City of St. Helena
Planning Commission
Regular Meeting
Tuesday, October 1, 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: September 3, 2019 — 5 - 7
Commission Minutes 09-03-19

5. PUBLIC HEARINGS

5.1. 1515 Pine Street Demolition Permit and Design Review — 9 - 48

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 Sections 15301 (L)(1) and 15303 (A), and

2. Accept the required findings and approve the requested Demolition Permit and Design Review for a new single family residence at 1515 Pine Street.

1515 Pine St - Staff Report

5.2. The applicant requests adoption of a resolution approving a variance in order to reduce the rear yard setback requirement from 20 feet to 17 feet on a corner lot located at 1650 Kearney Street in the Medium Density Residential District. 49 - 75

CEQA Determination: Exempt pursuant to CEQA Guidelines Section 15305.
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 15305; and
2. Accept the required findings and approve a variance for a reduced rear yard setback of 17 feet for the property located at 1650 Kearney Street.

1650 Kearney St. - Staff Report

6. SCHEDULED MATTERS

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

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

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

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

Please contact the assigned project Planner for additional questions.

9. ADJOURNMENT
The next Regular Planning Commission meeting is scheduled for October 15, 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 September 20, 2019.

Aaron Hecock, Interim Planning & Building Director

Appeal. A person who is dissatisfied with a decision of the Planning Commission may appeal that decision to the City Council pursuant to

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

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

PUBLIC TESTIMONY PROCEDURES

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

CHALLENGING DECISIONS OF CITY ENTITIES

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

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

available administrative remedies.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

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

MINUTES
City of St. Helena
Planning Commission Meeting
Tuesday, September 3, 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:	Vice-Chair John Ponte, Commissioner Daniel Hale, Commissioner Bobbi Monnette, and Commissioner Autumn Anderson
Absent:	Chair Lester Hardy
Staff Present:	Erica Ahmann Smithies, Public Works Director and City Engineer, Aaron Hecock, Acting Planning & Building Director, and Xinia Gamero, Administrative Assistant

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

3. PUBLIC FORUM:

No public comment received.

4. CONSENT ITEMS

4.1 Approval of Minutes: August 6, 2019 and August 20, 2019

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

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

5. PUBLIC HEARINGS

5.1 1248 Stockton St. Variance and Design Review

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.

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

Ryan Chandler, project architect and Elaine Honig, property owner addressed the Planning Commission.

Vice-Chair Ponte opened the public comment.

Joy Brown addressed the Planning Commission.

Vice-Chair Ponte closed the public comment.

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

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

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.

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

Erica Ahmann-Smithies, Public Works Director reported on the item.

Vice-Chair Ponte opened the public comment.

Maddie and Ryan Chandler addressed the Planning Commission.

Vice-Chair Ponte closed the public comment.

Commissioner Bobbi Monnette moved to approve Design Review with the recommendation of no wrap for the restroom exterior. The motion was seconded by Commissioner Autumn Anderson and on roll call carried by the following vote:

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

7. DEPARTMENT REPORTS

Aaron Hecock, Acting Planning and Building Director reported on the following:

- Cancellation of the September 17, 2019 Planning Commission meeting.

8. AGENDA FORCAST

9. ADJOURNMENT

Vice-Chair Ponte adjourned the meeting at **7:16 p.m.**

The September 3, 2019 Minutes were approved at the _____ Planning Commission meeting.

APPROVED:

_____
John Ponte, Planning Commission Vice-Chair

ATTEST:

_____
Aaron Hecock, Acting Planning and Building Director

PLANNING COMMISSION REPORT

Planning Commission Meeting of October 1, 2019

AGENDA SECTION: Public Hearing

FILE NUMBER: PL19-036

SUBJECT: 1515 Pine Street Demolition Permit 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:08/15/19 **ACCEPTED AS COMPLETE:**08/19/19

LOCATION OF PROPERTY: 1515 Pine Street

APN: 009-270-028

GENERAL PLAN/ZONING: Medium Density Residential/MDR

APPLICANT: Charles Covell, Architect **PHONE:** (707) 968-9280

BACKGROUND

The subject property is a residential lot of 0.372 acres (16,225 sq. ft.) improved with a one-story, four-bedroom, two-bath single family residence of approximately 2,410 sq. ft. and a single car garage of approximately 1,211 sq. ft. The residence is a modest example of a 1940-era ranch house with no architectural or historical significance. The house is located on the south side of Pine Street at its terminus. The property does not qualify for historic listing at any level and is not a historical resource under CEQA. The streetscape is established mature landscaping around single-family residences from the twentieth through twenty-first centuries.

PROJECT DESCRIPTION

The applicant, Charles Covell, Architect, submitted a request to demolish the existing four-bedroom, two-bath 2,410 sq. ft. single-story home and 1,211 sq. ft. detached accessory building and construct a new 2,305 sq. ft. two-bedroom, two-bath single story single family residence with a 648 sq. ft. single car garage. At a future date the homeowners propose to construct an accessory dwelling unit. The new structures will feature a combination of plaster and siding. The garage and future accessory dwelling unit will have corrugated metal roofs and the main residence will have asphalt shingles with solar panels.

The main residence consists of two elements connected by an entry/foyer. The bedrooms and two baths are on one side and the kitchen, living room, laundry, and powder room on the other.

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

ANALYSIS

General Plan:

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

The following General Plan policies are applicable to the Demolition Permit and Design Review application:

> 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."
>
> CD3.1 Limit building envelope sizes and require adequate side and rear setbacks to preserve the character of existing residential areas and to avoid overbuilt lots. Require future development to conform to the pattern and density of the neighboring areas. In order to complement existing town character and protect against incursion into vineyard agricultural areas.

CD3.2 Ensure that new residential designs contribute positively to existing neighborhoods by complementing character and incorporating design features, such as front porches, façade articulation and stepbacks.

CD3.3 Encourage the use of landscaping and tree plantings as buffers between sidewalks and residential uses. Discourage the removal of existing trees and adopt more comprehensive tree preservation standards.

Staff Analysis: A record search was conducted by the California Historical Resources Information System, Northwest Information Center. This search concluded that there is no evidence of any cultural or archaeological resources or historic buildings on the site. In addition, the building is not on the St. Helena Historic Resources Inventory.
The proposed project is consistent with and meets the criteria set forth in the applicable General Plan policies outlined above.

ZONING

Consistent with the General Plan land use designation, 1515 Pine 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.

	Standard	Existing	Proposed
Parcel Size:	7,000 sq. ft.	16,225 sq. ft.	16,225 sq. ft.
Setbacks:			
Front:			
Garage:	20 feet	34 +/- ft.	24 ft.
Main Res.:	20 feet	26 +/- ft.	69 +/- ft.
A.D.U.	20 feet		20 ft.
Sides:			
Main Res.:	10 feet	61'+/- & 2'-7"	24' & 10'
Garage:	5 feet	30' +/- & 60' +/-	5' & 90'
A.D.U.	5 feet		10' & 63' +/-
Rear:			
Main Res.:	20 feet	46'-7"	20'
Garage:	20 feet	25' – 3" +/-	24'
A.D.U.:	5 feet		75'
Building Height:			
Main Res.:	30 feet	UNK.	18' – 3.75"
Garage:	15 feet	UNK.	13' – 5.75"
A.D.U.:	25 feet		<25'
Lot Coverage:	45%		20.4%
Floor Area Ratio:	0.31225	0.223	0.218*

* Section17.40.070 Other uses, standards, and requirements, Subsection C, exempts one covered parking space of two hundred square feet in size from the Floor Area Ratio provisions. This also includes the future Accessory Dwelling Unit (A.D.U.).

The proposed single family residence complies with or exceeds all applicable RM District Development Standards.

DEMOLITION PERMIT

As set forth in the attached Project Narrative, the property owners intend to remove all structures and landscaping from the site except for the large walnut tree. Zoning Code Section 17.164.050 G, Demolition, states in part: "…no permit authorizing the demolition of any building within any zoning district shall be issued until approved by the Planning Commission in accordance with the following findings":

1. That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building.
   The building to be demolished has been determined to have no architectural or historical significance.
   .
2. That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood;
   The building to be demolished, a typical 1940'S era ranch house, will not eliminate any elements that are required to maintain the essential character of the neighborhood.
3. That the design review of the proposed replacement structure is approved prior to or in conjunction with the demolition of a housing structure.
   The project is subject to Design Review Approval and any demolition permit approval is contingent upon the Design Review Approval of the proposed new dwelling.

DESIGN REVIEW

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

Consistency findings related to the Design Review Criteria are enumerated below.

<u>Design Review Criteria.</u>

1. 1. Consistency and compatibility with applicable elements of the general plan.
   The proposed project would be appropriate in the context of the greater neighborhood and would be consistent with the intent of applicable General Plan policies pertaining to historic preservation (as noted, there are no historic

preservation issues), design, compatibility, and continuity of defining features of the neighborhood.

2. Compatibility of design with the immediate environment of the site;
   The immediate neighborhood consists of modest, one-story and two-story homes, most dating to the mid to late twentieth century. As proposed, the project would retain the character of the existing residences. There is no component of the project that would be incompatible with the immediate environment of the site or that of the greater neighborhood.
3. Relationship of the design to the site.
   The proposed project maintains an appropriate relationship to the site.
4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
   The project is consistent and compatible with the surrounding properties and neighborhood.
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;
   The proposed work would not alter the scale or transition between different land uses.
6. Compatibility with future construction both on and off the site;
   The proposed contemporary home will blend in with the existing and future construction in the immediate neighborhood.
7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;
   The proposed design and materials are of a quality and type that are appropriate for the residential nature of the project and would be consistent with the site and its surroundings.
8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;
   The proposed siting of the new home will create an internal sense of order and provide a desirable environment for occupants, visitors, and will be consistent with the general community.

9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
   The landscaping proposed is consistent with the residential character of the project and sufficient open space will be provided.
10. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
    No changes to access are proposed as part of the project, and sidewalks exist along the frontage of Pine Street for safe and convenient pedestrian and bicycle access. No changes are proposed to the width of the street that would impact vehicular access.
11. Whether natural features are appropriately preserved and integrated with the project;
    The site is essentially flat and does not have any significant natural features.

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

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

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

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

14. Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape plant materials.

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

WATER USE ANALYSIS

Because the proposed new residence and future Accessory Dwelling Unit will reduce the total number of bedrooms on the site from four to three, a Water Neutrality Report is not required.

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.

ISSUES

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

CORRESPONDENCE

Staff received one letter in support of the proposed project prior to publication which is attached for Commission review.

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 Sections 15301 (L)(1) and 15303 (A), and

2. Accept the required findings and approve the requested Demolition Permit and Design Review for a new single family residence at 1515 Pine Street.

ATTACHMENTS

1515 Pine Street PC Resolution
1515 Pine_Project Plans
Written Statement
cmnt_Ivanoff
Joan Westgate Neighbor Letter
Laurie Lively Neighbor Letter
Garth Salisbury Neighbot Letter
Darcy and Les Dunlap Neighbor Letter

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA GRANTING APPROVAL OF A DEMOLITION PERMIT AND DESIGN REVIEW FOR THE RISHER RESIDENCE LOCATED AT 1515 PINE STREET

PROPERTY OWNERS: David and Jennifer Risher **APN:** 009-270-028

Recitals

1. On August 15, 2019, Charles Covell, on behalf of David and Jennifer Risher, submitted an application for Design Review and a Demolition Permit to demolish two existing one-story buildings, a 1,211 accessory building and a 2,410 square foot single family residence and construct a new 648 sq. ft. garage and a new 2,305 sq. ft. single story single family residence at 1515 Pine Street in the Medium Density Zoning District;

2. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law;

3. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on October 1, 2019, and

4. Now, therefore let it be found that, the Planning Commission approves the Demolition Permit and Design Review and authorizes the modifications contained in said plans based on the findings below and subject to the conditions of approval enumerated herein.

Resolution

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

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

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

2.That the demolition of the existing 1940's era ranch-style single family residence does not eliminate elements that are required to maintain the essential character of the neighborhood;

3.That design review of the proposed replacement structure is approved prior to approval of the demolition of a housing structure.

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

1. *The proposed project would be appropriate in the context of the greater neighborhood and would be consistent with the intent of applicable General Plan policies pertaining to historic preservation (as noted, there are no historic preservation issues), design, compatibility, and continuity of defining features of the neighborhood.*

2. *The immediate neighborhood consists of modest, one-story and two-story homes, most dating to the mid to late twentieth century. As proposed, the project would retain the character of the existing residences. There is no component of the project that would be incompatible with the immediate environment of the site or that of the greater neighborhood.*

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

4. T*he project is consistent and compatible with the surrounding properties and neighborhood.*

5. *The proposed work would not alter the scale or transition between different land uses.*

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

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

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

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

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

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

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

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

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

Conditions of Approval

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Public Works Department Conditions of Approval

15.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.

16.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.

17.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.

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

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

20.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.

21.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.

22.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.

23.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).

24.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.

25.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.

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.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.

28.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.

29.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.

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

31. 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.

32. The existing home has four (4) bedrooms. A water neutrality analysis shall only be required if the number of independent living areas onsite exceeds four (4).

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 October 1, 2019 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

Lester Hardy
Chair, Planning Commission

ATTEST:

Aaron Hecock, AICP
Interim Planning Director

NEW MAIN RESIDENCE & GARAGE

1515 PINE STREET, ST HELENA CA 94574

AREA CALCULATIONS SUMMARY

ALLOWABLE F.A.R.

LOT: 16,225 SF
FAR: .248 [PER 17.40.070(A)(1) TABLE AND (2)]

16,225 x .248 = **4,023.8 SF**
ADU + **400 SF** (17.40.070 B)
4423.8 SF ALLOWED

4423.8/16,225 = **.273**

ALLOWABLE LOT COVERAGE

LOT: 16,225 SF
ALLOWED: 45% PER 17.40.060 A2

16,225 X .45 = **7,301.25 SF ALLOWED**

EXISTING F.A.R.

EXISTING	
MAIN RESIDENCE:	2,410 SF
ACCESSORY STRUCTURE:	1,211 SF
TOTAL	**3,621 SF > 4,423.8 SF ALLOWED**

F.A.R. = .223
(3,621 SF / 16, 225 SF)
(.223 < .248; .025 UNDER)

EXISTING LOT COVERAGE CALC

BUILDINGS:	3,621 SF
COVERED PORCH:	130 SF
TOTAL:	**3,751 SF**

3,751 SF / 16,225 SF = 23% < 45% ALLOWED

PROPOSED F.A.R.

DEMO (E) MAIN RESIDENCE: (-3,621 SF)

PROPOSED:	
MAIN RESIDENCE:	2,305 SF
ADU:	782 SF
GARAGE:	648 SF
	3735 SF
	-200 SF (EXEMPT, 17.40.070.C.1)
TOTAL:	**3,535 SF < 4,423.8 SF ALLOWED**

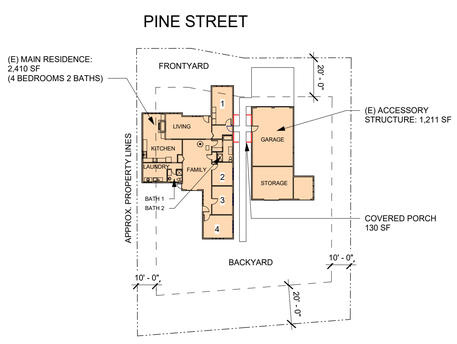
F.A.R. = .218
(3,535 SF / 16,225 SF)
(.218 < .248; .03 UNDER)

PROPOSED LOT COVERAGE CALC

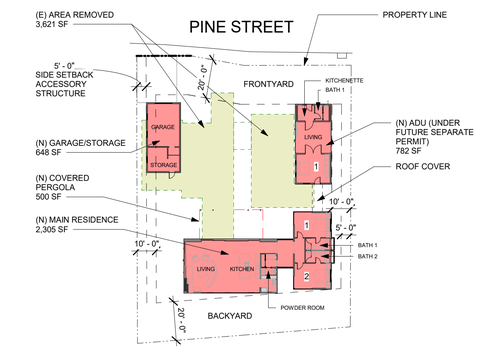
BUILDINGS:	3,735 SF
(N) COVERED PERGOLA:	500 SF
TOTAL:	**4,235 SF**

4,235 SF / 16,225 SF = 26% < 45% ALLOWED
(DECKS ARE UNDER 18" ABOVE GRADE)

LEGEND EXISTING AREA | EXISTING AREA REMOVED | ADDITION AREA



EXISTING FLOOR AREA DIAGRAM 1
1/32" = 1'-0"



PROPOSED FLOOR AREA DIAGRAM 2
1/32" = 1'-0"

GRAPHIC SCALE
0 32 64 96 128

8/14/2019 6:59:34 PM

VICINITY MAP

PROJECT DIRECTORY

OWNERS:
DAVID AND JENNIFER RISHER
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EMAIL: DAVE@ROCHEANDROCHE.COM

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EMAIL: JOEL@MADRONE.ENGINEERING

PROJECT DATA

PROJECT NAME: NEW MAIN RESIDENCE & GARAGE

PROJECT DESCRIPTION:

THE PROPOSED PROJECT INCLUDES DEMOLISHING THE EXISTING MAIN RESIDENCE AND GARAGE/STORAGE BUILDINGS ON SITE AND REPLACING THEM WITH A MAIN RESIDENCE (2 BEDROOMS & 2 1/2 BATHROOMS), AN ADU (1 BEDROOM, 1 BATHROOM, UNDER FUTURE SEPARATE PERMIT, NOT SUBJECT TO PLANNING REVIEW), AND A GARAGE/STORAGE BUILDING. WE ARE REDUCING THE NUMBER OF BEDROOMS FROM 4 TO 3 TOTAL ON SITE, THEREFORE IT DOES NOT TRIGGER A WATER NEUTRALITY REPORT. THE EXISTING RESIDENCE IS NOT HISTORIC.

PROJECT ADDRESS:	1515 PINE STREET ST HELENA, CA 94574
APN:	009-270-028-000
APPLICABLE CODES:	2016 CA RES. CODE (C.R.C.) 2016 CA BUILDING CODE 2016 CA MECHANICAL CODE 2016 CA PLUMBING CODE 2016 ELECTRICAL CODE 2016 ENERGY CODE 2016 CA GREEN BLDG STANDARDS
ZONING:	MR - MEDIUM DENSITY RESIDENTIAL
OCCUPANCY GROUP:	R-3
FIRE HAZARD ZONE:	MINIMAL FIRE HAZARD ZONE
SPRINKLERED:	EXISTING NON-SPRINKLERED (NEW CONSTRUCTION TO BE SPRINKLERED)
FLOOD ZONE:	NOT IN FEMA FLOOD ZONE
CONSTRUCTION TYPE:	V-B
NUMBER OF STORIES:	1
LOT AREA:	0.37 ACRES (16,225 SF)
YEAR BUILT:	1940

BUILDING AREAS:

EXISTING RESIDENCE:	2410 SF (CONDITIONED) (4 BEDROOM, 2.5 BATH)
EXISTING GARAGE/STOR:	1211 SF (UNCONDITIONED)
PROPOSED MAIN RES:	2305 SF (CONDITIONED) (2 BEDROOM, 2 BATH)
ADU:	782 SF (CONDITIONED) (1 BEDROOM, 1 BATH)
PROPOSED GARAGE:	648 SF (UNCONDITIONED)

HEIGHT ABOVE GRADE PLANE:

(E) RESIDENCE:	14'-0" APPROX
(P) RESIDENCE:	18'-4" APPROX
(P) GARAGE/STORAGE:	14'-5" APPROX

MAX. HEIGHT OF PRINCIPAL BLDG: 25 FT (PER SETBACKS BELOW)
MAX. HEIGHT OF ACCESSORY BLDG: 15 FT

FOR STRUCTURES WITH A MAXIMUM HEIGHT OF:	25 FT
FRONT SETBACK:	20 FT
SIDE SETBACK:	20 FT
SIDE YARD:	10 FT
REAR YARD:	20 FT
ACCESSORY STRUCTURE SETBACK:	5 FT

