



****AMENDED 10/31/19****

**City of St. Helena
Planning Commission
Regular Meeting**

**Tuesday, November 5, 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: October 1, 2019 5 - 7
[Commission Minutes 10-01-19](#)
5. PUBLIC HEARINGS
 - 5.1. The applicants are requesting adoption of a resolution approving a demolition permit and design review in order to demolish an existing single-family residence and construct a new single family residence on the property located at 1443 Stockton Street in the Medium Density Residential District. 9 - 84

CEQA Determination: Exempt, Class 3
Prepared By: Chris Gustin, Contract Planner
Recommendation:
The Planning Department recommends that the Planning Commission adopt a resolution finding that:
 1. The project is exempt from the requirements of CEQA pursuant to CEQA Section 15303 (a); and

2. Accepting the required findings and approving the requested Demolition Permit and Design Review for a new single family residence at 1443 Stockton Street.

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

[Comment Letter Beckstoffer](#)

[Comment Letter Lynn](#)

[Comment Letter Wilson](#)

[Comment Letter Kelperis](#)

- 5.2. The applicant has submitted a request for demolition permit and design review approval to demolish existing structures onsite in order to construct two new buildings (9,622 sf and 6,462 sf) and associated site improvements at 899 Dowdell Lane in the Industrial District.

85 - 130

CEQA Determination: Exempt pursuant to CEQA Guidelines Section 15332.

Prepared By: Chris Gustin, Contract Planner

Recommendation:

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

1. The project is exempt from the requirements of CEQA pursuant to CEQA Section 15332, In-Fill Development Projects, and
2. Accepting the required findings and approving the requested Demolition Permit and Design Review for the proposed new buildings at 899 Dowdell Lane in the Industrial zoning district.

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

[Supplemental Information](#)

6. SCHEDULED MATTERS

- 6.1. Request by David Ford on behalf of Citibank N.A., for approval of a resolution granting a sign permit for new signage at 1399 Railroad Avenue in the Central Business (CB) district.

131 - 152

CEQA Determination: This project is exempt from the requirements of CEQA pursuant to Section 15311, Class 11(a) of the CEQA Guidelines which exempts on-premise business signs.

Prepared By: Xinia Gamero, Administrative Assistant

Recommendation:

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

1. Determine that the signs are exempt from the requirements of CEQA pursuant to Section 15311; and
2. Approve a resolution granting sign permit approval for new signage on the property located at 1399 Railroad Ave.

[1399 Railroad Ave. - Staff Report](#)

7. DEPARTMENT REPORTS

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

relevant matters.

8. AGENDA FORCAST

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

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

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

http://www.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 November 19, 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 October 24, 2019 and Amended on October 31, 2019.

Aaron Hecock, Acting 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://cityofstheleena.org> and will be available for public review at the respective meeting.

MINUTES
City of St. Helena
Planning Commission Meeting
Tuesday, October 1, 2019 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena

A complete video recording of this meeting, except for closed session, can be found at <https://sthelena.civicweb.net/Portal/> or by calling the City Clerk at (707) 967-2792. The City Council video is the official record of the Council meeting.

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

Absent: None

Staff Present: Aaron Hecock, Acting Planning & Building Director, Chris Gustin, Contract Planner, and Xinia Gamero, Administrative Assistant

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

3. PUBLIC FORUM:

No public comment was received.

4. CONSENT ITEMS

4.1 Approval of Minutes: September 3, 2019

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

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

NOES: None

ABSENT: None

ABSTAIN: Lester Hardy

RECUSE: None

5. PUBLIC HEARINGS

5.1 1515 Pine Street Demolition Permit 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 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.

Chris Gustin, Contract Planner reported on the item.

Michelle Liu, project architect addressed the Planning Commission.

Chair Hardy opened the public comment.

Bob Havens and Leslie Dunlap provided public comment.

Chair Hardy closed the public comment.

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

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

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

- 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.

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.

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

No public comment was received.

No formal action was taken by the Planning Commission as the project is not subject to a variance application. The Commission directed staff to proceed with an administrative approval of the project.

6. SCHEDULED MATTERS

None.

7. DEPARTMENT REPORTS

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

- City became recipient of SB2 Grant which will be applied towards the City of St. Helena Zoning Code Update.

8. AGENDA FORCAST

9. ADJOURNMENT

Chair Hardy adjourned the meeting at **7:14 P.M.**

The October 1, 2019 Minutes were approved at the _____ Planning Commission meeting.

APPROVED:

ATTEST:

Lester Hardy, Planning Commission Chair

Aaron Hecock, Acting Planning and Building Director



PLANNING COMMISSION REPORT
Planning Commission Meeting of November 5, 2019

AGENDA SECTION: Public Hearing

FILE NUMBER: PL19-001

SUBJECT: The applicants are requesting adoption of a resolution approving a demolition permit and design review in order to demolish an existing single-family residence and construct a new single family residence on the property located at 1443 Stockton Street in the Medium Density Residential District.

PREPARED BY: Chris Gustin, Contract Planner

REVIEWED BY: Aaron Hecock, Acting Planning & Building Director

APPROVED BY: Aaron Hecock, Acting Planning & Building Director

APPLICATION FILED: 01/04/19

ACCEPTED AS COMPLETE: 01/08/19

LOCATION OF PROPERTY: 1443 Stockton Street

APN: 009-305-020

GENERAL PLAN/ZONING: Medium Density Residential: MDR

APPLICANT: Jenny & Nick Vitro

PHONE: (650)-235-5335

BACKGROUND

This application was originally considered by the Planning Commission at its meeting of June 18, 2019. The original Staff Report for that hearing is attached.

During the public hearing, nearby residents and Planning Commissioner's expressed concerns regarding the proposed two-story building and its relationship to existing buildings in the neighborhood. The Commission continued the public hearing in order to provide the applicant the opportunity to prepare an exhibit showing the relative height of

buildings on the block and the proposed residence. The applicant has prepared the attached exhibits as requested by the Planning Commission.

PROJECT DESCRIPTION

See the attached staff report of June 18, 2019.

STAFF RECOMMENDATION

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

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

ATTACHMENTS

[Resolution updated](#)

[Stockton Street – 1400 Block](#)

[Parcel Map of Area](#)

[New Constr](#)

[June 18, 2019 Report](#)

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

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

[Public Comment \(3\)](#)

[Public Comment \(4\)](#)

[Public Comment \(5\)](#)

[Public Comment \(6\)](#)

[Supplemental Information Provided at Meeting- Kelperis](#)

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION NO.

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

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

Recitals

1. On January 4, 2019, Jenny and Nick Vitro submitted an application for Design Review and a Demolition Permit to demolish an existing one-story 1,140 square foot single family residence and construct a new two-story single family residence and an attached one-car garage at 1443 Stockton Street in the Medium Density Zoning District; and
2. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law; and
3. This application was originally scheduled for the June 4, 2019 meeting of the Planning Commission where the public hearing was opened and closed without comment and the item was continued to a date certain (June 18, 2019) at the applicant's request ; and
4. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on June 18, 2019; and
5. The Planning Commission expressed certain concerns and after discussion, provided the applicant with specific direction and continued the hearing to an undetermined future date; and
6. 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;
7. 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 November 5, 2019; and
8. 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.

*PL19-001, Design Review and Demolition Permit
1443 Stockton Street
November 5, 2019*

Resolution

A. CEQA

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

B. DEMOLITION PERMIT

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

1. That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building.
2. That the demolition of the existing 1960’s era ranch-style single family residence does not eliminate elements that are required to maintain the essential character of the neighborhood;
3. That design review of the proposed replacement structure is approved prior to approval of the demolition of a housing structure.

C. DESIGN REVIEW

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

1. *The proposed project would be appropriate in the context of the greater neighborhood and would be consistent with the intent of applicable General Plan policies pertaining to historic preservation (as noted, there are no historic preservation issues), design, compatibility, and continuity of defining features of the neighborhood.*
2. *The immediate neighborhood consists of modest, one-story and two-story homes, most dating to the mid to late twentieth century. As proposed, the project would retain the character of the existing residences. There is no component of the project that would be incompatible with the immediate environment of the site or that of the greater neighborhood.*
3. *The proposed project maintains an appropriate relationship to the site.*
4. *The project is consistent and compatible with the surrounding properties and neighborhood.*

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5. *The proposed work would not alter the scale or transition between different land uses.*
6. *The proposed home will blend in with the existing and future construction in the immediate neighborhood.*
7. *The proposed design and materials are of a quality and type that are appropriate for the residential nature of the project and would be consistent with the site and its surroundings.*
8. *The proposed siting of the new home will create an internal sense of order and provide a desirable environment for occupants, visitors, and will be consistent with the general community.*
9. *The landscaping proposed is consistent with the residential character of the project and sufficient open space will be provided.*
10. *No changes to access are proposed as part of the project, and sidewalks exist along the frontage of Stockton Street for safe and convenient pedestrian and bicycle access. No changes are proposed to the width of the street that would impact vehicular access.*
11. *The site is essentially flat and does not have any significant natural features.*
12. *The proposed siding, colors, and roofing materials are consistent with residential architecture and compatible with surrounding residential design employed throughout the City of St. Helena.*
13. *The project proposes an extensive landscaping that plan that would be consistent with that seen throughout St. Helena.*
14. *The proposed landscaping is consistent with the applicable low-water landscaping ordinances and will be irrigated by a drip system. The project will be conditioned to comply with all current applicable Title 24 building standards for energy efficiency and conservation and would achieve required energy metrics.*

Conditions of Approval

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

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

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

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

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

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

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

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

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

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

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

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

12.The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The owner/applicant is responsible for meeting with the Building

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Official / Fire Inspector to review compliance with Building and Fire Codes, including fire protection systems and the accessibility standards of Title 24.

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

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

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

Public Works Department Conditions of Approval

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

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

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

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

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

21. The applicant shall install an approved backflow device behind the existing water meter prior to Certificate of Occupancy. If a current approved backflow device exists,

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

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

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

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

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

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

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

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

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

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

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

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

Fire Department Conditions of Approval

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

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

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

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

Building Department Conditions of Approval

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

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

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

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

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

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

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

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

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

I HEREBY CERTIFY that the foregoing demolition permit and design review application was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on November 5, 2019 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Lester Hardy
Chair, Planning Commission

Aaron Hecock, AICP
Interim Planning Director

Stockton Street – 1400 Block “West” Elevation



1421

1441

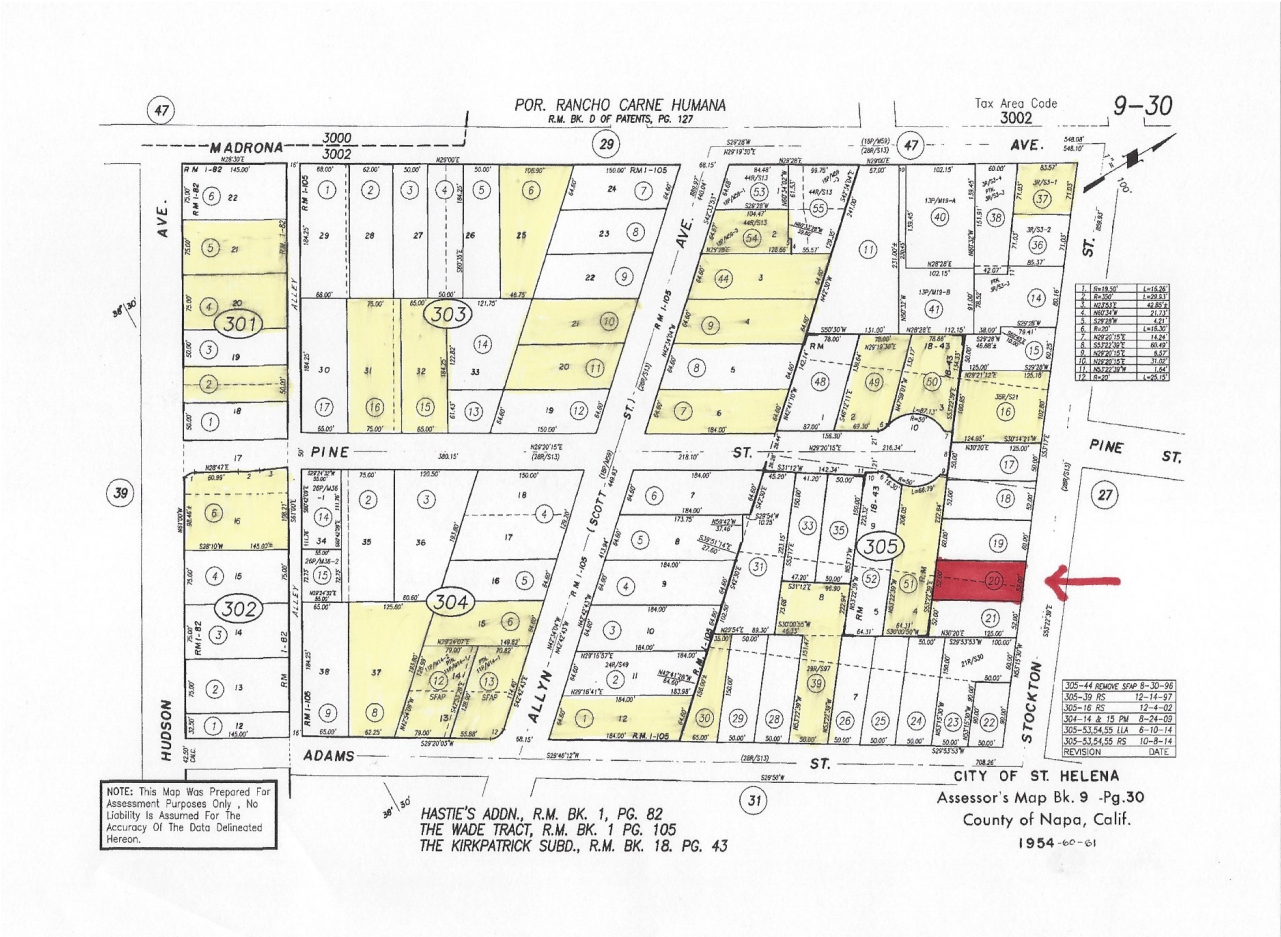
1443
Project Site

1445

1457

1467

Parcel Map of Area



Key

Highlighted

 = 2 story house

Red

 = Subject Property

New Construction Projects in the Neighborhood



1443 Stockton – Proposed



1401 Allyn Ave. – In Progress



1645 Vineyard Ave – Completed 2018



1242 Allyn Ave. – Completed 2018



1620 Scott Street – completed 2016



1842 Pine Street – Completed 2015



PLANNING COMMISSION REPORT

Planning Commission Meeting of June 18, 2019

AGENDA SECTION: Public Hearing

FILE NUMBER: PL19-001

SUBJECT: 1443 Stockton Street, Design Review and Demolition Permit

PREPARED BY: Chris Gustin, Contract Planner

REVIEWED BY: Noah Housh, Planning & Community Improvement Director

APPROVED BY: Noah Housh, Planning & Community Improvement Director

APPLICATION FILED: 01/04/19

ACCEPTED AS COMPLETE: 01/08/19

LOCATION OF PROPERTY: 1443 Stockton Street

APN: 009-305-020

GENERAL PLAN/ZONING: Medium Density Residential: MDR

APPLICANT: Jenny & Nick Vitro

PHONE: (650)-235-5335

BACKGROUND

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

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

any level and is not a historical resource under CEQA. The streetscape is established mature landscaping around single-family residences from the twentieth through twenty-first centuries.

PROJECT DESCRIPTION

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

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

ANALYSIS

GENERAL PLAN

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

Relevant General Plan policies include:

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

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

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

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

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

Staff Analysis:

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

ZONING

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

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

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

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

DEMOLITION PERMIT

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

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

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

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

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

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

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

DESIGN REVIEW

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

Design Review Criteria.

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

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

2. Compatibility of design with the immediate environment of the site;

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

3. Relationship of the design to the site.

The proposed project maintains an appropriate relationship to the site.

4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;

The project is consistent and compatible with the surrounding properties and neighborhood.

5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

13. Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a

desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;

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

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

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

WATER USE ANALYSIS

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

ISSUES

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

CORRESPONDENCE

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

STAFF RECOMMENDATION

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

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

ATTACHMENTS

[1443 Stockton PC Resolution](#)

[Plan Set](#)

[Landscape Plan](#)

[Site Photos](#)

[WRITTEN STATEMENT](#)

[Vitro Historical Report Brunzell](#)

[WATER USE ANALYSIS REPORT 5.03.19](#)

[5.1 Public Comment_Lynn](#)

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION NO.

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

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

Recitals

1. On January 4, 2019, Jenny and Nick Vitro submitted an application for Design Review and a Demolition Permit to demolish an existing one-story 1,140 square foot single family residence and construct a new two-story single family residence and an attached one-car garage at 1443 Stockton Street in the Medium Density Zoning District; and
2. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law;
3. This application was originally scheduled for the June 4, 2019 meeting of the Planning Commission where the public hearing was opened and closed without comment and the item was continued to a date certain (June 18, 2019) at the applicant's request.
4. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on June 18, 2019, and
5. Now, therefore let it be found that, the Planning Commission approves the Demolition Permit and Design Review and authorizes the modifications contained in said plans based on the findings below and subject to the conditions of approval enumerated herein.

Resolution

A. CEQA

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

B. DEMOLITION PERMIT

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

1. That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building.
2. That the demolition of the existing 1960’s era ranch-style single family residence does not eliminate elements that are required to maintain the essential character of the neighborhood;
3. That design review of the proposed replacement structure is approved prior to approval of the demolition of a housing structure.

C.DESIGN REVIEW

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

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

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

Conditions of Approval

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

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1443 Stockton Street
June 18, 2019

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

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

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

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

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

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

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

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

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

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

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

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

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

Public Works Department Conditions of Approval

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

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

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

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

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

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

22. Remodels or new construction which require fire sprinklers shall install an appropriately-sized water service with appropriate backflow and meter devices prior to

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1443 Stockton Street
June 18, 2019*

Certificate of Occupancy. Fire system calculations shall be submitted with the Grading and Drainage Plan to verify fire service lateral and meter sizing. Deferred submittals are not accepted.

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

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

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

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

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

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

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

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

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

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

Fire Department Conditions of Approval

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June 18, 2019*

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

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June 18, 2019

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

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

I HEREBY CERTIFY that the foregoing demolition permit and design review application was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on June 18, 2019 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

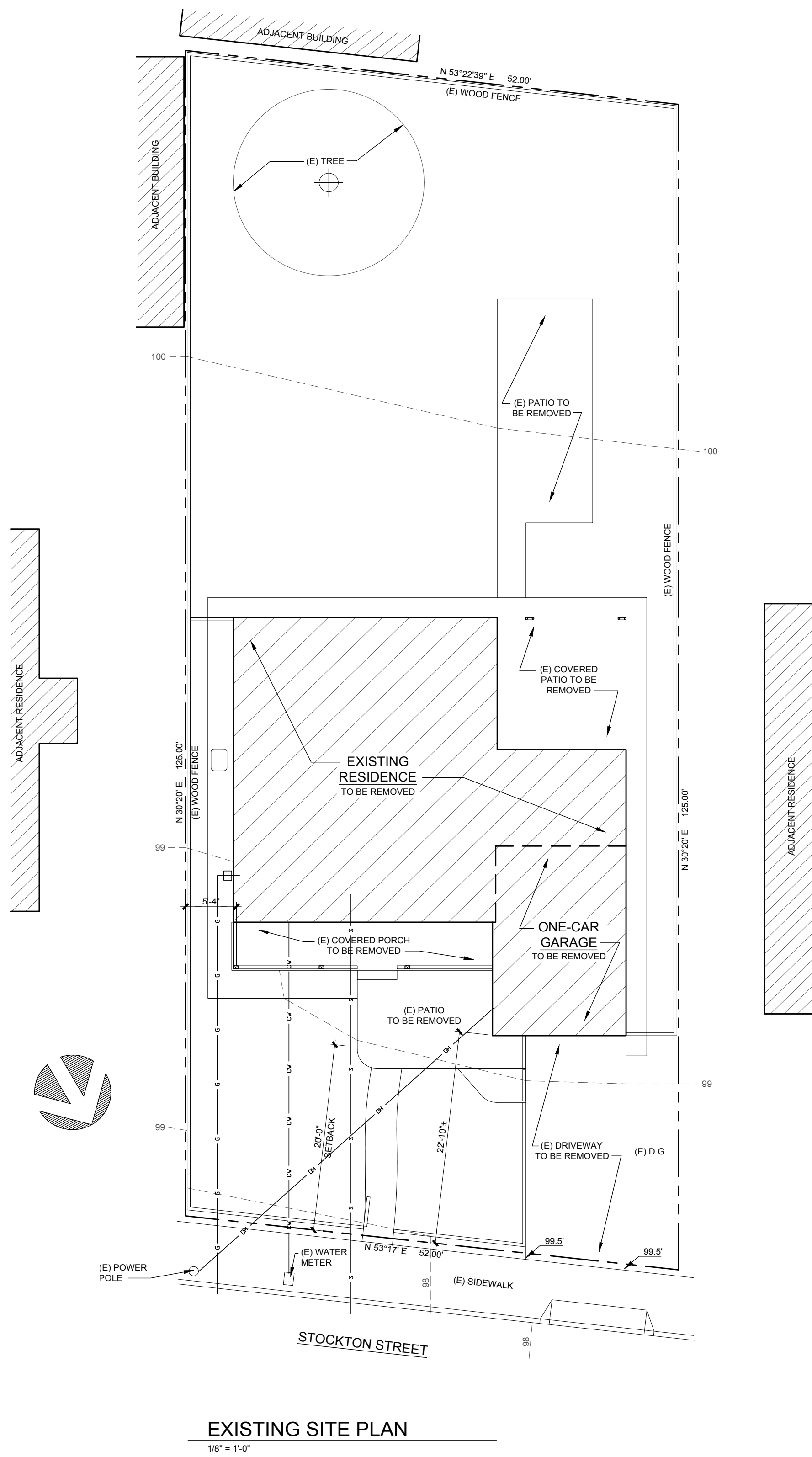
APPROVED:

ATTEST:

