Level

Interior Floors	Ceramic slip resistant tiles - Charcoal
Interior Walls	Ceramic tiles - White
Door System	Electric operation of sliding door - Stainless Steel
Door Closer	Electric sliding door closer
Door Locking	Electric locking with automatic doors and illuminated electric buttons
Emergency Button	Internal emergency door release button in each cubicle - standard on all Exeloo electric door models
Interior Ceiling	Underside of roof
Ventilation	Louvered air gap around top of unit

This quotation expires 5pm 2nd - Sept -2019

Fit Out Level - Continued

Flush System	Flush valve actuated automatically after each use
Interior Lighting	Surface mounted Light Emitting Diode (LED) lighting
Exterior Lighting	Surface mounted Light Emitting Diode (LED) lighting
Basin	Recessed 3 in 1 Integrated Sensor Operated Basin
Soap Dispenser	Incorporated in the recessed 3 in 1 integrated sensor operated basin
Hand Dryer	Incorporated in the recessed 3 in 1 integrated sensor operated basin
Paper Dispenser	Recessed Electric and Manual Twin Jumbo Paper Dispenser
Toilet Pan	Stainless steel wall hung toilet pan with molded hinged seat
Signage	Compliant signage including braille

Selected Optional Items

Baby Change Recessed	Recessed to retain circulation space with durable stainless steel case. Straps to keep infants safe
Nappy / Sanitary Disposal	Discrete Recessed stainless chute into a fire retardant bin. XL size to cope with adult diapers and baby nappies.
Remote Web-Based Monitoring and Control	Use remote web-based monitoring to receive summary usage data and control some operational aspects of the restroom facility. Receive summarized statistical data on usage, queuing and service frequency and intervals.

Optional Items

Instant Water Warmer	Califont style water warmer to provide long lasting warm water. Ideal for cold climate installations. Can be connected to basins or shower systems.
Photo Film Overlay - Multi Unit	Photo film decals are a fully flexible, graffiti resistant over laminate that can transform the mundane into spectacular. Designs are specified by the customer.

This quotation expires 5pm 2nd - Sept -2019

Optional Items - Continued

Cladding Prepped for Mural by Others	Extra care taken on exterior finish to provide smooth surface for artist mural or painted finish
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Clarifications

Validity	Pricing is valid for sixty (60) days from date of this quotation
Optional Items	Options on the itemized price sheet are excluded from the project total. These are to be added to the project total if selected.
Sanitary Disposal	If a sanitary disposal bin is included in your order, please ensure that arrangements are made to have this bin emptied regularly by a suitable sanitary waste contractor or, ensure that the cleaning contractor is willing to provide plastic bin liners to be removed and replaced weekly.
Colour Scheme Exterior	Exterior paint coating is Carbothane two pack, which is graffiti resistant. Colors to be chosen from an approved color chart.
Colour Scheme Roof	The standard roof color is white (Titania). Alternative colors can be selected from an approved color chart. Contact Exeloo for available colors.
Colour Interior	White walls and charcoal floors
Power Requirements	60 amp single phase, two leg supply . Termination points are supplied and located inside the service bay.
Water Requirements	Heavy Duty flush valves are fitted as standard. Key features and information below:
IMPORTANT Water Consumption	Flush consumption is the same as a conventional cistern however, water is not stored in a reservoir so it will need to draw significant water in a short period. Water supply at the connection point must have a minimum flow rate of 25 gallons per minute / per pan and a minimum dynamic pressure of 40psi.

Clarifications - Continued

This quotation expires 5pm 2nd - Sept -2019

A 1" water meter coupled to a 1-1/4" ID (1-1/2" OD) supply from the meter to the Exeloo unit is usually sufficient but this should be confirmed on-site. Meter size and pipe diameter will need to be increased for multiple buildings. Exeloo cannot accept responsibility for loss or damage associated with inadequate water supply.

Flush valves can be damaged by water pressure above 75psi and so a pressure limiter is included on the water supply line.

Where a Reduced Pressure Zone (RPZ) valve is required on the main supply feed there may be a negative impact on the flow rate. As a result a larger meter and supply pipe might be required.

If adequate flow rate and pressure cannot be achieved Exeloo can provide a cistern system. Contact Exeloo to discuss supply.