ABBREVIATIONS

&	AND	D.	DRYER	G.	GAS OUTLET	MACH.	MACHINE	R.	RISER	T.	TOP OR TREAD
∠	ANGLE	DBL.	DOUBLE	GA.	GAUGE	MAINT.	MAINTAIN	R.A.	RETURN AIR	T.B.	TOWEL BAR
@	AT	DET.	DETAIL	GALV.	GALVANIZE	MAT.	MATERIAL	RAD.	RADIUS	T.C.	TOP OF CURB
℄	CENTERLINE	D.F.	DOUGLAS FIR OR	G.D.	GARBAGE DISPOSAL	MAX.	MAXIMUM	REC.	RECESSED	TEL.	TELEPHONE
	DIAMETER OR ROUND		DRINKING FOUNTAIN	GEN.	GENERAL	M.B.	MACHINE BOLT	REF.	REFERENCE	TEMP.	TEMPERED
#	NUMBER	D.G.	DECOMPOSED GRAVEL	G.F.I.	GROUND FAULT	M.C.	MEDICINE CABINET	REFL.	REFLECTED	T&G.	TONGUE AND GROVE
		DIA.	DIAMETER		INTERRUPT	M.C.A	MINIMUM CIRCUIT AMPS	REFRG.	REFRIGERATOR	TER.	TERRAZZO
A.	AMP OR AMPS	DIM.	DIMENSION	GL.	GLASS	M.D.D.	MEDIUM DENSITY	REG.	REGISTER	THK.	THICK
A.C.	AIR CONDITIONING OR	DISP.	DISPENSER	GND.	GROUND	OVERLAY		REINF.	REINFORCED	T.M.E.	TO MATCH EXISTING
	ASPHALTIC CONCRETE	DN.	DOWN	GR.	GRADE	M.L.O.	MAIN LUGS ONLY	REQ.	REQUIRED	T.O.C.	TOP OF CONCRETE
ACOUS.	ACOUSTICAL	DR.	DOOR	G.S.M.	GALVANIZED SHEET METAL	MECH.	MECHANICAL	RESIL.	RESILIENT	T.O.P.	TOP OF PLATE
A.D.	AREA DRAIN	D.W.	DOMESTIC WASTE OR	G.W.	GLASS WASHER	MEMB.	MEMBRANE	RET.	RETAINING	T.O.PLY.	TOP OF PLYWOOD
ADJ.	ADJUSTABLE		DISHWASHER OR	G.W.B.	GYPSUM WALL BOARD	MTL.	METAL	REV.	REVISION / REVISED /	T.O.W.	TOP OF WALL
ADJAC.	ADJACENT		DRINKWATER	GYP.	GYPSUM	MFR.	MANUFACTURER		REVERSED	T.P.H.	TOILET PAPER HOLDER
A.F.F.	ABOVE FINISH FLOOR	DWG.	DRAWING			MIN	MINUMUM	RM.	ROOM	TRANSF.	TRANSFORMER
AGGR.	AGGREGATE	DWR.	DRAWER	H.B.	HOSE BIBB	MISC.	MISCELLANEOUS	REMOV.	REMOVABLE	TYP.	TYPICAL
ALT.	ALTERNATE			H.C.	HOLLOW CONE OR	MTD.	MOUNTED	R.O.	ROUGH OPENING	T.V.	TELEVISION
ALUM.	ALUMINUM	EA.	EACH		HANDICAP	MUL.	MULLION		REVESE OSMOSIS	T-24	CA ENERGY
ANOD.	ANODIZED	(E)	EXISTING	HD.	HEAD			RW.	REDWOOD		COMPLIANCE CODE
APPROX.	APPROXIMATE	E.I.F.S.	EXTERIOR INSULATION &	H.D.O.	HIGH DENSITY OVERLAY	(N)	NEW	R.W.L.	RAIN WATER LEADER		
ARCH.	ARCHITECTURAL		FINISH SYSTEM	HDR.	HEADER	N.	NORTH			U.C.	UNDER COUNTER
ASPH.	ASPHALT	E.J.	EXPANSION JOINT	HDW.	HARDWARE	N.C.	NORMALLY CLOSED	S.	SOUTH	U.F.	UNDER FLOOR
		EL.	ELEVATION	HDWD.	HARDWOOD	N.I.C.	NOT IN CONTRACT	S.A.F.	SELF-ADHERING	U.G.	UNDER GROUND
BD.	BOARD	ELEC.	ELECTRICAL	HGR.	HANGER	N.O.	NORMALLY OPEN		FLASHING	UNF.	UNEXCAVATED
BITUM.	BITUMINOUS	EMER.	EMERGENCY	H.M.	HOLLOW METAL	NO. OR #	NUMBER	S.C.	SOLID CORE	U.O.N. OR	UNLESS OTHERWISE NOTED
BLDG.	BUILDING	ENCL.	ENCLOSURE	HORIZ.	HORIZONTAL	NOM.	NOMINAL	S.C.D.	SEE CIVIL DRAWINGS	U.N.O.	
BLK.	BLOCK	E.P.B.	ELECTRICAL PANEL	H.P.	HORSE POWER	N.T.S.	NOT TO SCALE	S.D.	STORM DRAIN OR		
BLKG.	BLOCKING	BOARD		HR.	HOUR OR	N.R.C.A.	NATIONAL ROOFING		SOAP DISPENSER / DISH	V.	VOLT
BM.	BEAM	EQ.	EQUAL		HANDRAIL		CONTRACTORS	SCHED.	SCHEDULE	VAR.	VARIES
B.O.	BOTTOM OF	EQUIP.	EQUIPMENT	HT. OR HGT.	HEIGHT	ASSOCIATION		SECT.	SECTION	VFY.	VERIFY
BOT.	BOTTOM	E.W.N.	EXCEPT WHERE NOTED	H.W.H.	HOT WATER HEATER			S.E.D.	SEE ELECTRICAL	VEN.	VENEER
B.P.	BUILDING PAPER	EXIST.	EXISTING						DRAWINGS	VERT.	VERTICAL
BRZ.	BRONZE	EXP.	EXPANSION	I.C.	INTEGRAL COLOR	O/	OVER	SEP.	SEPARATION	VEST.	VESTIBULE
BTWN.	BETWEEN	EXT.	EXTERIOR	I.D.	INSIDE DIAMETER	O.C.	ON CENTER	S.F.E.	SEE FIRE DRAWINGS	V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
				IN.	INCH	O.D.	OUTSIDE DIAMETER	S.H.	SHOWER HEAD OR	V.I.F.	VERIFY IN FIELD
C.	CONDUIT	F.A.	FIRE ALARM	INSUL.	INSULATION	(DIM)			SPRINKLER HEAD	VOL.	VOLUME
C.B.	CIRCUIT BREAKER	F.A.U.	FORCED AIR UNIT	INT.	INTERIOR	OPNG.	OPENING	SHR.	SHOWER		
C.B.C.	CALIFORNIA BLDG CODE	F.B.	FLAT BAR	INTER.	INTERMEDIATE	OPP.	OPPOSITE	SHT.	SHEET	W.	WEST
CEM.	CEMENT	F.D.	FLOOR DRAIN			O.H.	OVERHANG	SHTG.	SHEATHING	W/	WITH
CER.	CERAMIC	FDN.	FOUNDATION	JAN.	JANITOR			SIM.	SIMILAR	W.C.	WALL COVERING
C.J.	CONTROL JOINT	F.E.C.	FIRE EXTINGUISHER	JST.	JOIST	(P)	PROPOSED	SL.	SLIDING		WATER CLOSET
C.K.T.	CIRCUIT		CABINET	JT.	JOINT	PERM.	PERIMETER	S.K.D.	SEE KITCHEN DRAWINGS	WD.	WOOD
CLG.	CEILING	F.F.	FINISH FLOOR OR			PL.	PLATE	S.L.D.	SEE LANDSCAPE	W.H.	WATER HEATER
CLKG.	CAULKING		FLOOR FINISH	KIT.	KITCHEN	P.LAM.	PLASTIC LAMINATE		DRAWINGS	W/O	WITHOUT
CLR.	CLEAR	F.H.W.S.	FLAT HEAD WOOD SCREW	K.V.A.	KILO VOLT AMPRES	PLAS.	PLASTER	S.M.D.	SEE MECHANICAL	W.P.	WATER PROOF OR
C.M.U.	CONCRETE MASONRY	FIN.	FINISH	K.W.	KILOWATTS	PLYWD.	PLYWOOD		DRAWINGS		WATERPROOFING
	UNIT	FIXT.	FIXTURE			PNL.	PANEL	S.P.D.	SEE PLUMBING	W.P.M.	WATERPROOF MEMBRANE
CNTR.	COUNTER	FL. OR FLR.	FLOOR	LAM.	LAMINATE	PNT.	PAINT		DRAWINGS	WSCT.	WAINSCOT
C.O.	CLEAN-OUT OR	F.L.A.	FULL LOAD AMPS	LAV.	LAVATORY	P.S.I.	PER SQUARE INCH	SPEC.	SPECIFICATION OR	W.S.P.	WET STANDPIPE
	CONVEINENCE OUTET	FLASH.	FLASHING	LB.	POUND	PT.	POINT		SPECIAL	W.S.W.	WOOD STUD WALL
COL.	COLUMN	FLOUR.	FLUORESCENT	L.F.	LINEAR FOOT	P.T.	PRESSURE TREATED OR	SQ.	SQUARE	W.T.	WEIGHT
CONC.	CONCRETE	F.O.C.	FACE OF CONCRETE	L.G.P.	LIQUID GAS PROPANE		POST TENSIONED	S.S.	STAINLESS STEEL	W.R.	WATER RESISTANT
COND.	CONDITION	F.O.F.	FACE OF FINISH	LIN.	LINEAR	PTD.	PAINTED	S.S.D.	SEE STRUCTURAL	W.W.	WELDED WIRE
CONSTR.	CONSTRUCTION	F.O.PLY.	FACE OF PLYWOOD	LN.	LINE	P.T.D.	PAPER TOWEL				
CONT.	CONTINUOUS	F.O.S.	FACE OF STUD	LT.	LIGHT		DISPENSER		DRAWINGS		
CONTR.	CONTRACTOR	F.P.	FIREPLACE	LVL.	LAMINATE VENEER	PTN.	PARTITION	S.SK.	SERVICE SINK		
CLOS.	CLOSET	F.P.R.F.	FIREPROOF		LUMBER OR LEVEL	P.T.R.	PAPER. TOWEL	STD.	STANDARD		
C.T.	COUNTER TOP	FT.	FOOT OR FEET				RECEPTACLE	STL.	STEEL		
CTR.	CENTER	FTG.	FOOTING			PV.	PLUMBING VENT	STOR.	STORAGE		
C.W.	COLD WATER	FURR.	FURRING			Q.T.	QUARRY TILE	STRL.	STRUCTURAL		
CU.	COPPER	FUT.	FUTURE					S.V.	SHEET VINYL		
								SYM.	SYMETRICAL		
								SYS.	SYSTEM		

DRAWING INDEX

ARCHITECTURAL

A0.00	COVERSHEET
A0.02	(E) CONTEXT AND SITE PHOTOS
A0.03	(E) MAIN RES EXTERIOR ELEVATION (PHOTOGRAPHS)
A0.04	3D VIEWS
A1.00	(E) AND (P) SITE PLANS

LANDSCAPE

L0.1	EXISTING VEGETATION MAP
L1.1	LANDSCAPE PLAN
L4.1	FENCE/WALL DETAILS

CIVIL

DR1.0	COVER SHEET
DR2.0	HARDSCAPE AND GRADING
DR3.0	UTILITY SHEET

ARCHITECTURAL

A2.00	PROPOSED FLOOR PLAN
A2.01	PROPOSED ROOF PLAN
A3.00	EXTERIOR ELEVATIONS
A3.01	EXTERIOR ELEVATIONS
A3.02	EXTERIOR ELEVATIONS
A3.03	EXTERIOR ELEVATIONS
A6.00	SECTIONS

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NEW RESIDENCE AND GARAGE
1515 PINE STREET
ST HELENA CA 94574

Date	8.15.19
Drawn By	MLC
Checked by	CVC
Project No.	1807

Rev. No.	Date
PLNG SUBMITTAL	8.15.19

Sheet Title

COVERSHEET

SCALE: As indicated

Sheet No.

A0.00

1. CONTEXT PHOTO - NEIGHBOR PROPERTY TO THE NORTH
1467 KEARNEY ST.

2. FRONT ELEVATION - EXISTING RESIDENCE ON PROJECT SITE
1515 PINE ST.

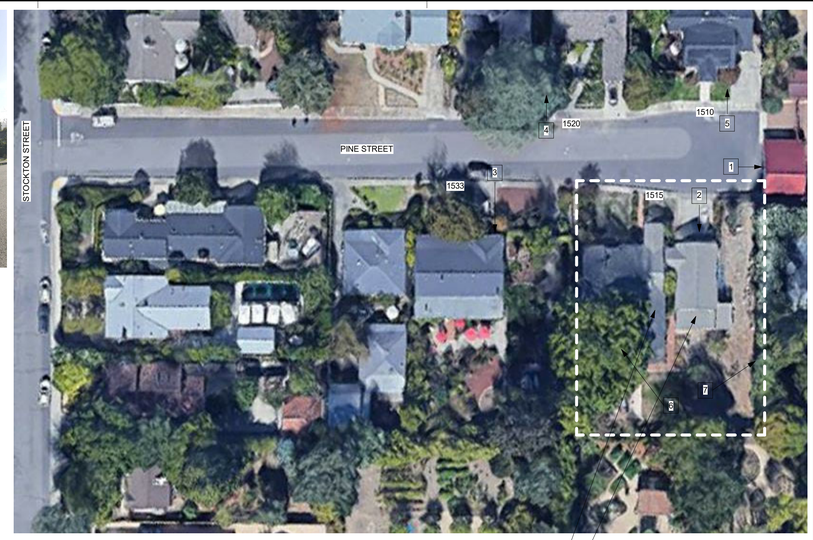
3. CONTEXT PHOTO - NEIGHBOR PROPERTY TO THE SOUTH
1533 PINE ST.

4. CONTEXT PHOTO - NEIGHBOR PROPERTY TO THE SOUTH-EAST
1520 PINE ST.

5. CONTEXT PHOTO - NEIGHBOR PROPERTY TO THE SOUTH
1510 PINE ST.

6. EXISTING RESIDENCE ON SITE PROPERTY SOUTH WEST VIEW
1515 PINE ST.

7. EXISTING GARAGE ON SITE PROPERTY NORTH WEST VIEW
1515 PINE ST.



CLOSE UP VIEW WITH NEIGHBORING CONTEXT
NOT TO SCALE, PROPERTY LINES ARE ILLUSTRATIVE

[N] -VIEW NUMBER LOCATION, SEE PHOTOS FOR CORRESPONDING VIEWS

(E) MAIN RESIDENCE TO BE DEMOLISHED

(E) GARAGE TO BE DEMOLISHED

ZOOMED OUT VIEW WITH NEIGHBORING CONTEXT
NOT TO SCALE, PROPERTY LINES ARE ILLUSTRATIVE

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CHARLES COVELL
architect

1407 MAIN STREET SUITE 102
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TEL. 707-968-9280
chuck@covell-architect.com

NEW RESIDENCE AND GARAGE

1515 PINE STREET
ST HELENA CA 94574

Date	8.15.19
Drawn By	MLC
Checked by	CVC
Project No.	1807

Rev. No.	Date
PLNG SUBMITTAL	8.15.19

Sheet Title

(E) CONTEXT AND SITE PHOTOS

SCALE:

Sheet No.

A0.02

8/14/2019 7:00:09 PM

1A. WEST ELEVATION: GARAGE

1. WEST ELEVATION: MAIN RESIDENCE
(GARAGE SEE PHOTO #1A)

1B. WEST ELEVATION: SOUTH SIDE ALLEY

5. NORTH ELEVATION: MAIN RESIDNECE

4. NORTH ELEVATION: GARAGE,
MAIN RESIDENCE BEYOND (SEE PHOTO #5)

3. NORTH ELEVATION: GARAGE

2. NORTH ELEVATION: GARAGE

8. EAST ELEVATION: MAIN RESIDENCE,
GARAGE BEYOND (SEE PHOTO #7)

7. EAST ELEVATION: GARAGE,
MAIN RESIDENCE (SEE PHOTO #8)

6. EAST ELEVATION: BREEZEWAY

9. SOUTH ELEVATION: MAIN RESIDENCE

CLOSE UP VIEW WITH NEIGHBORING CONTEXT
NOT TO SCALE, PROPERTY LINES ARE ILLUSTRATIVE

N -VIEW NUMBER LOCATION, SEE PHOTOS FOR CORRESPONDING VIEWS

(E) GARAGE TO BE DEMOLISHED

(E) MAIN RESIDENCE TO BE DEMOLISHED

8/14/2019 7:00:32 PM

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Sheet Title

(E) MAIN RES EXTERIOR ELEVATION (PHOTOGRAPHS)

SCALE:

Sheet No.

A0.03

PERSPECTIVE OF PROPOSED MAIN RES 2

PERSPECTIVES ARE FOR ILLUSTRATIVE PURPOSES ONLY

SEE FLOOR PLANS & LANDSCAPE & CIVIL DRAWINGS FOR ADDITIONAL INFO.

PROPOSED AXONOMETRIC 1

9/14/2019 7:00:55 PM

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Rev. No.	Date
PLNG SUBMITTAL	8.15.19

Sheet Title

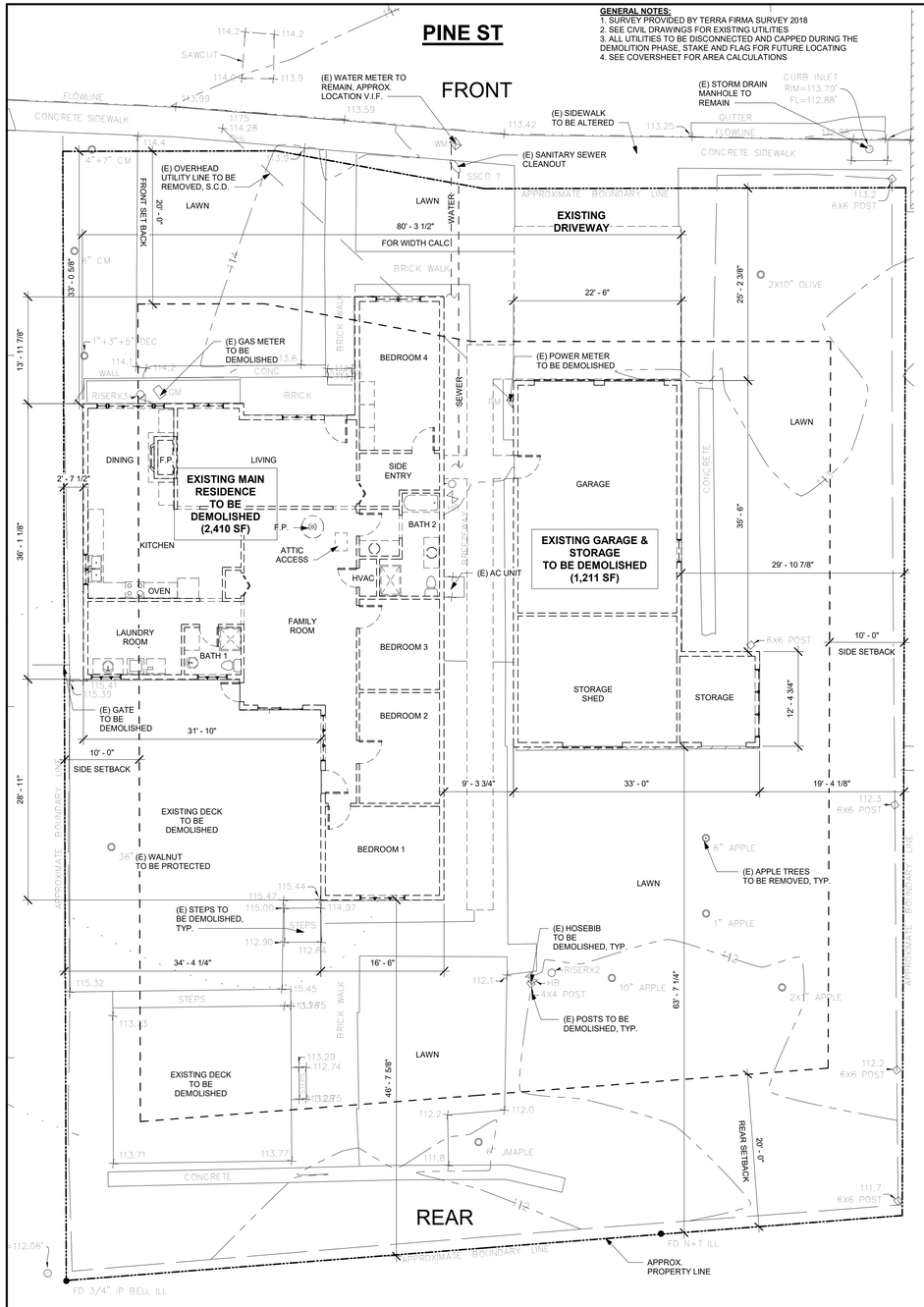
3D VIEWS

SCALE:

Sheet No.

A0.04

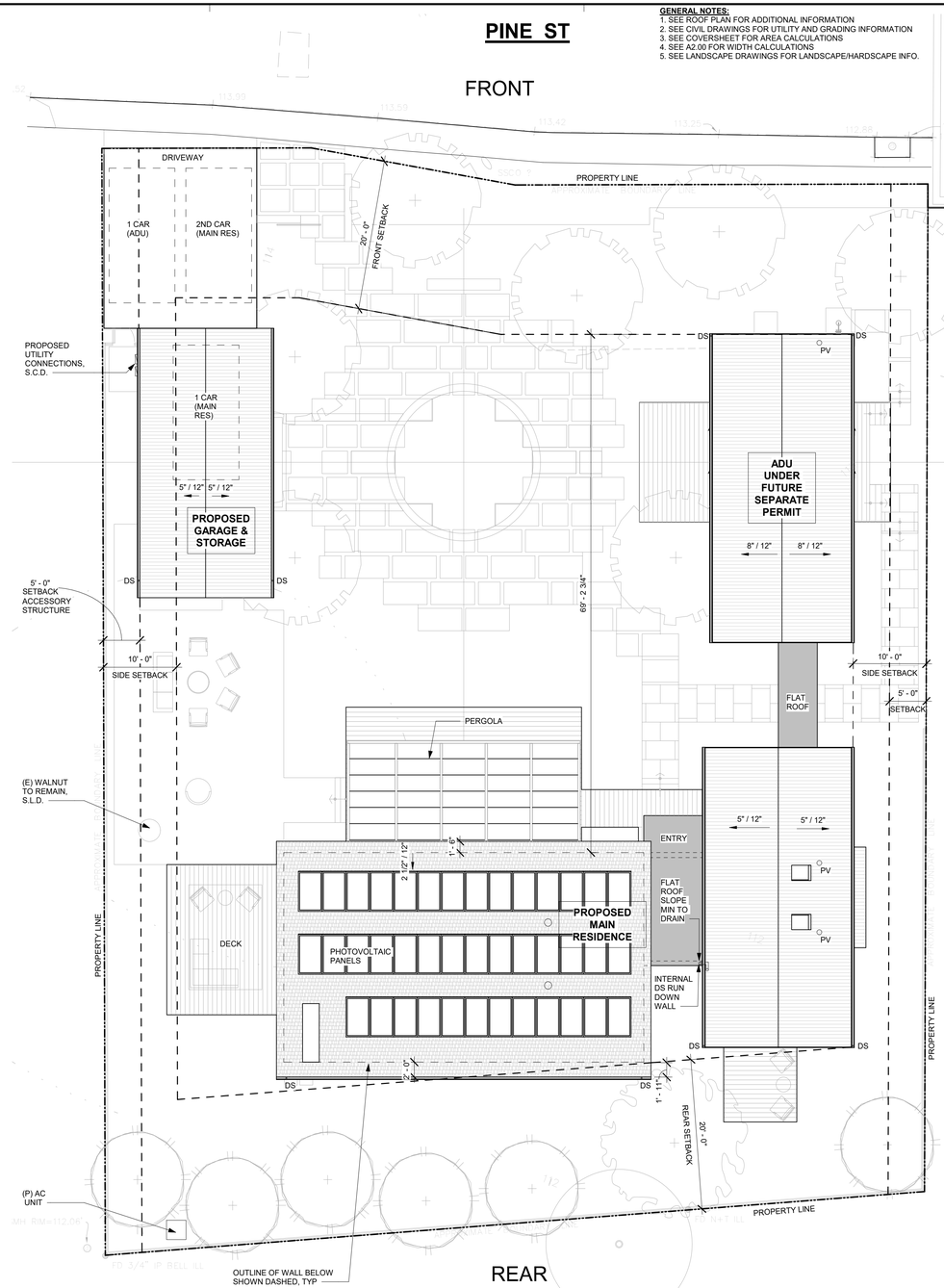
GENERAL NOTES:
1. SURVEY PROVIDED BY TERRA FIRMA SURVEY 2018
2. SEE CIVIL DRAWINGS FOR EXISTING UTILITIES
3. ALL UTILITIES TO BE DISCONNECTED AND CAPPED DURING THE DEMOLITION PHASE, STAKE AND FLAG FOR FUTURE LOCATING
4. SEE COVERSHEET FOR AREA CALCULATIONS



EXISTING SITE PLAN 1
1/8" = 1'-0"

GRAPHIC SCALE
0 8 16 24 32

GENERAL NOTES:
1. SEE ROOF PLAN FOR ADDITIONAL INFORMATION
2. SEE CIVIL DRAWINGS FOR UTILITY AND GRADING INFORMATION
3. SEE COVERSHEET FOR AREA CALCULATIONS
4. SEE A2.00 FOR WIDTH CALCULATIONS
5. SEE LANDSCAPE DRAWINGS FOR LANDSCAPE/HARDSCAPE INFO.