Lester Hardy
Chair, Planning Commission

Aaron Hecock, AICP
Interim Planning Director

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

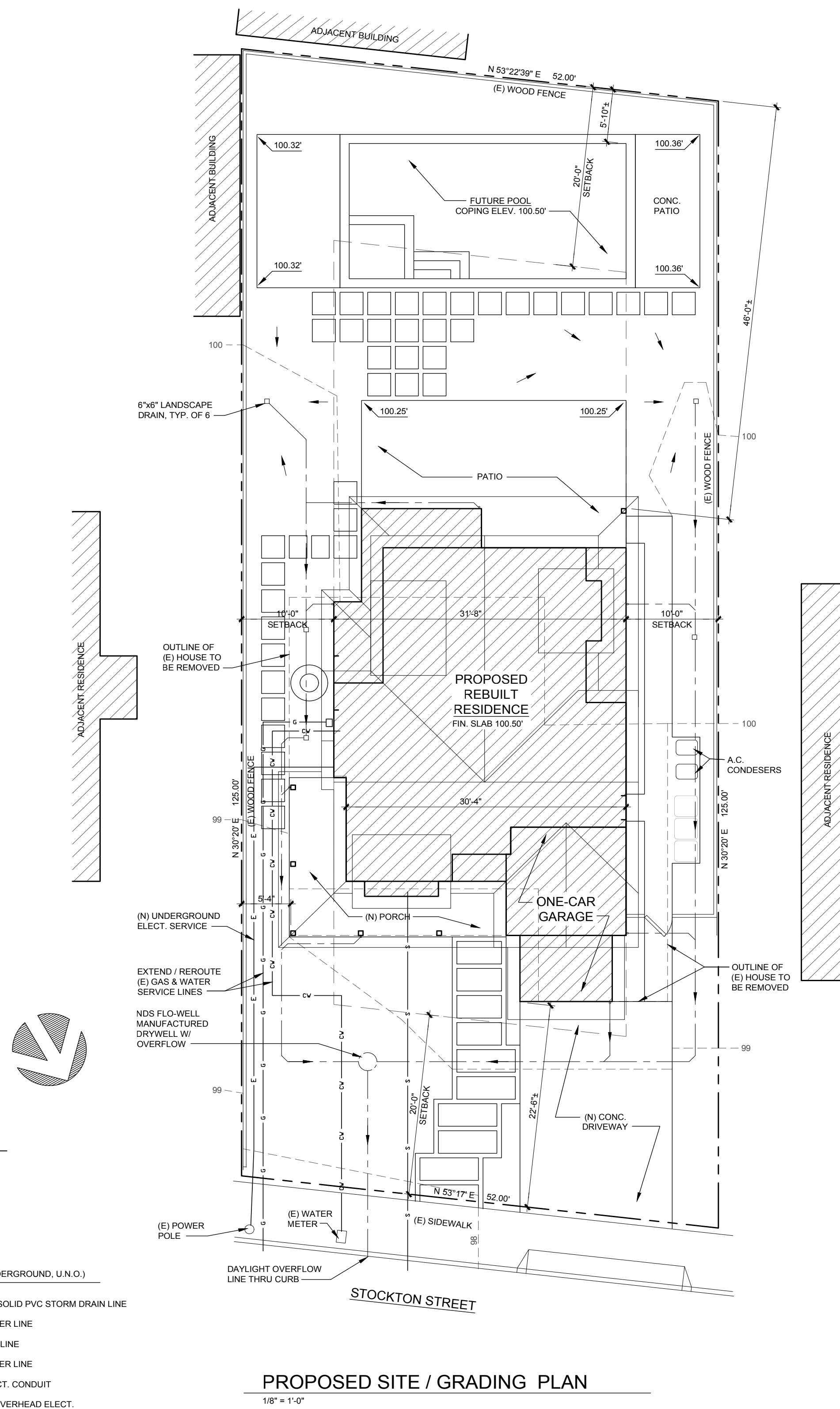


SITE PLAN NOTES

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

UTILITY LEGEND

	(UNDERGROUND, U.N.O.)
— — — — —	4"Ø SOLID PVC STORM DRAIN LINE
— s — s —	SEWER LINE
— g — g —	GAS LINE
— w — w —	WATER LINE
— e — e —	ELECT. CONDUIT
— oh — — —	(E) OVERHEAD ELECT.

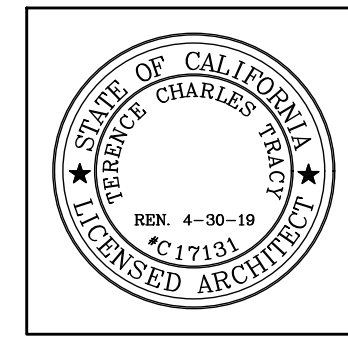


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REVISIONS

TERRY TRACY ARCHITECT

1143 ALTA AVE.
NAPA, CA 94559
707-363-1478
ttracy@sbcglobal.net



PROJECT

VITRO RESIDENCE REBUILD

1443 STOCKTON ST.
ST. HELENA, CA 94574

APN 009-305-020

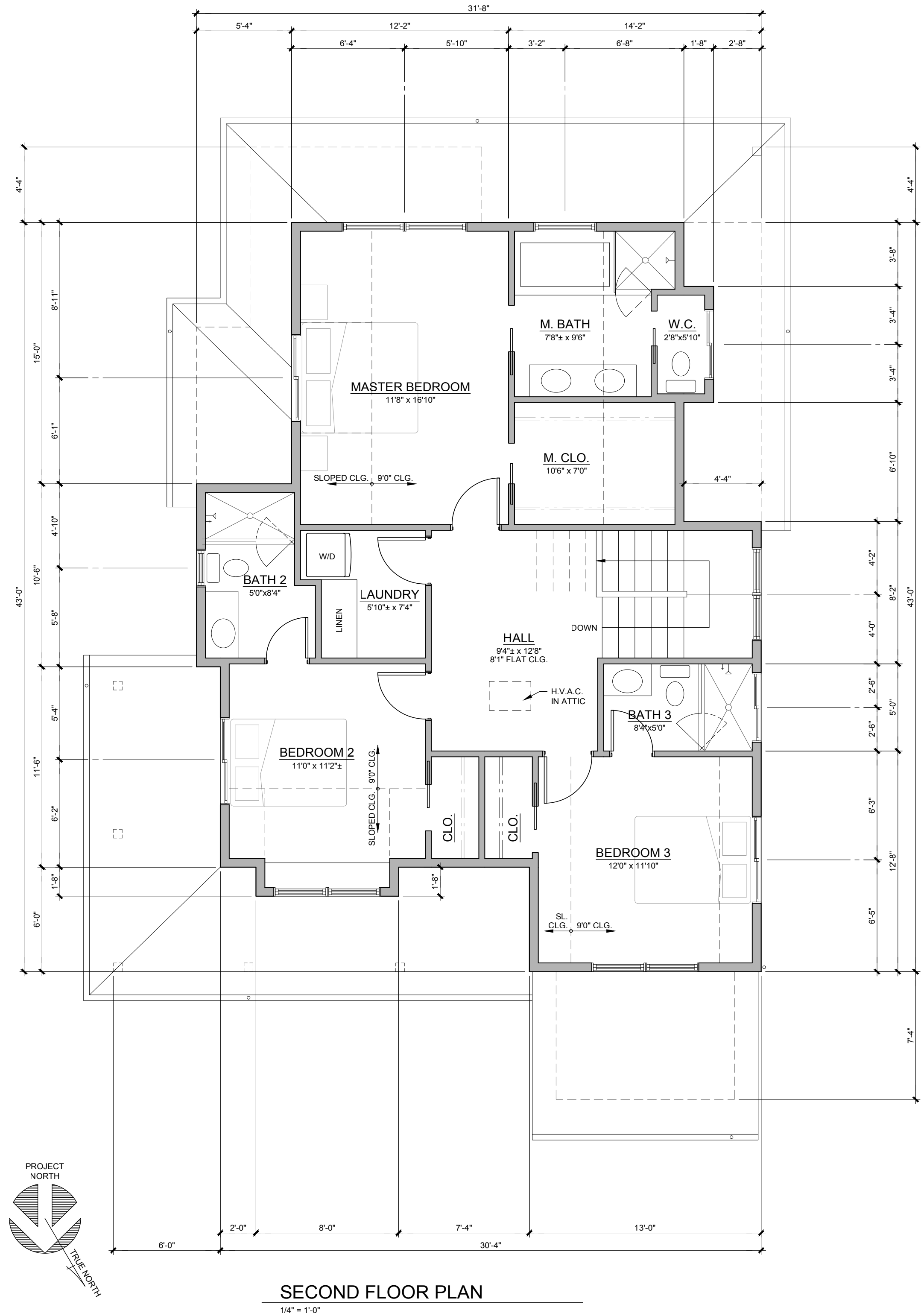
SHEET DESCRIPTION

EXISTING & PROPOSED SITE / GRADING PLANS

DRAWN:	DATE
TCT	12-28-2018

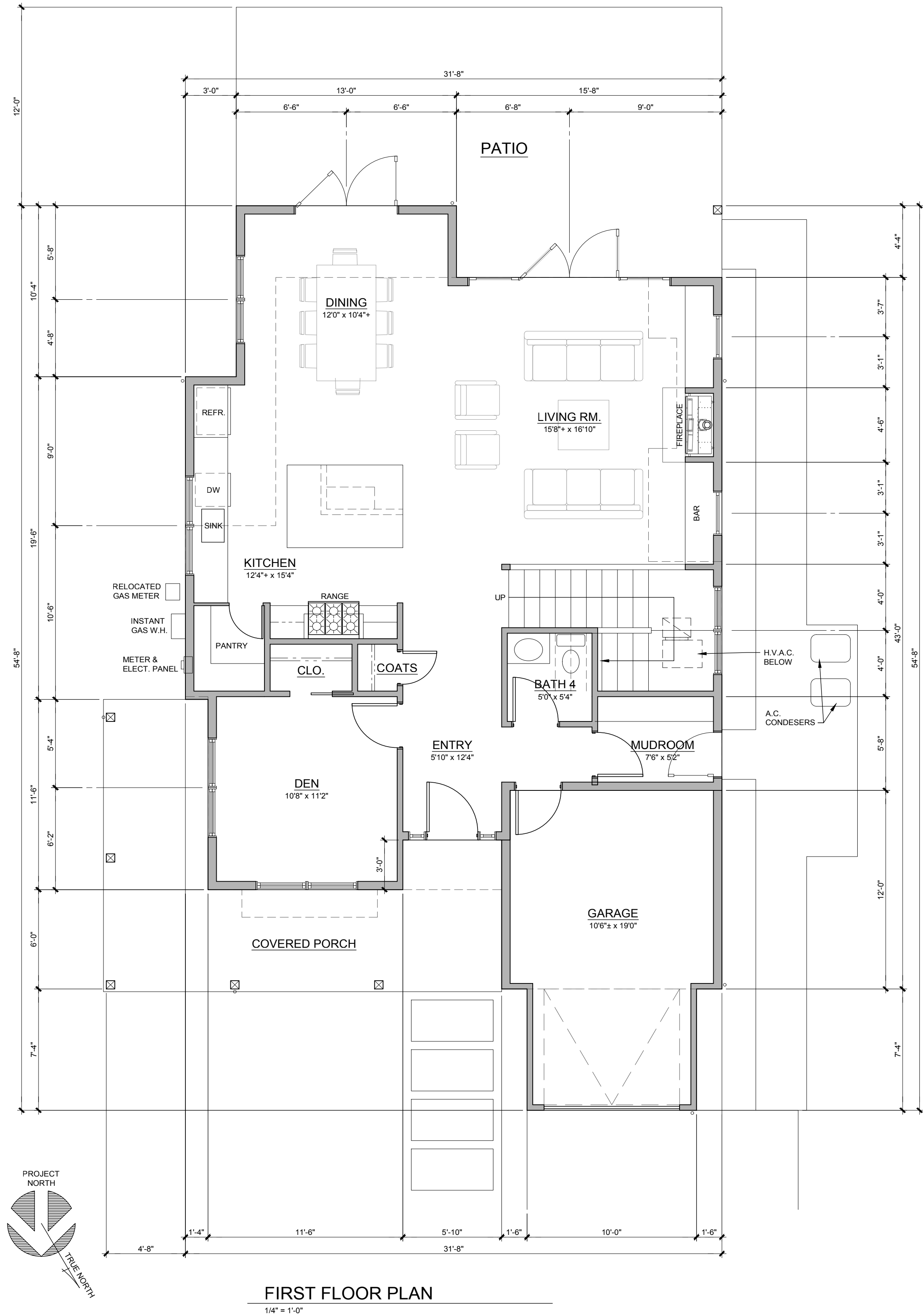
SHEET

A1



SECOND FLOOR PLAN

1/4" = 1'-0"



FIRST FLOOR PLAN

1/4" = 1'-0"

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REVISIONS



TERRY TRACY
ARCHITECT

1143 ALTA AVE.
NAPA, CA 94559
707-363-1478
ttracy@sbcglobal.net



PROJECT

**VITRO
RESIDENCE
REBUILD**

1443 STOCKTON ST.
ST. HELENA, CA
94574

APN 009-305-020

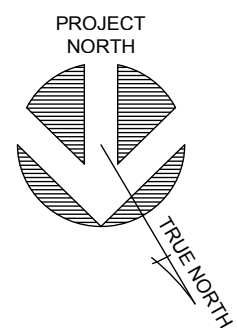
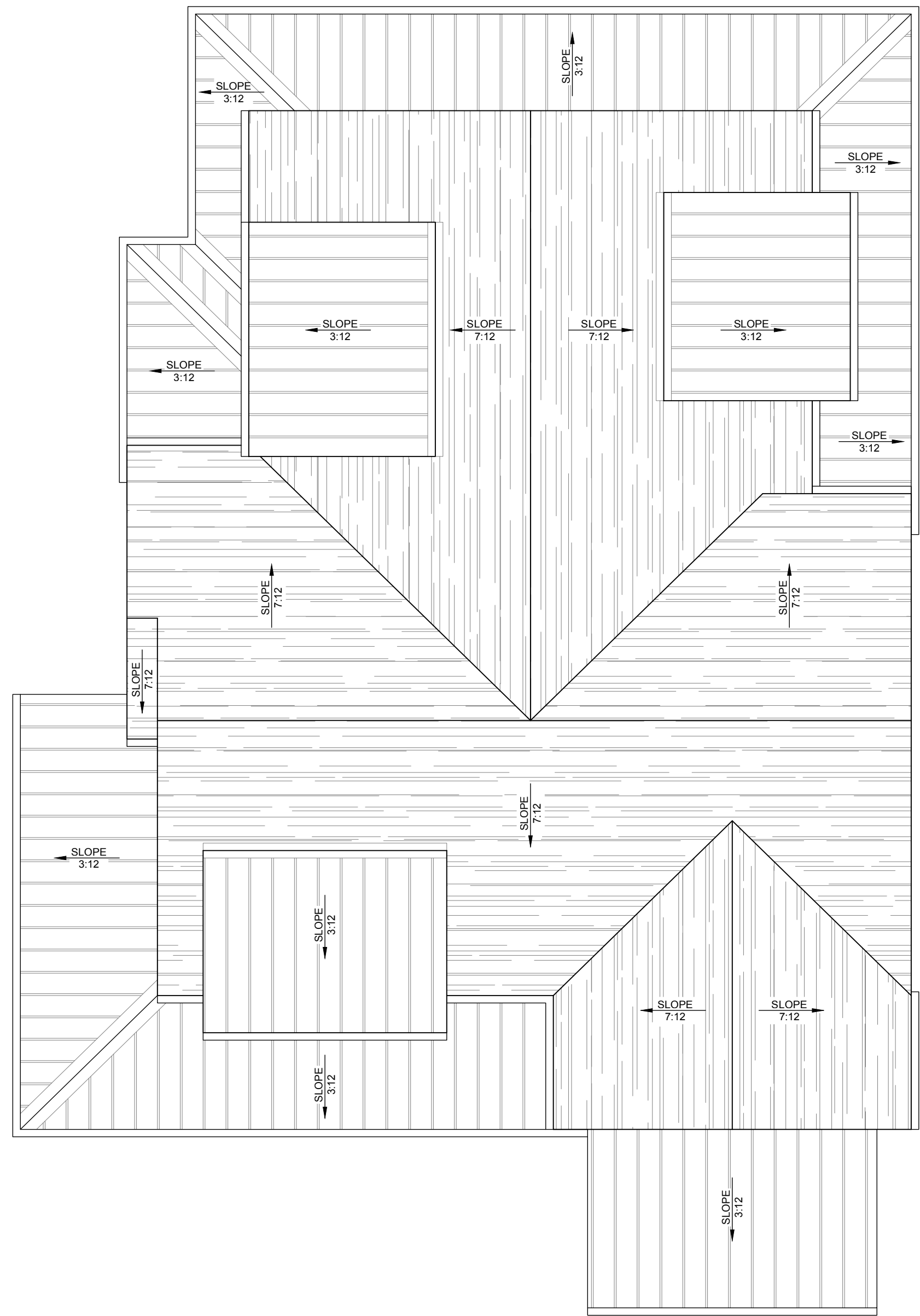
SHEET DESCRIPTION

**PROPOSED
FLOOR
PLANS**

DRAWN: TCT DATE: 12-28-2018

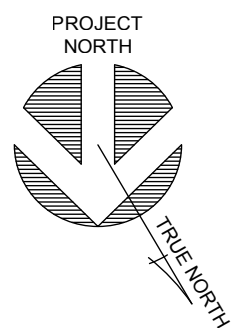
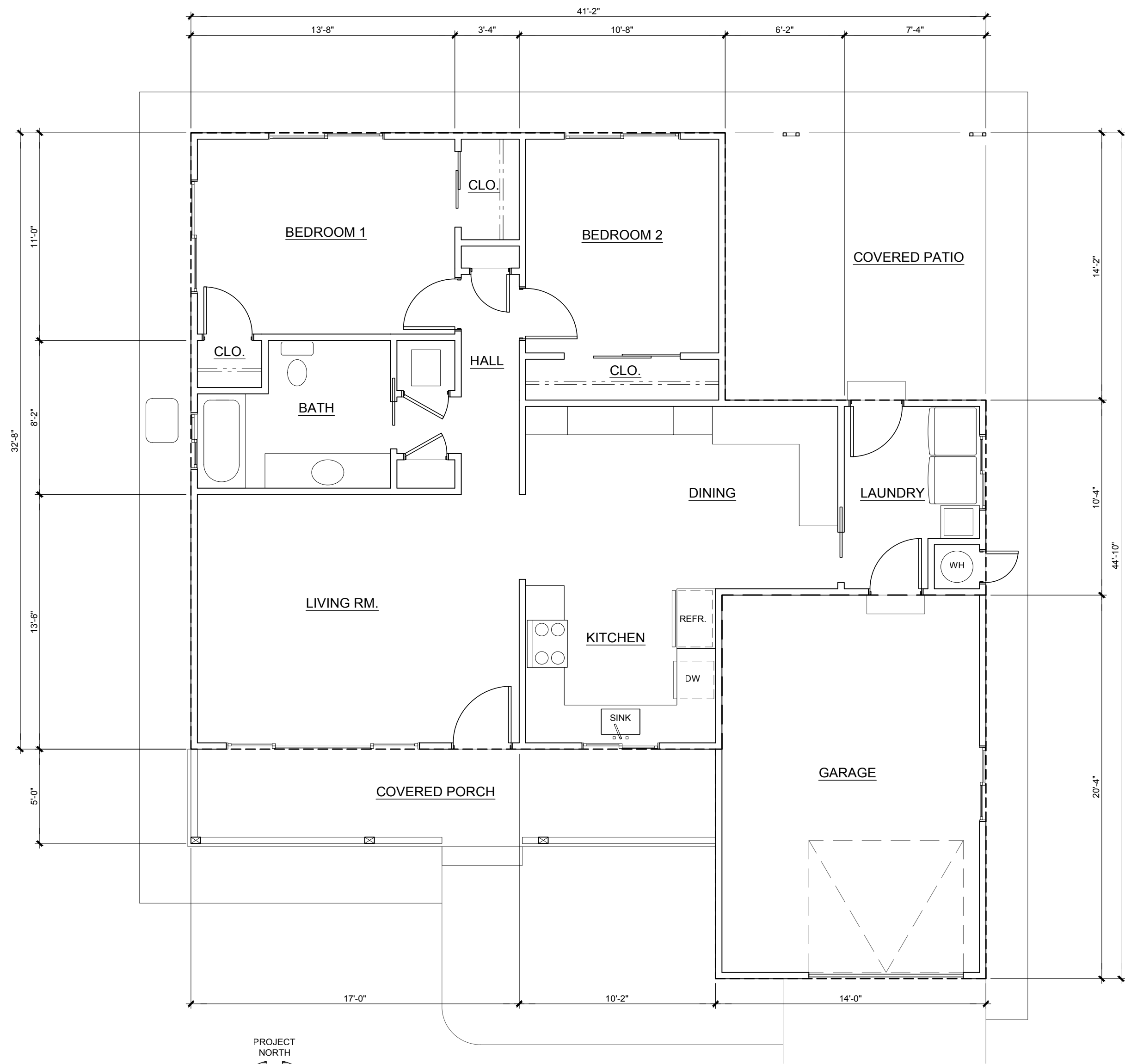
SHEET

A2.1



PROPOSED ROOF PLAN

1/4" = 1'-0"



EXISTING FLOOR PLAN (TO BE DEMOLISHED)

1/4" = 1'-0"

THIS DOCUMENT AND THE IDEAS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF TERRY TRACY AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF TERRY TRACY.