Sewer Outlet	A standard 4" sewer connection socket is located in the service bay. CAUTION: The unit must be sited on its foundations before connection is made to the sewer outlet.
Floor Drains	A 2-1/2" NPT socket floor waste drain is incorporated into the floor of each cubicle. Each floor drain will require a gully. One of the floor wastes should be connected to the Overflow Relief Gully (ORG).
Stormwater Outlet	The 3-1/2" stormwater pipe supplied in the service bay must be connected to the stormwater system through the services hole located in the floor of the service bay.
Foundations	Foundation structure is two strip-type concrete foundations (18"x18"x7'6"). Refer to the Exeloo installation guide for details of the required strip foundation configuration.
Remote Monitoring Capability	This quotation covers the hardware necessary to enable web based remote monitoring A broadband connection is required to ensure stable internet access This quotation includes 12 months of access to the ExeWeb control website. After 12 months a monthly monitoring access fee will be charged to access site information on the ExeWeb control website .
Construction Period	Normal ex-factory lead times are within 20 weeks of a purchase order being accepted.

This quotation expires 5pm 2nd - Sept -2019

Payment Terms

25% of total order value on receipt of purchase order. 65% of total order value payable on manufacturing ex-factory date. 10% payable on toilet commissioning or, after 30 days held in storage for any period exceeding agreed site delivery date. Storage fees will apply for any period exceeding agreed site delivery date.

Company Details

Exeloo Corporation

EIN: 36-4811797

P O Box 13310 San Luis Obispo, CA 93401

Ph: 1 (800) 676 5290

This quotation expires 5pm 2nd - Sept -2019



CASE STUDY

Exeloo Platinum Self Cleaning Public Toilet Units Provide Considerable Cost Savings

“Are the automated wash down, lock up and unlock features provided in the Exeloo Platinum level toilet units worth the extra capital costs for the purchase of these units?” This question is asked by many consultants and potential customers.

Two independent detailed studies have recently been carried out by Glen Eira City Council in Melbourne and Port Adelaide Council in Adelaide. Both of these councils have a portfolio of public toilet facilities that include a good mix of traditional styled toilet facilities and Exeloo Platinum series facilities.

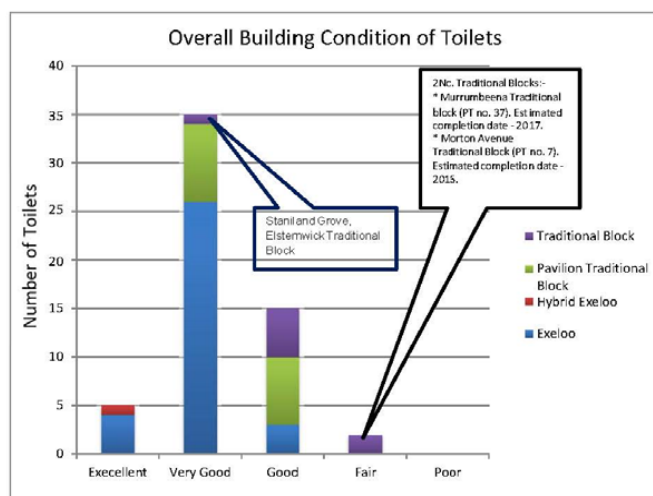
Operating Expense Savings – City of Glen Eira

The Glen Eira report details the annual running expenses of their Exeloo public toilets and compares these against their traditional toilet facilities. This comparison shows that the average cost per toilet for a traditional toilet block is \$16,827 per annum compared with the Exeloo Platinum toilet unit at \$8,987 per annum. This clearly demonstrates that the annual running cost of an Exeloo Platinum toilet facility is half the cost of maintaining traditional facilities. A copy of the results is set out below.

Table 4: Maintenance costs of Public Toilets³

Type	Number of toilets (by year)		Maintenance cost per year	Cost per toilet per year
	2010	2014		
Fully Automated ⁴	31	36	\$323,540	\$8,987
Traditional	11	9	\$151,439	\$16,827
Pavilion	15	12	\$69,632	\$5,803
Total / Average	57	57	\$544,611	\$9,555

The Glen Eira report also identified that the public perception was that the Exeloo facilities had an overall building condition of either Excellent or Very Good compared to the traditional toilet blocks which were shown as Good or Fair.