PROPOSED SITE PLAN 2
1/8" = 1'-0"

GRAPHIC SCALE
0 8 16 24 32

8/14/2019 7:00:58 PM

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NEW RESIDENCE AND GARAGE

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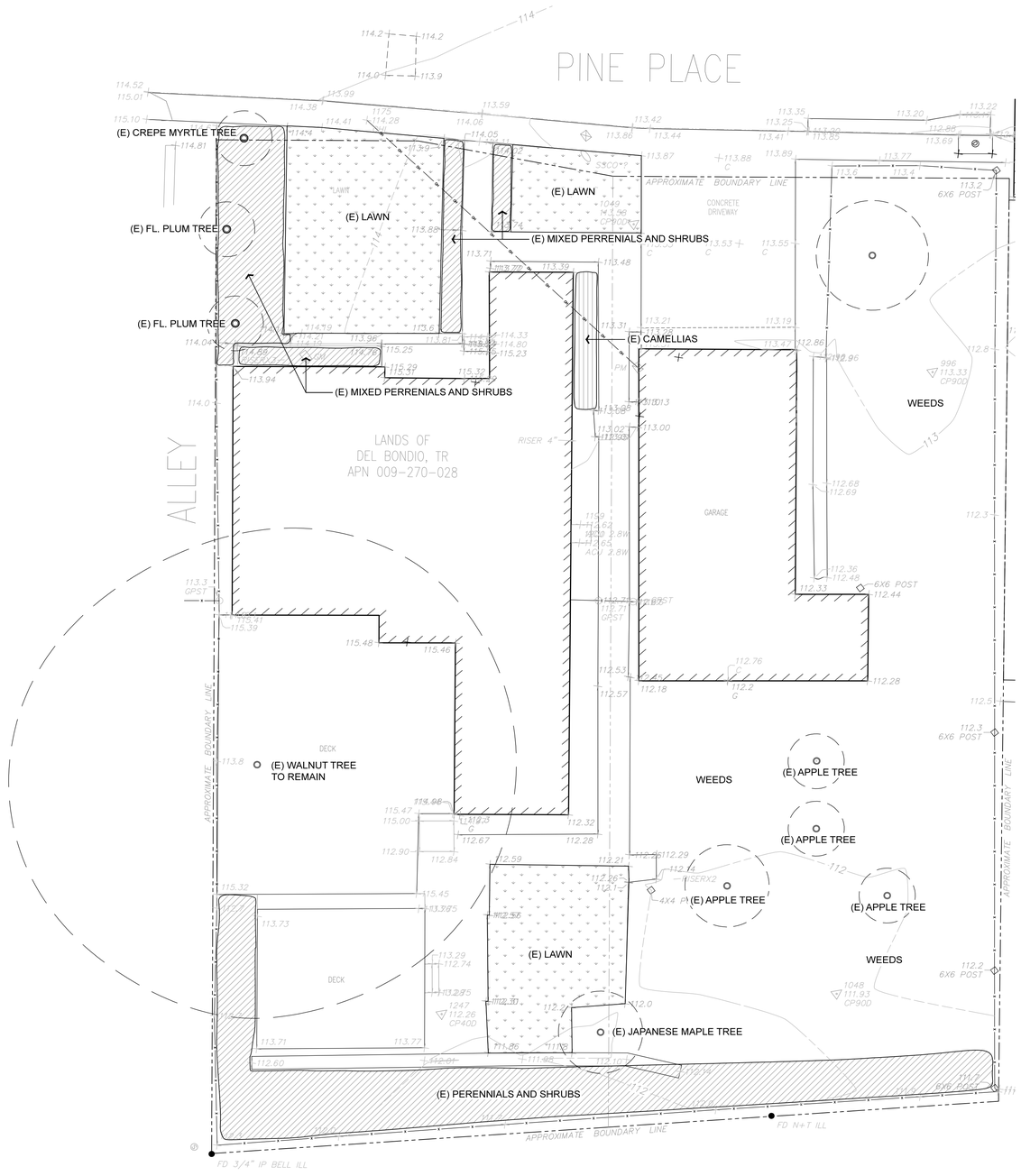
PLNG SUBMITTAL	8.15.19

Sheet Title
(E) AND (P) SITE PLANS

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

Sheet No.
A1.00



SITE TO BE CLEARED AND GRUBBED. ALL EXISTING PLANT MATERIAL TO BE REMOVED WITH THE EXCEPTION OF THE LARGE WALNUT.

ROCHE + ROCHE
LANDSCAPE ARCHITECTURE
1055 Broadway Suite G
Sonoma Ca. 95476
707 933 8302 T/F
www.rocheandroche.com

PROJECT NAME

THE RISHER RESIDENCE

1515 Pine Place
St. Helena, California
APN: 009-270-028

NORTH

NORTH

STAMP

NO.	DATE	ISSUES AND REVISIONS	BY

DATE 15 AUGUST 2019
SCALE 1/8"=1'-0"

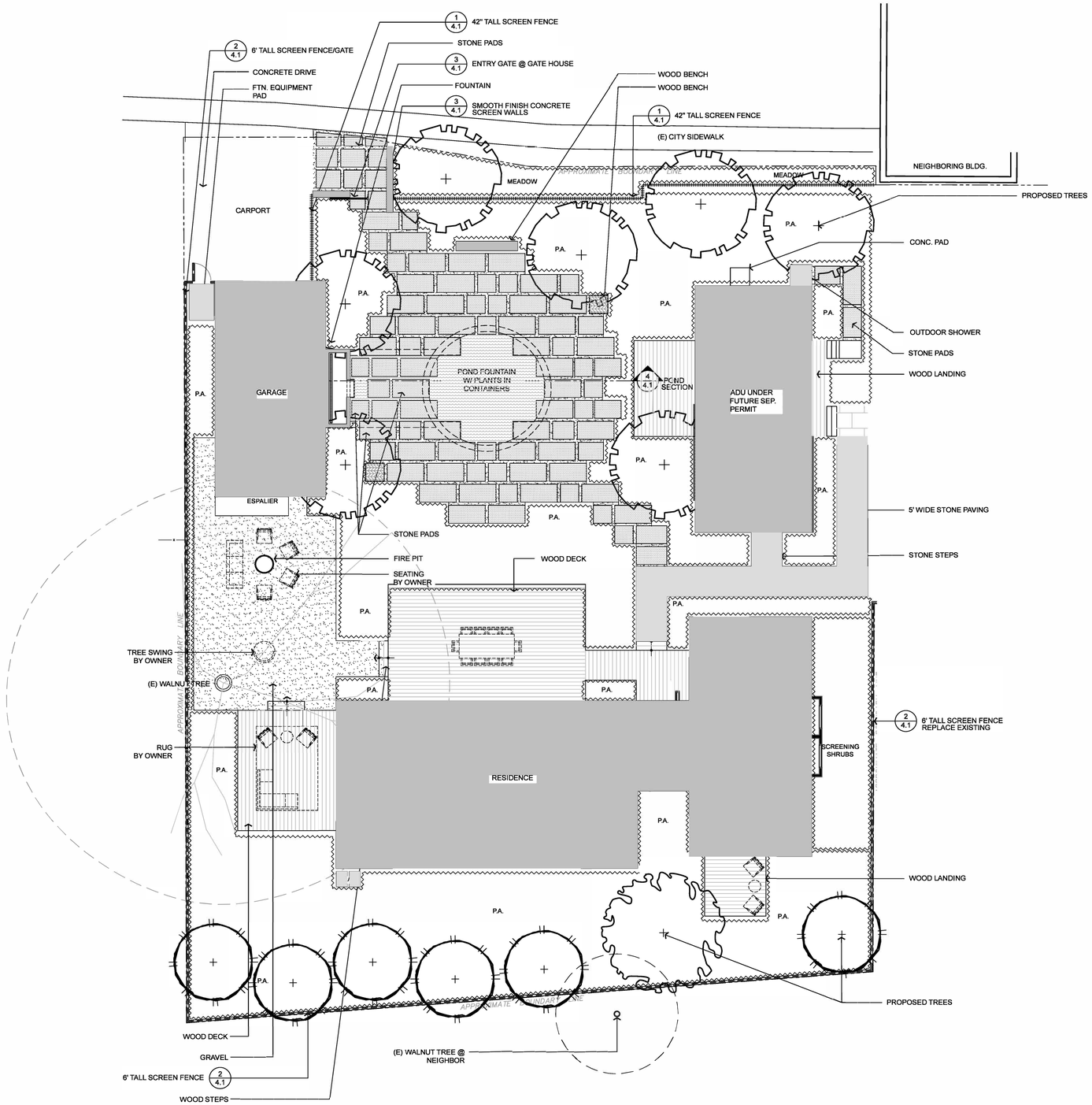
DESCRIPTION

EXISTING
VEGETATION PLAN

SHEET NUMBER

L0.1

PLANNING SUBMITTAL



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PROJECT NAME
THE RISHER RESIDENCE

1515 Pine Place
St. Helena, California
APN: 009-270-009 and 028

NORTH

NORTH

STAMP

NO.	DATE	ISSUES AND REVISIONS	BY

DATE 15 AUGUST 2019
SCALE 1/8"=1'-0"

DESCRIPTION
LANDSCAPE PLAN

SHEET NUMBER
L-1.1

PLANNING SUBMITTAL

Estimated Total Water Use

Equation: ETWU = ET_o x 0.62 x {((PF x HA)/IE) + SLA}; Considering precipitation ETWA =(ETo-Eppt) x 0.62 x {((PF x HA)/IE) +SLA}

Enter values in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.

Plant Water Use Type	Plant Factor
Very Low	0 - 0.1
Low	0.2 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1

Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft^2) Without SLA	Irrigation Efficiency (IE)	(PF x HA (ft^2))/IE
Zone 1	Drip	Medium	0.50	3,276	0.81	**2,022**
Zone 2	Drip	Low	0.30	3,435	0.81	**1,272**
Zone 3						
Zone 4						
Zone 5						
Zone 6						
Zone 7						
Zone 8						
Zone 9						
Zone 10						
Zone 11						
Zone 12						
Zone 13						
Zone 14						
Zone 15						
Zone 16						
Zone 17						
Zone 18						
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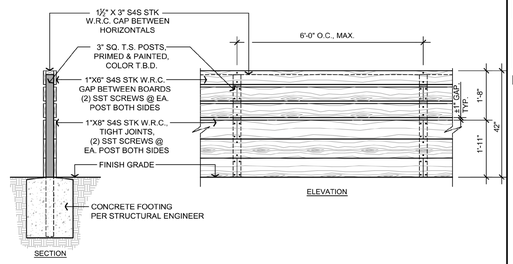
Zone 27						
Zone 28						
Zone 29						
Zone 30						
Zone 31						
Zone 32						
Zone 33						
Zone 34						
Zone 35						
Zone 36						
Zone 37						
Zone 38						
Zone 39						
Zone 40						
						3,294
		SLA		0		**0**
			Sum	6,711		**0**

Results

MAWA =	109,136	ETWU=	97,411	Gallons
			13,022	Cubic Feet
			130	HCF
			0	Acre-feet
			0	Millions of Gallons

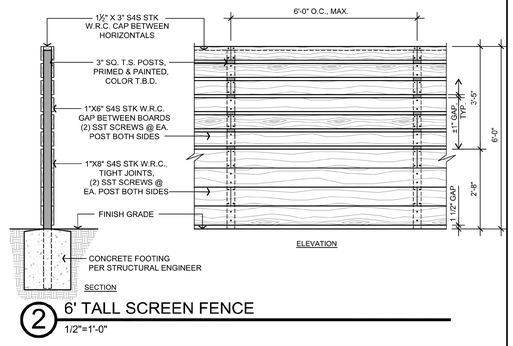
ETWU complies with MAWA

WELO CALCULATIONS



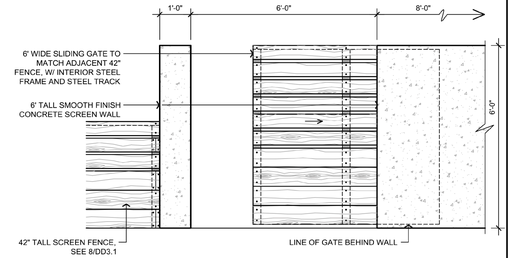
1 42" TALL SCREEN FENCE

1/2"=1'-0"



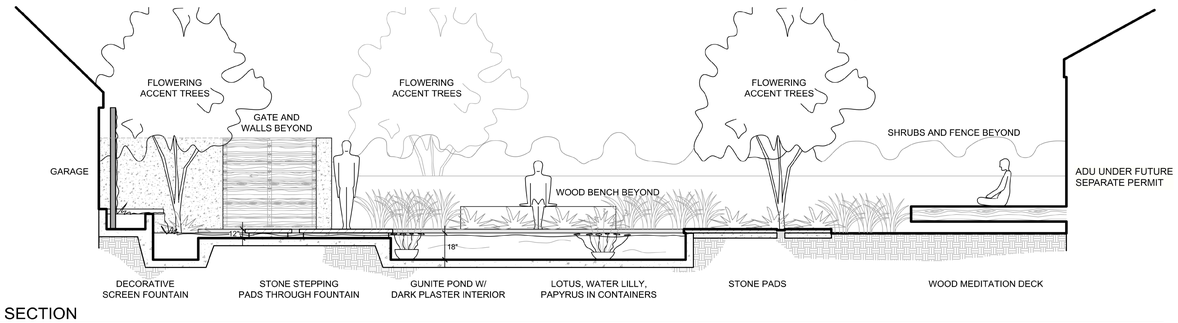
2 6' TALL SCREEN FENCE

1/2"=1'-0"



3 ENTRY GATE @ GUEST HOUSE

1/2"=1'-0"



4 POND-CROSS SECTION

1/4"=1'-0"

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LANDSCAPE ARCHITECTURE
1055 Broadway Suite G
Sonoma Ca. 95476
707 933 8302 T/F
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PROJECT NAME

THE RISHER RESIDENCE

1515 Pine Place
St. Helena, California
APN: 009-270-028

NORTH

STAMP

NO.	DATE	ISSUES AND REVISIONS	BY

DATE 15 AUGUST 2019

SCALE NOTED

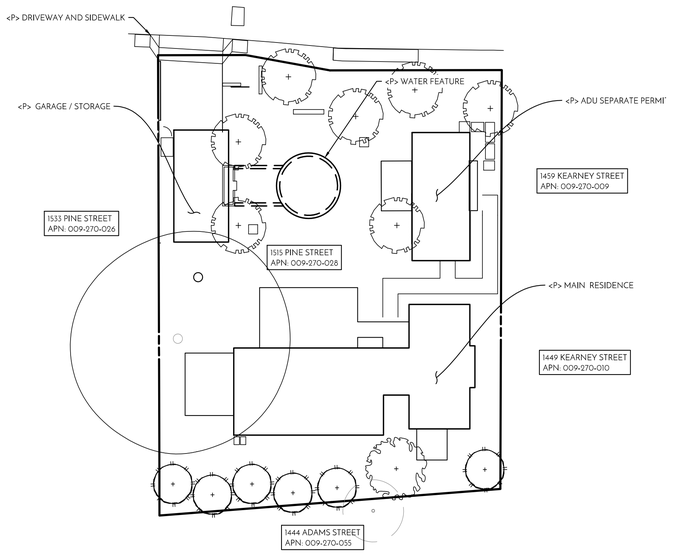
DESCRIPTION

FENCE/WALL DETAILS

SHEET NUMBER

L4.1

PLANNING SUBMITTAL



SITE MAP

SCALE 1" = 20'

0 20'

SCALE IN FEET

PROJECT STATEMENT

THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A NEW MAIN RESIDENCE, ADU, GARAGE, DRIVEWAY AND RELATED INFRASTRUCTURE AND UTILITIES FOR THE RISHER PARCEL.

SURVEY NOTES

1. THE BOUNDARY ON THESE DRAWINGS DOES NOT REPRESENT A PROPERTY LINE SURVEY. PROPERTY LINES SHOWN HEREON ARE BASED ON RECORD DATA, AND MAY NOT REPRESENT THE TRUE POSITIONS OF THE LINES.
2. THE TOPOGRAPHY IS BASED ON A FIELD SURVEY OF SEPTEMBER, 2018 PERFORMED BY TERRA FIRMA SURVEYS, INC.
3. THIS SURVEY IS ON AN ASSUMED DATUM. THE DIRECTION OF NORTH BASED ON A COMPASS SIGHTING.
4. SITE BENCHMARK DESCRIPTION: SET MAG NAIL, #588 IN CENTERLINE OF SIDEWALK ON EASTERLY SIDE KEARNEY ST, 15.4' NORTHERLY OF SEWER AND 30.9' EASTERLY OF WATER METER ELEVATION = 108.57.
5. MADRONE ENGINEERING ASSUMES NO LIABILITY, REAL OR ALLEGED, REGARDING THE ACCURACY OF THE TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS.
6. CONTRACTOR SHALL PROTECT EXISTING SURVEY MONUMENTS OR REPLACE THEM AT HIS OWN EXPENSE.

ESTIMATED EARTHWORK QUANTITIES

1. THE EARTHWORK QUANTITIES LISTED BELOW ARE ESTIMATES ONLY AND MAY VARY DUE TO SOIL TYPE, COMPACTION AND BULKING FACTORS, GRADING PRACTICES, AND COMPACTION VALUES.
2. THE UNADJUSTED QUANTITIES HAVE BEEN DERIVED USING A VOLUMETRIC ANALYSIS BETWEEN THE EXISTING AND PROPOSED FINISHED GRADE ELEVATIONS.
4. THE FOLLOWING ASSUMPTIONS HAVE BEEN MADE WHEN DEVELOPING ADJUSTED QUANTITY ESTIMATES:
   - QUANTITIES FROM UTILITY TRENCHES, FOUNDATION TRENCHES, AND STORMWATER DETENTION BASINS HAVE NOT BEEN ESTIMATED.
   - QUANTITIES RELATED TO OVEREXCAVATION AND RECOMPACTION HAVE BEEN NOT.
3. CONTRACTOR SHALL WORK WITH THE PROJECT GEOTECHNICAL ENGINEER TO DETERMINE IF COMPACTION AND BULKING FACTORS ARE APPLICABLE FOR THE PROPOSED GRADING ACTIVITIES. THESE FACTORS HAVE THE POTENTIAL TO SIGNIFICANTLY ALTER THE CUT & FILL QUANTITIES IDENTIFIED IN THIS ANALYSIS.
4. SEE THE TABLE BELOW FOR THE ESTIMATED EARTHWORK QUANTITIES FOR THE PROJECT.

ESTIMATED PROJECT EARTHWORK		
	UNADJUSTED QUANTITIES (CY)	ADJUSTED QUANTITIES (CY)
CUT	28	198
FILL	86	188
ESTIMATED NET EARTHWORK		10 (EXPORT)

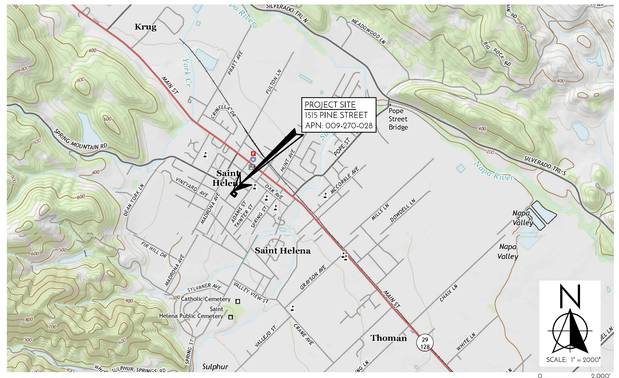
THE APPROXIMATE AREA OF DISTURBED SOIL IS 13,014 SF. EXCESS SOIL WILL BE OFF-HAULED TO A LOCATION APPROVED BY NAPA COUNTY.