REVISIONS



TERRY TRACY
ARCHITECT

1143 ALTA AVE.
NAPA, CA 94559
707-363-1478
ttracy@sbcglobal.net



PROJECT

**VITRO
RESIDENCE
REBUILD**

1443 STOCKTON ST.
ST. HELENA, CA
94574

APN 009-305-020

SHEET DESCRIPTION

**EXISTING
FLOOR PLAN**

**PROPOSED
ROOF PLAN**

DRAWN: TCT DATE: 12-28-2018

SHEET

A2.2

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PROJECT

**VITRO
RESIDENCE
REBUILD**

1443 STOCKTON ST.
ST. HELENA, CA
94574

APN 009-305-020

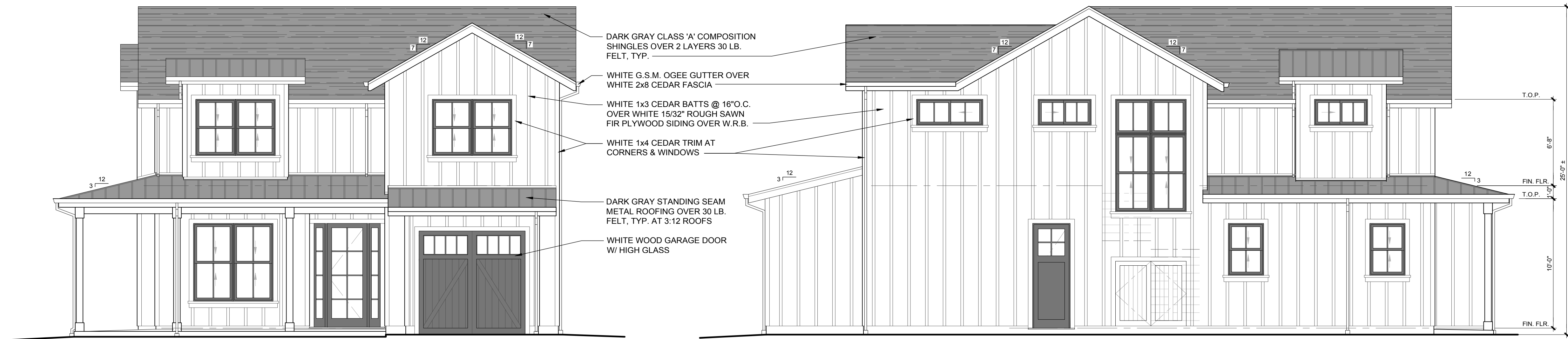
SHEET DESCRIPTION

**EXTERIOR
ELEVATIONS**

DRAWN: TCT DATE: 12-28-2018

SHEET

A3

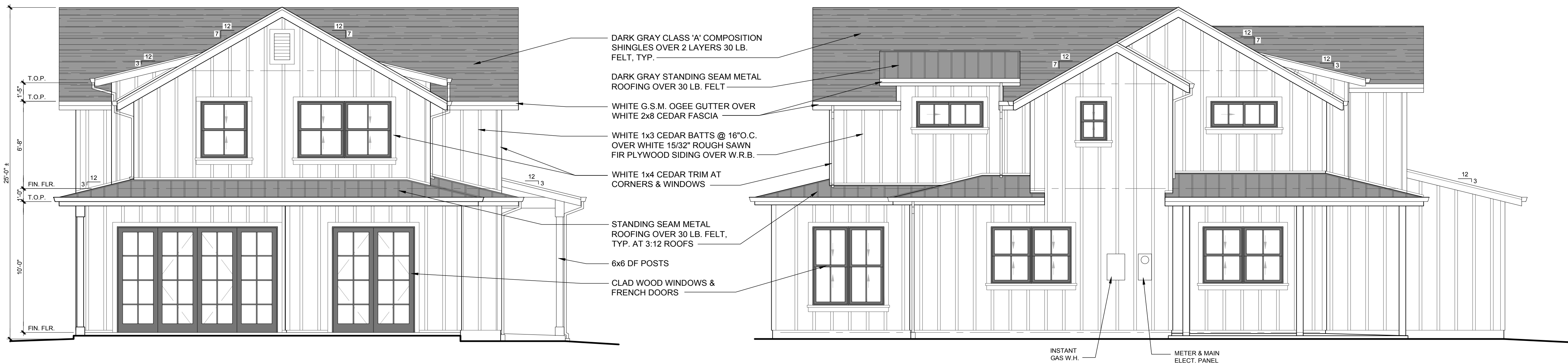


FRONT - NORTH ELEVATION

1/8" = 1'-0"

RIGHT SIDE - WEST ELEVATION

1/8" = 1'-0"

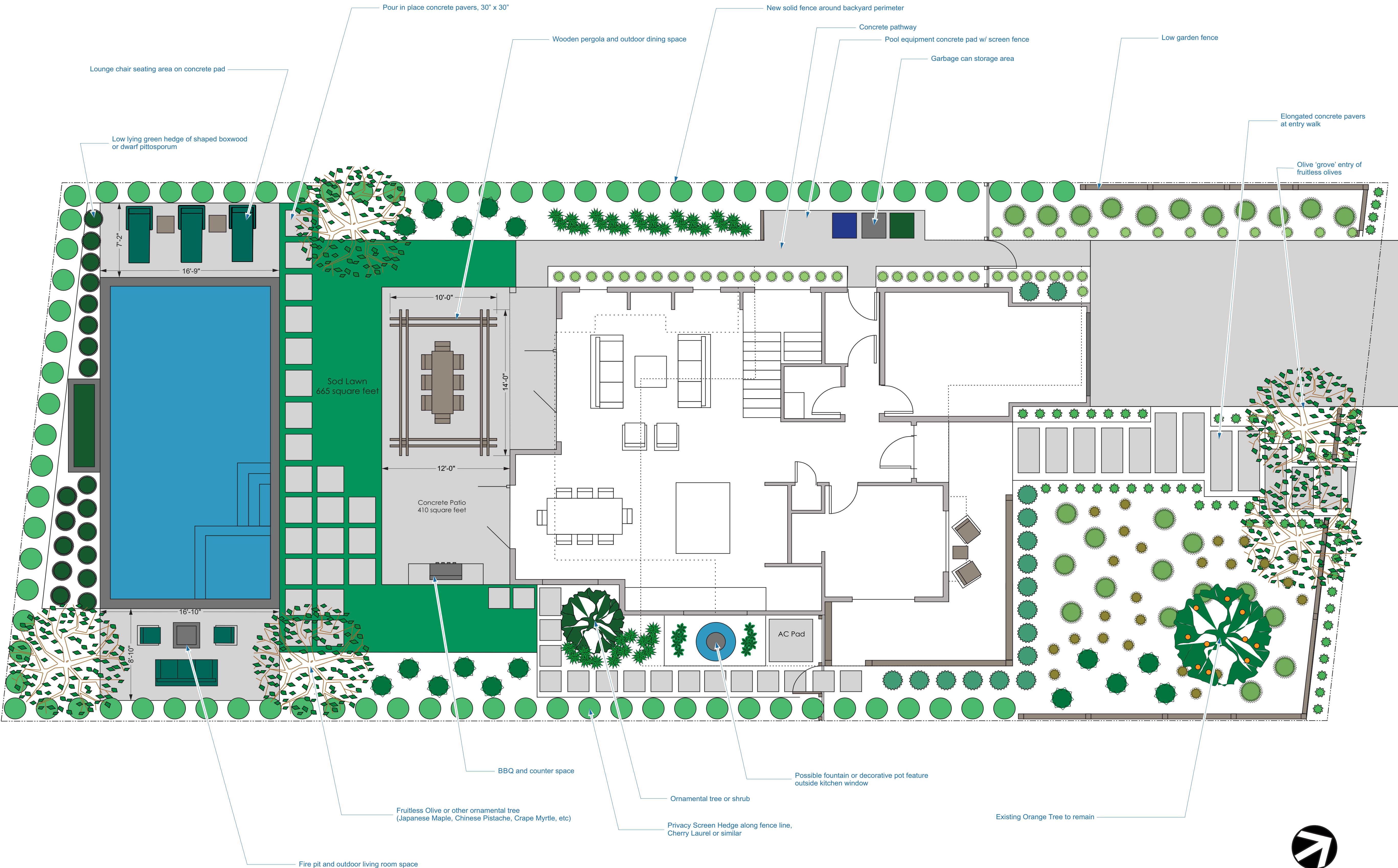


REAR - SOUTH ELEVATION

1/8" = 1'-0"

LEFT SIDE - EAST ELEVATION

1/8" = 1'-0"



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

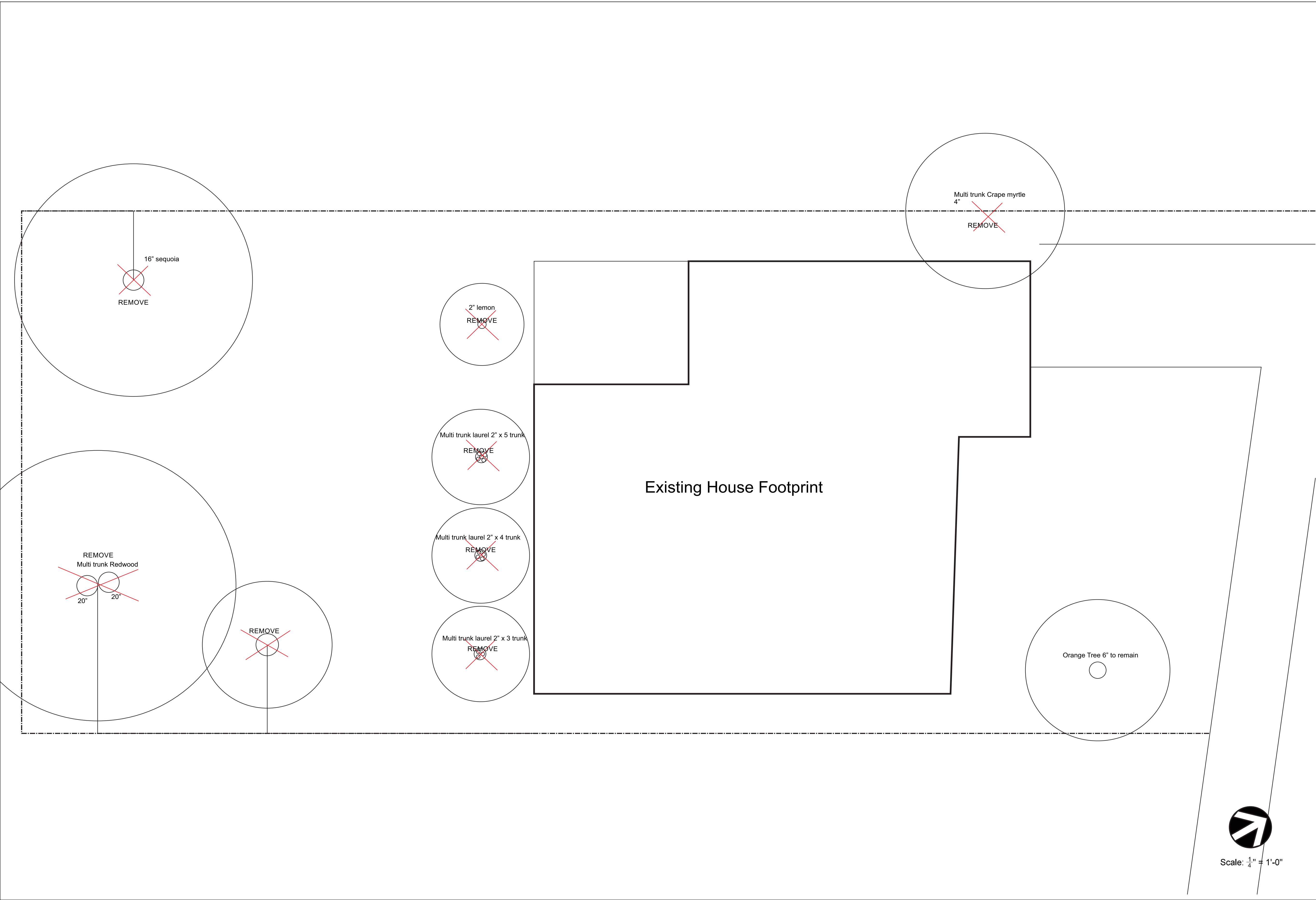
REVISIONS	

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

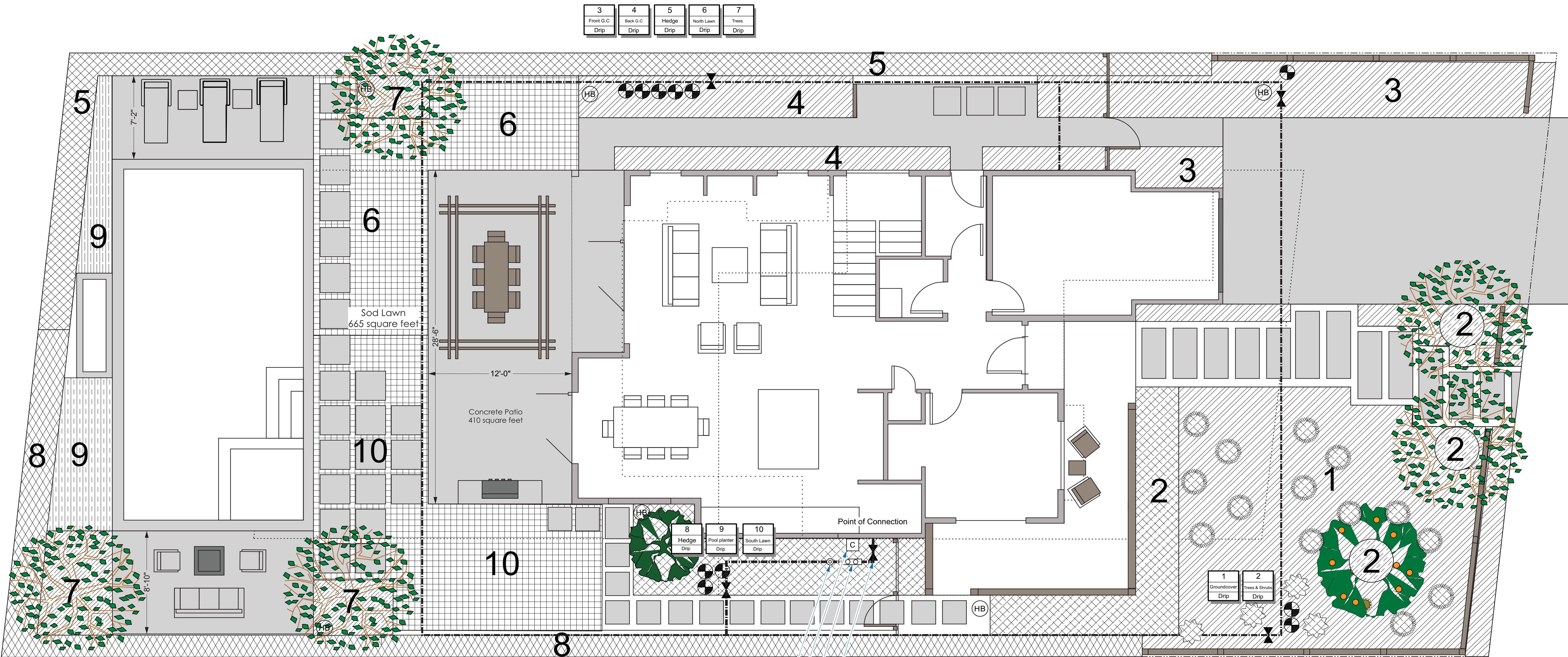
1443 Stockton Street
St Helena, CA 94574

Landscape
Site Plan
Scale: $\frac{1}{4}" = 1'-0"$
Date: 11/30/2018
Drawn By: Wesley Price

L-1



REVISIONS	
Draft 1 11/30/18	
 Price Landscape Services, Inc. 583 California Boulevard, Napa, CA 94559 Tel: (707) 252-6319 Fax: (707) 252-2421 www.pricelandscapeservices.com	1443 Stockton Street St Helena, CA 94574
Existing Site Plan	
Scale: 1/4" = 1'-0"	
Date: 11/30/2018 Drawn By: Wesley Price	
L-2	



3	4	5	6	7
Front G.C.	Back G.C.	Hedge	North Lawn	Trees
Drip	Drip	Drip	Drip	Drip

- HB 3/4" Nebco Brass Hose Bib mounted on 4x4 Redwood Post
- 1" Hunter ICDV Drip Control Valve w/ filter and 30 PSI pressure reducer
- 1" Brass gate valve

Hydrawise Pro-HC WiFi enabled smart irrigation controller

Flow sensor

Backflow preventer

Master shut off valve

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

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

Tom Price, Landscape Contractor C27 Lic No: 824872

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

REVISIONS
Draft 1 11/30/18

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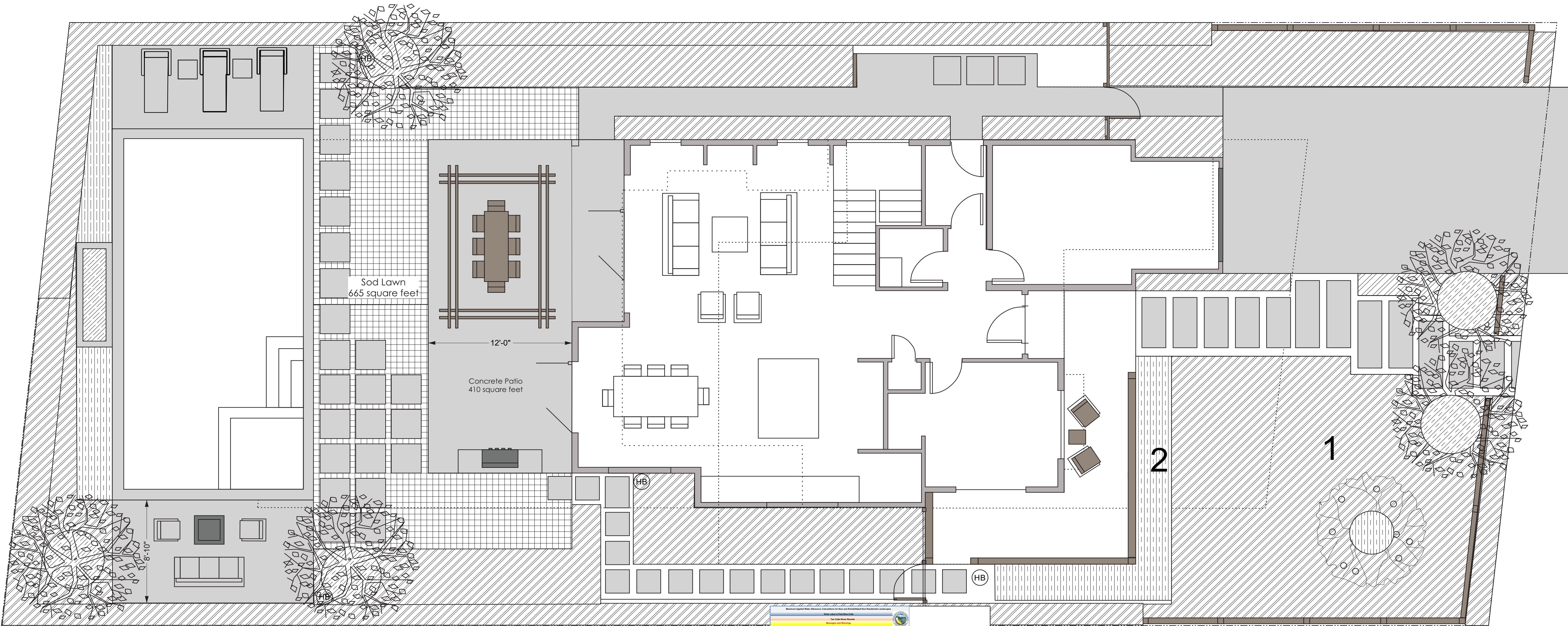
1443 Stockton Street
St Helena, CA 94574

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

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

L-3

Total Landscaped Area: 2,449 square feet



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

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

Maximum Applied Water Allowance: 38,346 gallons
Estimated Total Water Use: 37,427 gallons

ETWU complies with MAWA

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

Water Use Summary			
Hydrozone	Description	Area (sqft)	Water Use (gallons)
1	Shrubs/grasses	1,799	1,799
2	Shrubs	172	172
3	Lawn	378	378
4	Olives	100	100
5	Pool	450	450
Total		2,449	2,449

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

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



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

REVISIONS
Draft 1 11/30/18

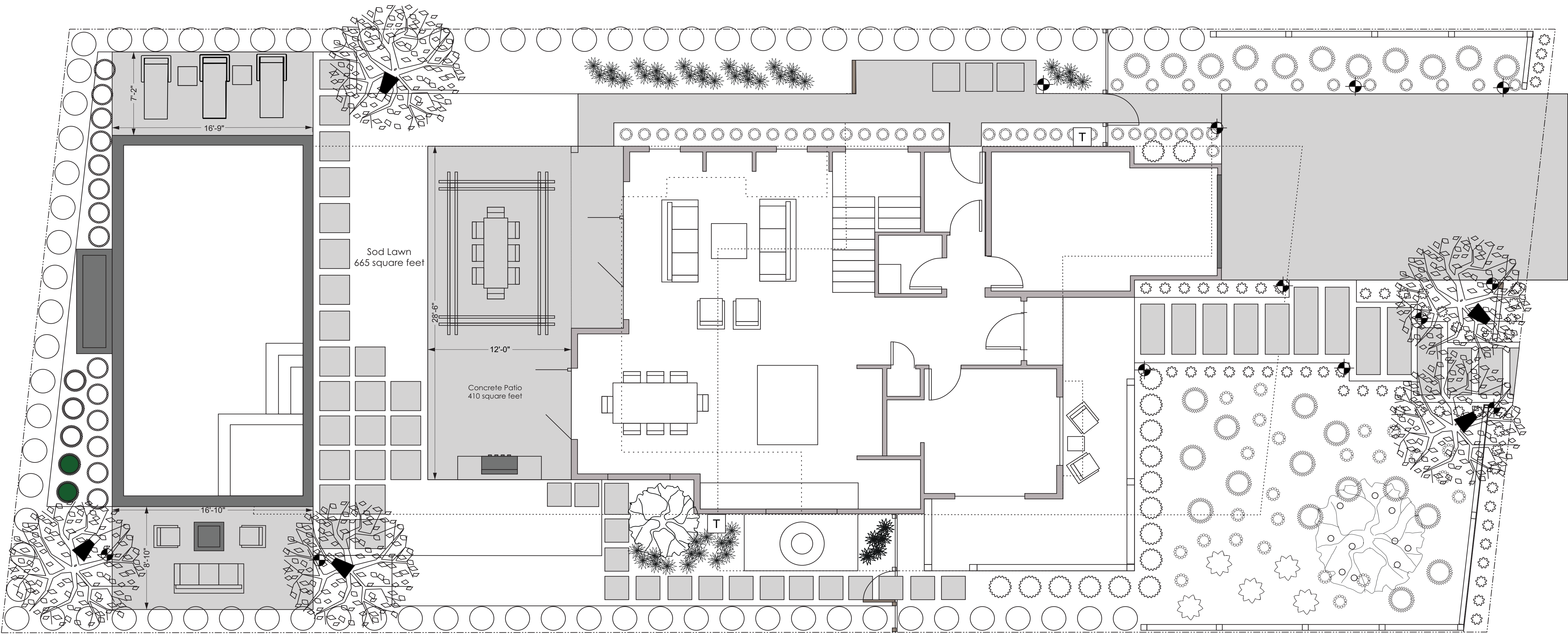
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1443 Stockton Street
St Helena, CA 94574

WELO
Plan

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

L-4



- Qty:
- 12 Low volt LED path lights – style/make TBD
 - 5 Low volt LED tree up lights – style/make TBD
 - 2 Low volt transformers