Life Cycle Cost Comparison – Ports of Adelaide

The study carried out by Port Adelaide also compared Exeloo Platinum facility with traditional toilet blocks. This report looked at the life cycle cost of both buildings by incorporating in their assessment the capital cost of the supply and installation of the facility which was depreciated. In this case, the cost of cleaning and maintaining the Exeloo Platinum unit was 70% of the cost of maintaining the traditional toilet block and when the depreciation for the higher capital cost was taken into account, the life cycle cost of the Exeloo facility was 80% of the cost of the traditional toilet block.

Both of these independent reports clearly demonstrate the savings that are achieved by utilising the Exeloo Platinum auto wash facilities

Operational and Maintenance Cost Comparison over 6 Year Period Between Exeloo and Conventional Toilet Facility

Example A: Conventional Toilet Block

Semaphore South Foreshore Toilets (Opposite Paxton Street) BL0265 & C466									
Activity		2014-2015	2013-2014	2012-2013	2011-2012	2010-2011	2009-2010	6YR Total	6 YR Avg
Asset Cost	\$	139,339.00							
Depreciation	\$	49,549.00							
Written Down Value at 1/9/2015	\$	89,790.00							
Electricity	\$	468.66	\$ 654.90	\$ 269.04	\$ 658.76	\$ 362.82	\$ 654.90	\$ 3,069.08	\$ 511.51
Insurance	\$	111.88	\$ 110.50	\$ 107.74	\$ 107.74	\$ 105.63	\$ 213.95	\$ 757.44	\$ 126.24
Cleaning & Maintenance	\$	15,388.23	\$ 13,182.35	\$ 5,302.00	\$ 14,075.60	\$ 11,378.20	\$ 9,930.40	\$ 69,256.78	\$ 11,542.80
Depreciation	\$	2,368.06	\$ 2,152.55	\$ 1,695.29	\$ 1,648.80	\$ 1,616.44	\$ 1,240.03	\$ 10,721.17	\$ 1,786.86
	\$	18,336.83	\$ 16,100.30	\$ 7,374.07	\$ 16,490.90	\$ 13,463.09	\$ 12,039.28	\$ 83,804.47	\$ 13,967.41

Example B: Exeloo Fully Automated Toilet

Semaphore South Exeloo (Opposite Arthur Street next to Kiosk 1) BL0338 & C892									
Activity		2014-2015	2013-2014	2012-2013	2011-2012	2010-2011	2009-2010	6YR Total	6 YR Avg
Asset Cost	\$	170,690.00							
Depreciation	\$	11,368.00							
Written Down Value at 1/9/2015	\$	159,321.00							
Electricity	\$	368.27	\$ 829.58	\$ 360.39	\$ 743.89	\$ 680.46	\$ 829.58	\$ 3,812.17	\$ 635.36
Insurance	\$	169.89	\$ 168.51	\$ 165.75	\$ 165.75	\$ -	\$ 168.51	\$ 838.41	\$ 139.74
Cleaning & Maintenance	\$	7,411.35	\$ 12,895.95	\$ 7,622.41	\$ 3,007.38	\$ 4,774.00	\$ 12,895.95	\$ 48,607.04	\$ 8,101.17
Depreciation	\$	2,901.23	\$ 2,636.88	\$ 2,606.49	\$ 2,537.07	\$ 2,487.22	\$ 2,252.45	\$ 15,421.34	\$ 2,570.22
	\$	10,850.74	\$ 16,530.92	\$ 10,755.04	\$ 6,454.09	\$ 7,941.68	\$ 16,146.49	\$ 68,678.96	\$ 11,446.49

These two studies clearly show that an investment in Exeloo Platinum public toilet facilities will provide significant savings and offer users a superior experience.

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MEMORANDUM



DATE: July 24, 2019

To: Mark T. Prestwich, City Manager

FROM: Erica Ahmann Smithies - Public Works Director/City Engineer

RE: CIP Project C-82, Downtown Restrooms
SHMC 3.04.140 B. Sole Source Purchase Justification for Exeloo Corporation

1. Project need which the City intends to satisfy through the contract for the specialty item. Please provide a functional description (or performance criteria) of the City's needs.