DESIGN REVIEW PLANS FOR:

NEW MAIN RESIDENCE AND GARAGE

1515 PINE STREET

ST. HELENA, CA, 94574



VICINITY MAP

MAP FROM USGS 7.5 MIN SERIES MAP NAME: ST. HELENA AND RUTHERFORD

ABBREVIATIONS

AB	AGGREGATE BASE	FH	FIRE HYDRANT	R	RADIUS
AC	ASPHALT CONCRETE	FIRM	FLOOD INSURANCE RATE MAP	RT	RIGHT
AD	AREA DRAIN	FL	FLOW LINE	ROW	RIGHT OF WAY
BC	BEGIN CURVE	FM	FORCE MAIN	RWL	RAIN WATER LEADER
BFE	BASE FLOOD ELEVATION PER FIRM	FS	FINISHED SURFACE	RCP	REINFORCED CONCRETE PIPE
BM	BENCHMARK	GB	GRADE BREAK	(S)	SOUTH
BCR	BEGIN CURB RETURN	GR	GRAVEL	S	SLOPE (FEET/FOOT)
BVC	BEGIN VERTICAL CURVE	HP	HIGH POINT	SAD	SEE ARCHITECTURAL DRAWINGS
BS	BOTTOM OF STAIRS	INV	INVERT	SD	STORM DRAIN
BSW	BACK OF SIDEWALK	IP	IRON PIPE	SDP	SUBDRAIN PIPE
CB	CATCH BASIN	IRR	IRRIGATION	SED	SEE ELECTRICAL DRAWINGS
C&G	CURB AND GUTTER	JP	JOINT POLE	SLD	SEE LANDSCAPE DRAWINGS
CMU	CONCRETE MASONRY UNIT	LF	LINEAL FEET/FOOT	SLV	SLEEVE
CP	CONCRETE PIPE	LP	LOW POINT	SMD	SEE MECHANICAL DRAWINGS
℄	CENTERLINE	MH	MANHOLE	SPD	SEE PLUMBING DRAWINGS
CO	CLEANOUT	MON	MONUMENT	SS	SANITARY SEWER
COMM	COMMUNICATION	(N)	NORTH	SSCO	SANITARY SEWER CLEAN OUT
CV	CHECK VALVE	<N>	NEW	SSMH	SANITARY SEWER MANHOLE
CW	COLD WATER	OC	ON CENTER	STA	STATION
DCV	DOUBLE CHECK VALVE	OG	ORIGINAL GROUND	STD	STANDARD
DG	DECOMPOSED GRANITE	OH	OVERHEAD	SW	SIDEWALK
DIP	DUCTILE IRON PIPE	OHL	OVERHEAD LINE	TC	TOP OF CURB
DS	DOWNSPOUT	<P>	PROPOSED	TFC	TOP FACE OF CURB
DW	DOMESTIC WASTE	PCC	PORTLAND CEMENT CONCRETE	TOC	TOP OF CONCRETE
DWG	DRAWING	PD	PRESSURE DISTRIBUTION	TS	TOP OF STAIRS
EC	END OF CURVE	PG&E	PACIFIC GAS AND ELECTRIC	TW	TOP OF WALL
(E)	EAST	PI	POINT OF INTERSECTION	TYP	TYPICAL
<E>	EXISTING	PIV	POST INDICATOR VALVE	UG	UNDERGROUND
ECR	END CURB RETURN	P/L	PROPERTY LINE	VC	VERTICAL CURVE
EG	EXISTING GROUND	PRC	POINT OF REVERSE CURVE	VG	VALLEY GUTTER
EGR	EDGE OF GRAVEL	PSI	POUNDS PER SQUARE INCH	(W)	WEST
EP	EDGE OF PAVEMENT	PUE	PUBLIC UTILITY EASEMENT	WM	WATER METER
EVC	END VERTICAL CURVE	PVC	POLYVINYL CHLORIDE	W/S	WATER SERVICE
FDC	FIRE DEPT. CONNECTION	PVI	POINT OF VERTICAL INTERSECTION	WV	WATER VALVE
FG	FINISHED GRADE	PW	PROCESS WASTE		

SYMBOL LEGEND

UTILITY POLE
SIGN
WELL
STREET LIGHT
TREE
TREE TO BE REMOVED
6" SS — SANITARY SEWER
6"G — GAS LINE
6"W — WATER LINE
85 — EXISTING CONTOUR
TOP/TOE BANK GRADEBREAK
PROPERTY LINE
CENTERLINE

SSMH#1 — SEWER MANHOLE/RISER WITH ID #
SDMH#2 — STORM DRAIN MANHOLE WITH ID #
WV — WATER VALVE
WM — WATER METER & DCV
FDC/PIV WITH CHECK VALVE
FH — FIRE HYDRANT WITH GATE VALVE
CO — CLEANOUT
85 — PROPOSED CONTOUR
SOLID STORM DRAIN
PERFORATED STORM DRAIN
GRADE SWALE
OVERLAND RELEASE ROUTE

SHEET INDEX

DR1.0 COVER SHEET
DR2.0 HARDSCAPE AND GRADING
DR3.0 UTILITY PLAN

PROJECT INFORMATION

OWNER: DAVID AND JENNIFER RISHER
1459 KEARNEY STREET
ST. HELENA, CALIFORNIA 94574

SITE ADDRESS: 1515 PINE STREET
ST. HELENA, CA 94574

ASSESSOR PARCEL #: 009-270-028
PARCEL SIZE: ±0.37 ACRES
COUNTY ZONING: MR

SURVEYOR: TERRA FIRMA SURVEYS, INC
P.O. BOX 533
ST. HELENA, CA 94574
GREG ZELANZY, P.L.S.
707/963-7565

CIVIL ENGINEER: MADRONE ENGINEERING
1485 MAIN STREET, SUITE 302
ST. HELENA, CA 94574
JOEL DICKERSON, P.E.
707/302-6280

ARCHITECT: CHARLES COVELL ARCHITECTS
1407 MAIN STREET, SUITE 102
ST. HELENA, CA 94574
CHARLES COVELL
(707) 968-9280

GEOTECHNICAL ENGINEER: MILLER PACIFIC ENGINEERING GROUP
135 CAMINO DORADO, SUITE 3
NAPA, CA 94558
ART GRAFF
(707) 887-2505

NOT FOR CONSTRUCTION

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madrone engineering
1485 Main Street, Suite 302
St. Helena, California 94574
Tel. 707-302-6280

CIVIL IMPROVEMENT PLANS

COVER SHEET

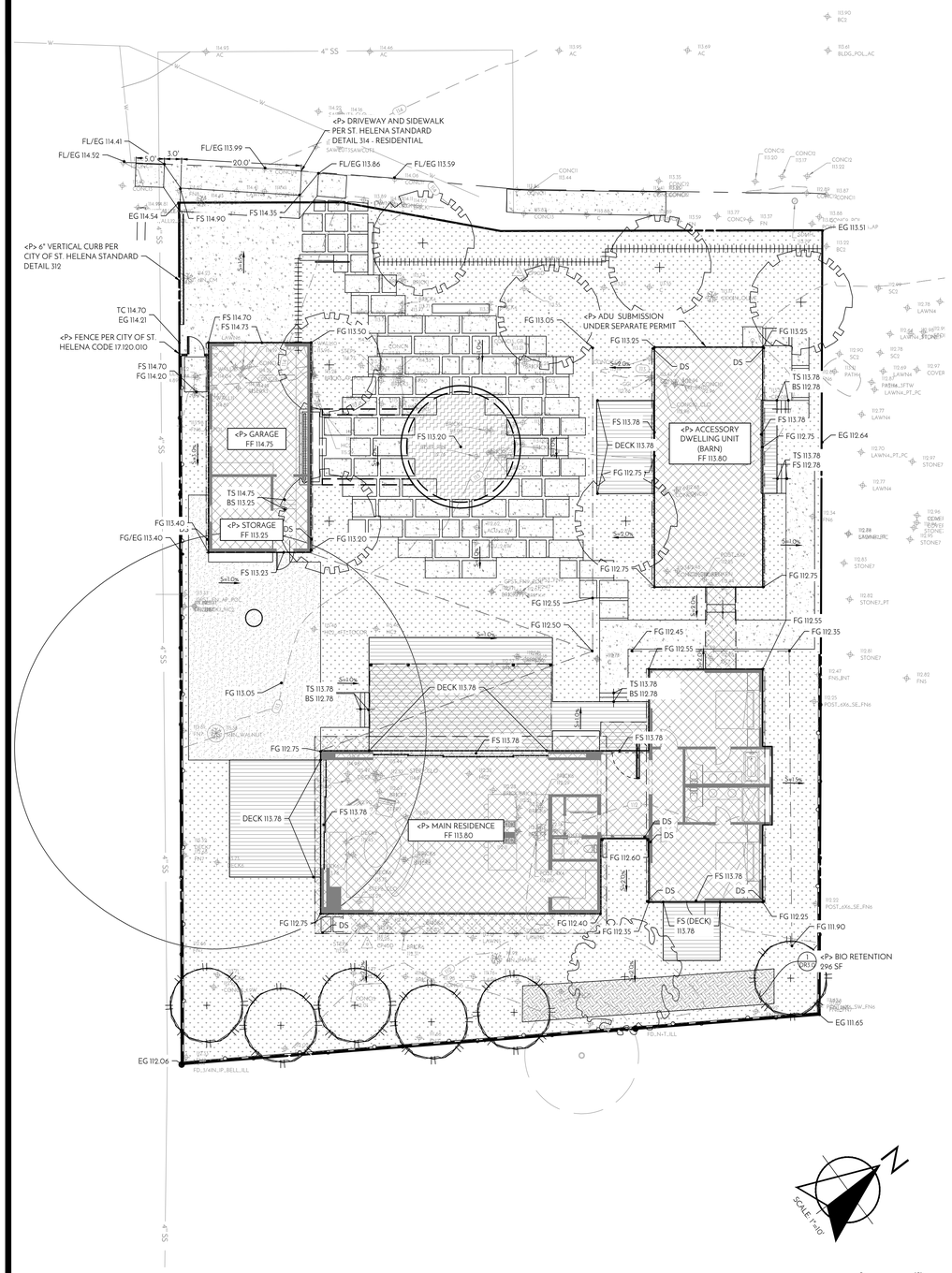
NEW MAIN RESIDENCE AND GARAGE
1515 PINE STREET
ST. HELENA, CA 94574
APN: 009-270-028
PROJECT 19.093

REGISTERED PROFESSIONAL ENGINEER
JOEL D. DICKERSON
No. 75989
Exp. 06-30-20
CIVIL
STATE OF CALIFORNIA

EVERY PERSON PLANNING TO DIG CALL USA AT 811 PRIOR TO EXCAVATION
FOR MORE INFORMATION SEE WWW.USANORTH.ORG

DATE: 08/15/19 ISSUE: DESIGN REVIEW

SHEET: DR1.0



HARDSCAPE & GRADING PLAN

HARDSCAPE LEGEND

	TYPE OF IMPERVIOUS SURFACE	AREA DESCRIPTIONS	AREA (SF)	TYPICAL SECTION	PERVIOUS/ IMPERVIOUS
	BUILDINGS, GARAGES, CARPORTS, OTHER STRUCTURES WITH ROOFS	BUILDINGS	4,275	N/A	IMPERVIOUS
		WALLS	0	N/A	IMPERVIOUS
	PATIO, IMPERVIOUS DECKING, PAVERS AND IMPERVIOUS LINERS	CONCRETE/PAVERS	1,960	SLD	IMPERVIOUS
	SIDEWALKS	CONCRETE	210	SEE CITY STD	IMPERVIOUS
	ROADWAYS AND DRIVEWAYS	ASPHALT CONCRETE	0	2.5" AC OVER 6.0" CL 2 AB	IMPERVIOUS
		CONCRETE	555	4" CONC OVER 4" CL 2 AB	IMPERVIOUS
		GRAVEL	0	10" CL 2 AB	IMPERVIOUS
	OTHER PERVIOUS SURFACE	DECOMPOSED GRANITE	885	N/A	PERVIOUS
		PLANTING	9,360	N/A	PERVIOUS
		FOUNTAIN	0	N/A	PERVIOUS
		WOOD DECK	1,370	N/A	PERVIOUS
		TOTAL	16,657		

TOTAL NEW/RECONSTRUCTED IMPERVIOUS AREA : 7,000 SF (0.15 AC)
TOTAL DISTURBED SOIL AREA: 13,014 SF (0.29 AC)

NOT FOR CONSTRUCTION

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CIVIL IMPROVEMENT PLANS
HARDSCAPE & GRADING PLAN

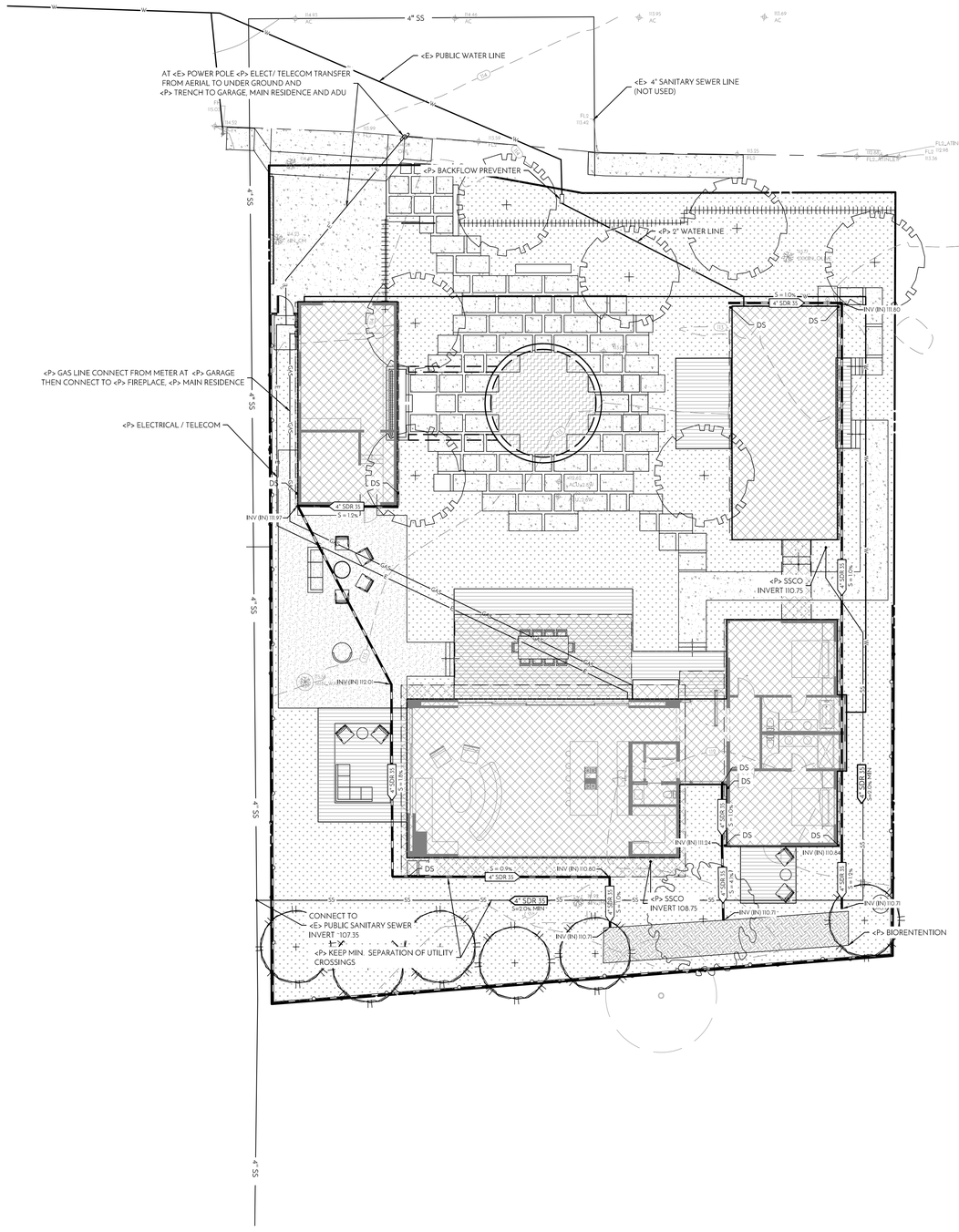
NEW MAIN RESIDENCE AND GARAGE
1515 PINE STREET
ST. HELENA, CA 94574
APN: 009-270-028
PROJECT 19.071

REGISTERED PROFESSIONAL ENGINEER
DAVID J. DICKENSON
No. 75989
Exp. 06-30-20
CIVIL
STATE OF CALIFORNIA

EVERY PERSON PLANNING TO DIG CALL USA AT 811 PRIOR TO EXCAVATION
FOR MORE INFORMATION SEE WWW.USANORTH.ORG

DATE 08/15/19
ISSUE DESIGN REVIEW

SHEET
DR2.0



UTILITY PLAN

SCALE 1" = 10'

0 10'
SCALE IN FEET

EXISTING UTILITY NOTES

1. ALIGNMENT AND LOCATION OF EXISTING UTILITY LINES HAVE BEEN APPROXIMATED BASED ON THE SURVEY.
2. UTILITY CONTRACTOR WILL VERIFY THE EXACT LOCATION OF EXISTING ON-SITE UTILITIES PRIOR TO CONSTRUCTION OF NEW UTILITY INFRASTRUCTURE. UTILITY CONTRACTOR WILL REPLACE DAMAGED UTILITIES IN KIND AND TYPE.

JOINT TRENCH NOTES

1. JOINT TRENCHES SHOWN ON THESE ARE PLANS ARE TO PROVIDE GUIDANCE REGARDING MAINLINE UTILITY RUNS THROUGH THE SITE.
2. MINOR UTILITY RUNS SHALL BE COORDINATED WITH THE SITE CONTRACTOR DURING CONSTRUCTION AND BASED ON DESIGN/BUILD INFORMATION PROVIDED BY MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS IF ANY.

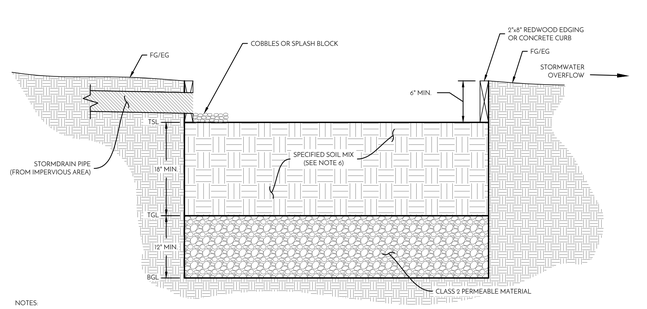
STORM DRAIN SYSTEM NOTES

1. IN LANDSCAPED/BARE DIRT AREAS, UNLESS A DIRECT CONNECTION TO SOLID STORM DRAIN PIPING IS SHOWN ON THESE PLANS, DOWNSPOUTS SHALL OUTLET TO THE SURFACE A MINIMUM DISTANCE OF 5 FEET AWAY FROM BUILDING FOUNDATIONS OR STRUCTURES.
2. STORMWATER SHALL BE DIRECTED TO LANDSCAPING OR BIORETENTION FACILITIES AS SHOWN ON THESE PLANS AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE BASMAA POST-CONSTRUCTION MANUAL.

UTILITY SYMBOL LEGEND

LPB	LIGHT DUTY PULL BOX* CHRISTY CONCRETE OR CARSON HDPE (OR APPROVED EQUAL)
MPB	MEDIUM DUTY PULL BOX* FIBRELYTE (OR APPROVED EQUAL)
HPB	HEAVY DUTY PULL BOX - TRAFFIC RATED* CHRISTY CONCRETE + STEEL (OR APPROVED EQUAL)
SSCO	SANITARY SEWER CLEANOUT
CV	CHECK VALVE

* PULL BOXES SHALL BE SIZED APPROPRIATELY FOR ALL CONDUIT, PIPE, VALVES, OR OTHER EQUIPMENT THAT PASSES INTO/THROUGH THE BOX.



NOTES:

1. FACILITIES LOCATED WITHIN 10 FEET OF STRUCTURES SHALL INCORPORATE AN IMPERVIOUS CUTOFF WALL.
2. FACILITIES LOCATED IN AREAS OF HIGH GROUNDWATER, HIGHLY INFILTRATIVE SOILS, OR WHERE CONNECTION OF THE UNDERDRAIN TO A SURFACE DRAIN OR SUBSURFACE STORM DRAIN ARE INFEASIBLE MAY OMIT THE UNDERDRAIN.
3. NO LINER, NO FILTER FABRIC, NO LANDSCAPE CLOTH
4. MAINTAIN BGL, TGL, TSL AT LEVEL ELEVATIONS AS SPECIFIED ON THE PLANS
5. CLASS 2 PERMEABLE LAYER MAY EXTEND BELOW AND UNDERNEATH DROP INLET.
6. REQUIRED SOIL MIX: 60%-70% FINE SAND, 30%-40% COMPOST (VOLUME BASIS). SOIL SHALL BE CAPABLE OF ACHIEVING A LONG-TERM, IN-PLACE INFILTRATION RATE OF AT LEAST 5 INCHES PER HOUR. SOIL SHALL ALSO SUPPORT VIGOROUS PLANT GROWTH.

1 BIORETENTION FACILITY
NO SUBDRAIN
NOT TO SCALE

NOT FOR CONSTRUCTION

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CIVIL IMPROVEMENT PLANS
UTILITY PLAN

NEW MAIN RESIDENCE AND GARAGE
1515 PINE STREET
ST. HELENA, CA 94574
APN: 009-270-028
PROJECT: 19-093

REGISTERED PROFESSIONAL ENGINEER
JOE D. DICKERSON
No. 75989
Exp. 06-30-20
CIVIL
STATE OF CALIFORNIA

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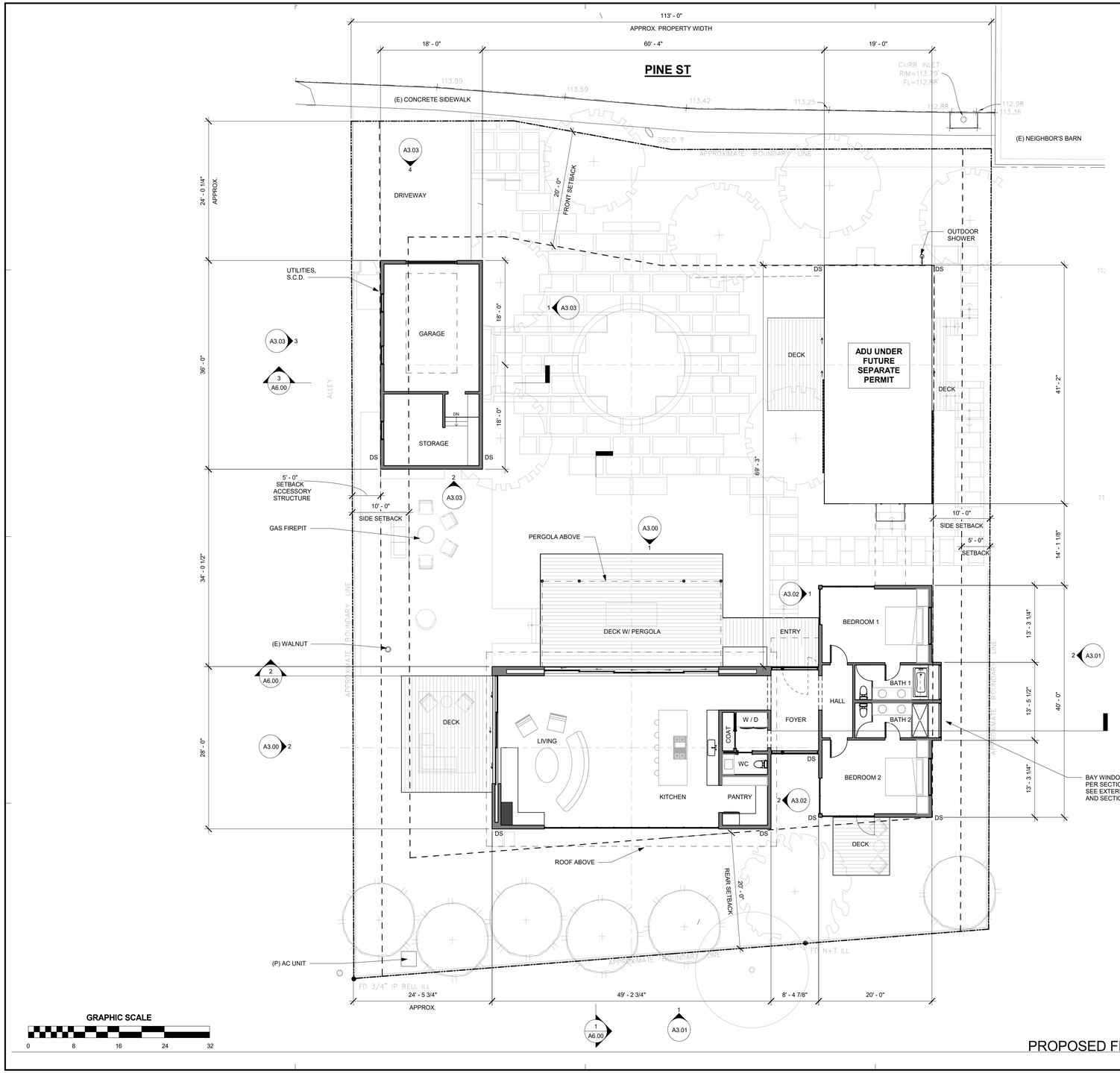
DATE ISSUE
08/15/19 DESIGN REVIEW

SHEET:
DR3.0



PROPOSED FIRST FLOOR PLAN 1
1/8" = 1'-0"

PROJECT WIDTH CALCULATIONS:

17.40.060 - DEVELOPMENT STANDARDS
MAX WIDTH ALLOWED FOR MR: 60%
AS MEASURED AT THE FRONT ELEVATION, EXCLUDING LINEAL FOOTAGE OF STAGGERED ARCHITECTURAL FEATURES THAT START AT LEAST 20FT BACK FROM THE FRONT ELEVATION.