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

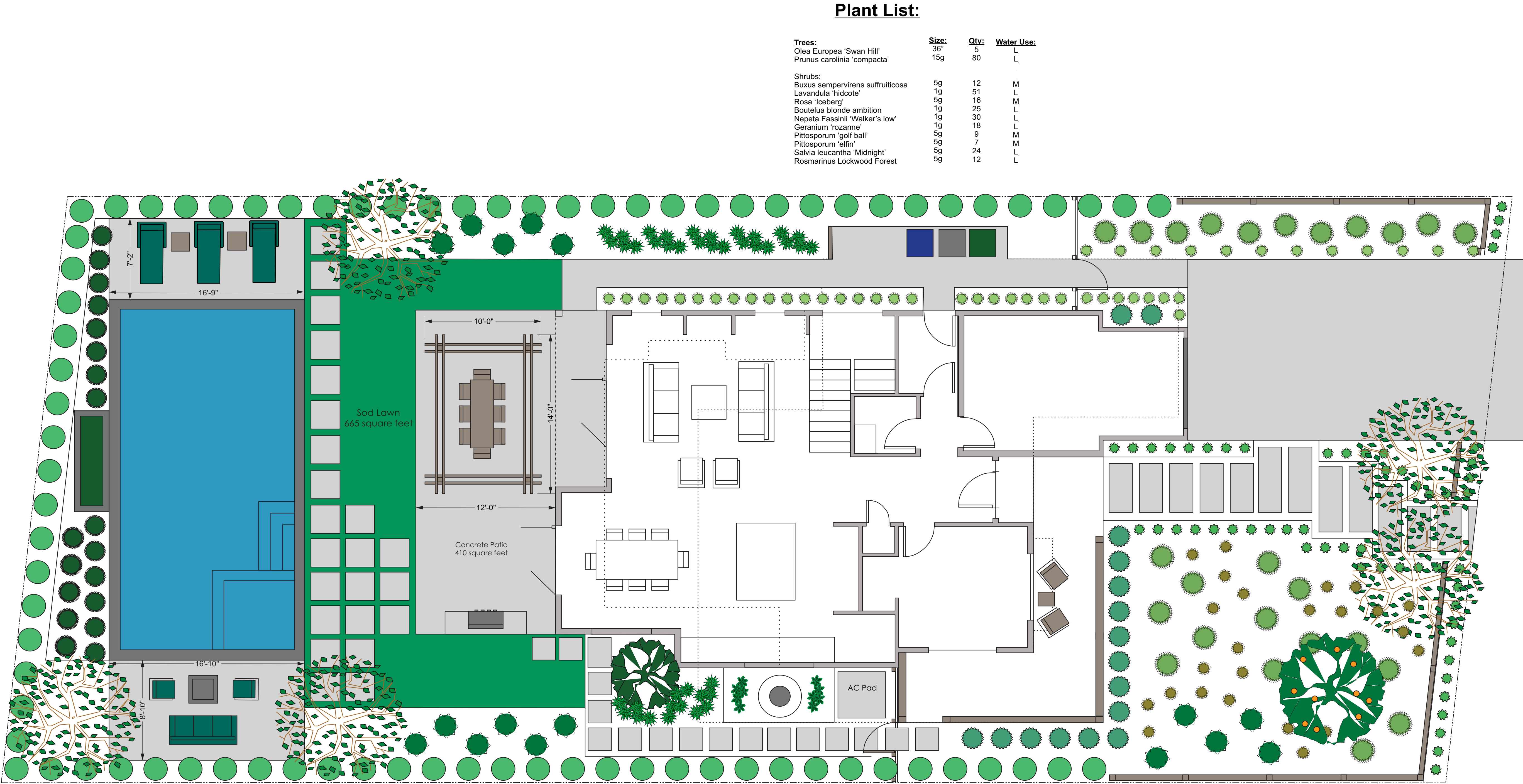
REVISIONS
Draft 1 11/30/18

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www.pricelandscapeservices.com

1443 Stockton Street
St Helena, CA 94574

Lighting Plan
Scale: $\frac{1}{4}" = 1'-0"$
Date: 11/30/2018
Drawn By: Wesley Price

L-5



REVISIONS
Draft 1 11/30/18

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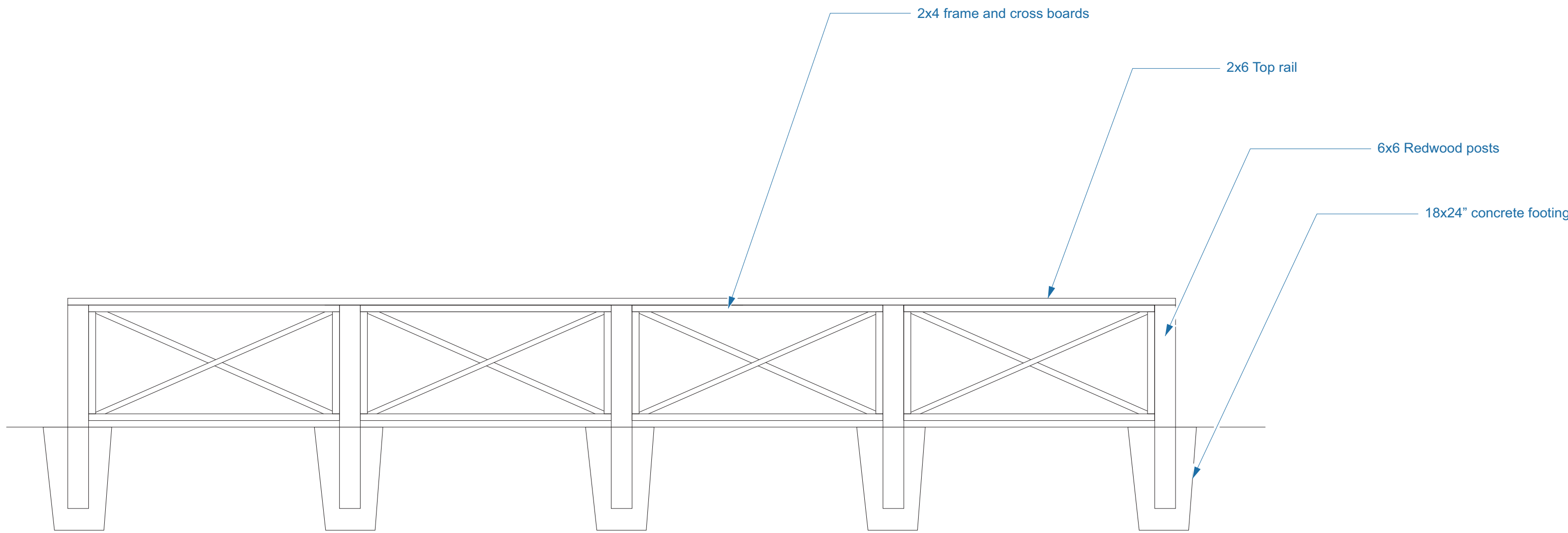
1443 Stockton Street
St Helena, CA 94574

Landscape
Site Plan
Scale: 1/4" = 1'-0"
Date: 11/30/2018
Drawn By: Wesley Price

L-6

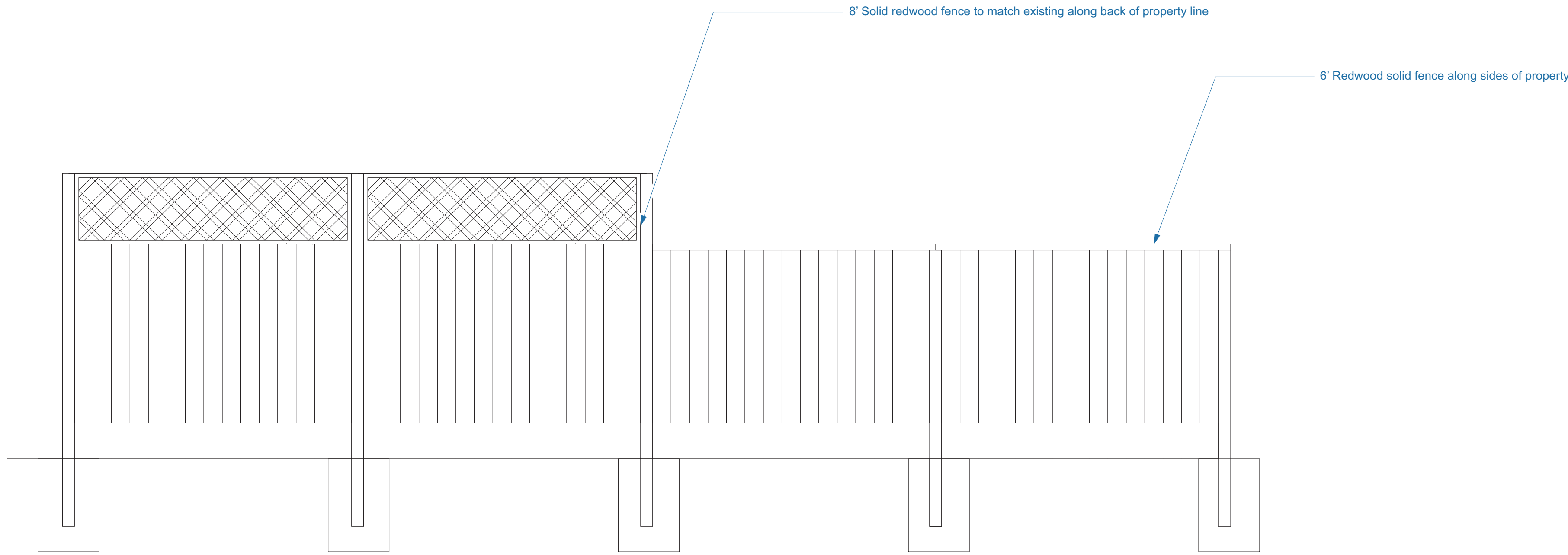


Scale: 1/4" = 1'-0"



Front Yard Decorative Fence

scale: 1/2" = 1'



Back Yard Property Line Fencing

scale: 1/2" = 1'

REVISIONS	
Draft 1 11/30/18	
 Price Landscape Services, Inc. 583 California Boulevard, Napa CA 94559 Tel: (707) 252-6319 Fax: (707) 252-2421 www.pricelandscapeservices.com	1443 Stockton Street St Helena, CA 94574
Fence Detail	
Scale: 1/2" = 1'-0"	
Date: 12/14/2018 Drawn By: Wesley Price	
L-7	



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

Agenda Item #5.1.



LEFT SIDE - EAST ELEVATION



RIGHT SIDE - WEST ELEVATION



REAR YARD LOOKING SOUTH



EXISTING RESIDENCE - REAR (SOUTH) ELEVATION



EXISTING RESIDENCE - FRONT/GARAGE ELEVATION



EXISTING RESIDENCE - FRONT/PORCH ELEVATION

City of St Helena, City Hall
Received

JAN 04 2019

1480 Main St.
St Helena, CA 94574

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

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

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

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



Applicant Signature

1/3/19

Date



December 20, 2018

Jenny Vitro
501 Cornell Avenue
San Mateo, California 94402

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

Dear Jenny,

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

Methodology

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

Summary of Findings

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

National Register of Historic Places

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

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

California Register of Historical Resources

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

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

3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

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

Evaluation

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

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

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

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

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

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

Preparer's Qualifications

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

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

Sincerely,

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

Kara Brunzell, M.A.
Brunzell Historical

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

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

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 5

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

P1. Other Identifier: 1443 Stockton Street

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

*a. County Napa

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

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

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

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

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

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

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

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



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

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

☒ Historic ☐ Prehistoric ☐ Both

c1964, Napa County Assessor

***P7. Owner and Address:**

Jenny Vitro

501 Cornell Avenue

San Mateo, California 94402

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

Kara Brunzell

1613 B Street

Napa, California 94559

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

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

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

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

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

☐ Other (list) _____

DPR 523A (1/95)

*Required Information

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

Primary # _____
HRI # _____

Page 2 of 5

*NRHP Status Code 6Z

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

B1. Historic Name: 1443 Stockton Street

B2. Common Name: 1443 Stockton Street

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

*B5. Architectural Style:

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

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

*B8. Related Features: _____

B9. Architect: Unknown b. Builder: Unknown

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

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

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

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

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

*B12. References:

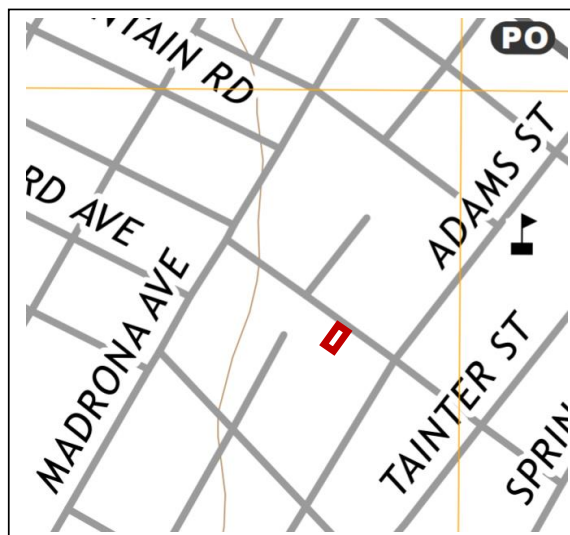
(See Footnotes)

B13. Remarks:

*B14. Evaluator: Kara Brunzell

*Date of Evaluation: November 16, 2018

(This space reserved for official comments)



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

Primary # _____
HRI # _____
Trinomial _____

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

*P3a. Description: (continued)



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



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



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



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



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



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

DPR 523B (1/95)

*Required Information

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

Primary # _____

HRI # _____

Trinomial _____

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

*Recorded by Kara Brunzell

*Date: November 16, 2018 ☒ Continuation ☐ Update

B10. Significance (continued):

St. Helena

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

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

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

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

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

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

1443 Stockton Street

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

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

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

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

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

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

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

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

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

Primary # _____
HRI # _____

Trinomial _____

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

*Recorded by Kara Brunzell

*Date: November 16, 2018 ☒ Continuation ☐ Update

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

Evaluation:

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

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

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

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

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

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

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

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



Date: April 3, 2018

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

RECEIVED
PLANNING DEPARTMENT

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

MAY 03 2019
CITY OF ST HELENA

WATER USE ANALYSIS REPORT

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

Existing indoor water use:

2 bedrooms x 150 gpd = 300 gal

Proposed indoor water use:

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

Existing outdoor water use:

Existing Landscaped (irrigated) Area: 2400 sqft

MAWA for existing: 52,497 gallons/year

ETWU for existing: 46,784 gallons/year = ~128 gallons/day

Proposed outdoor water use:

New Landscaped Area: 2,449 sqft

MAWA for new landscape: 38,346 gallons/year

ETWU for new landscape: 37,427 gallons/year = ~103 gallons/day

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

Sincerely,
Terry Tracy, Architect

P 707.363.1478
F 707.922.0115

1143 Alta Avenue
Napa, CA 94559

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

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

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

To: Noah Housh

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

Dear Noah,

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

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

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

Sincerely,

Katalin

Katalin Kádár Lynn PhD & Douglas Gregory Lynn
1440 Stockton Street

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

Hello Noah,

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

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

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

Thank you.

Connie Wilson
1658 Scott Street
St. Helena, CA 94574

Xinia Gamero

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

To Whom This May Concern:

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

Sincerely,

Andy Beckstoffer

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



Xinia Gamero

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

FYI. Please print for the PC meeting.

Thanks!

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

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

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

Mr. Hecock,

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

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

Dear Aaron and Members of the Planning Commission,

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

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

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

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

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

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

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

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

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

Thank you for your consideration.

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

Xinia Gamero

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

Dear Aaron,

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

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

Thanks so much,

Kati & Doug Lynn
415 518-1089

Dear Planning Commissioners:

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

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

*Sincerely
Katalin*

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

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

Thanks so much Noah!

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

all the best,

Katalin

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

Katalin and Douglas,

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

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

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

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

From: Katalin Kádár Lynn [<mailto:katalin100@gmail.com>]
Sent: Monday, June 03, 2019 8:03 PM
To: Noah Housh
Subject: Commentary PL 19-001 Demolition Permit 1443 Stockton Street

Dear Noah,

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

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

We request that the planning commission ask that this design, due to its scale both in

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

Sincerely,

Katalin

Katalin Kádár Lynn PhD & Douglas Gregory Lynn
1440 Stockton Street

Xinia Gamero

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

FYI.



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

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

Dear Aaron and Members of the Planning Commission,

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

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

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

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

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

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

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

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

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

Thank you for your consideration.

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

STOCKTON STREET SURVEY BETWEEN SPRING AND MADRONA

HOMES FACING STOCKTON STREET BTW SPRING & TANTER				HOMES FACING STOCKTON BETWEEN ADAMS & MADRONA			
ADDRESS	SINGLE STORY	TWO STORY	COMMENTS	ADDRESS	SINGLE STORY	TWO STORY	COMMENTS
1209	X			1421	X		
1213		X		1430	X		VAULTED CEILING
1219		X		1434	X		
1227	X			1440	X		
1230		X		1441	X		
1240	X			1443	X		
1243		X	UPPER ATTIC & FULL BASEMENT	1445	X		
1248	X			1450	X		
1256	X			1457	X		
1257	X			1467	X		
TANTER ST. INTERSECTS HERE				PINE ST. INTERSECTS EVEN# ADDRESSES			
1305	X			1504		Partial 2nd X →	SMALL DORMER BD W/ BA
1318	X			1505		X →	FINISHED ATTIC FOR STORAGE
1321	X			1511	X		
1328		X		1512	X		
1331		X		1515	X		
1334		X	1 BD 2ND DWELLING ABOVE GARAGE	1516	X		
1348		X		1525	X		
1362		X	BUILDING IN REAR IS TWO STORY	1530		X	
SIDE OF PROPERTIES FACE STOCKTON				SIDE OF PROPERTIES FACE STOCKTON			
1556 SPRING		X	GARAGE ACCESS ON STOCKTON	1552 ADAMS	X		GARAGE ACCESS ON STOCKTON
1556 TANTER		X		1600 ADAMS	X		GARAGE ACCESS ON STOCKTON
1611 ADAMS		X	GARAGE ACCESS ON STOCKTON	1565 PINE	X		
				1611 MADRONA		X	GARAGE ACCESS ON STOCKTON
TOTALS	9	10		TOTALS	18	4	

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

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

From: andrew Beckstoffer [<mailto:beckstoffer@gmail.com>]

Sent: Monday, November 04, 2019 11:51 AM

To: Aaron Hecock <ahecock@cityofsthelena.org>

Cc: Carolyn Kelperis <ckelperis@hotmail.com>; Kati Lynn <Katalin100@gmail.com>

Subject: Re: 1443 Stockton St.

Dear Commissioner Aaron Hecock

As an immediate neighbor at 1445 Stockton St., I am writing to once again express my concern for the remodel at 1443 which will come before the planning commission on Tuesday night. Unfortunately, we are unable to attend the meeting, but are very concerned about the size of this project and the effect it will have on our neighborhood. We invested in the charm of St. Helena in the hopes that it would always retain the history and beauty of the "old little cottage" feeling which is so pleasing and what makes St. Helena so appealing and attractive to those who look for this town charm and neighborhood feeling.

I hope you will consider these thoughts about preserving the small town feeling of St. Helena by not allowing inappropriate, new housing to fill the small lots and invade the privacy of neighbors in these small cottage homes. Thank You, Betty Beckstoffer, 1445 Stockton St.

From: Katalin Kádár Lynn <katalin100@gmail.com>
Sent: Monday, November 4, 2019 2:19 PM
To: Aaron Hecock <ahecock@cityofsthelena.org>
Cc: Betty Beckstoffer <beckstoffer@gmail.com>; andrew Beckstoffer <beckstoffer@gmail.com>; Carolyn Kelperis <ckelperis@hotmail.com>; Connie Wilson <clw1956@comcast.net>; Doug Lynn <hedgie17@gmail.com>
Subject: November 5 Planning Commission Meeting

Dear Commissioner Hecock,

Below you will find our letter to the planning commission for tomorrow's meeting. We are sorry to not be able to attend the meeting but both Doug and I are out of state.

We would like to express our disappointment that the Staff Report recommends approval of the plans submitted for demolition and construction of a new residence at 1443 Stockton.

In reading through the report it seems that the following issues seem not to have been considered.

1. Stockton is a very narrow street with parking only on one side. (unlike the streets of the other new homes in the illustrations offered in the Vito Plan) Any major new construction on a small lot will mean that on street parking will be seriously impacted as will street access.

Commercial, construction vehicles will impede the flow of traffic on Stockton as there is no way for two way traffic to proceed if construction vehicles are involved.

2. In the Design Review Point C. 4 It states that *the project is consistent and compatible with the surrounding properties and neighborhood.*

There is NO other two story home on Stockton Street between Adams and Pine. The plan is for construction of a two story home.

3. In the Design review C. 6. It states that the *proposed home will blend in with the existing and future construction.* That may be true in the future, but it certainly is not at the present. And while the elevation drawings show the property partially hidden by trees, it is still obviously out of scale with the rest of the our portion of Stockton Street.

Katalin Kádár Lynn

Dear Planning Commissioners:

While there may not be architectural significance in the present structure at 1443 Stockton, the present home is in scale with the neighborhood. There are no two story homes on Stockton Street between Adams and Pine. The proposed home is two story and out of scale - at 2433 square feet -more than two times the size of the present home. The elevations submitted by the owners show their house hidden by vegetation but regardless the two story home will not be consistent with the other homes adjacent to it. 1441 Stockton is 1036 square feet while 1445 Stockton is a home with 1292 square feet. All are on small lots 1441 is 6279 sq feet, 1443 is 6500 and 1445 is 7405 respectively. A home of 2433 square feet will loom over the neighboring cottages.

The next door neighbors will encounter privacy issues having a large two story home next to their two cottages and noise issues with the pool equipment next to the house to the north and the A/C Pad on the south. The house behind 1443 that is literally on the property line will also have loss of privacy and noise issues.

We, the near neighbors will also be affected by the construction traffic on a street that is so narrow that we are allowed only one side of the street parking. Nothing can be done to mitigate the traffic and safety issues that will arise as a result of this construction being approved.

We are deeply disappointed that the Staff Report recommends approval of this plan as it is clear that concerns of near neighbors as well as next door neighbors are not being addressed.

As you can read in Carolyn Kelperis and Andy and Betty Beckstoffer's letters, we the present owners of homes nearby do not want the character of our neighborhood and it's family friendly charm to forever be altered by approval of this plan. We respectfully request that the planning commission not approve the plans for 1443 Stockton as they have been submitted.

*Sincerely
Katalin*

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

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

From: Connie Wilson <clw1956@comcast.net>
Sent: Monday, November 4, 2019 2:15 PM
To: Aaron Hecock <ahecock@cityofsthelena.org>
Subject: 1443 Stockton Street

Dear Planning Commissioners,

I am unable to attend the PC meeting on November 5, but I wish to reiterate my opposition to the demolition and new construction submitted for review at 1443 Stockton Street.

This plan is too large for the surrounding neighborhood at two stories and the large footprint.

I hope that you consider keeping the remaining untouched neighborhoods with the style of the original architectures.

Thank you.