There has been a long term need to provide a public bathroom facility to the St. Helena community and visitors using the downtown area. With the rejection of two public construction bids based on traditional facility construction, there is a need to find a more cost-effective approach. The installation of an Automatic Public Toilet (APT) on the City's Oak Avenue parking lot will satisfy this need as well as provide for significant cost savings from traditional construction. Unlike port-a-potties and standard block constructed restrooms, the Exeloo Corporation APT proposed for installation has a minimal footprint, is relatively easy to construct and relocate, and provides a solid, functional design with intelligent features. A key feature is the unit's remote monitoring capability which allows City staff to monitor usage, toiletry needs and provides monthly reports to help make informed investment decisions in the future.

2. The types of property or service which are available (or used by other similarly situated private or public agencies) to meet this need (or similar needs), and the contractors which are available to provide the property or service. Please provide documentation of the steps the City has taken to evaluate the types of property, service, and contractors potentially available to serve the City's needs.

Many metropolitan areas such as Napa, Morgan Hill and Los Angeles have installed similar APTs to meet the needs of their high-pedestrian-traffic areas. There are limited manufacturers and distributors of APTs in the United States. Two companies: The Portland Loo and Exeloo Corporation. City staff reviewed the APTs of each company and evaluated how each company's product would satisfy the City's established criteria and needs. Specifically, City staff is seeking a unit that was low in maintenance and cost, could be easily relocated, provides two single-occupancy cabins to accommodate

MEMORANDUM
OFFICE OF THE DIRECTOR OF PUBLIC WORKS

high demands and provide remote monitoring as an option. The following table provides a quick reference of how each product “scored”.

Manufacture/Distributor	Low Maintenance	Ease of Relocation	Multiple Cabins per Unit	Remote Monitoring
The Portland Loo	X	X		
Exeloo Corporation	X	X	X	X

Exeloo Corporation meets all criteria established by the City.

Please provide the reasons why a similar property or service cannot meet the City’s needs (including considerations of compatibility with other City property and services regarding maintenance, repair, training, quality, price, or similar considerations), or why the City’s needs can only be met by one unique or proprietary type of property or service (the specialty item).

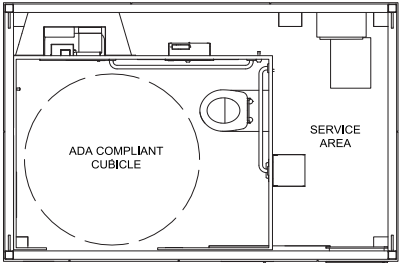
As directed by City Council, City staff requested input from Gates and Associates, the landscape architect firm that is currently working the Downtown Streetscape Plan, and they cited Exeloo as being the bathroom facility of choice in the industry. In addition, the 2019 community pop-ups and online surveys for the Downtown Streetscape Plan indicate the community still highly desires a bathroom on Money Way at the City’s Oak Avenue Parking Lot.

There are also limited manufacturers of APTs in the United States. As shown on the previous Table, Exeloo Corporation can provide the City with a unit that is low maintenance with single or double cabins per unit, and the option of remote monitoring. The ability to relocate the unit with ease is of value if the parking lot is ever redeveloped to a higher-level use in the future thus necessitating the need to move the APT.



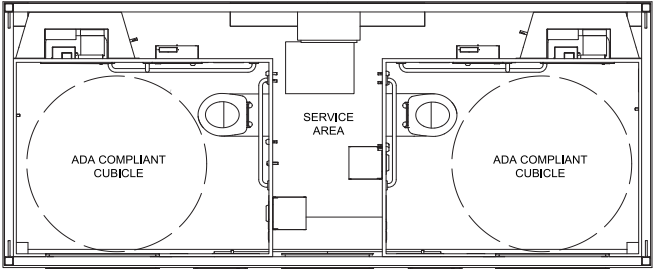
JUPITER SINGLE

WIDTH: 11' 3"
DEPTH: 7' 7"



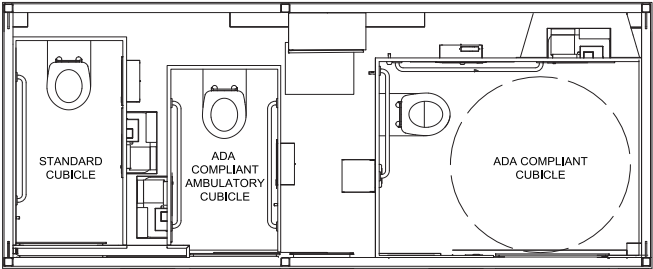
JUPITER TWIN

WIDTH: 18' 1"
DEPTH: 7' 7"



JUPITER TRIPLE

WIDTH: 18' 1"
DEPTH: 7' 7"





POPULAR ROOFS

Skillion

A high density insulated panel roofing system for strength and insulation.