LOT WIDTH: 113'-0"

WIDTH OF GARAGE: 18'-0"
WIDTH OF FUTURE ADU: 19'-0"
TOTAL FRONT ELEVATION WIDTH: 37'-0"

WIDTH %= 32.7% (37' / 113')

NOTE THE FUTURE ADU IS CONNECTED TO THE MAIN HOUSE WITH A LOW ROOF. THE MAIN HOUSE IS SET BACK FROM THE ADU APPROX 69'-3" WHICH IS MORE THAN 20FT BACK FROM THE FRONT ELEVATION.

GENERAL NOTES:

1. S.L.D. & S.C.D. FOR ADDITIONIAL INFORMATION

SYMBOLS LEGEND

- INTERIOR ELEV. NUMBER / SHEET NUMBER
- SECTION ELEV. NUMBER / SHEET NUMBER
- ELEVATION NUMBER / SHEET NUMBER
- DETAIL NUMBER / SHEET NUMBER
- ENLARGED DETAIL NUMBER / SHEET NUMBER
- WINDOW TAG
- DOOR TAG
- FLOOR ELEVATION OR DIMENSION POINT
- REVISION
- Room name / 101 / 150 SF — ROOM NAME / NUMBER
- MAGNETIC NORTH / PROJECT NORTH

LEGEND - NEW CONSTRUCTION

- ABOVE OR BELOW
- (E) PARTITION TO REMAIN
- (N) PARTITION
- 1-HR WALL, (1) LAYER OF 5/8" TYPE 'X' GYP. BD. EACH SIDE.
- (E) DOOR TO REMAIN
- (N) DOOR
- (E) WINDOW TO REMAIN
- (N) WINDOW

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NEW RESIDENCE AND GARAGE

1515 PINE STREET
ST HELENA CA 94574

Date	8.15.19
Drawn By	MLC
Checked by	CVC
Project No.	1807

Rev. No.	Date
PLNG SUBMITTAL	8.15.19

Sheet Title

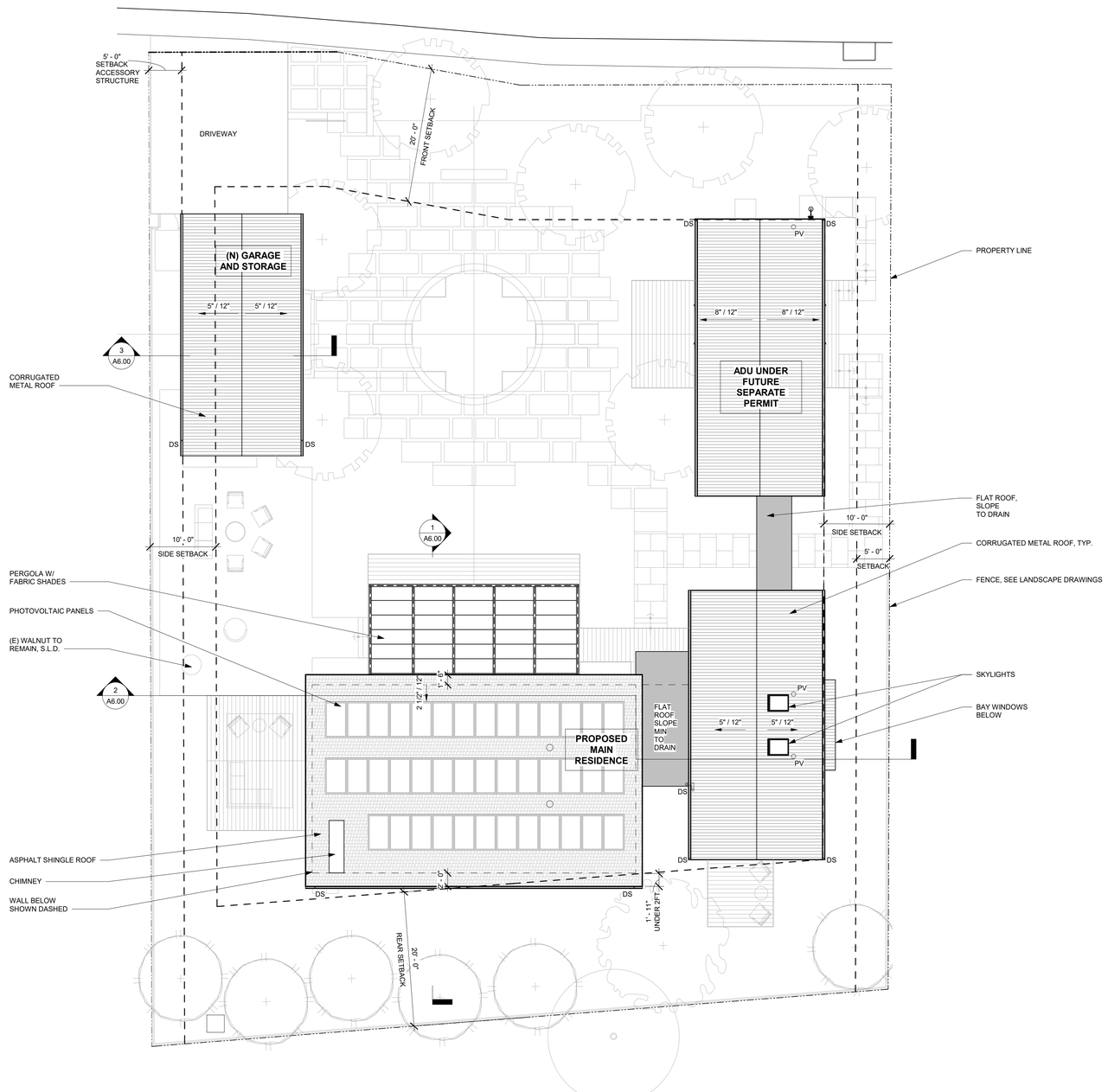
PROPOSED FLOOR PLAN

SCALE: As indicated

Sheet No.

A2.00

8/14/2019 7:00:59 PM



GRAPHIC SCALE

0 8 16 24 32

PROPOSED ROOF PLAN 1

1/8" = 1'-0"

8/14/2019 7:01:00 PM

SYMBOLS LEGEND

- INTERIOR ELEV. NUMBER / SHEET NUMBER
- SECTION ELEV. NUMBER / SHEET NUMBER
- ELEVATION NUMBER / SHEET NUMBER
- DETAIL NUMBER / SHEET NUMBER
- ENLARGED DETAIL NUMBER / SHEET NUMBER
- WINDOW TAG
- DOOR TAG
- FLOOR ELEVATION OR DIMENSION POINT
- REVISION
- Room name / 101 / 150 SF — ROOM NAME / NUMBER
- MAGNETIC NORTH / PROJECT NORTH

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NEW RESIDENCE AND GARAGE

1515 PINE STREET
ST HELENA CA 94574

Date	8.15.19
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Project No.	1807

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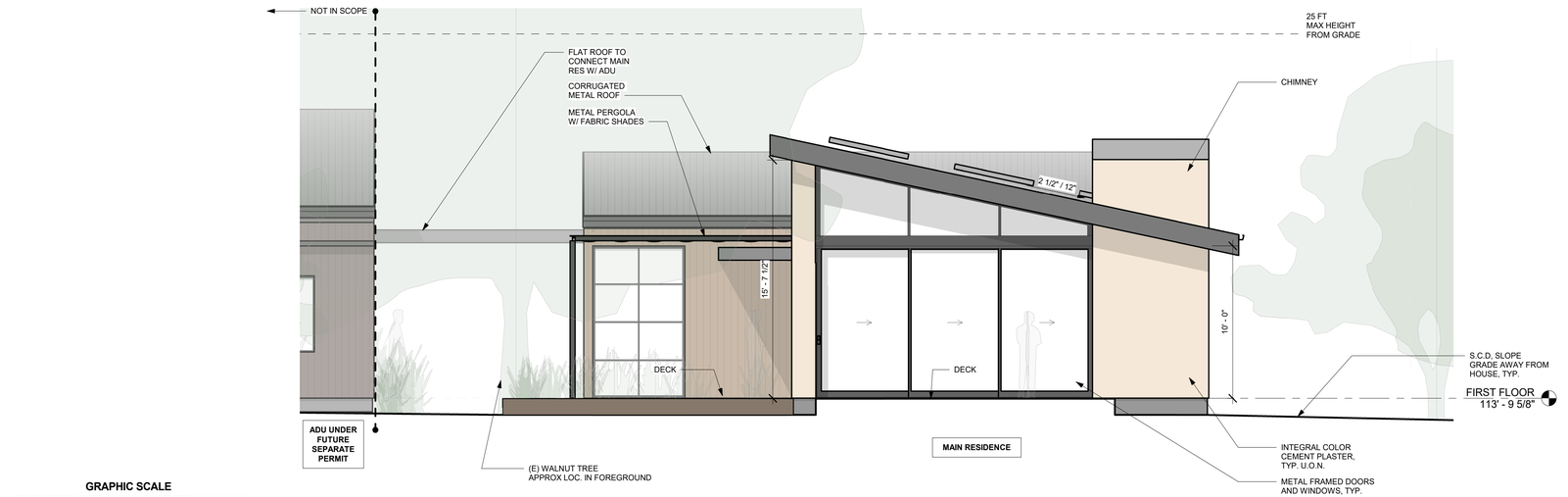
PROPOSED ROOF PLAN

SCALE: As indicated

Sheet No.

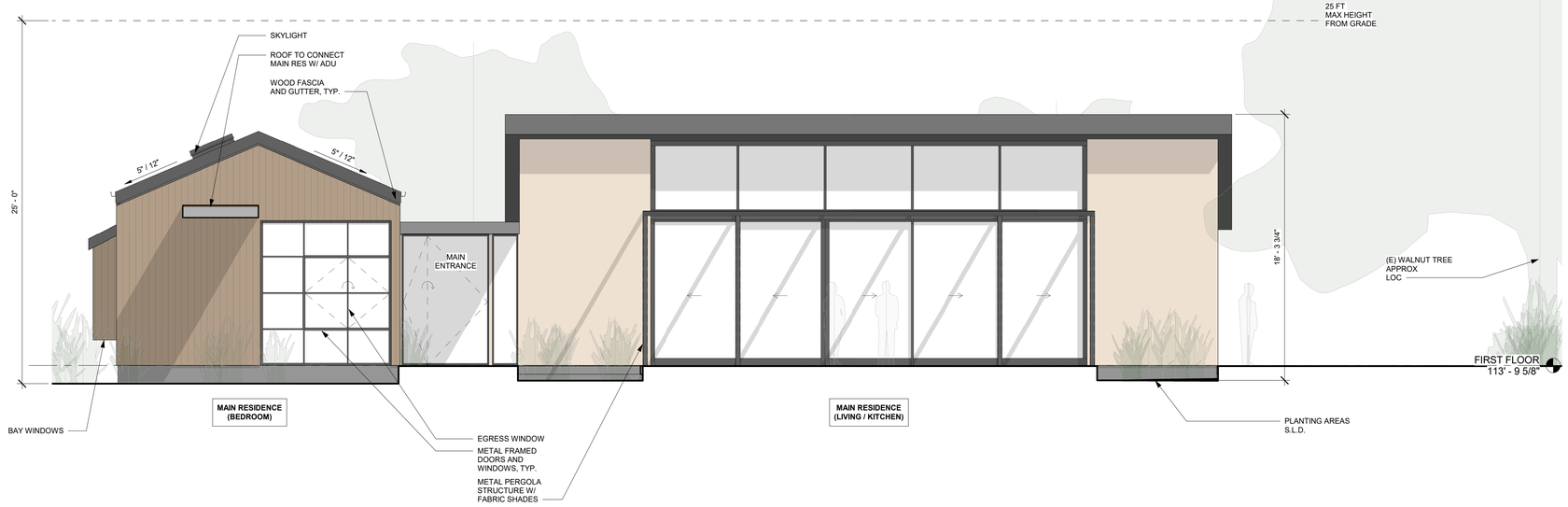
A2.01



GRAPHIC SCALE

0 4 8 12 16

MAIN HOUSE SOUTH ELEVATION (2)
1/4" = 1'-0"



GRAPHIC SCALE

0 4 8 12 16

MAIN HOUSE WEST ELEVATION (1)
1/4" = 1'-0"

GENERAL NOTES:

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NEW RESIDENCE AND GARAGE

1515 PINE STREET
ST HELENA CA 94574

Date	8.15.19
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EXTERIOR ELEVATIONS

SCALE: As indicated

Sheet No.

A3.00

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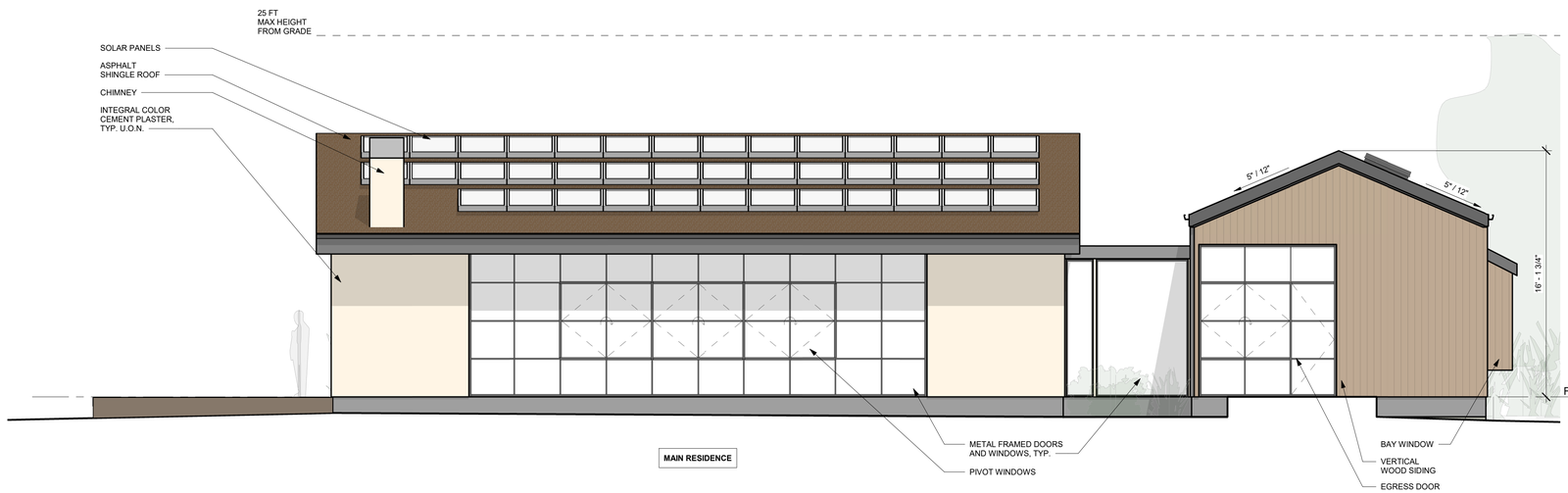
GRAPHIC SCALE

0 4 8 12 16

MH - BEDROOM WING - NORTH ELEV (2)
1/4" = 1'-0"



GRAPHIC SCALE

0 4 8 12 16

MAIN HOUSE - EAST ELEV (1)
1/4" = 1'-0"

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NEW RESIDENCE AND GARAGE

1515 PINE STREET
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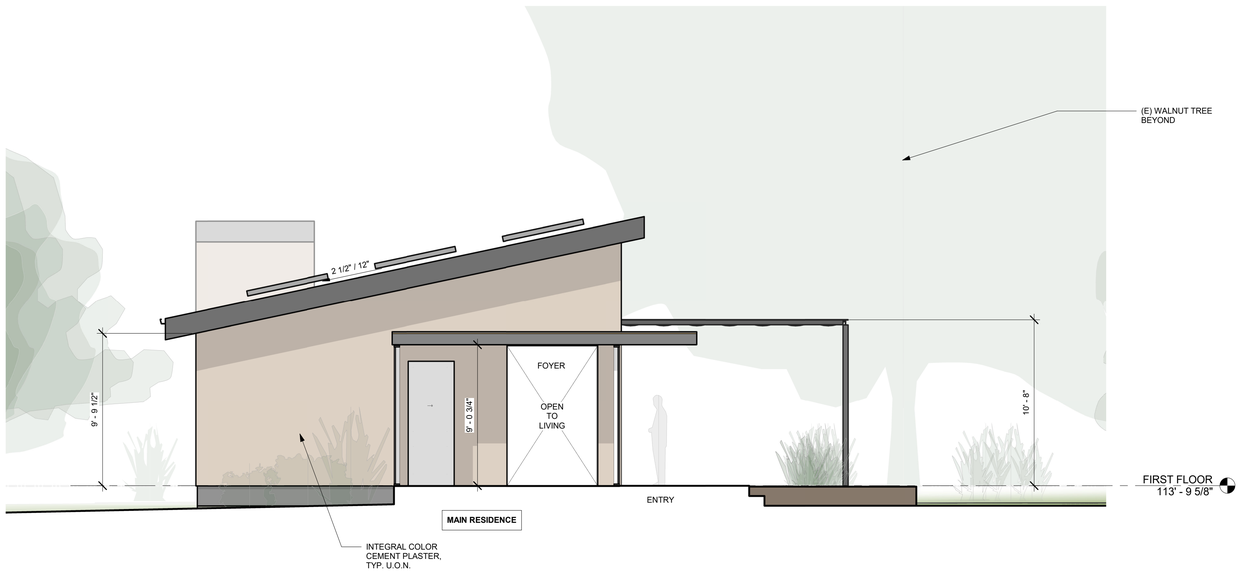
EXTERIOR ELEVATIONS

SCALE: As indicated

Sheet No.

A3.01

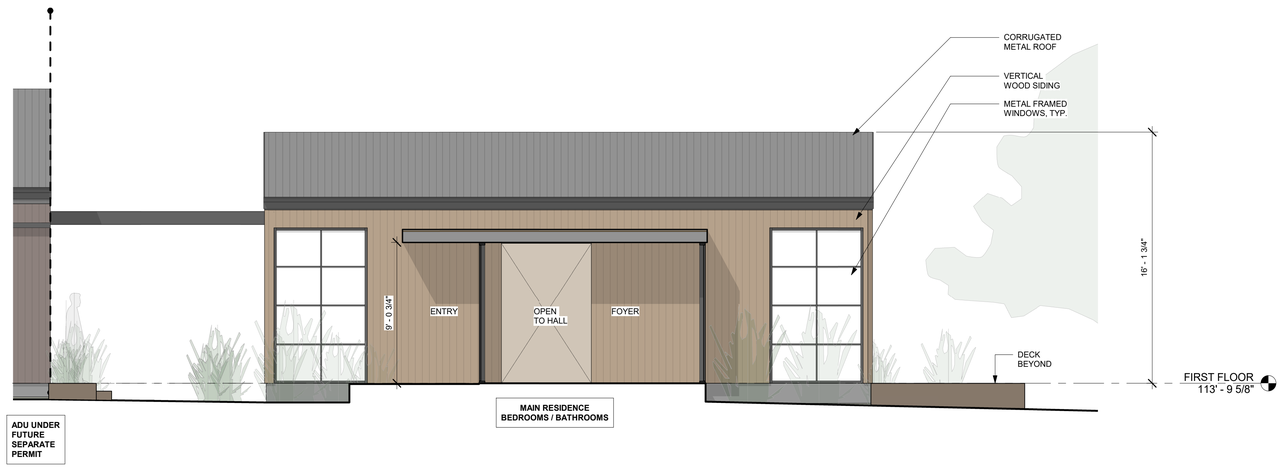


GRAPHIC SCALE

0 4 8 12 16

MH - PARTIAL SECTION THRU FOYER - NORTH ELEVATION (2)

1/4" = 1'-0"



GRAPHIC SCALE

0 4 8 12 16

MH - PARTIAL SECTION THRU FOYER - SOUTH ELEVATION (1)

1/4" = 1'-0"

8/14/2019 7:02:12 PM

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NEW RESIDENCE AND GARAGE

1515 PINE STREET
ST HELENA CA 94574

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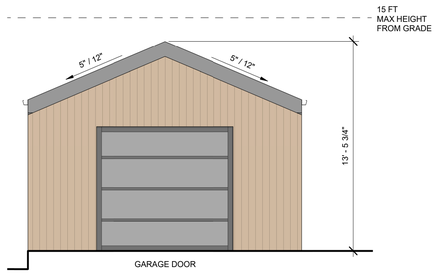
Sheet Title

EXTERIOR ELEVATIONS

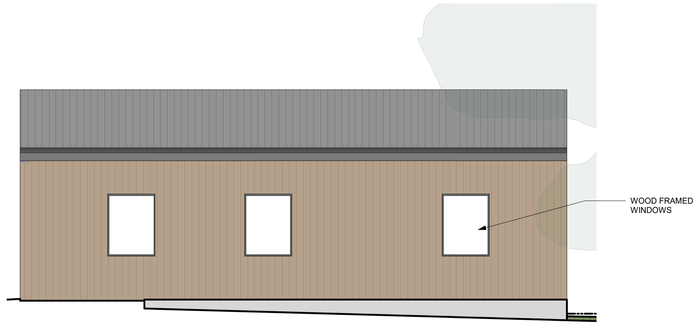
SCALE: As indicated

Sheet No.

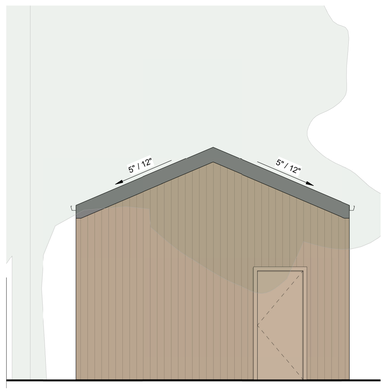
A3.02



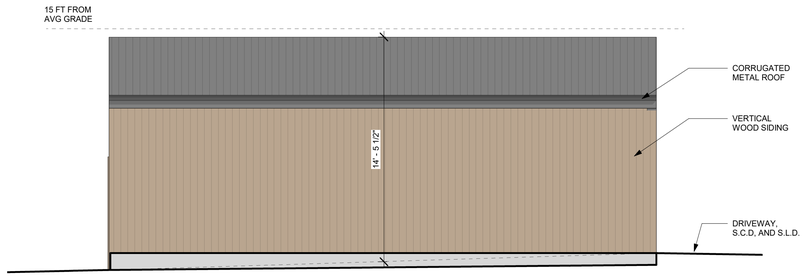
GARAGE - WEST ELEV 4
1/4" = 1'-0"



GARAGE - SOUTH ELEV 3
1/4" = 1'-0"



GARAGE - EAST ELEV 2
1/4" = 1'-0"



GARAGE - NORTH ELEV 1
1/4" = 1'-0"

GRAPHIC SCALE
0 4 8 12 16

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NEW RESIDENCE AND GARAGE

1515 PINE STREET
ST HELENA CA 94574

Date	8.15.19
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Checked by	CVC
Project No.	1807

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Sheet Title

EXTERIOR ELEVATIONS

SCALE: As indicated

Sheet No.