Connie Wilson
1658 Scott Street
St. Helena, CA 94574

From: "Carolyn Kelperis" <ckelperis@hotmail.com>
To: "Aaron Hecock" <ahecock@cityofsthelena.org>
Cc: "Lester Hardy" <LHardy@cityofsthelena.org>, "John Ponte" <JPonte@cityofsthelena.org>, "Daniel Hale" <DHale@cityofsthelena.org>, "Autumn Anderson" <AAnderson@cityofsthelena.org>, "Bobbi Monettee" <matildabologne@yahoo.com>
Subject: PL 19-001 1443 Stockton Street

Dear Aaron and Members of the Planning Commission,

I've been reviewing the documents for the 1443 Stockton project that is scheduled for the continued hearing tonight. (The image numbers noted in my text below and my attachments to this message, refer to the PDF pages if one prints from the packet.)

In rereading the documents included in the packet for the PL 19-001 item, I note that the Parcel map of the attachment to the agenda highlights other two story homes in the "neighborhood". Page 13 depicts other two story homes, none of which are on the narrow portion of Stockton Street between Spring and Madrona.

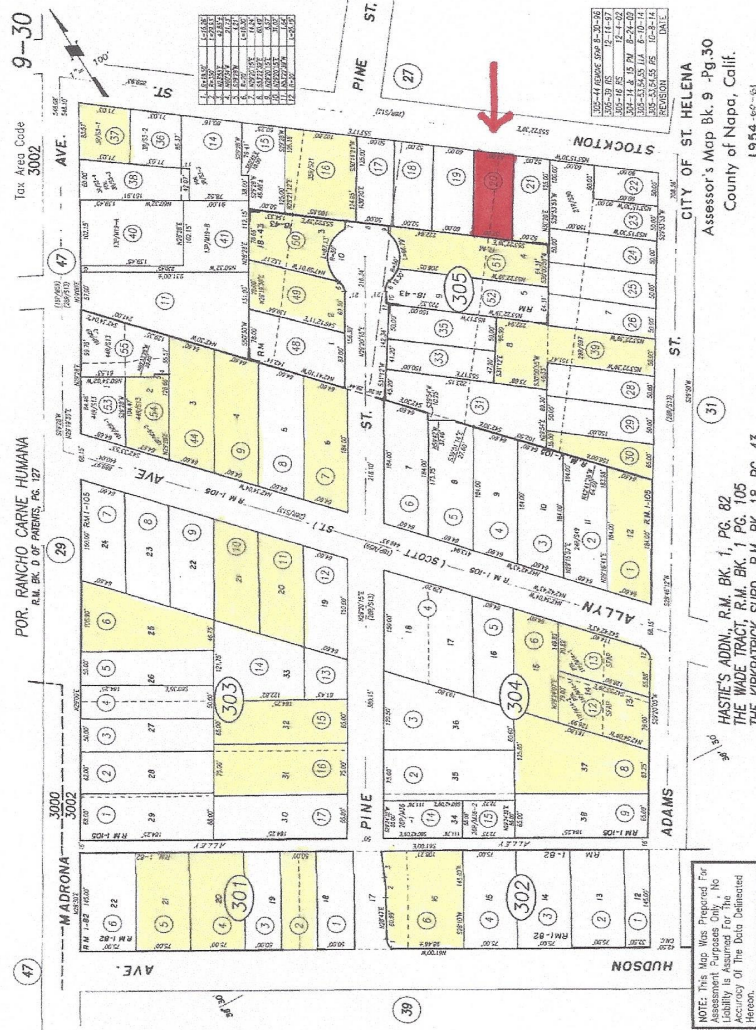
In my opinion, the ***impacted neighborhood*** is the narrow portion of Stockton Street between Adams and Madrona--in particular, Adams to Pine Streets. The parcel map depicted on Page 12 conveniently ignores the homes fronting on the opposite side of Stockton Street.

I've created an additional parcel map from the GIS.napa.ca.gov website that includes the homes on the even numbered side of Stockton Street. As Kati Lynn (1440 Stockton) noted in her recent letter, " *There is NO other two story home on Stockton Street between Adams and Pine.*"

I believe that if this project is approved it will change the character of this narrow street and set a precedent for future demolitions and remodels. I don't want to see this neighborhood replicate the portion of Stockton Street between Spring and Tainter.

Sincerely,
Carolyn Kelperis
1615 Main Street
St. Helena, CA 94574
(Owner 1421 Stockton-1612 Adams Streets)

Parcel Map of Area



Key

Highlighted = 2 story house

Red = Subject Property

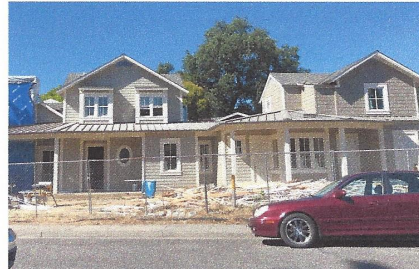
1443 Stockton Street - Vitro

Fig 12

New Construction Projects in the Neighborhood



1443 Stockton – Proposed



1401 Allyn Ave. – In Progress



1645 Vineyard Ave – Completed 2018



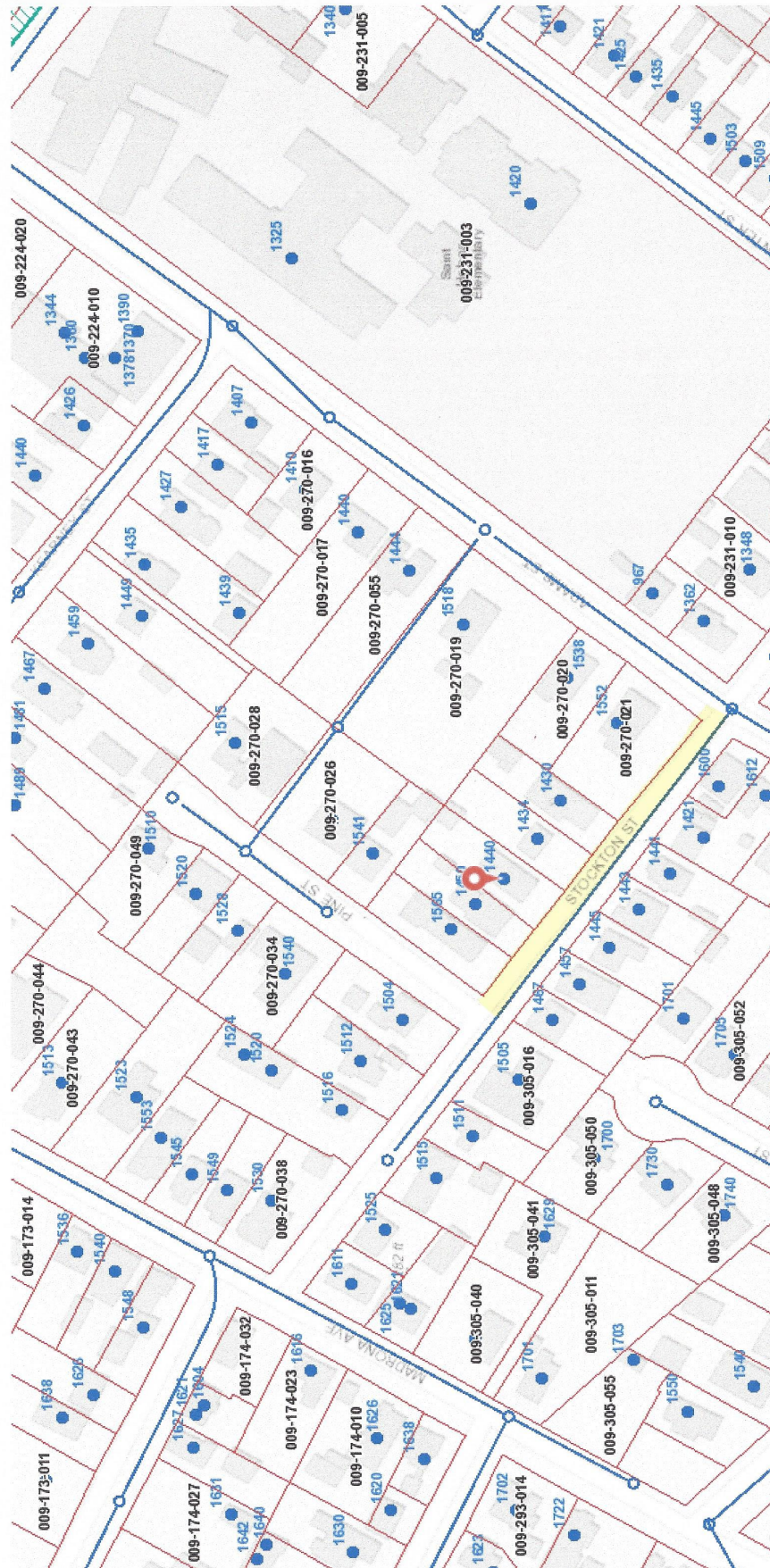
1242 Allyn Ave. – Completed 2018



1620 Scott Street – completed 2016



1842 Pine Street – Completed 2015



St. Helena California Parcel Map
 Stockton Street Adams - Pine
 1440 Stockton
 (Lynn residence **red pointer**)



PLANNING COMMISSION REPORT

Planning Commission Meeting of November 5, 2019

AGENDA SECTION: Public Hearing

FILE NUMBER: PL19-029

SUBJECT: The applicant has submitted a request for demolition permit and design review approval to demolish existing structures onsite in order to construct two new buildings (9,622 sf and 6,462 sf) and associated site improvements at 899 Dowdell Lane in the Industrial District.

PREPARED BY: Chris Gustin, Contract Planner

REVIEWED BY: Aaron Hecock, Acting Planning & Building Director

APPROVED BY: Aaron Hecock, Acting Planning & Building Director

APPLICATION FILED: 07/03/19

ACCEPTED AS COMPLETE: 07/09/19

LOCATION OF PROPERTY: 899 Dowdell Lane

APN: 009-580-008

GENERAL PLAN/ZONING: Industrial/I:Industrial

APPLICANT: Juan Carlos Fernandez

PHONE: (707) 963-8831

BACKGROUND

The 1.06 acre (46,173.6 sq. ft.) site is located at the corner of Dowdell Lane and La Fata Street. The existing 7,500 sq. ft., prefabricated structure at 899 Dowdell Lane has a mix of office and shop/warehouse uses as well as outdoor storage. All existing improvements on the site will be demolished and the site cleared.

PROJECT DESCRIPTION

The applicant is proposing to demolish the existing structure and clear the debris, sheds, and shipping containers from the site. The applicant proposes to construct two new buildings and associated site improvements at 899 Dowdell Lane and relocate the Copper Cane LLC operations to the site.

Access to the site will be from the existing driveways on both Dowdell Lane and La Fata Street. As a part of this project, both driveways will be improved to City Standards as needed.

There will be two new buildings constructed. It should be noted that there are different square footage totals for the various uses indicated on the plans submitted with this application. Staff discussed these differences with the applicant and for purposes of this analysis, the totals in this staff report are accurate and consistent. The new two-story building labeled on the site plan as “Industrial Complex” will contain 9,622 sq. ft. of office, lab, showroom, restrooms, and other ancillary uses. On the first floor 2,227 sq. ft. of shop area is also proposed.

The exterior of the 28’ – 8” tall two-story main building will have a variety of colors and surfaces. The primary surface material will be “Corrugated Vintage Galvanized Metal”, with weathering steel and smooth concrete accents. Perforated metal will enhance the window openings on the side elevations. The front or street corner elevation will feature extensive glass and weathered steel. There will be landscaping along both street frontages and a 3-foot wooden fence will be provided around portions of the front elevation and six-foot wooden and metal fencing will be provided along the sides and rear.

The second building is a 6,462 sq. ft. combination shop/warehouse. Additional covered outdoor work space is also proposed to the rear of this building. The 22-foot tall shop/warehouse building will be black olive metal and corrugated galvanized steel.

GENERAL PLAN

The subject property has a General Plan land use Designation of Industrial (I). As set forth in the Land Use and Growth Management component of the General Plan, this designation provides for industrial parks, warehouses, light manufacturing, and auto and farm-related equipment sales and repairs. Applicable Policies include:

LU4.2. Support the development of industries that are consistent with viticulture and winery support services and similar, and compatible uses. Support the role of the City as an agriculturally-based service center for the surrounding area, including Calistoga, Angwin, Deer Park, Meadowood, Madrone Knoll, Rutherford, and the unincorporated area south of St. Helena.

LU4.2. Ensure that industrial projects are designed and sited to provide a positive image of the community. Landscaping and setbacks should be used to enhance industrial buildings.

The General Plan also states that the Floor Area Ratio (F.A.R.) shall not exceed 0.50 in areas designated for industrial uses. The total combined development on the property is proposed to be 11,869 sq. ft. on a parcel with 46,173.6 square feet. This results in a Floor Area Ratio (FAR) of 0.397, well below the allowable F.A.R. of 0.50.

The project is consistent with the General Plan in that the proposed use is for the offices, labs, and support shops for the Copper Cane Wines and Provisions, a local farming and viticulture operation.

ZONING

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

Zoning Code Section 17.60.020, Permitted Uses, establishes the range of uses allowed in the Industrial Zoning District. Included in the list of permitted uses are “Crop services”; “Farm equipment sales and repair”; and “Laboratories and related facilities for research, experimentation, testing and product development when conducted entirely within an enclosed building and does not involve the use of hazardous substances”.

“Other similar uses found consistent with the general plan and the I district pursuant to Chapter 17.08. (Ord. 15-2 § 12; Ord. 07-1 § 2 (part); Ord. 00-7 § 2; prior code § 27.101)”. As noted above, the General Plan encourages “... the development of industries that are consistent with viticulture and winery support services and similar, and compatible uses”.

Applicable Development Standards:

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

	Standard	Existing
Proposed		
Minimum Lot Size:	20,000 sq. ft.	46,173.6 sq. ft.
Change		No
Minimum Lot Width:	100 feet	147’/287 feet
Change		No
Setbacks:		
Front: Dowdell Lane	20 feet	20 feet
Sides: La Fata Street	3 feet	10 feet

Rear:	3 feet	30 feet
Building Height:		
Main Building:	45 ft. maximum	28'-8"
Shop/Warehouse:	45 ft. maximum	22'
Floor Area Ratio:	.50 maximum	.397

Parking:

As noted previously in this staff report, there are differences in the square footage shown on the plans. For purposes of determining the off-street parking requirements the following are the correct square footages based upon the criteria established in the Zoning Code.

There are two general types of use in the proposed buildings: office and related uses and warehouse and shop uses. In the main building, a total of 3,853 sq. ft. of office and ancillary uses are proposed on the first floor and 5,769 sq. ft. on the second floor. Also on the first floor of the main building will be 2,247 sq. ft. of shop area. The second building provides 6,462 sq. ft. of warehouse and shop area.

Off-street parking requirements and design standards are set forth in Chapter 17.124. Section 17.124.030, Minimum On-site Parking Requirements, sets the individual parking requirements for each use. Also, there is a parenthetical note as follows: "(Note: Any requirement of total spaces including a fractional space of one-half or more shall be rounded off to require one additional space for the fractional space.)". The following summarizes the parking requirements for the proposed uses as submitted:

Office uses: One space for each 300 sq. ft. (17.124.030 D.1.)

First floor:	3,853 sq. ft.
Second floor:	5,769 sq. ft.
Total:	9,622 sq. ft. = 32.07 or 32 spaces

Parking requirements for General Industrial uses are set forth in Section 17.60.070 H.2. One space for each 650 sq. ft. of floor area is required. Therefore the parking requirements for the shop and warehouse spaces are as follows:

Warehouse/shop spaces: One space for each 650 sq. ft. (17.60.070 H.2.)

Main building shop:	2,247 sq. ft.
Warehouse building:	6,462 sq. ft.
Total:	8,709 sq. ft. = 13.39 or 13 spaces

Combined total required:	45.46 or 45 spaces
Spaces provided:	45 spaces

Section 17.124.060 Parking lot design and improvement. Subsection B allows up to 30% compact spaces; Subsection D requires Handicap Spaces to be provided in accordance with the California Building Code, Part 2, Title 24. The plans and parking calculations submitted by the applicant show 12 compact spaces and two handicap spaces.

The attached Architecture Plans originally submitted were deficient three parking spaces. The separate attached sheets A1.10 and A1.11 reflect the three additional spaces required.

Landscaping:

A minimum of 10% of the site shall be landscaped, including trees with a minimum size of 15 gallons, ground cover, and water conserving designs and drip irrigation. The applicant has submitted a Landscaping Plan that includes retaining more than 20 of the existing trees along Dowdell Lane and La Fata Street and adding 21 Sweet Gum trees, seven (7) summer red maple trees and extensive ground cover consisting of grass, bulbs, and wildflowers. Total landscaped areas cover 18.5% of the site, exceeding the Zoning Code requirements.

CEQA

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

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

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

DEMOLITION PERMIT:

Demolition Permits are governed by Section Sec. 17.164.050. G, Demolition. This Code Section states that a Demolition Permit shall not be issued except when required for the

emergency protection of public health, safety or welfare as determined by the City Manager or until approved by the Planning Commission in accordance with the following findings:

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

Staff Analysis:

There is no evidence that the buildings to be demolished are of architectural or historical significance and are not listed on any historical building inventory. Regarding Finding 2, the removal of the building would not eliminate elements that would be required to maintain the essential elements of the neighborhood. The buildings to be demolished are not housing units.

DESIGN REVIEW

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

Design Review Criteria.

1. 1. Consistency and compatibility with applicable elements of the general plan.
The proposed structures and uses are consistent with the intent of applicable General Plan policies pertaining to development in the Industrial District.
2. Compatibility of design with the immediate environment of the site;
The immediate neighborhood consists of a variety of industrial uses and buildings. As proposed, the project may be of a more modern design than surrounding development but the materials, colors, and textures are consistent with Industrial and Agricultural buildings.
3. Relationship of the design to the site.
The proposed project maintains an appropriate relationship to the site. Specifically, the building and site improvements meet or exceed the development standards for the District and provides more open space and landscaping than required.
4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
There is no consistent or unified building design or identifying characteristics in this District. While elements of the main office/shop building are somewhat modern in their design, the building materials are consistent and compatible with the surrounding properties and neighborhood.
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;
The proposed project would not alter the scale or transition between different land uses inasmuch as it is in the center of the I District and is surrounded by similar industrial structures and uses.
6. Compatibility with future construction both on and off the site;
The proposed industrial buildings will blend in with the existing and future construction in the immediate vicinity.
7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;
The proposed design and materials are of a quality and type that are appropriate for the industrial nature of the project.
8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;
The proposed siting and landscaping the rear of the site will create an internal sense of order and provide a desirable environment for occupants and visitors and will be consistent with other development in the general vicinity.

9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
The landscaping and open space exceeds the minimum required for the Industrial District and will enhance the overall appearance of the property and general vicinity.
10. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
As a part of this application, the driveways to the site will be improved to City Standards as needed, improving driver safety. No changes are proposed to the width of the street that would impact vehicular access.
11. Whether natural features are appropriately preserved and integrated with the project;
The site is essentially flat and does not have any significant natural features.
12. Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions;
The proposed siding, colors, and roofing materials are consistent with industrial and agricultural architecture and compatible with surrounding design.
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 the industrial areas of St. Helena.
14. Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape plant materials.
The proposed landscaping is consistent with the applicable low-water landscaping ordinances. The project will be conditioned to comply with all current applicable Title 24 building standards for energy efficiency and conservation and would achieve required energy metrics.

ANALYSIS

As proposed, the project conforms to all applicable General Plan policies and Zoning Code standards.

ISSUES

No significant issues have been identified as of the writing of this Report.

CORRESPONDENCE

No comments have been received as of the writing of this Report.

STAFF RECOMMENDATION

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

1. The project is exempt from the requirements of CEQA pursuant to CEQA Section 15332, In-Fill Development Projects, and
2. Accepting the required findings and approving the requested Demolition Permit and Design Review for the proposed new buildings at 899 Dowdell Lane in the Industrial zoning district.

ATTACHMENTS

[PL19-029 PC Resolution](#)

[1814 A1.10 080119](#)

[FINAL Architectural Plans 08.01.19](#)

[1814 A1.11 080119](#)

[Landscape Design Review](#)

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
AT 899 DOWDELL LANE**

PROPERTY OWNER: Copper Cane LLC

APN: 009-580-008

Recitals

1. On July 3, 2019, Juancarlos Fernandez, on behalf of Copper Cane LLC, submitted an application for a Demolition Permit to demolish an existing 7,500 sq. ft structure and Design Review to construct two new office and warehouse buildings in the Industrial District; and
2. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law;
3. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on November 5, 2019, and
4. Now, therefore let it be found that, the Planning Commission approves the Demolition Permit and Design Review subject to the conditions of approval enumerated herein.

Resolution

A. CEQA

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

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

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899 Dowdell Lane
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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

The Planning Commission has considered Demolition Permit criteria and finds the following:

1. That, based on the public record and testimony presented at a public hearing, the buildings to be demolished are determined not to be significant architectural or historical buildings.
2. That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood.
3. That buildings to be demolished are not housing structures.

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 structures and uses are consistent with the intent of applicable General Plan policies pertaining to development in the Industrial District.
2. The immediate neighborhood consists of a variety of industrial uses and buildings. As proposed, the project may be of a more modern design than surrounding development but the materials, colors, and textures are consistent with Industrial and Agricultural buildings.
3. The proposed project maintains an appropriate relationship to the site. Specifically, the building and site improvements meet or exceed the development standards for the District and provides more open space and landscaping than required.
4. The materials, colors and textures of the buildings are consistent with agricultural and industrial buildings and compatible with the surrounding properties and neighborhood.
5. The proposed project would not alter the scale or transition between different land uses inasmuch as it is in the center of the I District and is surrounded by similar industrial structures and uses.
6. The proposed industrial building will blend in with the existing and future construction in the immediate vicinity.

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7. The proposed design and materials are of a quality and type that are appropriate for the industrial nature of the project.
8. The proposed siting and landscaping will create an internal sense of order and provide a desirable environment for occupants and visitors and will be consistent with other development in the general vicinity.
9. The landscaping and open space exceeds the minimum required for the Industrial District and will enhance the overall appearance of the property and general vicinity.
10. As a part of this application, the driveways to the site will be improved to City Standards, improving driver safety as needed. 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 industrial and agricultural architecture and compatible with surrounding design and similar industrial development throughout the City of St. Helena.
13. The project proposes an extensive landscaping plan that would be consistent with that seen throughout the industrial areas of St. Helena.
14. The proposed landscaping is consistent with the applicable low-water landscaping ordinances. The project will be conditioned to comply with all current applicable Title 24 building standards for energy efficiency and conservation and would achieve required energy metrics.