Gabled

This traditional design will blend seamlessly with like buildings and historical park surroundings.



Living Roof

The environmental choice. Supplied with drainage platform and planting materials.



POPULAR EXTERIORS

Compressed fibre Cement (CFC)

A versatile and resilient exterior cladding system with a graffiti resistant satin gloss painted finish or artist mural.



FutureWood Battens

An eco-friendly cladding system that has low moisture absorption and offers extremely low maintenance.



Photo Film Overlay

A fully flexible, graffiti resistant over laminate that can transform the mundane into spectacular.



POPULAR DOORS

Swing Doors

Available in Powder Coated Aluminum or Stainless Steel.



Manual Sliding Doors

Heavy Duty Stainless Steel construction ideal for high wind zones or transit installations.



Automated Sliding Doors

Heavy Duty Stainless Steel construction for transit installations and improved disability access.



00102 Sales - 11th Ann Base Unit Floor Plan Sheet - Jupiter - Issue 1 - Feb 2018





ACTUAL LOCATION OF
PROPOSED RESTROOM







CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION NO. PC2017-023

**DESIGN REVIEW
GRANTED TO APN 009-240-013 (PL16-074)**

PROPERTY OWNER: The City of St. Helena

APN: 009-240-013

Recitals

1. The City of St. Helena Public Works Department requests Design Review approval in order to construct a public restroom facility at the public parking lot located adjacent to Telegraph Alley between Oak Street and Money Way in the CB: Central Business district.
2. A staff report dated May 16, 2017 and incorporated herein by reference analyzed the projects consistency with the Design Criteria enumerated in Section 17.164.030 of the Municipal Code.
3. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on May 16, 2017.

Resolution

- A. The Planning Commission hereby finds that the project is exempt from CEQA pursuant to Section 15303, which exempts the construction of small structures or facilities and the installation of new equipment and facilities in small structures.
- B. The Planning Commission determines the project is in compliance with the following Design Review criteria of Municipal Code Section 17.164.030:
 1. *Consistency and compatibility with applicable elements of the general plan;*
 2. *Compatibility of design with the immediate environment of the site;*
 3. *Relationship of the design to the site;*
 4. *Determination that the design is compatible in areas considered by the board as having a unified design or historical character;*
 5. *Whether the design promotes harmonious transition in scale and character in areas between different designated land use;*
 6. *Compatibility with future construction both on and off the site;*
 7. *Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;*
 8. *Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;*
 9. *Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;*
 10. *Whether sufficient ancillary functions are provided to support the main functions of the project and whether they are compatible with the project's design concept;*

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

Planning Department Conditions of Approval

- C. The Planning Commission approves design review for the above-described project with the following conditions of approval. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.
 1. The design review shall be vested within one (1) year from the date of final action. A building permit for the use allowed under this approval shall have been obtained within one (1) year from the effective date of this action or the approval shall expire, provided however that the approval may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals. Any request for an extension of this approval shall be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
 2. The approvals shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.
 3. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.
 4. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City,

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and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.

5. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
6. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
7. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with the Building Official, Fire Inspector and or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.
8. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on May 16, 2017, except as modified herein.
9. The restrooms shall be gender neutral.
10. Each restroom shall contain a changing table.
11. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.
12. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The City Engineer must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

Public Works Department Conditions of Approval

13. 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

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

14. 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.
15. 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.
16. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.
17. The applicant shall conform to the City of St. Helena Water and Sewer Standards Section 6-2.10 which includes assessing the adequacy of the lateral, replacing if necessary and installing any needed cleanouts prior to Certificate of Occupancy.
18. 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.
19. 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.
20. 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.

Building Department Conditions of Approval

21. 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 2013 Title 24 codes.
22. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
23. The applicant shall provide a construction waste management plan with the building permit application.

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24. 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.
25. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
26. 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 variance and design review were duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on May 16, 2017 by the following roll call vote:

AYES: Commissioners Monnette, Parker, Sweeney, Knudsen and Kistner

NOES: None

ABSENT: None

ABSTAIN: None

APPROVED:



Grace Kistner
Chair, Planning Commission

ATTEST:



Noah Housh,
Planning and Community
Improvement Director