A3.03

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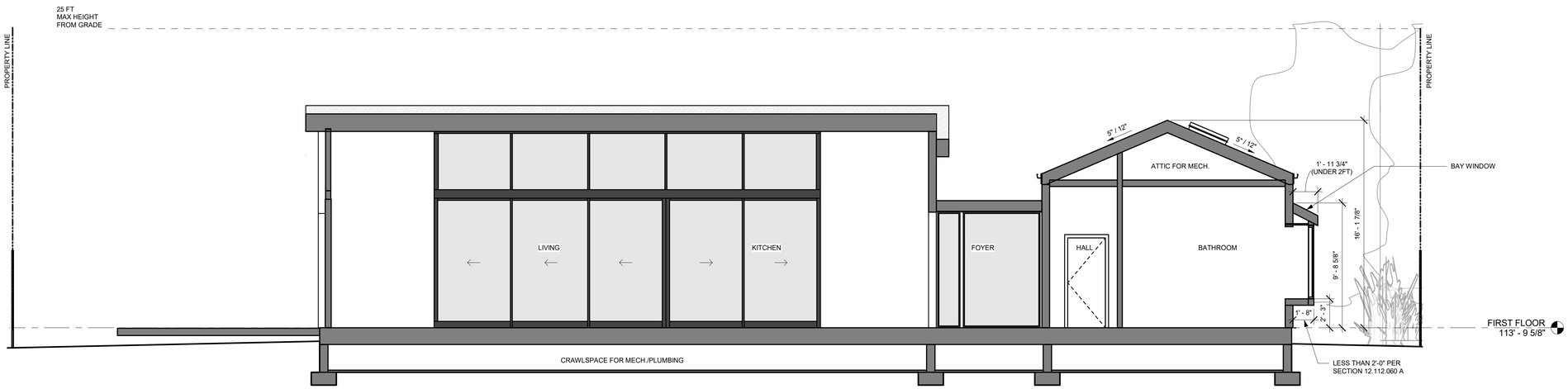
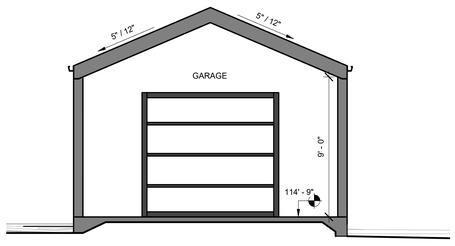


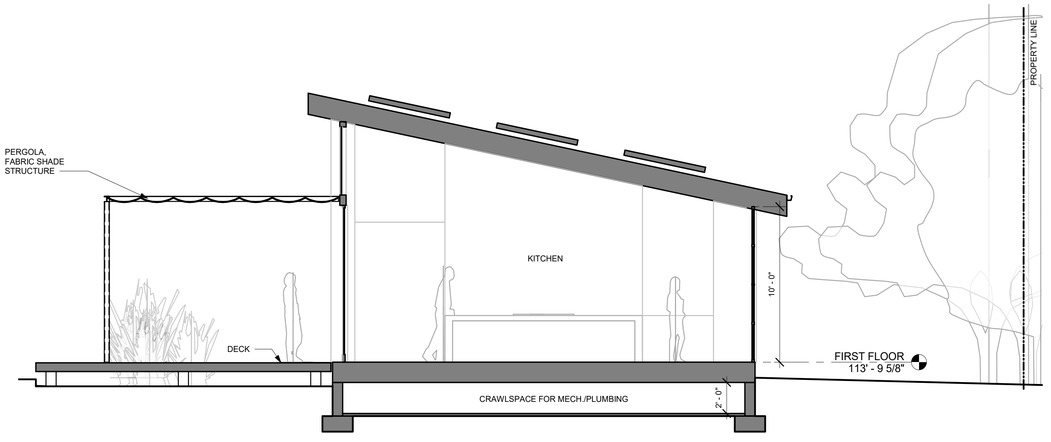
GRAPHIC SCALE
0 4 8 12 16

SECTION THRU MAIN RES 2
1/4" = 1'-0"



GRAPHIC SCALE
0 4 8 12 16

CROSS SECTION THRU GARAGE 3
1/4" = 1'-0"



GRAPHIC SCALE
0 4 8 12 16

CROSS SECTION THRU MAIN RES 1
1/4" = 1'-0"

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NEW RESIDENCE AND GARAGE

1515 PINE STREET
ST HELENA CA 94574

Date 8.15.19
Drawn By MLC
Checked by CVC
Project No. 1807

Rev. No.	Date
PLNG SUBMITTAL	8.15.19

Sheet Title
SECTIONS

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

Sheet No.
A6.00

CHARLES COVELL
ARCHITECT

Project Narrative
1515 Pine Street
St Helena, CA. 94574
APN: 009-270-028-000

The project is located at the dead end of Pine Street, accessed through Stockton Street. The existing structure was built in 1940 and it is comprised of two buildings, the main residence and the garage/storage building. The existing residence has 4 bedrooms, 2 bathrooms, a living room, dining and kitchen, separate family room and laundry room. Behind the house there is a large raised deck built around a walnut tree. The existing front and rear yards are mainly lawn with various fruit trees. See (E) landscape plan and (E) site plan for more information. The existing residence is roughly 80 years old, with what appears to be very minimal upgrades. The rear deck is unstable. The residence is not historic.

The proposed project includes demolishing the existing main residence and garage/storage buildings on site and replacing them with a main residence (2 bedrooms & 2 ½ bathrooms), an ADU (1 bedroom & 1 bathroom, under separate future permit, not subject to planning review), and a garage/storage building. We are reducing the number of bedrooms from 4 to 3 total on site, therefore it does not trigger a water neutrality report.

The main residence has two main forms connected by the entry/foyer. The main volume is centered on the garden with living, kitchen, laundry and powder room. The other form is comprised of two bedrooms and two bathrooms.

The design concept is to place the buildings around a central garden with the main residence towards the rear of the property and the ADU and garage/storage buildings flanking the sides. The owners fell in love with the existing walnut tree on site. The proposed design captures the beauty of the walnut tree from inside the main house with a shed roof, such that windows and doors frame the view of the tree. The walnut tree and the space created underneath becomes an anchor point surrounding the central garden.

The owners would like to create a home that is connected with nature, with views to a calm and relaxing central garden, and embrace the existing walnut tree. We are looking to utilize drought-tolerant plant material while maintaining a simple, attractive aesthetic. The new landscape will have a complete irrigation system to maintain all new planting. It will comprise of a smart controller to control all new drip irrigation. All trees will be on a separate valve from the rest of the new planting. There will be no spray utilized and planting with similar water requirements will be grouped together by the valve.

See next page for project summary table.

Sincerely,

Charles Covell, Architect

1407 MAIN STREET · SUITE 102 · ST. HELENA, CA · 94574 TELEPHONE: (707) 968 9280 · WWW.COVELL-ARCHITECT.COM

CHARLES COVELL
ARCHITECT

Project Summary Table

See A0.00 COVERSHEET for area diagrams

	EXISTING	DEMOLISHED	PROPOSED	ADU (under separate permit)
Main Residence Gross Area (SF)	2,410	-2,410	2,305	
Garage & Storage Gross Area (SF)	1,211	-1,211	648 (-200 exempt) 448	
ADU Gross Area (SF)				782
Total Gross Area (SF)	2,410+1,211=**3,621**	-3,621	2,305+448+782=**3,535**	
Lot Size (SF)	16,225			
FAR (.248 allowed) (4,023.8 SF) FAR+400SF (ADU increase per code 17.40.070 B) 4,423.8 SF	.223 (3,621/16,225) (.025 under)		.218 (3,535/16,225) (.030 under)	
Number Bedrooms	4		2	1
Number Bathrooms	2		2 ½	1
Number of Stories	1		1	1
Main Residence Building Height (FT) (25ft allowed)	-		Under 25	Under 25ft (ADU is located within main res setbacks)
Garage Building Height (FT) (15ft allowed)	-		Under 15	
Lot Coverage (%) (45% allowed)	23%		26%	
Width (17.40.060 A.6) Max 60% Allowed	Lot Width: 113’-0” 80’-3 ½” / 113’-0” = 71% (See sheet A1.00)		Lot Width: 113’-0” 37’-0” / 113’-0” = 32.7% (See sheet A2.00)	
Sprinklers	None		Required	Required

1407 MAIN STREET · SUITE 102 · ST. HELENA, CA · 94574 TELEPHONE: (707) 968 9280 · WWW.COVELL-ARCHITECT.COM

St Helena Planning Departmnet, and Planning Commission:

I am writing this letter to you in support of the demolition and remodel that is to take place at 1515 Pine Street, now owned by David and Jen Risher.

I have lived next door to that property for 48 years. It saddens me to think that the "DelBondio home" will be torn down, and all those memories of their family and a home they loved and treasured, demolished and taken away in dump truck…..(I know the same fate faces my property and many others here in town in the years to come). However, I think the Risher's plans are the best any of us could hope for.

I appreciate the fact that the Risher's, took the time to meet with myself, and others in the neighborhood, to explain their intentions. They obviously have gone to great lengths to utilize their new property in ways that won't negatively impact our 'little dead end street'. I'm thankful that they are not building some two story, overbuilt, "Mc Mansion" on that lot, and that they have chosen to preserve the walnut tree that has been there since 1946.

The designs look great. I love that they are planning an almost "park like" project.

I am in total support of their plans and this project.

Lana Ivanoff

1533 Pine Street, St Helena

lanaivanoff@att.net

To whom it may concern:

My name is Joan Westgate, and I live across from Jennifer and David Risher's property at 1515 Pine Street. I have no objections to their project, and look forward to the improvement in our neighborhood.

Thank you.

--
Joan Westgate
jwestgate33@gmail.com
1520 Pine Street
St. Helena, CA 94574
707-963-9050
707-888-2984 (Cell)

To Whom it may concern:
I am in full support of the new property at 1515 Pine Street. I am especially thrilled that the Rishers are keeping the beautiful Walnut tree. I appreciate the fact that the structure is one story and that they are not filling the entire lot with structures.
I live across the street from the property, and have for 36 years. I will be sad to see the existing house torn down as it reminds me of the wonderful neighbors who lived there since 1946.

Good luck,
Laurie Lively
1528 Pine Street

To Whom it May Concern:

We are the owners of 1449 Kearney Street and are writing in support of the proposed improvement project on Pine Street that is up for consideration by the Commission. David and Jennifer Risher are our neighbors next to us on Kearney Street and are now the owners of the property directly behind us on Pine Street. We have reviewed the proposed plans for the improvements on the Pine Street property and support these improvements.

Please contact us if you have any questions.

Garth and Janet Salisbury
gasal@comcast.net
Cell: 415-713-8456

Garth Salisbury
gasal@comcast.net
Cell: 415-713-8456

Good morning Chuck and Michelle,

We live directly across the street from what is known in our neighborhood and town, to be the Del Bondio house at 1515 Pine Street.

We wanted to let you know that although we are saddened that the house will be demolished, we are in full support of this project.

We are especially pleased that their beautiful Walnut tree will remain and will be a focal point for the landscaping. We are also pleased and relieved to know that the planned structure will be only one story.

Thank you,
Darcy and Les Dunlap

PLANNING COMMISSION REPORT

Planning Commission Meeting of October 1, 2019

AGENDA SECTION: Public Hearing

FILE NUMBER: PL19-043

SUBJECT: The applicant requests adoption of a resolution approving a variance in order to reduce the rear yard setback requirement from 20 feet to 17 feet on a corner lot located at 1650 Kearney Street in the Medium Density Residential District.

PREPARED BY: Aaron Hecock, Acting Planning & Building Director

REVIEWED BY: Aaron Hecock, Acting Planning & Building Director

APPROVED BY: Aaron Hecock, Acting Planning & Building Director

APPLICATION FILED:09/11/19 **ACCEPTED AS COMPLETE:**09/13/19

LOCATION OF PROPERTY: 1650 Kearney Street

APN: 009-163-001

GENERAL PLAN/ZONING: Medium Density Residential (MR)

APPLICANT: Mari Jansdotter **PHONE:** (415) 971-3765

BACKGROUND

The existing 7,307-sf parcel is located on the northwest side of Kearney Street with frontage on both Kearney and Andrea Avenue. The property is currently developed with a 1,200 sf single-story, three-bedroom, single-family home with an attached 500 sf garage built in 1954. A city sewer line runs along the property line opposite Andrea Avenue.

On July 18, 2019, the applicant submitted a building permit application for a 630 sf addition and interior remodel for the existing residence. Upon review, Planning Department staff rejected the submittal noting that the proposed addition would

encroach in to what is now the rear yard setback. The applicant believed the area of the proposed addition was the side yard and that they would still have the corner lot required three 20 foot setbacks. It was later determined that the area they wanted to be considered the rear yard was only 17 feet in width instead of the currently required 20 feet. Confronted with this situation, and after going to great expense to produce all the plans required for the building permit submittal, the applicant began meeting with City staff, including the City Manager, in order to find viable and expedient solution to this setback issue. After looking how the existing home is positioned on the lot in comparison to the other homes in the immediate area and in consideration of the existing city sewer line, it was determined that a request for a 3 foot reduced rear yard setback variance was a viable path forward.

PROJECT DESCRIPTION

The existing parcel is a corner lot at the intersection of Kearney Street and Andrea Avenue. As discussed below, currently the St. Helena Municipal Code requires that corner lots have three 20 foot setbacks (front, rear, and side) and one 10 foot setback (side yard). The applicant is requesting a variance in order to reduce one of the three 20 foot setbacks down to 17 feet so that the location of the designated side yard can move thereby allowing more room for an addition.

ANALYSIS

CEQA

Staff has conducted the requisite analysis and concluded that the project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15305 which exempts minor land use modifications including setback variances not resulting in the creation of a new parcel. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not located on or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts.

GENERAL PLAN

The subject property has a General Plan Land Use designation of Medium Density Residential (MDR). The MDR land use designation includes single-family attached and detached homes, and compatible uses. This designation permits residential densities between 5.1 and 16.0 dwelling units per acre. Retained from the 1993 General Plan, the MDR designation is the City's predominant residential designation and it is intended to maintain a development pattern in St. Helena's higher density areas that is consistent with historic development patterns. The following General Plan Update 2040 relate to the proposed application:

- ***CD3.1*** *Limit building envelope sizes and require adequate side and rear set-backs to preserve the character of existing residential areas and to avoid over-built lots. Require future development to conform to the pattern and density*

of the neighboring areas. In order to complement existing town character and protect against incursion into vineyard agricultural areas.

- ***CD3.2** Ensure that new residen-tial designs contribute positively to existing neighborhoods by comple-menting character and incorporat-ing design features, such as front porches, façade articulation and stepbacks.*

Staff Response: Staff has concluded that the proposed project is consistent with the General Plan policies listed above in that allowing for a reduced rear yard setback would still provide adequate separation between buildings and would not negatively affect the site or surrounding neighborhood.

ZONING

Consistent with the General Plan land use designation described above, the subject property has a zoning designation of Medium Density Residential (MR). The MR zoning designation allows for single-family detached homes, accessory dwelling units, limited agricultural use and other compatible uses. Setbacks required in SHMC §17.40.060 are detailed below along with what the existing and proposed setbacks are:

SETBACKS	MINIMUM	EXISTING	PROPOSED
Front Setback	20 feet	22'5"	20'
Sideyard Setback	10 feet	17 feet	10 feet
Rear Setback	20 feet	24 feet	17 feet
Side Setback (corner lot)	20 feet	20 feet	22'5"

Staff Response: Granting of the variance would permit the property owner to have a rear yard setback less than what is currently required by the SHMC.

VARIANCE

Applications for a Variance are governed by Chapter 17.172 of the Zoning Code. Section 17.172.010 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."

Section 17.172.050, Findings required, states:

> "In approving a variance the planning commission must make the following findings:
>
> A. 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;
>
> B. 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;
>
> C. 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;
>
> D. 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
>
> E. 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."

The applicant has provided a written response to the required findings (attached) in support of the Variance request. After summarizing the information submitted by the applicant and their applicability to the mandatory findings, staff will provide a response to the applicant's justification.

Summary of Applicant's Response to Mandatory Findings:

A. The applicant desires to build an addition on the existing home in order to provide additional living space for their family. They cannot add in the yard adjacent the sewer easement as it would make the home wider than the 60% maximum. The applicant notes that the SHMC defines the front of a lot as the narrow dimension which abuts a public or private right-of-way (i.e., Andrea in this case which would make the opposite the rear yard – the 17 foot setback). The applicant also notes that the home was built in the 1950's, long before the requirement of three 20 foot setbacks was required and that they are now being held to a standard different than their neighbors. As evidence of this they have provided an image

showing that many of the other homes on their block do not meet currently required setbacks.

B. The applicant states that the other corner lots on their block don't have three 20 foot setbacks and not only that, most of the homes don't have 10 foot side yard setbacks. The applicant wants to be able to use their property in the same way as others in their neighborhood. They note that their property would still have larger side yard and rear yard setbacks than most of the properties on their block and in their neighborhood.

C. The applicant states that the authorization of the variance will not be a substantial detriment to adjacent properties as the home will remain one story and will still maintain a 10 foot side yard setback and a functional 22 foot rear yard setback due to the location of the sewer easement.

D. The applicant states that their home would be uniquely situated as an L shape on the property compared to others in the neighborhood and that they want to maintain the character of the neighborhood by not adding a second story which is permitted by the zoning code. They state that there are not enough lots similar to theirs that the formulation of a general regulation is required.

E. The applicant is asking for a small 3 foot rear yard setback variance so that they can built a modest but important addition utilizing a 10 foot side yard setback; and that this will not be detrimental to public health, safety, or welfare.

Staff Response:

A. The applicant is correct in that the setback adjacent the sewer line cannot accommodate an addition as it would make the home considerably larger than the 60% lot width maximum. The applicant is also correct in that the SHMC defines the front of a lot as "the narrow dimension which abuts a public or private right-of-way opposite the rear of a lot"; which in this case would be Andrea Avenue not Kearney Street. The applicant is also correct in that the home was constructed long before currently required setbacks were established and that they do not have the benefit of the same setbacks of others on their block and in their neighborhood. Due to the combination of these factors it can be argued that a hardship peculiar to the property, not created by the owner, exists and may be resolved through consideration of a variance.

B. As evidence by aerial views of the applicant's block and neighborhood, the applicant is correct in that a large number of homes in the immediate area have setbacks that are far less than what is required now. 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.

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, or adversely affect the general plan.

D. Inasmuch as there are not a significant number of similar lots with a similar existing footprint 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 for a 3 foot reduction in the rear yard setback would not be detrimental to public health, safety, or welfare.

DESIGN REVIEW

As noted above, SHMC Section 17.172.040(B) requires that design review of the building addition be approved prior to or simultaneous to the approval of the variance. Pursuant to SHMC Section 17.164.055(A)(4), the alteration, modification or addition to an existing single-family residential structure shall be ministerial and conducted administratively by city planning staff.

Staff Response: As required, staff has ministerially approved design review for the proposed addition, however, this approval is subject to the subsequent approval of a variance by the Planning Commission. With the exception of the pending setback variance, the proposed project meets all the required development standards in SHMC Section 17.40.060 including floor area ratio (F.A.R.), lot coverage, structure height and width.

ISSUES

Staff has not identified any outstanding issues related to this application that require additional discussion, however it should be noted that the applicant could construct an accessory structure up to 15 feet in height 3 feet from what is now the rear property line with a building permit only. Approval of the variance would allow them to construct an addition that would be 10 feet from that same property line.

CORRESPONDENCE

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

STAFF RECOMMENDATION

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15305; and
2. Accept the required findings and approve a variance for a reduced rear yard setback of 17 feet for the property located at 1650 Kearney Street.

ATTACHMENTS

Resolution
Aerial View
Site Map
Setbacks Exhibit
Plan Set
Written Statement

CITY OF ST. HELENA, STATE OF CALIFORNIA
RESOLUTION NO.
VARIANCE APPOVAL
GRANTED TO 1650 KEARNEY STREET (PL19-043)

PROPERY OWNER: Mari Jansdotter **APN:** 009-163-001

RECITALS

1. The applicant is requesting variance approval to reduce the rear yard setback requirement from 20 feet to 17 feet on a corner lot located at 1650 Kearney Street in the Medium Density Residential District.

2. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law;

3. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on October 1, 2019; and

4. Now, therefore let it be found that, the Planning Commission approves the variance 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 this project is exempt from the requirements of CEQA pursuant to Section 15305 which exempts minor land use modifications including setback variances not resulting in the creation of a new parcel and Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.

C. In accordance with St. Helena Municipal Code (SHMC) Section 17.172.050, the Planning Commission makes the following findings to support the motion to approve the variance:

   1. *A hardship peculiar to the property, not created by the owner, exists. The lot width, lot area, and building footprint was created long before current Zoning District standards and the applicant does not benefit from the same setbacks as others in the immediate area; therefore a hardship peculiar to the property, not created by the owner, exists and may be resolved through consideration of a variance.*

   2. *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.

3. *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.*

4. *Inasmuch as there are not a significant number of similar lots with a similar existing footprint in the vicinity or zoning district, it is not reasonably practicable to formulate a general regulation for such condition or situation. There are not enough of these lots to make it necessary or practical to amend the Zoning Code to address this peculiar situation.*

5. *The approval of this variance to allow for a 3 foot reduction in the rear yard setback would not be detrimental to public health, safety, or welfare.*

Planning Department Conditions of Approval

E. The Planning Commission approves a variance 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. These approvals shall be vested within one (1) year from the date of approval. A building permit for the tenant improvements allowed under this permit shall have been applied for within one (1) year from the effective date of the permit or the permit shall expire; provided however that the permit may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals.
3. This permit is valid for these uses only. New permits must be applied for upon any change in use. This permit will expire if the use is discontinued pursuant to then existing ordinances and regulations.
4. The permit 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 permit 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 fees, housing fees, building fees toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of building permit. Fees shall be those in effect at the time of the issuance of the building permit.
7. Pursuant to City Council Resolution 2003-65, the owner and applicant are informed of the following:

   In recognition of the need for additional affordable housing, and to mitigate the effects of this development on the supply and demand of affordable housing, the permitee shall be subject to a Housing Impact Fee, an inclusionary requirement, an

in-lieu fee, and/or similar fair and appropriate mechanisms, to provide funds for or to develop additional affordable housing.

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

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

10. Provided they are in general compliance with the permit, minor modifications may be approved by the Planning Director.

11. 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.

12. 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.

13. During construction, the project site shall be adequately fenced and secured to prevent trespassing.

14. 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

15. 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.