Conditions of Approval

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Public Works Department Conditions of Approval

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

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

18. Drainage needs to be routed to prevent inundation of neighboring properties. Grading and/or site improvement plans shall show how 2-year and 10-year storm flows shall be infiltrated on site and/or diverted at the property lines to prevent inundation of neighboring properties. The applicant shall submit a storm drain system design calculations for the project in accordance with City of St. Helena, Napa County and State of California codes in effect at the time of improvement plan submittal. The calculations shall include a hydrology map, hydrology and hydraulic calculations, pipe size calculations, inlet capacity calculations, and other information necessary to support the proposed design.

19. The Developer shall install storm drain detention system improvements as required to maintain post development 2-year and 10-year runoff from the pre-development levels. The Developer shall submit storm drain detention system supporting calculations for review and approval prior to improvement plan approval.

20. A grading and drainage plan shall be prepared for the project that includes a design that allows for a 100-year overland release. All graded building pads shall be above the 100-year overland release elevation.

21. The grading plans provided by the Developer for review shall include the existing topography shown with contour lines labeled at one-foot intervals and extending a

minimum of 100-feet beyond the limits of the site, or sufficient distance to indicate impacts on adjacent properties.

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

23. If the overall project grading involves an area of disturbed surface soil that is greater than or equal to one acre, the project property owner shall file a Notice of Intent (NOI) with the State Water Resources Control Board and prepare a Construction Storm Water Pollution Prevention Plan (SWPPP) prior to any construction activity.

24. The applicant shall incorporate water conservation practices into the proposed project per the Water Use Analysis prepared by Delta Consulting and Engineering, dated June 20, 2019. Any and all non-conforming appliances and plumbing fixtures shall be removed from the premises. The water conservation requirements shall be replicated in full on the architectural plans.

25. All parcels shall be connected to the City of St. Helena municipal water system and installed per City of St. Helena standards.

26. A detailed Post-Construction Stormwater Control Plan (SWCP) that identifies and sizes all permanent post-construction stormwater treatment BMPs shall be prepared and submitted for review approval. The Plan shall be prepared in accordance with the latest edition of the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual and the requirements of the State Water Resources Control Board Phase II Municipal Separate Storm Water System (MS4) General Permit (Order 2013-0001 DWQ).

27. A Post Construction Stormwater Operations and Maintenance Plan that provides a color-coded plan sheet showing all storm drain and water quality infrastructure that is to be maintained, along with detailed instructions and schedules for the ongoing maintenance and operation of all post-construction stormwater BMPs shall be submitted for review and approval by the City Engineer. Once approved, the property owner shall enter into an agreement with the City that provides the terms, conditions, and security associated with the ongoing requirements of the Post Construction Stormwater Best Management Practices.

28. 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). An MWELO application shall be completed and submitted as part of the building permit submittal.

29. A detailed Soils Investigation/Geotechnical Report shall be prepared and submitted for review. The report shall address, at a minimum, potential for liquefaction, R-values, expansive soils and seismic risk. The improvement plans shall incorporate all design and construction criteria recommended in the Geotechnical Report.

30. Unless otherwise explicitly permitted, all existing wells, septic tanks/systems and/or underground fuel storage tanks shall be abandoned under permit and inspection of

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Napa County Department of Environmental Services or other designated agency. If there are none, the project engineer shall provide a letter describing the scope of the search done to make this determination.

31. Site plan shall show the location of any trees within the project area. Provide a tree protection plan for approval by the Public Works Director prior to approval of the building permit. The plan shall be coordinated with any civil grading/drainage/improvement plans.

32. The Applicant shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the City Engineer.

33. The developer shall underground all on-site utility lines per St. Helena Municipal Code. The cost of undergrounding shall be the responsibility of project developer.

34. Due to the economic and engineering infeasibility of undergrounding regional serving overhead power lines, such existing lines may remain on overhead power poles.

35. 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.

36. 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.

37. No construction may commence until adequate access to fire water supply is available to building sites as approved by the Fire Chief.

38. Proposed separations between public water facilities and other utilities shall meet the minimum separations as specified by the Department of Health and the City of St. Helena Public Works Standards.

39. All wastewater lines of the proposed use must be connected to the St. Helena sewer system and designed in accordance with the City sewer system standards.

40. Wastewater discharged is subject to all of the requirements and limitations set forth in Chapter 13.20, Sewer Service System, of the St. Helena Municipal Code.

41. Wastewater discharged is subject to all of the requirements and limitations set forth in Chapter 13.24, Wastewater Discharge, of the St. Helena Municipal Code.

42. Trash areas, dumpsters and recycling containers shall be enclosed and roofed per State and County standards to prevent water run-on to the trash area and water runoff from the area, to contain litter and trash so that it is not dispersed by the wind or run-off during waste removal. In the event that wine or food is disposed in these areas, the enclosed trash area shall drain to the sanitary sewer system. An area drain connected to the sanitary sewer shall be installed in the enclosure area and a structural control such as an oil/water separator or sand filter shall be included. No other area shall drain into the trash enclosure. A sign shall be posted prohibiting the dumping of hazardous materials into the sanitary sewer.

43. Provide details of all proposed fencing, walls, and gates on all plans submitted for building permit review.

44. 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.

45. 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.

46. The Developer shall construct all on and offsite improvements in accordance with the improvement plans and supporting calculations that are prepared by a registered civil engineer and reviewed by the City of St. Helena Public Works Department. The improvement plans and supporting calculations shall include detailed designs for all utilities, water, grading, drainage, erosion control and paving.

47. The applicant shall be required to obtain an encroachment permit for improvements on the public right-of-way.

Fire Department Conditions of Approval

48. 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.

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

50. 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.

51. 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

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

53. 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.

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

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

56. 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.

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

58. 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.

59. 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.

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

I HEREBY CERTIFY that the foregoing Demolition permit and Design Review was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on November 5, 2019 by the following roll call vote:

*Design Review and Demolition Permit
899 Dowdell Lane
November 5, 2019*

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

ATTEST:

Lester Hardy
Chair, Planning Commission

Aaron Hecock, AICP
Interim Planning and Building Director

JUANCARLOS FERNANDEZ
PROJECT DESIGNER

SIGNUM ARCHITECTURE, LLP 707.963.8831
1050 Adams Street, Suite D, St. Helena, CA 94574

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COPPER CANE INDUSTRIAL COMPLEX

COPPER CANE
899 DOWDELL LANE, ST. HELENA, CA
APN 009-580-008

PROJECT NUMBER 1814
DATE 06.20.2019
CHECKED BY JUANCARLOS FERNANDEZ
DRAWN BY JCF / PG
SCALE AS NOTED

REVISIONS
DESIGN REVIEW 07.23.2019

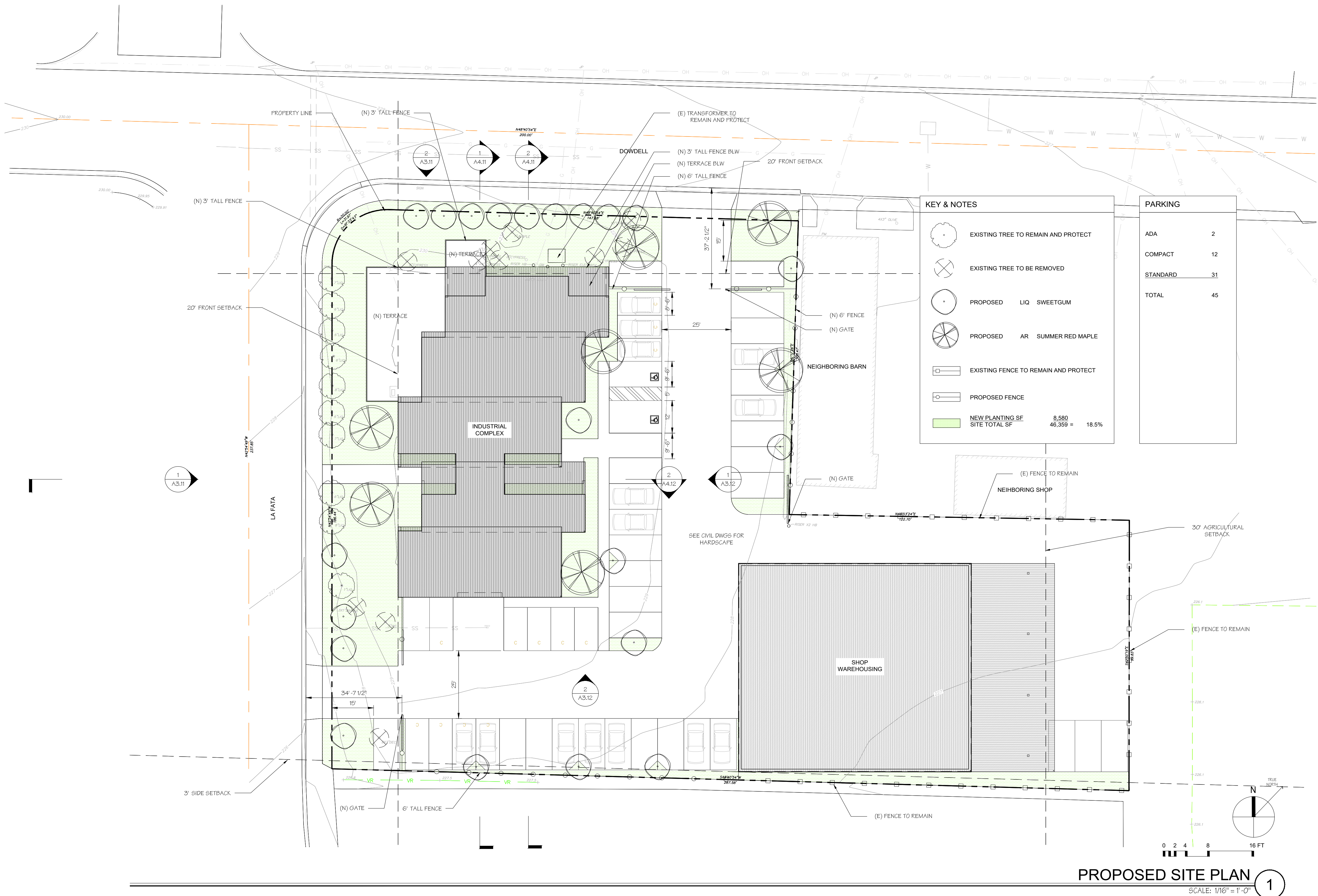
SHEET NAME

PROPOSED
SITE PLAN

SHEET NUMBER

A1.10

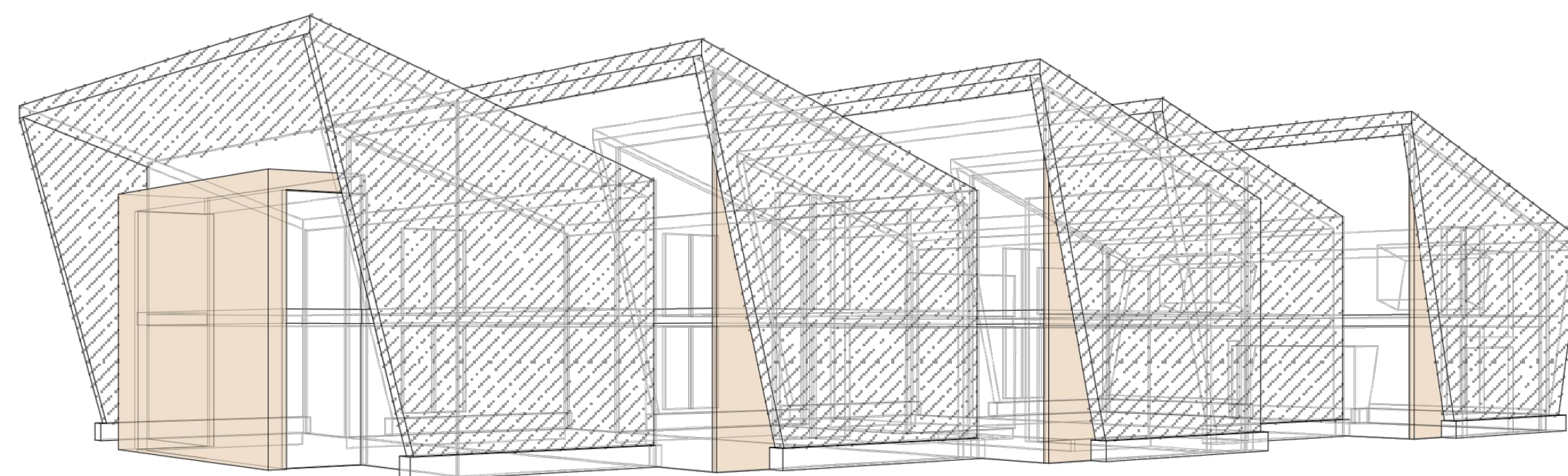
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DESIGN REVIEW

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SHEET NAME

TITLE SHEET

SHEET NUMBER

G0.01

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SHEET NAME

PROJECT INFORMATION

SHEET NUMBER

G0.02

DESIGN REVIEW

GENERAL NOTES

- 1.1 APPLICABLE BUILDING CODES: TITLE 24
PART 1: 2016 BUILDING STANDARDS ADMINISTRATIVE CODE
PART 2.5: 2016 CALIFORNIA RESIDENTIAL BUILDING CODE
PART 3: 2016 CALIFORNIA ELECTRICAL CODE
PART 4: 2016 CALIFORNIA MECHANICAL CODE
PART 5: 2016 CALIFORNIA PLUMBING CODE
PART 6: 2016 CALIFORNIA ENERGY CODE
~~PART 7: 2016 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE~~
~~PART 8: 2016 CALIFORNIA HISTORICAL BUILDING CODE~~
PART 9: 2016 CALIFORNIA FIRE CODE
PART 10: 2016 CALIFORNIA EXISTING BUILDING CODE
PART 11: 2016 CALIFORNIA GREEN BUILDING CODE
PART 12: 2016 CALIFORNIA REFERENCED STANDARDS CODE
- 1.2 THE CONTRACTOR SHALL PROVIDE WORKMAN'S COMPENSATION INSURANCE, LIABILITY INSURANCE AND A PERFORMANCE BOND IN THE AMOUNT OF THE COST OF CONSTRUCTION.
- 1.3 THE CONTRACTOR SHALL GUARANTEE ALL LABOR AND MATERIAL FOR A MINIMUM OF ONE YEAR. EXCEPTION: ROOF SHALL BE GUARANTEED FROM LEAKAGE FOR A MINIMUM OF TWO YEARS OR AS SPECIFIED.
- 1.4 THE GENERAL CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY SIGNUM ARCHITECTURE OF DISCREPANCIES.
- 1.5 CONTRACTOR SHALL VERIFY EASEMENTS (PUBLIC OR PRIVATE) FOR SEWER, WATER, ELECTRICAL, TELEPHONE, CABLE TV, AND GAS PRIOR TO STARTING CONSTRUCTION.
- 1.6 VERIFY ALL UTILITY DATA AND LOCATIONS PRIOR TO ANY WORK. ONSITE UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE AGENCY OR UTILITY COMPANY.
- 1.7 WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE THE DRAWINGS. WHERE DISCREPANCIES OCCUR, NOTIFY SIGNUM ARCHITECTURE FOR CLARIFICATION.
- 1.8 ACCEPT NO INK OR PENCIL CORRECTIONS TO THESE DRAWINGS WITHOUT THE DESIGNER'S INITIAL OR SIGNATURE. SIGNUM ARCHITECTURE SHALL BE HELD HARMLESS FOR ALL CHANGES NOT IN CONFORMANCE WITH THIS PROVISION.
- 1.9 ALL USERS OF THESE DRAWINGS AGREE BY USING THESE DRAWINGS TO HOLD SIGNUM ARCHITECTURE HARMLESS FOR ANY AND ALL WORK THAT DOES NOT CONFORM TO REQUIREMENTS AND MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES, LOCAL ORDINANCES, AND ACCEPTABLE STANDARDS.
- 1.10 THESE DRAWINGS ARE THE PROPERTY OF SIGNUM ARCHITECTURE AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY WORK OTHER THAN THAT AT THE LOCATION SHOWN ON THESE PLANS.
- 1.11 SIGNUM ARCHITECTURE SHALL HAVE NO CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- 1.12 SIGNUM ARCHITECTURE ASSUMES NO RESPONSIBILITY FOR PERFORMANCE OF PRODUCTS OR MATERIALS SPECIFIED.
- 1.13 ITEMS REQUIRED BY TITLE 24 "ENERGY CONSERVATION STANDARDS" SHALL BE IDENTIFIED BY THE CALIFORNIA ENERGY COMMISSION (CEC). EQUIPMENT REQUIRING SCHEDULED MAINTENANCE AND EFFICIENT OPERATION IS TO BE FURNISHED WITH COMPLETE PRINTED MAINTENANCE INSTRUCTIONS. (EDITION 2001)
- 1.14 REFER TO THE PROJECT MANUAL FOR DETAILED SPECIFICATIONS, MASTER CONTROL SYSTEM INTERFACE REQUIREMENTS AND INPUT/OUTPUT LISTS AND REQUIREMENTS.
- 1.15 THE CONTRACTOR SHALL FURNISH ALL SYSTEMS COMPLETE AND WITH ALL ACCESSORIES REQUIRED FOR INSTALLATION IN ACCORDANCE WITH EXCELLENT AND ACCEPTABLE TRADE PRACTICE.