16. 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.
17. 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.
18. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.
19. 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.
20. 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.
21. 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.
22. If applicable, a water neutrality analysis will be required with the building permit submittal.
23. All parcels shall be connected to the City of St. Helena municipal water system and installed per City of St. Helena standards.
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.

Building Department Conditions of Approval

33. A building permit is required for all onsite demolition, construction and/or change of occupancy.
34. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. At this time the City of St. Helena utilizes the 2016 Title 24 codes.
35. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
36. The applicant shall provide a construction waste management plan with the building permit application.
37. The plans for construction shall include a checklist for compliance with the California Green Buildings Standards Code, mandatory measures. Provide a reference on the checklist indicating where the mandatory measures can be found on the plans.
38. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
39. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application. Any deferral of the

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

Fire Department Conditions of Approval

40. 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.
41. Fire sprinklers and fire hydrants shall be installed as required by Fire Code and the Fire Department.
42. Any gates installed to control vehicular access to a property are required to be setback 30-feet from the property line and/or edge of pavement, whichever is greater. No vehicle gates may be installed without Fire Department and Public Works Department review and explicit approval.

I HEREBY CERTIFY that the variance 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 October 1, 2019 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

Lester Hardy
Chair, Planning Commission

ATTEST:

Aaron Hecock, AICP
Interim Planning and Building Director

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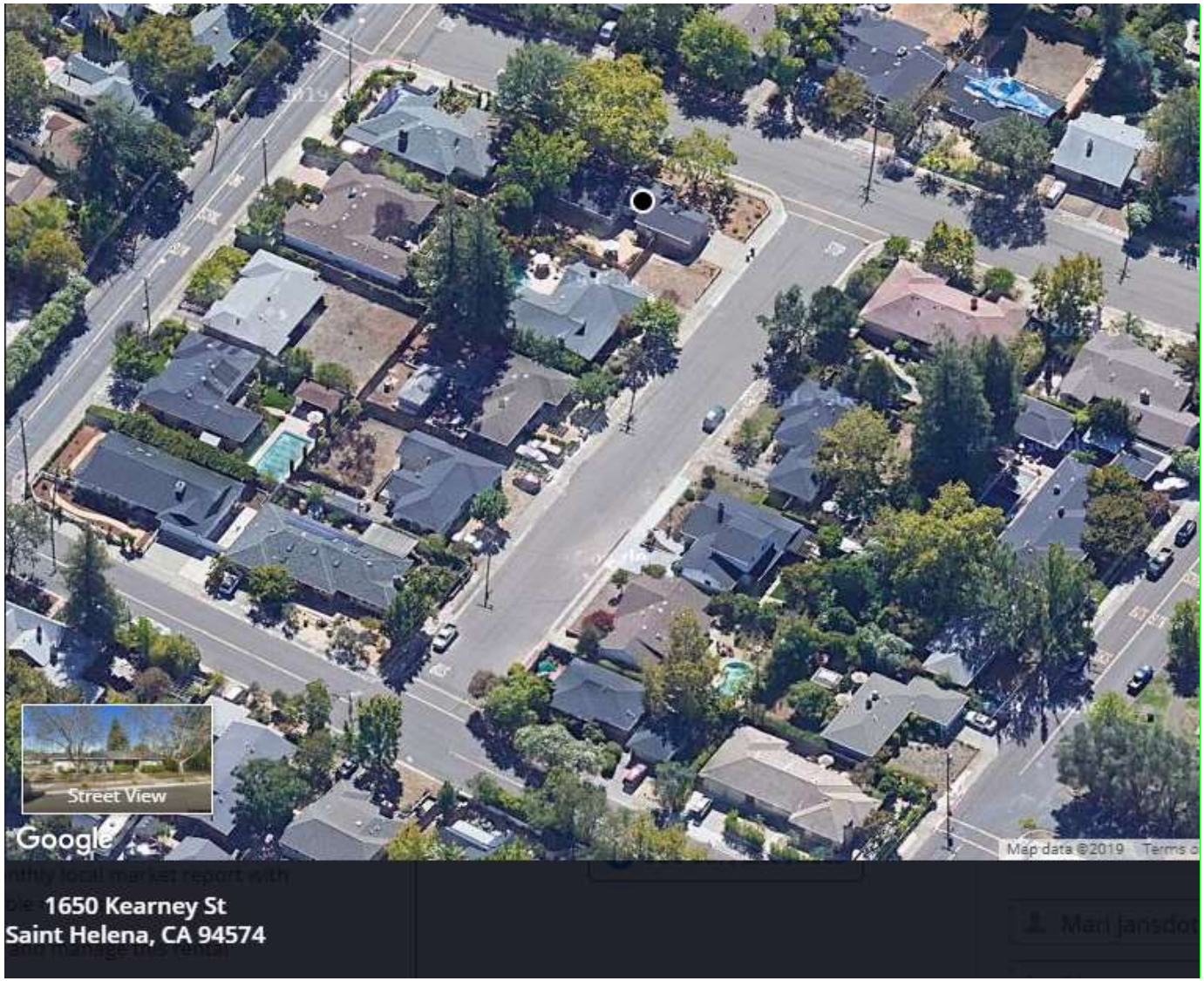
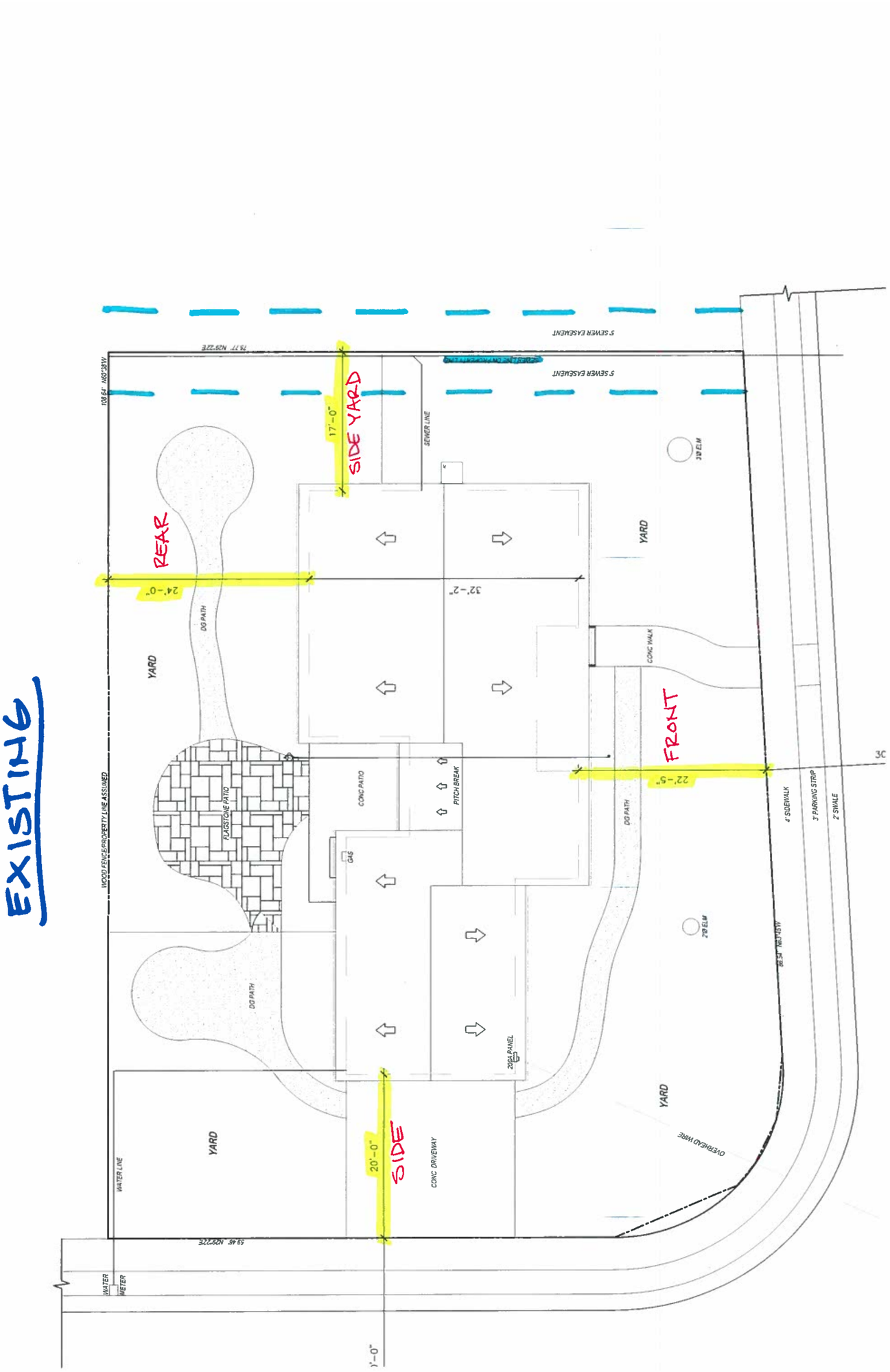
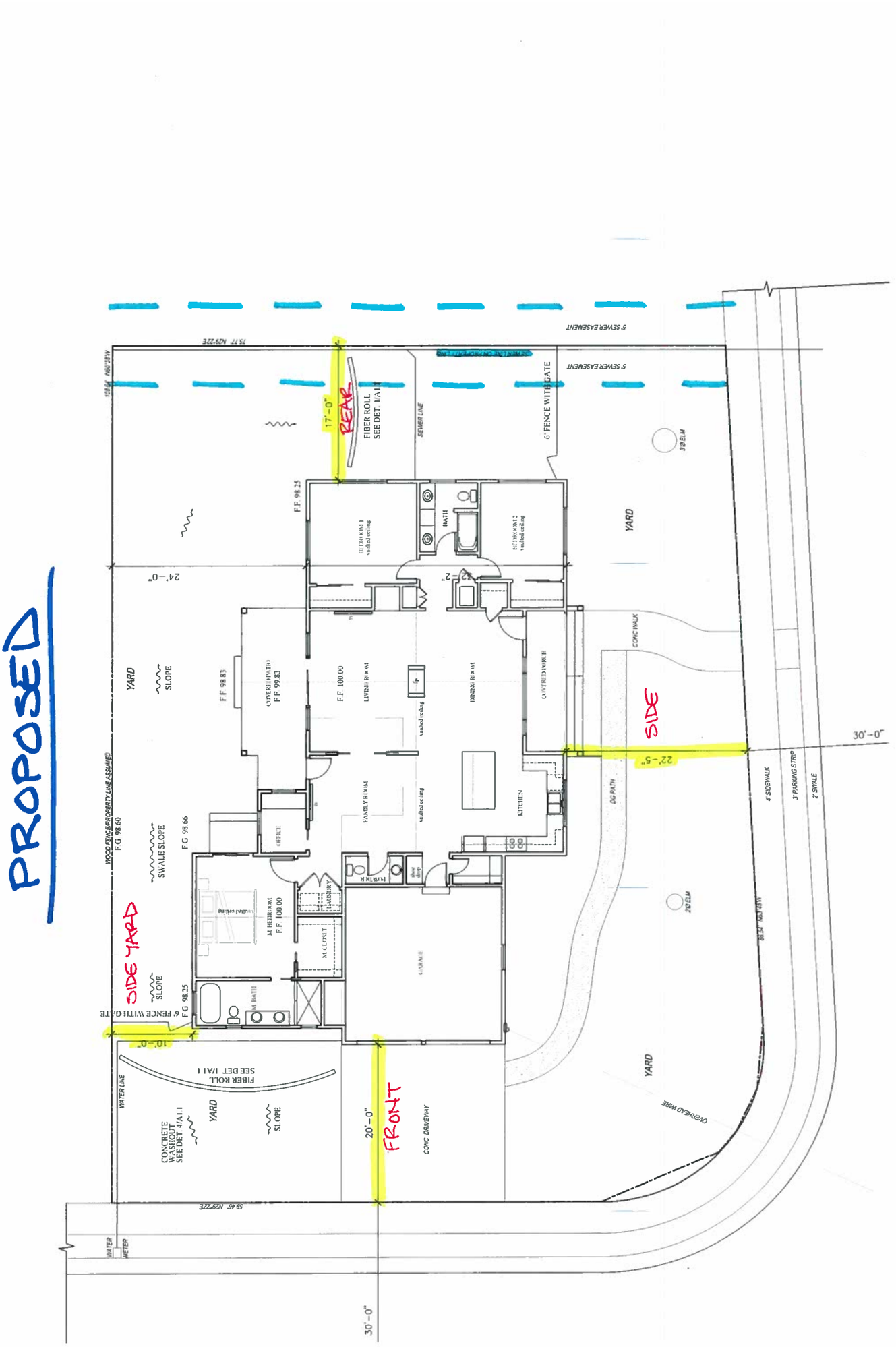
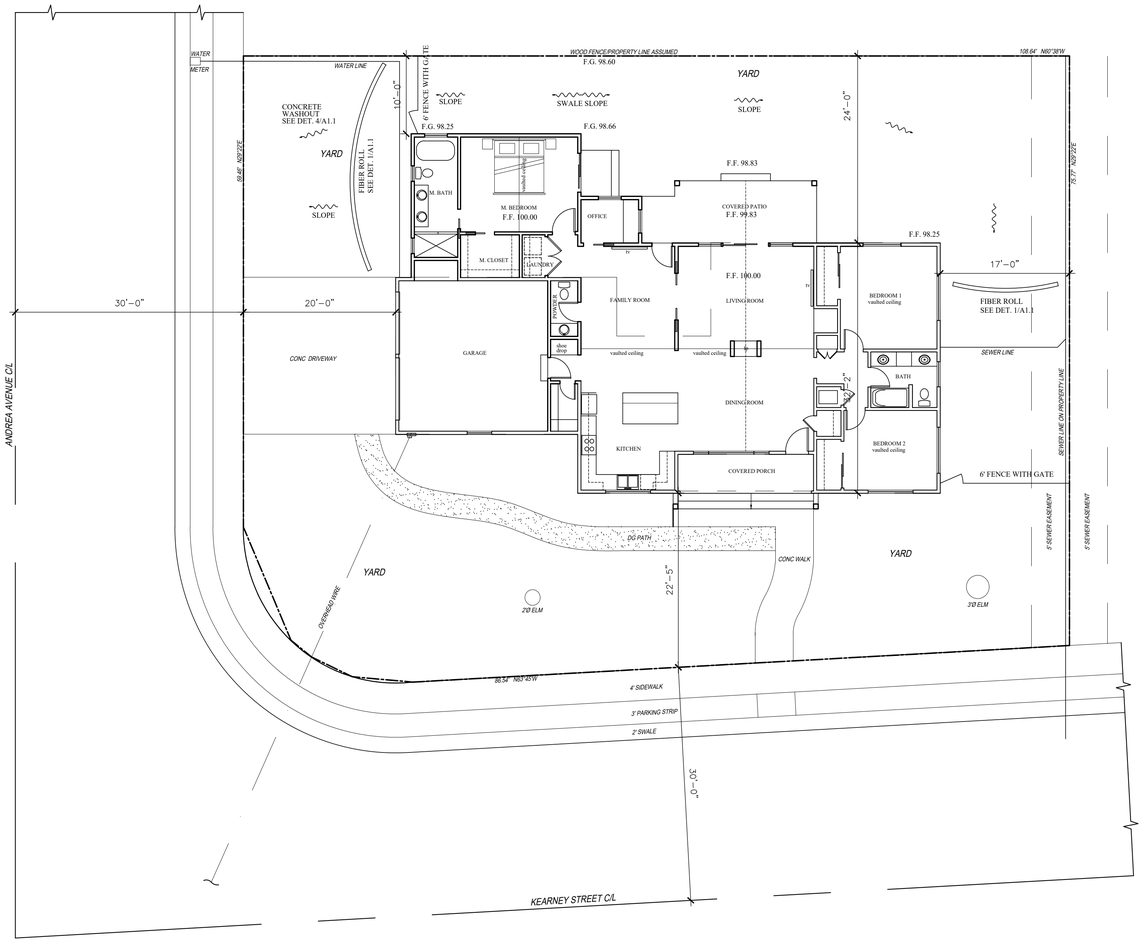
1660

1650 Kearney (Black Dot) at Andrea St corner. Pic shows other homes on and across the block has (signficant) smaller side and front setbacks, some 5'.




EXISTING
S SEWER EASEMENT
S SEWER EASEMENT
17'-0"
SIDE YARD
SEWER LINE
REAR
24'-0"
32'-2"
YARD
DG PATH
FLAGSTONE PATIO
CONC PATIO
PITCH BREAK
GAS
CONC WALK
FRONT
22'-5"
DG PATH
4' SIDEWALK
3' PARKING STRIP
2' SWALE
OVERHEAD WIRE
DBL PANEL
YARD
YARD
WOOD FENCE/PROPERTY LINE ASSUMED
WATER LINE
20'-0"
SIDE
CONC DRIVEWAY
WATER METER
1'-0"


PROPOSED
REAR
17'-0"
FIBER ROLL
SEE DET. 1/A1.1
SEWER LINE
6' FENCE WITH GATE
5' SEWER EASEMENT
YARD
SLOPE
F.F. 98.25
F.F. 98.83
F.F. 99.83
F.F. 100.00
F.G. 98.60
F.G. 98.66
F.G. 98.25
24'-0"
SIDE
22'-5"
30'-0"
CONC WALK
DG PATH
4' SIDEWALK
3' PARKING STRIP
2' SWALE
SIDE YARD
6' FENCE WITH GATE
10'-0"
FIBER ROLL
SEE DET. 1/A1.1
WATER LINE
CONCRETE
WASHOUT
SEE DET. 4/A1.1
20'-0"
FRONT
CONC DRIVEWAY
OVERHEAD WIRE
30'-0"



SITE PLAN

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

Note: This is not a survey. Placement of property line assumed.

SITE DATA
LOT AREA = 8,435 S.F.
BUILDING AREA
LIVING AREA = 1,980 S.F.
GARAGE AREA = 403 S.F.
TOTAL AREA = 2,383 S.F.
LESS GARAGE = -200 .SF.
TOTAL FAR AREA = 2,183 S.F.
FAR: 2,183 S.F. / 8,435 S.F. = 25.88
LOT COVERAGE: 2,383 S.F./8,435 S.F. = 28.25%

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IVAN M. LUKRICH
NO. C-20670
EXP. SEPT. 2019
STATE OF CALIFORNIA

Revisions

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JANSDOTTER RESIDENCE
RESIDENCE ADDITION AND RENOVATION
1650 KEARNEY STREET
ST HELENA, CALIFORNIA

SITE PLAN
PROPOSED

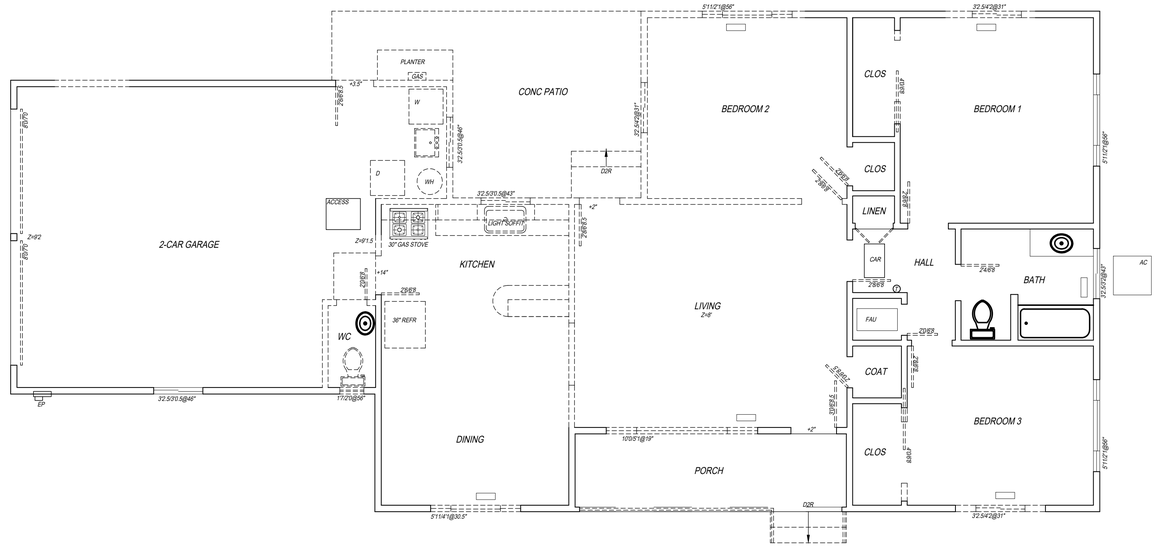
Job Number
JANSDOTTER

Drawn By
IML

Scale
1/8" = 1'-0"

Date
7-16-2019

Sheet Number
A1
of



N

AS BUILT - DEMOLITION PLAN

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

1234 LIVING SQFT
523 GARAGE SQFT

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JANSDOTTER RESIDENCE
RESIDENCE ADDITION AND RENOVATION
1650 KEARNEY STREET
ST HELENA, CALIFORNIA

AS BUILT PLAN
DEMOLITION PLAN

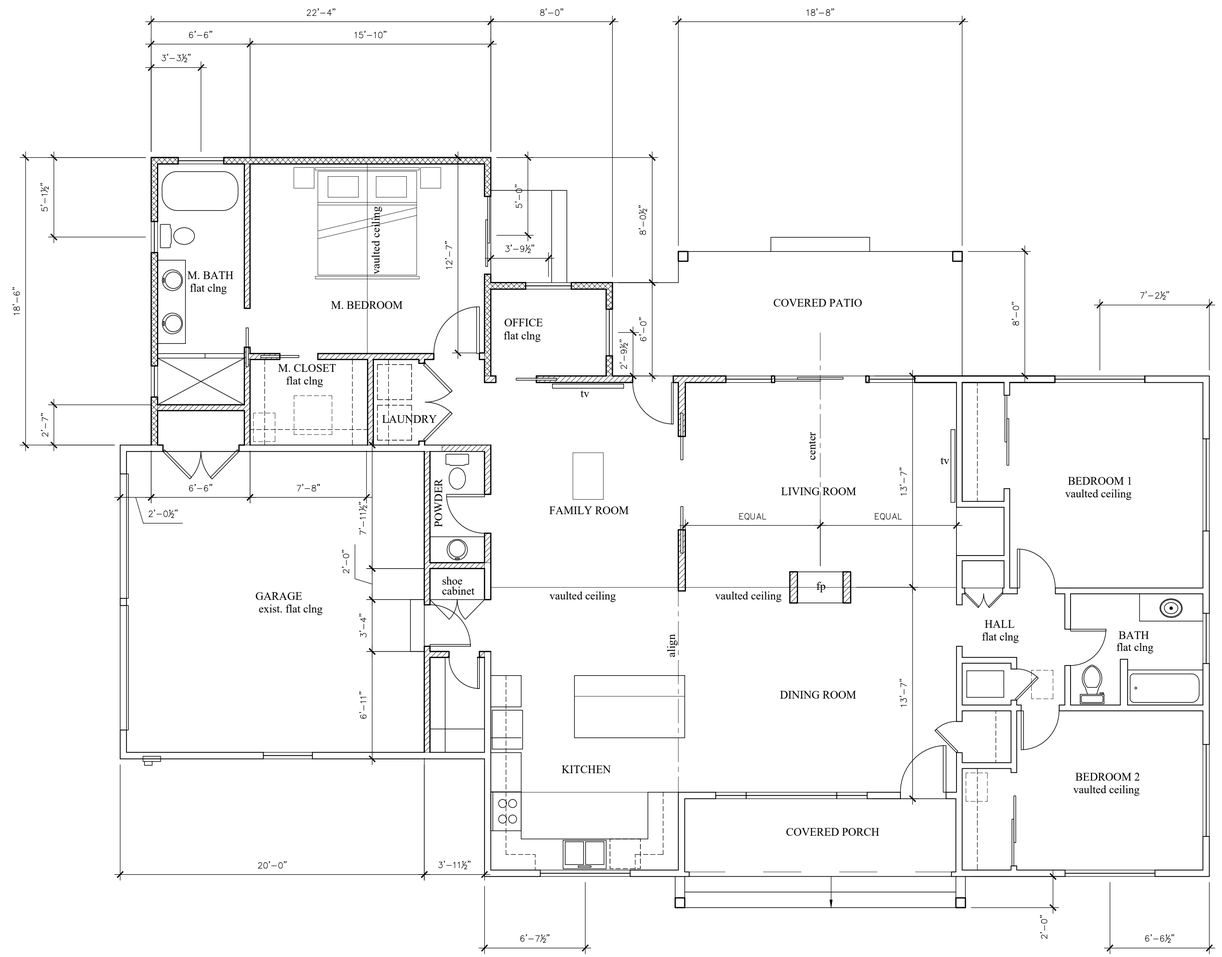
Job Number
JANSDOTTER

Drawn By
IML

Scale
1/4" = 1'-0"

Date
7-16-2019

Sheet Number
A2
of



FLOOR PLAN - PROPOSED

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RESIDENCE ADDITION AND RENOVATION
1650 KEARNEY STREET
ST HELENA, CALIFORNIA

FLOOR PLAN
PROPOSED

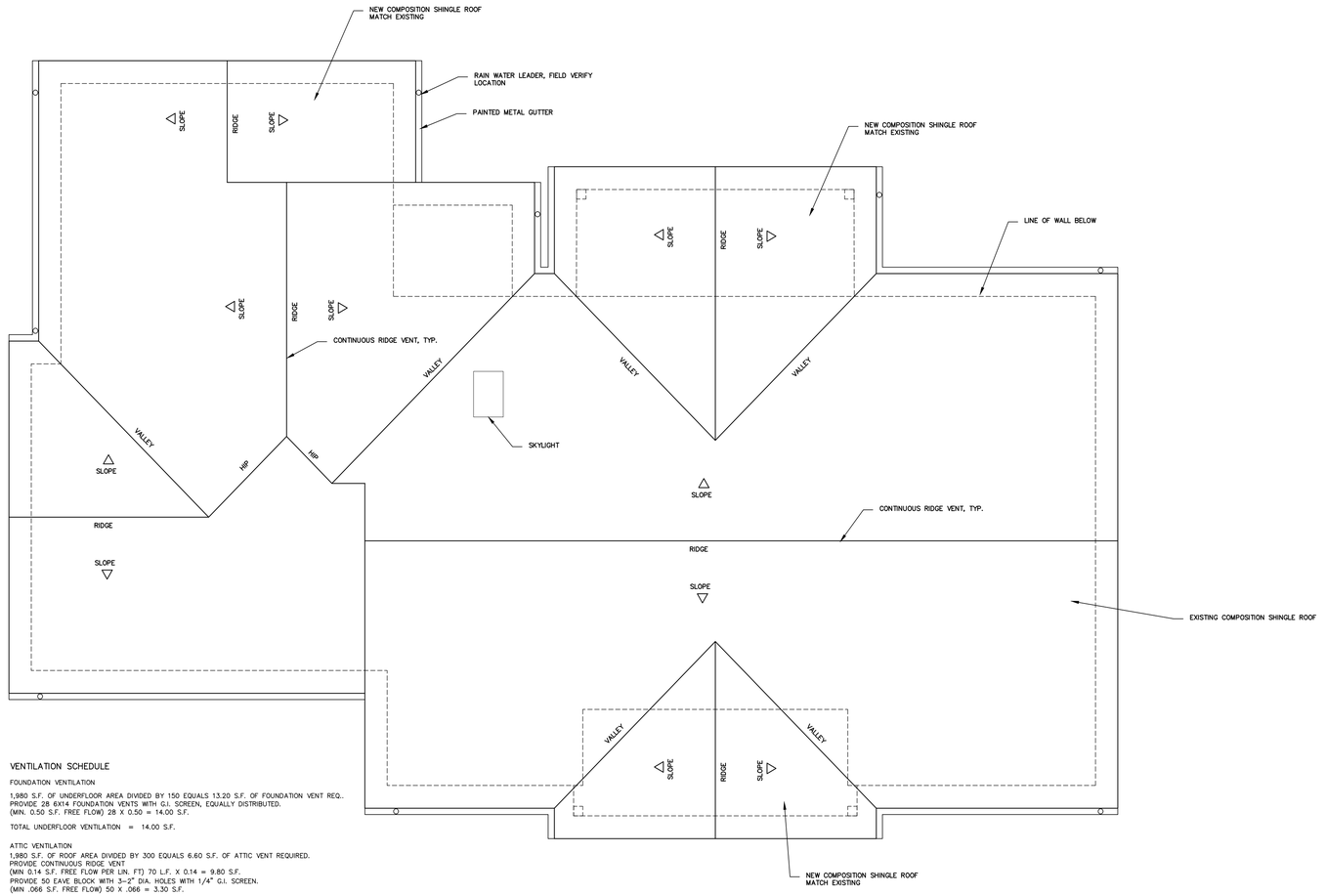
Job Number
JANSDOTTER

Drawn By
IML

Scale
1/4" = 1'-0"

Date
7-16-2019

Sheet Number
A3
of



VENTILATION SCHEDULE

FOUNDATION VENTILATION

1,980 S.F. OF UNDERFLOOR AREA DIVDED BY 150 EQUALS 13.20 S.F. OF FOUNDATION VENT REQ..
PROVIDE 28 6X14 FOUNDATION VENTS WITH G.I. SCREEN, EQUALLY DISTRIBUTED.
(MIN. 0.50 S.F. FREE FLOW) 28 X 0.50 = 14.00 S.F.

TOTAL UNDERFLOOR VENTILATION = 14.00 S.F.

ATTIC VENTILATION
1,980 S.F. OF ROOF AREA DIVDED BY 300 EQUALS 6.60 S.F. OF ATTIC VENT REQUIRED.
PROVIDE CONTINUOUS RIDGE VENT
(MIN 0.14 S.F. FREE FLOW PER LIN. FT) 70 L.F. X 0.14 = 9.80 S.F.
PROVIDE 50 EAVE BLOCK WITH 3-2" DIA. HOLES WITH 1/4" G.I. SCREEN.
(MIN .066 S.F. FREE FLOW) 50 X .066 = 3.30 S.F.

TOTAL VENTILATION = 13.10 S.F.

ROOF PLAN - PROPOSED

ROOF NOTES:
1. NEW ROOF TO MATCH EXISTING ROOF SLOPE, VERIFY EXISTING ROOF SLOPE.
2. VERIFY CONDITION OF EXISTING COMPOSITION SHINGLE ROOF. REPLACE IF REQUIRED.

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JANSDOTTER RESIDENCE
RESIDENCE ADDITION AND RENOVATION
1650 KEARNEY STREET
ST HELENA, CALIFORNIA

ROOF PLAN
PROPOSED

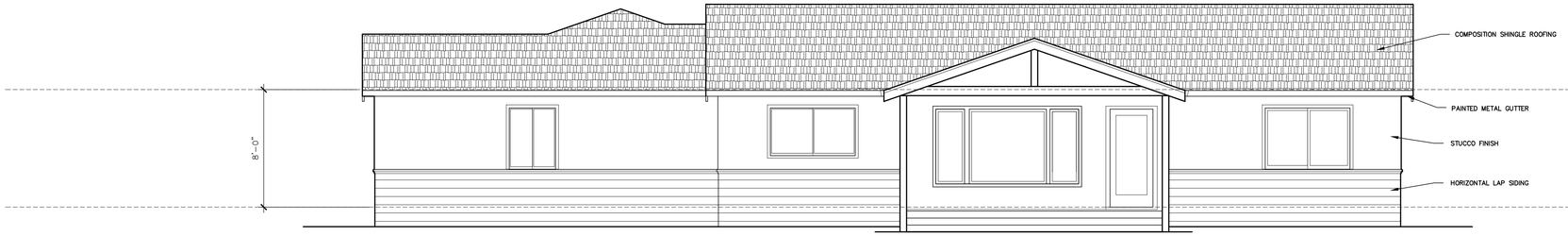
Job Number
JANSDOTTER

Drawn By
IML

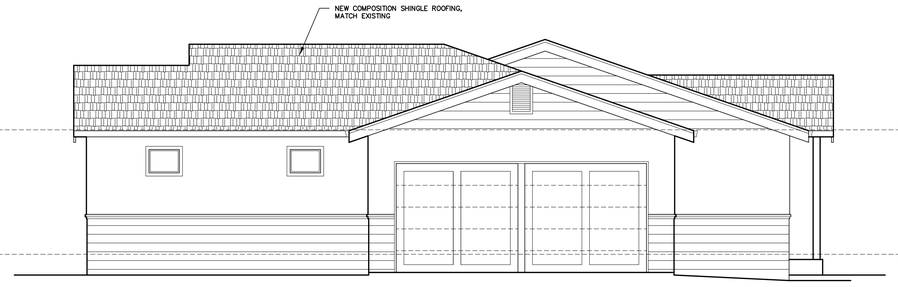
Scale
1/4" = 1'-0"

Date
7-16-2019

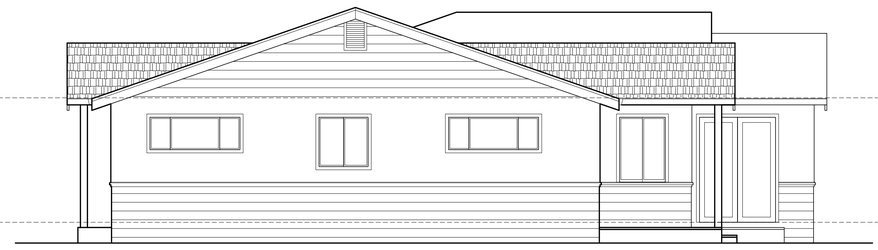
Sheet Number
A4
of



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

NORTH ELEVATION

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JANSDOTTER RESIDENCE
RESIDENCE ADDITION AND RENOVATION
1650 KEARNEY STREET
ST HELENA, CALIFORNIA

EXTERIOR ELEVATIONS
PROPOSED

Job Number
JANSDOTTER

Drawn By
IML

Scale
1/4" = 1'-0"

Date
7-16-2019

Sheet Number
A5
of

N

Existing Site Plan

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

Note: This is not a survey. Placement of property line assumed.

Revision	Date
1A	

Revision	Date
1A	

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707.477.7379
JOB REF: 2019_Kearney

DISCLAIMER:
These drawings are not intended as substitutes for field measurement.

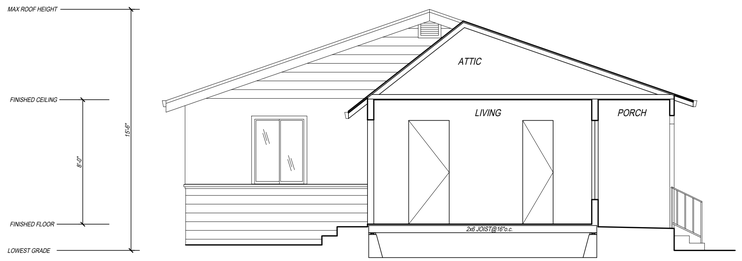
Existing Site Plan

1650 Kearney Street St. Helena, Ca. 94574 APN: 009-163-001-000

AB1

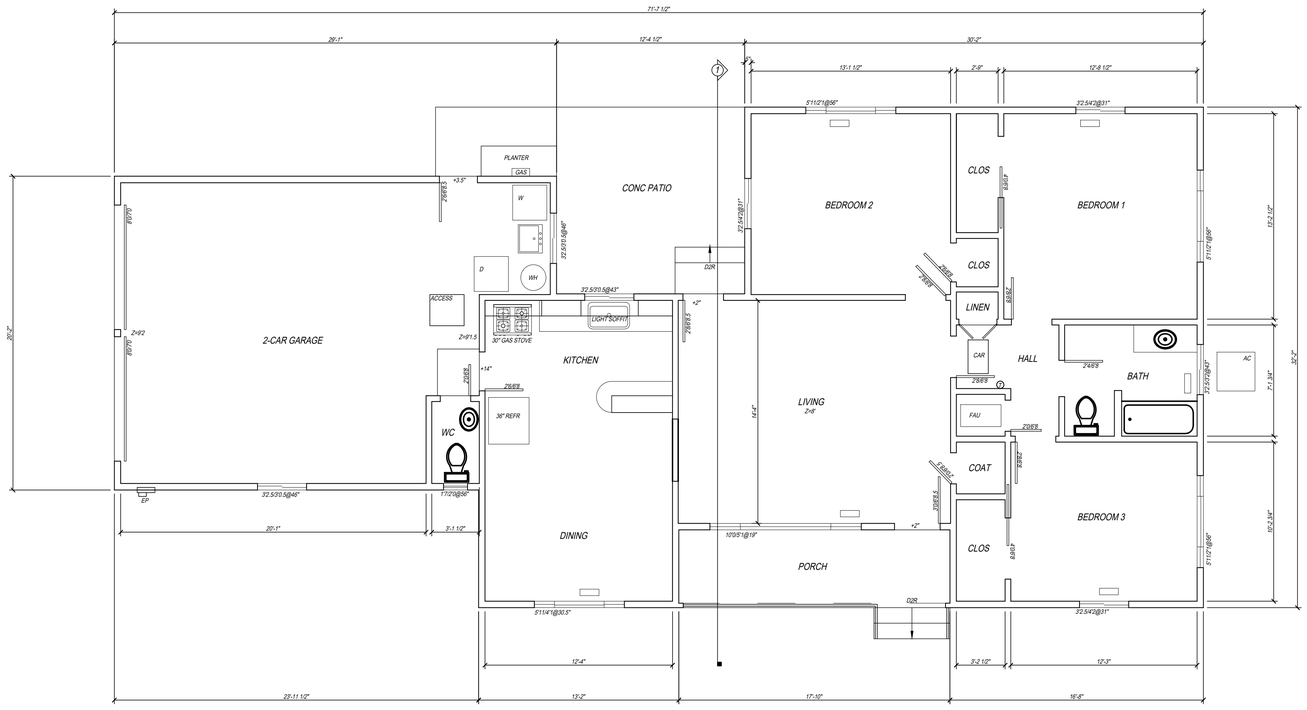
3/26/2019

Sheet 1 of 3



Existing Section

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



Existing Floor Plan

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

1234 LIVING SQFT
523 GARAGE SQFT

Revision	Date
1	
2	

CADSPAD Drafting Services
707.477.7379
JOB REF: 2019_Kearney

DISCLAIMER:
These drawings are not intended as substitutes for field measurement.

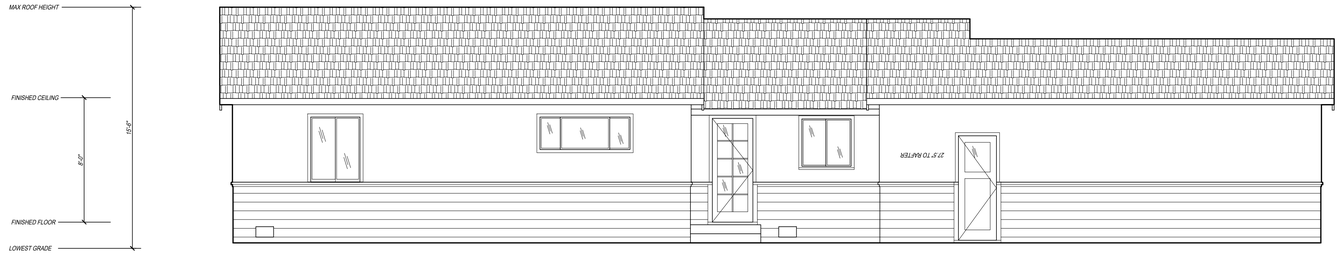
Existing Floor Plan and Section

1650 Kearney Street St. Helena, Ca. 94574 APN: 009-163-001-000

AB2

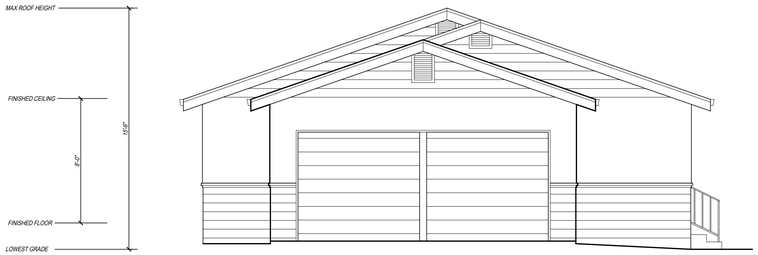
3/26/2019

Sheet 2 of 3



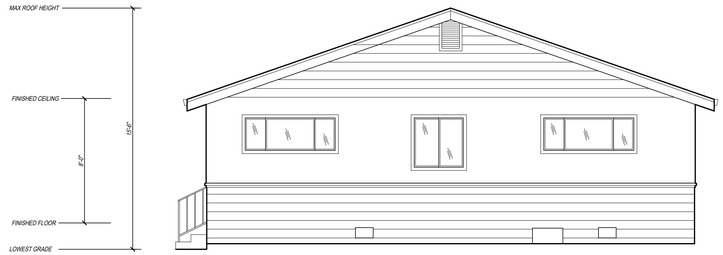
Existing North Elevation

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



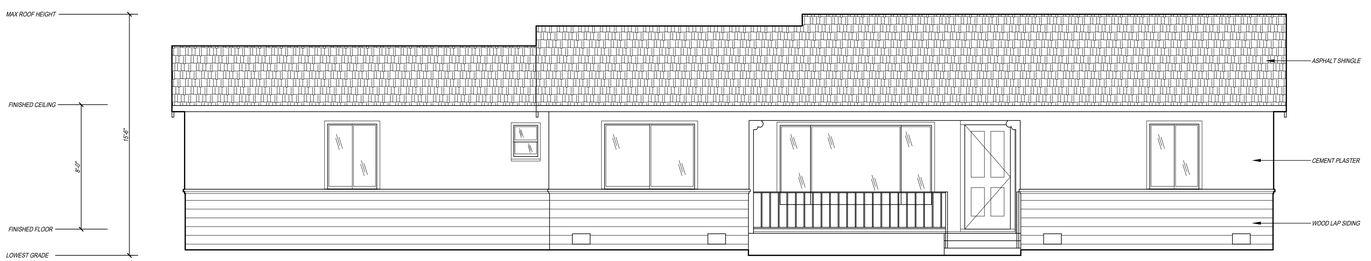
Existing West Elevation

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



Existing East Elevation

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



Existing South Elevation

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

Revision	Date	Revision	Date

CADSPAD Drafting Services
707.477.7379
JOB REF: 2019_Kearney

DISCLAIMER:
These drawings are not intended as substitutes for field measurement.

Existing Exterior Elevations

1650 Kearney Street St. Helena, Ca. 94574 APN: 009-163-001-000

AB3

3/26/2019

Sheet 3 of 3

Variance Application Written Statement

1650 Kearney street, St Helena, Ca 94574 – application/owner: Mari Jansdotter

I am a single mom with 2 children - 12 and 16 years old. The three of us have lived in St Helena for the last 8 years. My children go to school here. Ella, 12 just started RLS and Maxwell is a junior at SHHS. They are both active in school and the community – playing I think on almost all possible sport teams (football, cheer, soccer, softball and basketball) and my son is working extra as bus boy at Gott's and at Oak Avenue Catering. We now live in condo with tight space for 3 people and that gets over crowded when their friends come over for home work and meals before evening practices and on weekend for some R&R. I have moved 6 time the last 16 years to save up for a dream 'forever' home with a piece of green in the backyards and that is closer schools.

I have found this small 1,185 sqft, 1954, 3 bedrooms, 1 full bath ranch that I bought with the goal of adding a little more living space and to fix it up from its 60+ years wear and tear. I have designed a modest extension in the backyard and adding a 2nd full bath which will make this the functional living space we are dreaming of in a location just blocks from RLS. I sometimes travel for work and look forward to my kids not having to cross Main street to go to and from school on their own when I am away.

Our new home is located on a corner lot and the structure meets the required min 20 feet setback on 3 sides except for on one side where it is 17 feet to property line (and 22 feet setback measured to the end of a city sewer easement). I am asking for a 3 foot variance on this side of our new house to be able to make it into a functioning home for me and my small family.

Code Section 17.172.050, Findings required, states that "In approving a variance the planning commission must make the following findings:

A. 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;

I am asking for a 3 foot variance for a rear yard setback opposite Andrea so I can utilize the opposite side of Kearney for my side yard. I can't add on to the house in the direction of the sewer easement because it would make the home wider than 60% of the lot width maximum. Also, the front of a parcel is typically the narrow dimension which abuts a public or private right-of-way (i.e., Andrea in this case which would make the opposite my rear yard – the 17 foot setback).
The home was built in the 1950's, long before the requirement of three 20 foot setbacks was required – I am now being held to a standard different than my neighbors through no action of my own.
I have spent time with City planning staff and the City Manager who have expressed support for the variance given the setbacks enjoyed by all the other homes on my block. I have included a google map picture showing the setbacks of my 1650 Kearney home and other homes on and across from my block.

B. 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;

The other corner lots on my block don't have three 20 foot setbacks. Not only that, most of the homes don't have 10 foot side yard setbacks and I simply want to be able to use my property in the same way as others in my neighborhood. My property would still have larger side yard and rear yard setbacks than most of the properties on my block and in my neighborhood.

C. 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;

The authorization of the variance will not be a substantial detriment to adjacent properties as the home will remain one story and will still maintain a 10 foot side yard setback and a functional 22 foot rear yard setback due to the location of the sewer easement.

D. 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

My home is uniquely situated as an L shape on the property compared to others in the neighborhood and I want to maintain the character of the neighborhood by not adding a second story. There are not enough lots similar to mine that the formulation of a general regulation is required.

E. 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."

I am asking for a small 3 foot rear yard setback variance so that I can built this modest but very important addition utilizing a 10 foot side yard setback; this will not be detrimental to public health, safety, or welfare.