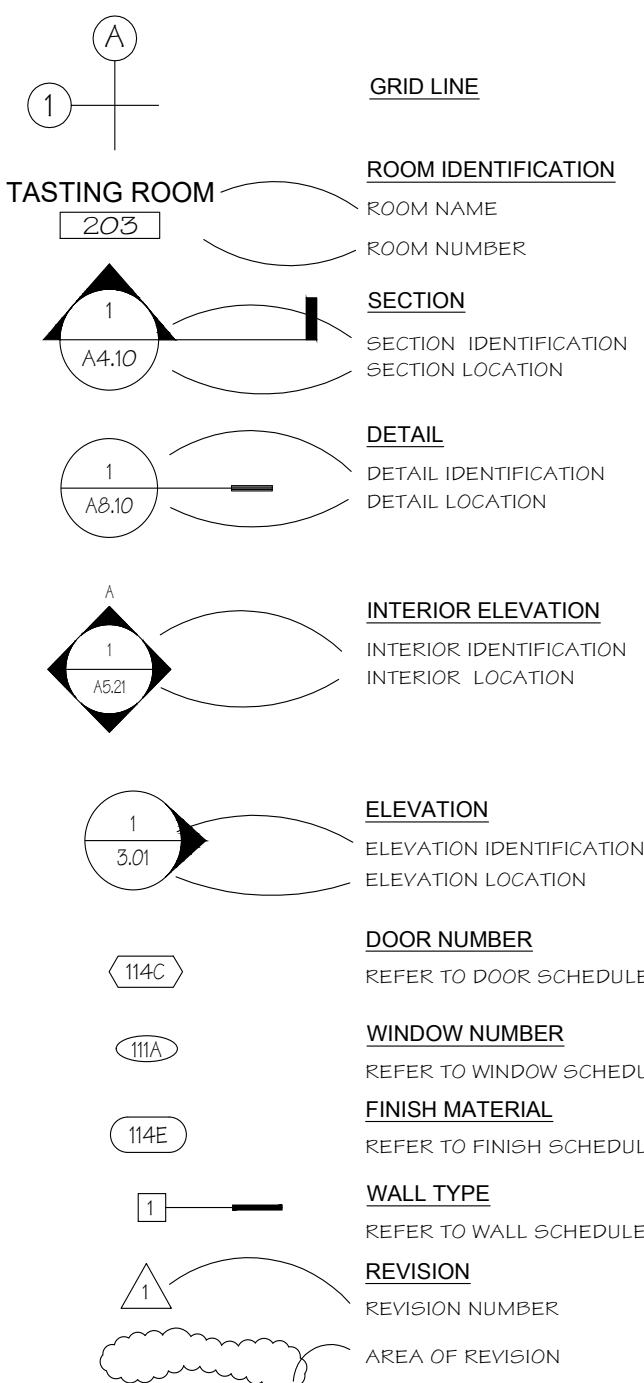
ABBREVIATIONS

& ANGLE	EDWG ELECTRICAL DRAWINGS	LB POUND	S SOUTH SINK
∠ AT CENTERLINE	ELEV ELEVATION, ELEVATOR	LI LIGHT	SA SUPPLY AIR
⊕ DIAMETER/ROUND	ELEC ELECTRICAL	MACH MACHINE	SAF SELF ADHERED FLASHING
⊖ PARALLEL	EMER EMERGENCY	MAINT MAINTENANCE	SCF SOLID CORE
⊥ FERTENDICULAR	EP GALVAL	MAX MAXIMUM	SCHD SCHEDULE
# NUMBER	ES EACH SIDE	MD MACHINERY	SD SOFT DISPENSER
AD ANCHOR BOLT	EXT EXPANSION	MC MECHANICAL CABINET	SECT SECTION
AC ASPHALTIC CONCRETE	FA FIRE ALARM	MDWG MECHANICAL DRAWINGS	SHGT SHEATHING
AT AT CENTERLINE	FAU FORCED-AIR UNIT	MEMB MEMBRANE	SF SQUARE FOOT, FEET
AC ACUSTIC, ACOUSTICAL	FD FLOOR DRAIN	MTL METAL	SFH SPRINKLER HEAD
ADA AMERICANS WITH DISABILITIES ACT	FE FINISHED GRADE	MN MINIMUM	SHGL SHINGLE
ADJ ADJUSTABLE, ADJACENT	FIN FINISH	MIR MIRROR	SHR SHOWER
AFF ABOVE FINISHED FLOOR	FLR FLOOR	MISC MISCELLANEOUS	SHT SHEET
ALUM ALUMINUM	FLUOR FLUORESCENT	MO MASONRY OPENING	SL SLAB ON GRADE
ALT ALTERNATE	FOC FACE OF CONCRETE	MSKY MOUNTED	SLD SLIDING
AP ACCESS PANEL	FOF FACE OF FINISH	MTD MOUNTED	SPEC SPECIFICATION OR SPECIAL
APPROX APPROXIMATE	FOS FACE OF STUD	MI NEW	SQT SQUARE
ARCH ARCHITECTURAL	FOM FACE OF MASONRY	NEC NATIONAL ELECTRICAL CODE	STD STANDARD
ASPH ASPHALT	FS FLOOR SINK	NFPA NATIONAL FIRE PROTECTION ADMINISTRATION	STL STEEL
AV AUDIO VISUAL	FT FOOT/FEET	NIC NOT IN CONTACT	STOR STORAGE
BD BOARD	FTG FOOTING	NO NUMBER	STRUC STRUCTURAL
BLDG BUILDING	FURR FURRING	NTS NOT TO SCALE	SUSP SUSPENDED
BLK BLOCK	FUT FUTURE	O OVER	SV SHEET VINYL
BLKG BLOCKING	G GAS	OA OVERALL	SW SHEAR WALL
BM BEAM, BENCHMARK	GALV GALVANIZED	OBG OBSOLETE	SYM SYMMETRICAL
BT BOTTOM	GA GAUGE	OC ON CENTER	SYS SYSTEM
BTW BETWEEN	GB GRAB BAR	OD OUTSIDE DIMENSION	T TREAD
CAB CABINET	GD GARAGE DISPOSAL	OH OVERHANG	TB TOWEL BAR
CB CATCH BASIN	GEN GENERAL	OPNG OPENING	TD TO BE DETERMINED
CDC CALIFORNIA BUILDING CODE	GFI GROUND FAULT INTERRUPTER	OPP OPPOSITE	TC TOP OF CURB
CDG CIVIL DRAWINGS	GL GLASS	P PART	TEL TELEPHONE
CEM CEMENT	GLB GLUE LAMINATED BEAM	PB PANEL BOARD	TEMP TEMPERED
CT CERAMIC TILE	GR GROUND	PDWG PLUMBING DRAWINGS	THR THICK
CG CORNER GUARD	GRK GRADE	PERM PERMANENT	THR THRESHOLD
CI CAST IRON	GSM GALVANIZED SHEET METAL	PL PLATE OR PROPERTY LINE	TOD TOP OF CONCRETE, CURB
CJ CONTROL JOINT	GWB GYPSUM WALL BOARD	PLAM PLASTIC LAMINATE	TOD TOP OF DRAIN
CLG CEILING	GYP GYPSUM	PLAS PLASTER	TOS TOP OF STEEL
CLR CLEAR	HB HOSE BIB	PLYWOOD PLYWOOD	TOW TOP OF WALL
CLK COLUMN	HD HEAD	PNL PANEL	TPT TOLLET PAPER HOLDER
CO CASED OPENING	HDR HEADER	PPNT PAINT POINT, PRESSURE TREATED	TOP TOP PLATE
CONC CONCRETE	HGR HANGER	PRECST PRECAST	TS TUBE STEEL
CONN CONNECTION	HORZ HORIZONTAL	PSH REMOVE	TV TELEVISION
CONT CONTINUOUS	HR HEIGHT	R REMOVE	TY TYPICAL
CONTR CONTRACTOR	HRZ HORIZONTAL	RISER RIBBER	UNO UNLESS NOTED OTHERWISE
CONTS CONSTRUCTION	HR HOUR	RA RETURN AIR	VB VAPOR BARRIER
CTR CENTER	HW HOT WATER	RAD RADIUS	VERT VERTICAL
CV COLD WATER	ICBO INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS	RD ROOF DRAIN	VOL VOLUME
DBL DOUBLE	ID INSIDE DIMENSION	REC RECESSED	WDP WASH/DIPPER
DET DETAIL	IN INSIDE DIMENSION	REF REFERENCE	WSC WAINSCOT
DIA DIAMETER	INSUL INSULATION	REFR REFRIGERATOR	W WASTE, WIDTH, WATER, WATT, WEST
DIA/DIAGONAL	INT INTERIOR	REFR REFRIGERATOR	W WITH
DM DIMENSION	JAN JANITOR	REQ REQUIRED	WO WITHOUT
DN DOWN	JT JOINT	RESIL RESILIENT	WC WATERCLOSET
DP DAMPROOFING	JST JOIST	RET RETAINING	WD WOOD
DR DOOR	KIT KITCHEN	REG REGULAR	WH WATER HEATER
DWR DRAWER	LDWG LANDSCAPE DRAWINGS	REG REGISTER	WNW WINDOW
DS DOWNSPOUT	LAB LABORATORY	REV REVISION	WCM WEIGHT
DWG DRAWINGS	LAM LAMINATE	RM ROOM	WT WEIGHT
EA EACH	LAV LAVATORY	RO ROUGH OPENING	WR WATER RESISTANT
EJ EXPANSION JOINT	LAY LAVATORY	RWD RESWOOD	WWF WELDED WIRE FABRIC
		RWL RAIN WATER LEADER	YD YARD

SEPARATE PERMIT REQUIRED

SPECIAL INSPECTION

SYMBOLS AND REFERENCES



WUI SUMMARY

EXTERIOR WALLS - per CRC Section R327.7.3 THE EXTERIOR WALL ASSEMBLY WILL BE NONCOMBUSTIBLE MATERIAL AND HEAVY TIMBER.

EXTERIOR DOOR & WINDOWS - per CRC Section R327.8.2.1 EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE.

EXTERIOR WOOD DOORS - per CRC Section R327.8.3 SHALL BE OF SOLID CORE WOOD CONSTRUCTION WITH A MIN. STILE AND RAIL THICKNESS OF 1 3/8" AND MIN. RAISED PANEL THICKNESS OF 1 1/4".

EAVE OVERHANGS - per CRC Section 327.4.4 THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED ROOF EAVES SHALL BE UNPROTECTED AS PERMITTED BY EXCEPTIONS 1-4.

VENTS - per CRC Section 327.6.3 EXCEPTION 1 & 2. BURNING EMBER AND FLAME RESISTANT EAVE AND CORNICE VENTS (VULCAN VENT) SHALL BE USED TO RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAME THROUGH VENT OPENINGS.

PROJECT AREA SUMMARY

FLOOR AREAS:

EXISTING TO BE DEMOLISHED

FLOOR 1 7,500 SQF

PROPOSED

FLOOR 1 WAREHOUSE SHOP 6,462 SQF

OFFICE SPACE 3,450 SQF

RESTROOMS, ELEVATOR, MECH 443 SQF

SHOP 2,247 SQF

TOTAL 12,602 SQF

FLOOR 2 OFFICE SPACE 5,254 SQF

RESTROOMS, ELEVATOR, MECH 515 SQF

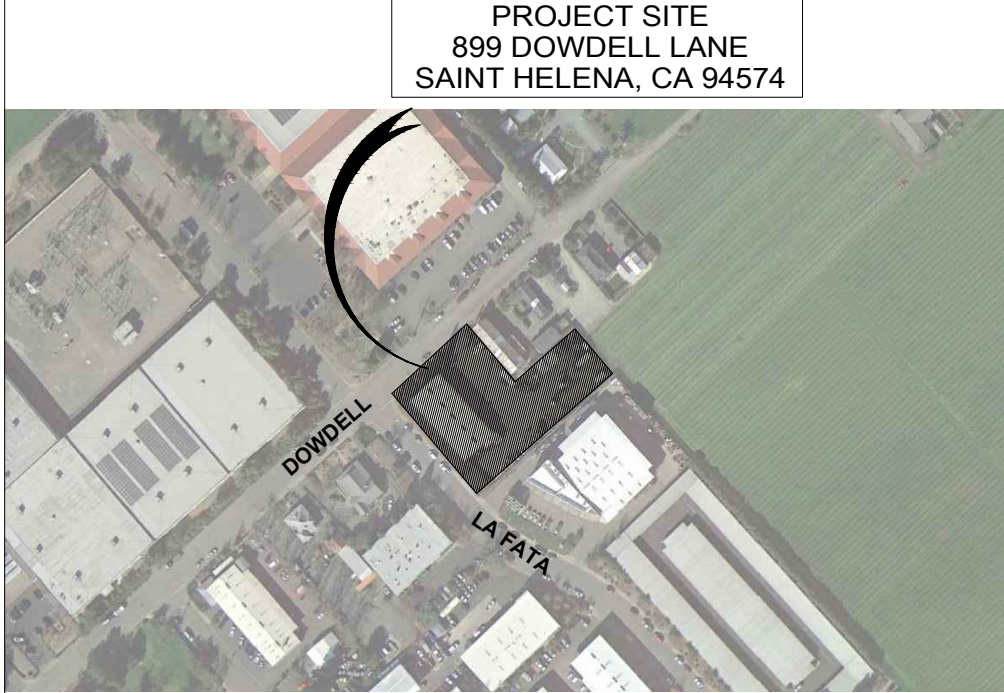
BREEZEWAY 400 SQF

TOTAL 6,169 SQF

DEFERRED SUBMITTALS

N/A

VICINITY MAP



PROJECT DATA

ADDRESS: 899 DOWDELL LANE, ST. HELENA, CA

ASSESSOR'S PARCEL #: 025-180-039

PARCEL SIZE: 1.6 ACRES

FLOOD ZONE: PARCEL NOT IN FEMA FLOOD ZONE

FIRE ZONE: HIGH FIRE HAZARD SEVERITY (BRA)

ZONING DISTRICT: (I) INDUSTRIAL DISTRICT

OCCUPANCY: 1 - COMMERCIAL

CONSTRUCTION: TYPE V-N

STORIES: 1 STORY - SHOP WAREHOUSE

2 STORIES - INDUSTRIAL COMPLEX

PROJECT DIRECTORY

OWNER: COPPER CANE

CONTACT: JIM BLUMLING

1275 INGLEWOOD AVENUE,

ST. HELENA, CA 94574

ARCHITECT: SIGNUM ARCHITECTURE, LLP

CONTACT: JUANCARLOS FERNANDEZ

1050 ADAMS ST, SUITE D

ST. HELENA, CA 94574

P 707.963.8831

CIVIL ENGINEER: DELTA CONSULTING & ENGINEERING

CONTACT: LUSVIN ARAUJO

1804 ADAMS STREET, SUITE 203

ST. HELENA, CA 94574

P 707.963.8456

SURVEYOR: TERRA FIRMA SURVEYS, INC.

CONTACT: P.O. BOX 533

ST. HELENA, CA 94574

P 707.963.7565

LANDSCAPE: SIGNUM ARCHITECTURE, LLP

CONTACT: JUANCARLOS FERNANDEZ

1050 ADAMS ST, SUITE D

ST. HELENA, CA 94574

P 707.963.8831

WELO: BROOKWATER

CONTACT: JANET LEUHS

480 SAINT JOHN STREET, SUITE 220

PLEASANTON, CA 94566

P 925-392-0237

SHEET INDEX

GENERAL

G0.01 TITLE SHEET

G0.02 PROJECT INFORMATION

EXISTING/DEMOLITION

E1.10 EXISTING - SITE/FLOOR PLAN

E1.11 EXISTING - USE AREA CALCULAIONS

E1.12 EXISTING - ELEVATIONS

E1.13 EXISTING - ELEVATIONS

E1.14 SITE PHOTOS

ARCHITECTURAL

A1.10 PROPOSED - SITE PLAN

A1.11 PROPOSED - PARKING AREA CALCULATIONS

A1.12 PROPOSED - USE AREA CALCULATIONS

A2.11 PROPOSED - FIRST FLOOR

A2.12 PROPOSED - FIRST FLOOR

A2.21 PROPOSED - UPPER FLOOR

A2.31 PROPOSED - ROOF PLAN

A2.32 PROPOSED - ROOF PLAN

A3.11 PROPOSED - ELEVATIONS

A3.12 PROPOSED - ELEVATIONS

A4.11 PROPOSED - SECTIONS

A4.12 PROPOSED - SECTIONS

A5.10 PROPOSED - RENDERING

A5.11 PROPOSED - RENDERING

A5.12 PROPOSED - RENDERING

CIVIL

DR1.0 COVER SHEET

DR1.1 OVERALL SITE PLAN

DR1.2 DEMOLITION PLAN

DR1.3 PROPOSED SITE PLAN

DR2.0 GRADING SITE PLAN (WEST)

DR2.1 GRADING SITE PLAN (EAST)

DR2.2 CROSS SECTIONS

DR2.3 CROSS SECTIONS

DR3.0 OVERALL UTILITY SITE PLAN

DR3.1 UTILITY SITE PLAN (WEST)

DR3.2 UTILITY SITE PLAN (EAST)

DR4.0 BMP PLAN

DR5.0 DETAILS

DR5.1 DETAILS

LANDSCAPE

L1.0 PRELIMINARY LANDSCAPE PLAN

SCOPE OF WORK

DESCRIPTION OF WORK:

DEMOLISH EXISTING 1½ STORY BUTLER BUILDING

CLEAN EXISTING PARKING AREA OF STORAGE DEBRIS AND SHIPPING CONTAINERS

PROPOSED NEW TWO STORY INDUSTRIAL SHOP AND ACCESSORY OFFICE BUILDING

PROPOSED NEW WAREHOUSE BUILDING

OUTDOOR YARD AND EQUIPMENT STORAGE WILL BE BROUGHT TOLERANT LANDSCAPING

42 PARKING SPACES

EIGHT FOOT HIGH PARAMETER FENCE FACING LA FATA RD. AND DOWDELL LN.

MAINTAIN EXISTING TREESCAPE ON LA FATA AND DOWDELL LN.

JUANCARLOS FERNANDEZ
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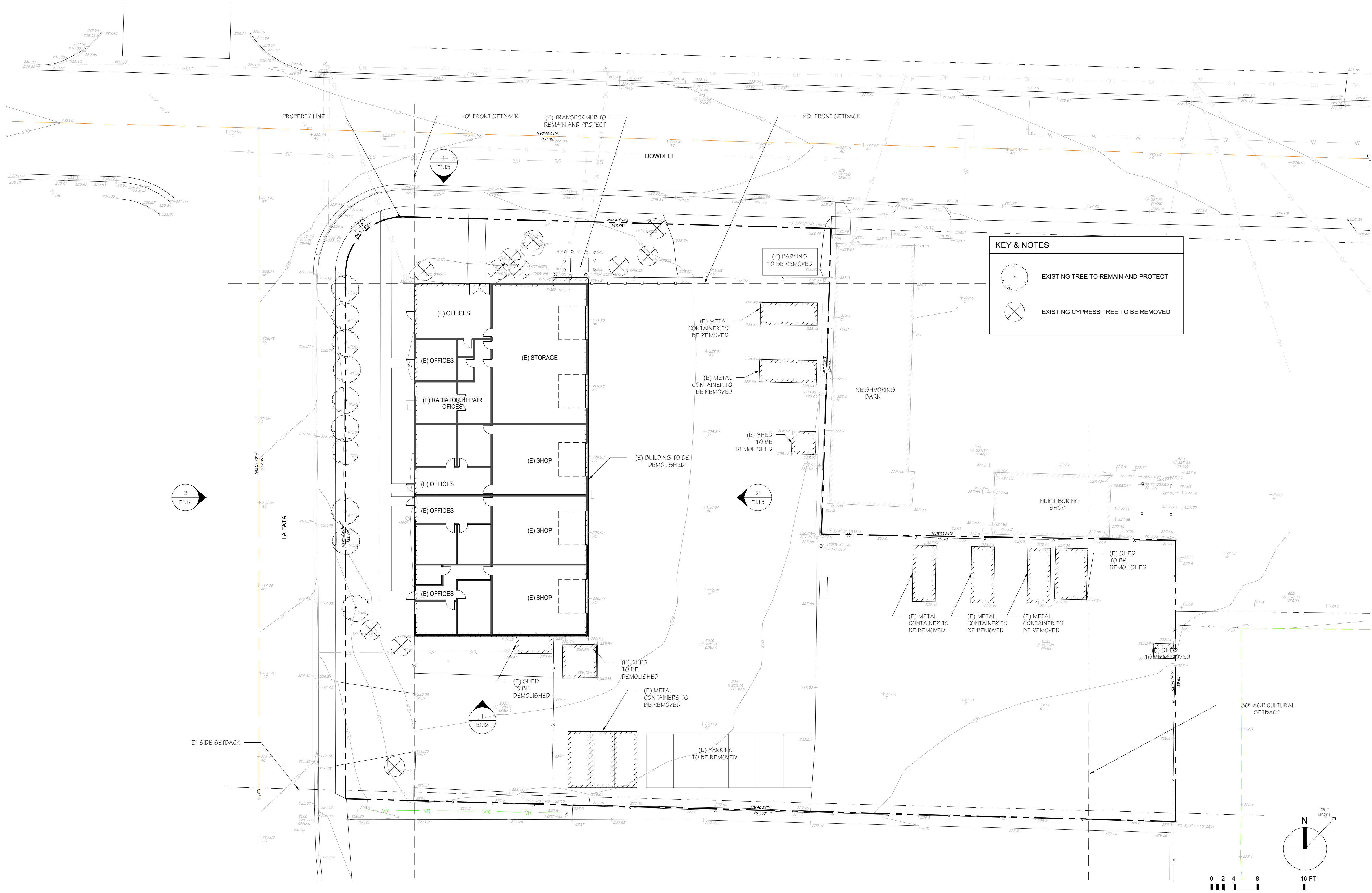
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SHEET NAME
EXISTING
SITE/FLOOR PLAN

SHEET NUMBER

E1.10

DESIGN REVIEW



EXISTING SITE/FLOOR PLAN

SCALE: 1/16" = 1'-0"

1

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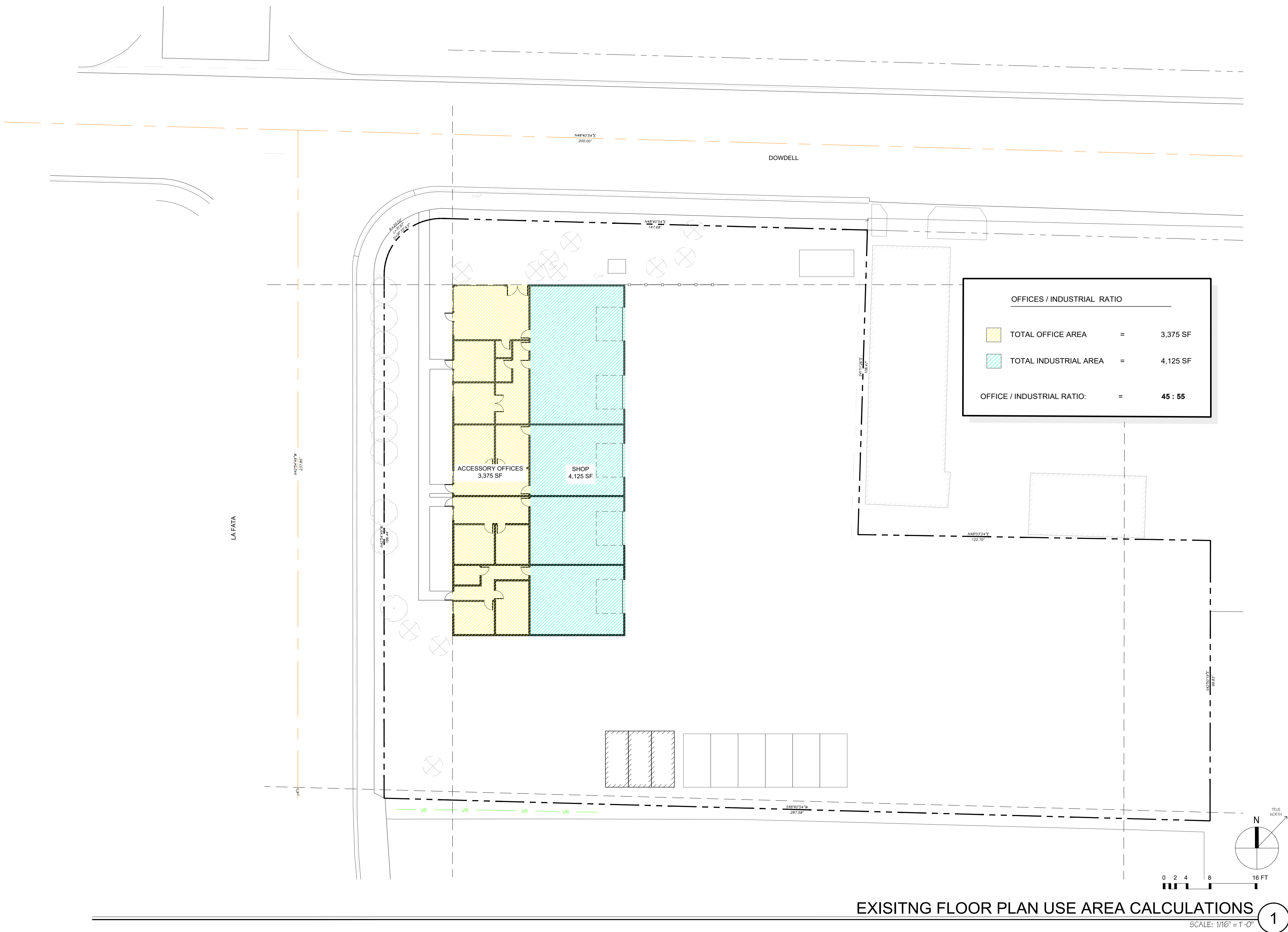
SHEET NAME

EXISTING
USE AREA
CALCULATIONS

SHEET NUMBER

E1.11

DESIGN REVIEW





EXISTING SITE PHOTOS - WEST

SCALE: NTS

4



EXISTING SITE PHOTOS - NORTH WEST

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COMPLEX**

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[illegible]

SHEET NAME

SITE PHOTOS

SHEET NUMBER

E1.14

DESIGN REVIEW



EXISTING SITE - NORTH

SCALE: NTS

2



EXISTING SITE PHOTOS - SOUTH

SCALE: NTS

1

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DESIGN REVIEW 07.23.2019

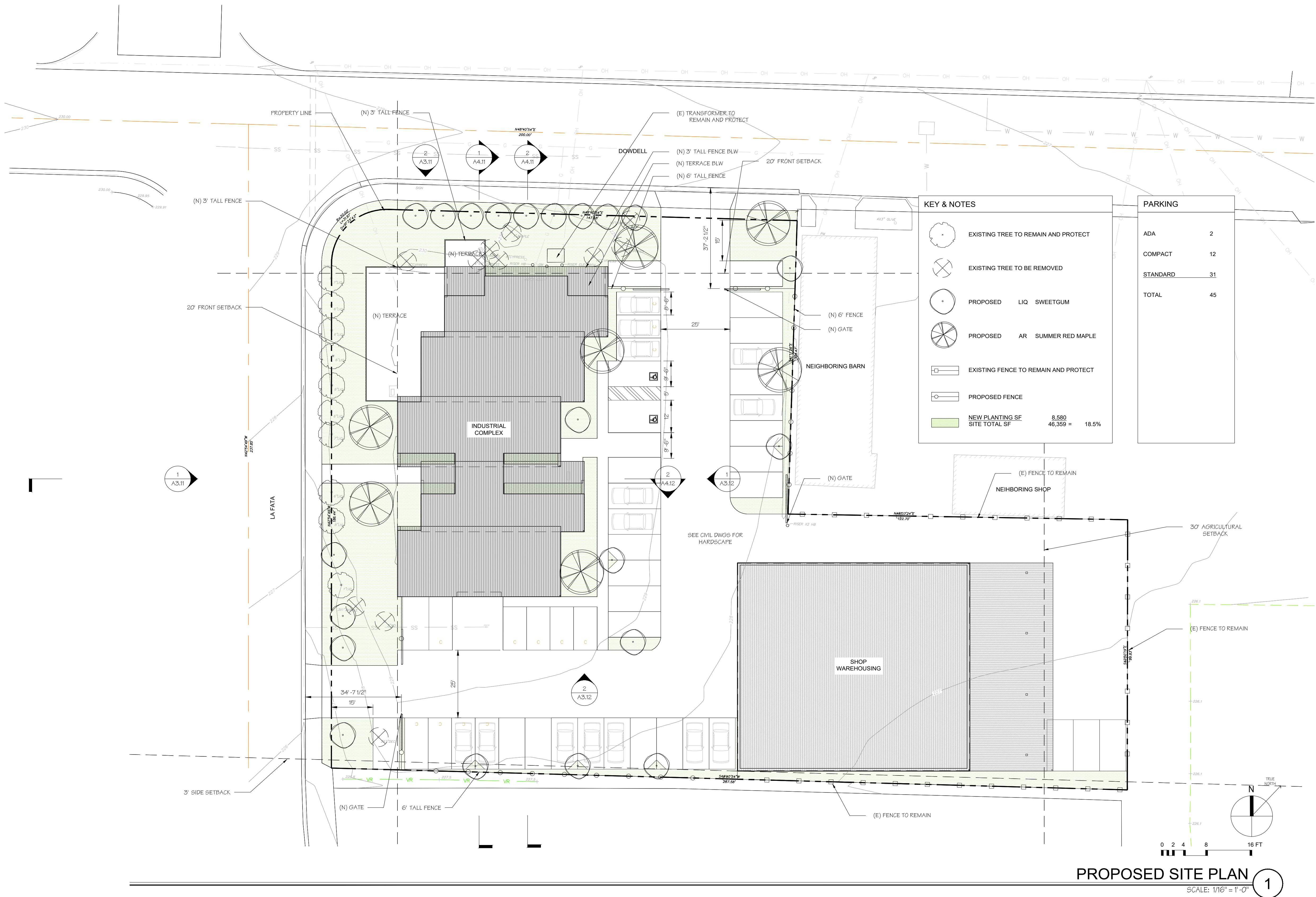
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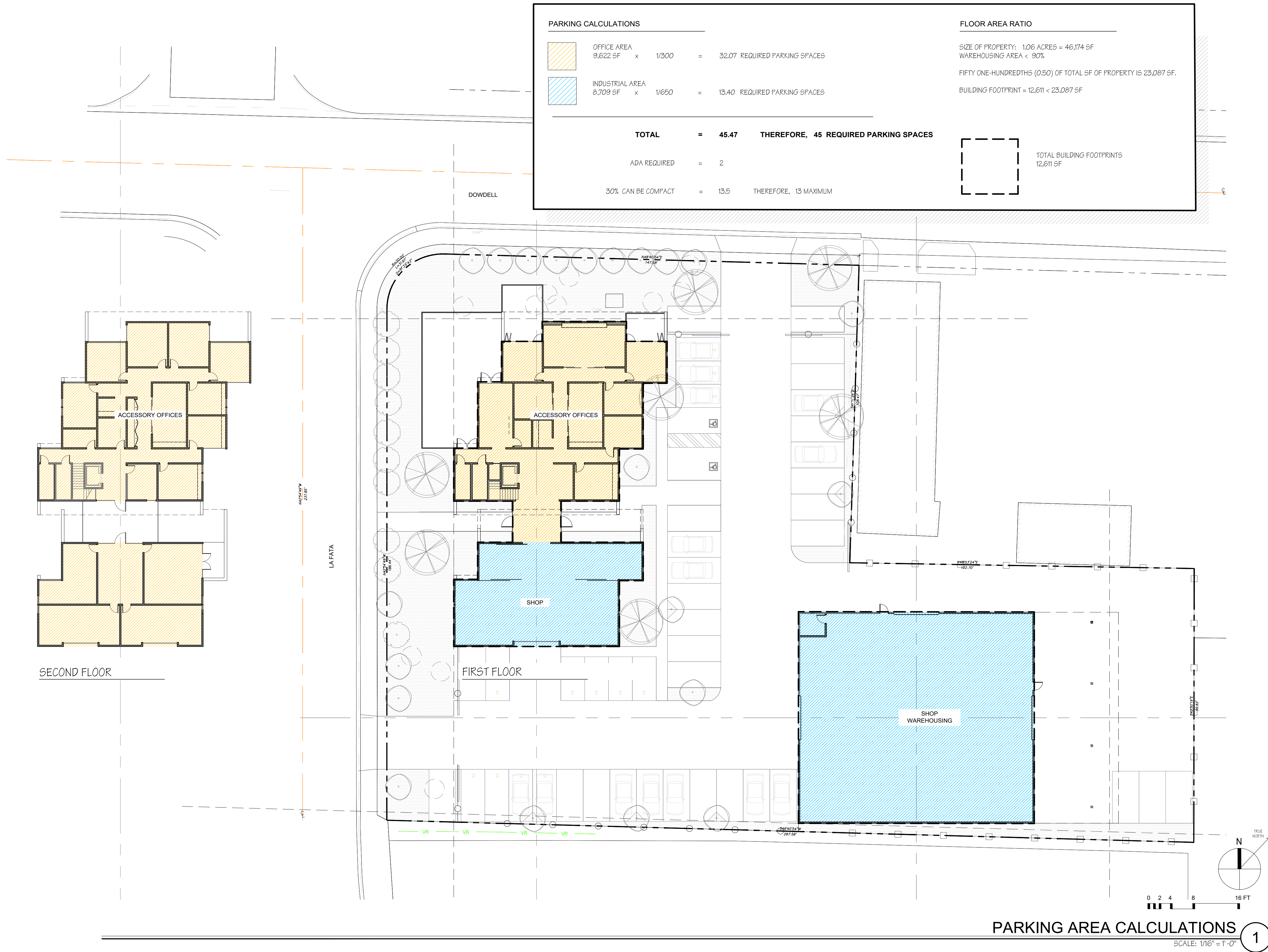
PROPOSED
SITE PLAN

SHEET NUMBER

A1.10

DESIGN REVIEW





JUANCARLOS FERNANDEZ
PROJECT DESIGNER

SIGNUM ARCHITECTURE, LLP 707.963.8831
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899 DOWDELL LANE, ST. HELENA, CA
APN 009-580-008

PROJECT NUMBER 1814
DATE 06.20.2019
CHECKED BY JUANCARLOS FERNANDEZ
DRAWN BY JCF / PG
SCALE AS NOTED

REVISIONS
DESIGN REVIEW 07.29.2019

SHEET NAME

PARKING
AREA CALCULATIONS

SHEET NUMBER

A1.11

DESIGN REVIEW

JUANCARLOS FERNANDEZ
PROJECT DESIGNER

SIGNUM ARCHITECTURE, LLP 707.963.8831
1050 Adams Street, Suite D, St. Helena, CA 94574

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REVISIONS
DESIGN REVIEW 06.20.2019

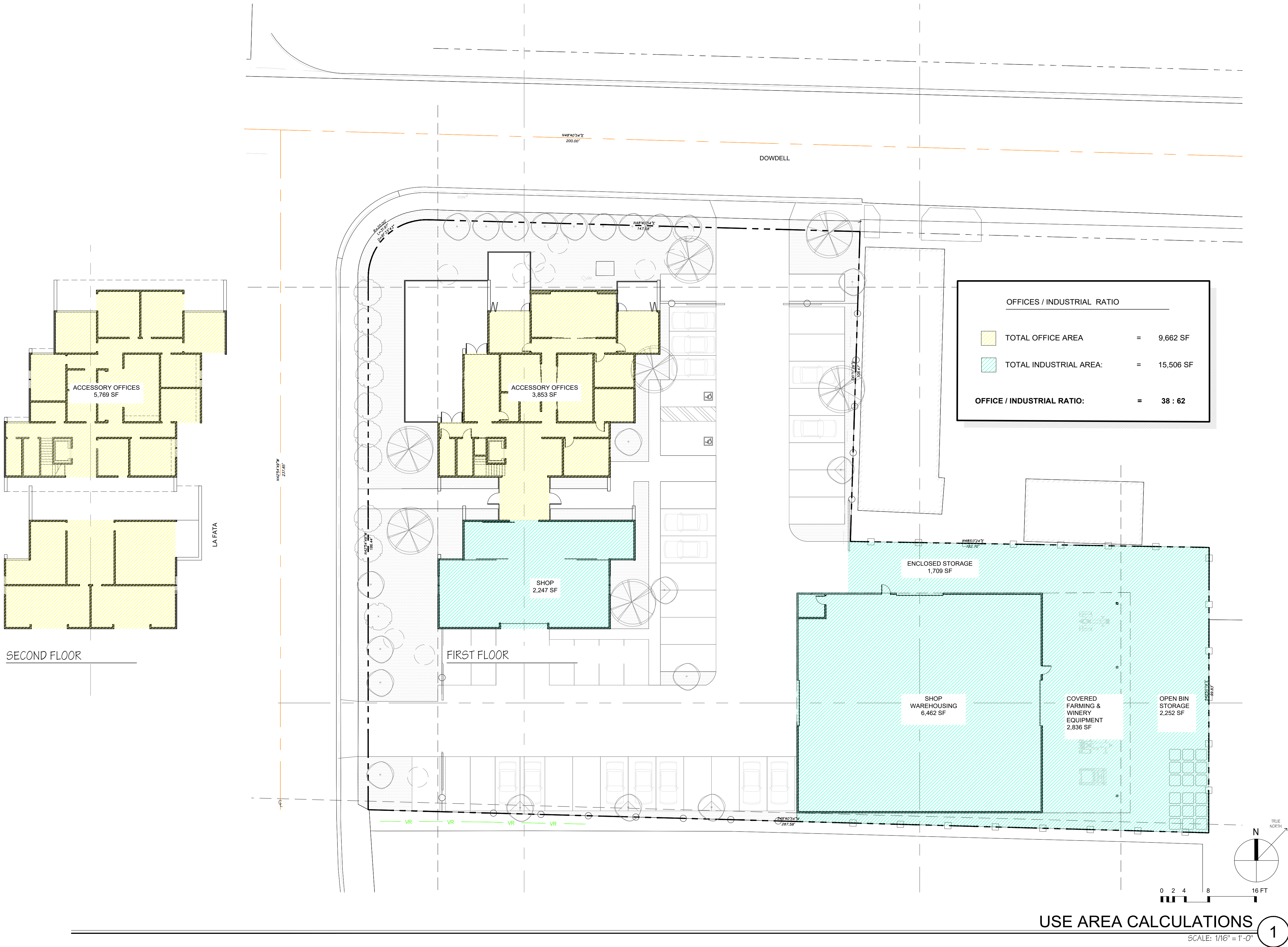
SHEET NAME

USE AREA
CALCULATIONS

SHEET NUMBER

A1.12

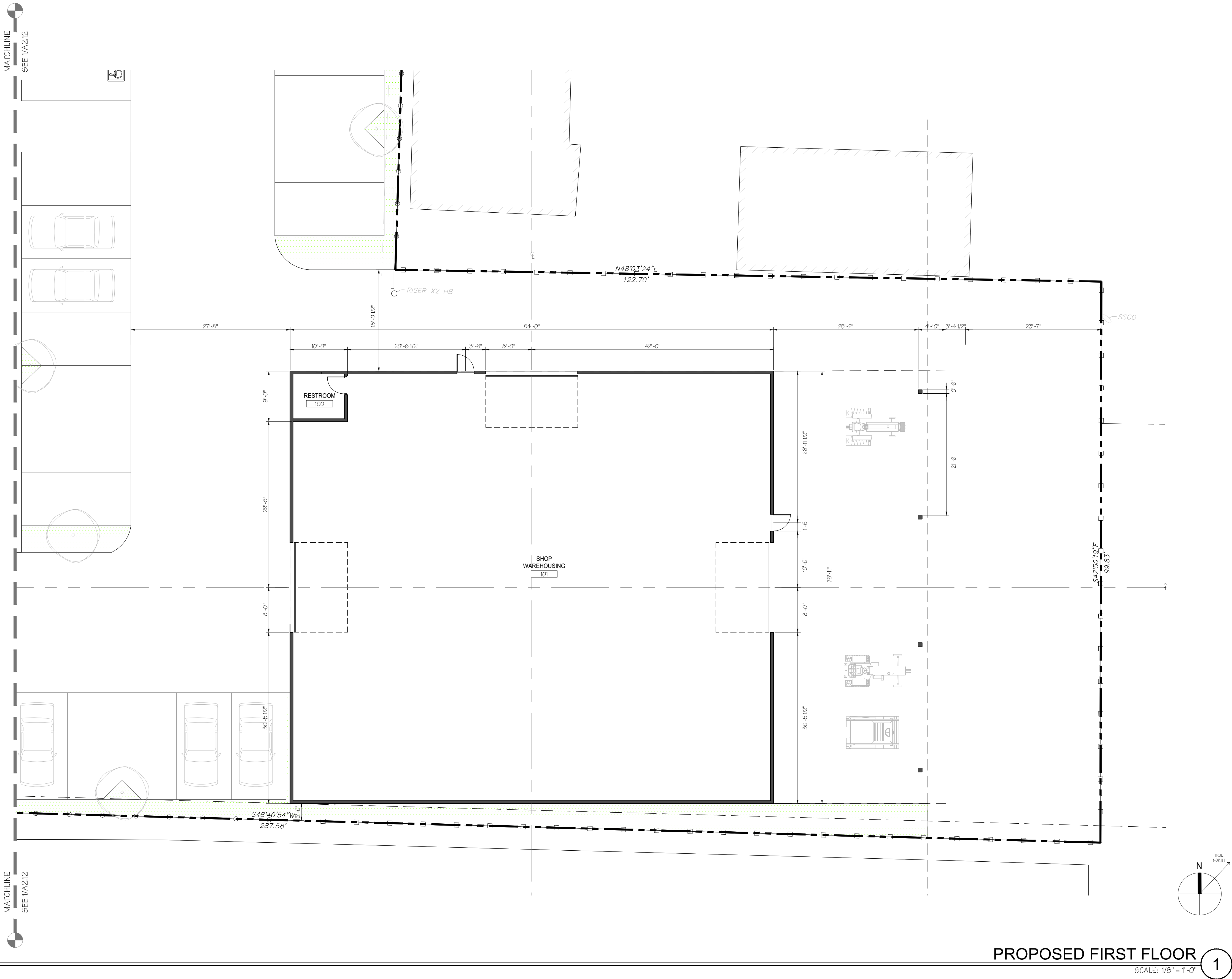
DESIGN REVIEW



USE AREA CALCULATIONS

SCALE: 1/16" = 1'-0"

1



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SCALE AS NOTED

REVISIONS
DESIGN REVIEW 06.20.2019

SHEET NAME

PROPOSED
FIRST FLOOR

SHEET NUMBER

A2.11

DESIGN REVIEW

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SCALE AS NOTED

REVISIONS
DESIGN REVIEW 06.20.2019

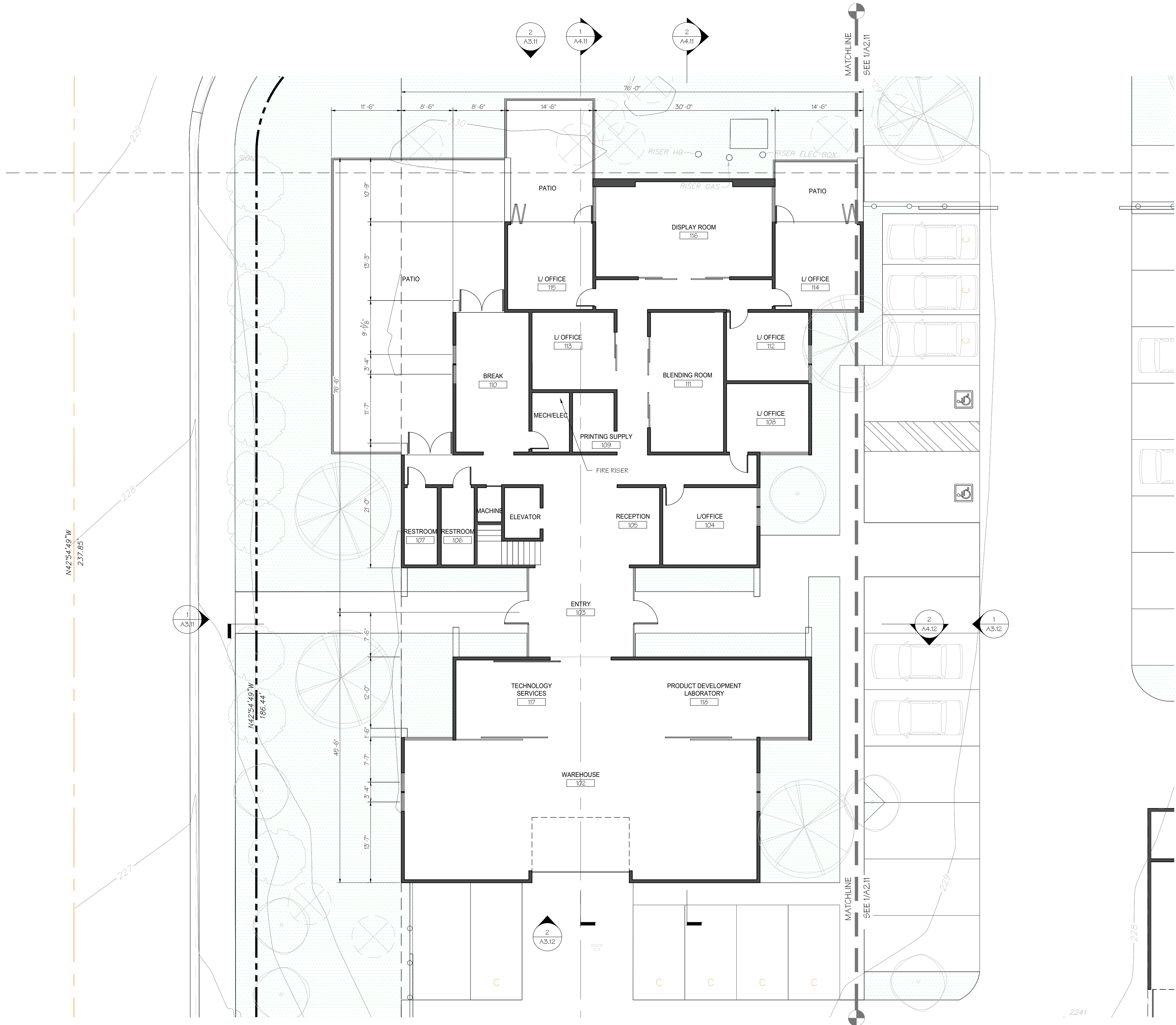
SHEET NAME

PROPOSED
FIRST FLOOR

SHEET NUMBER

A2.12

DESIGN REVIEW



PROPOSED FIRST FLOOR

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

1

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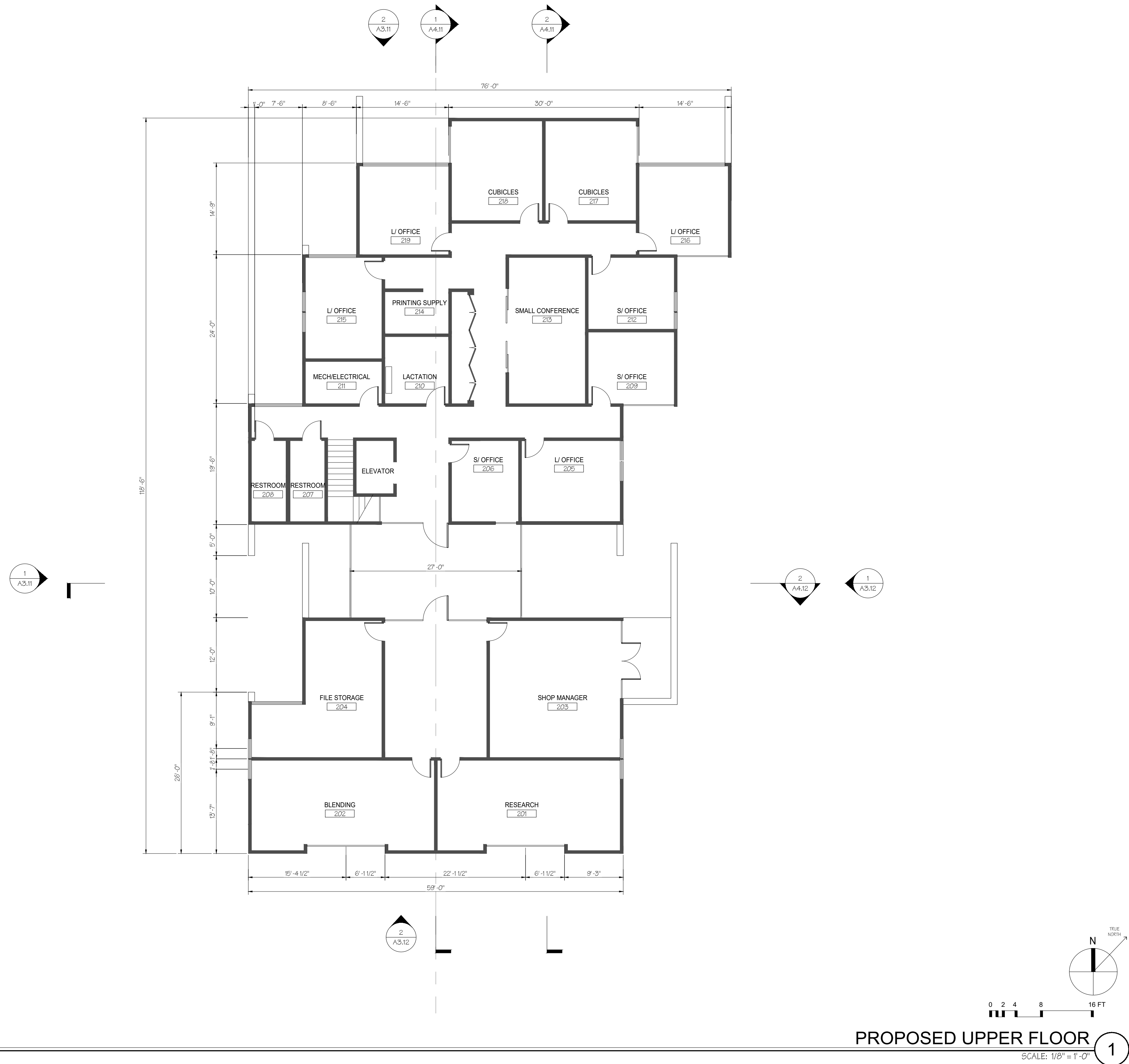
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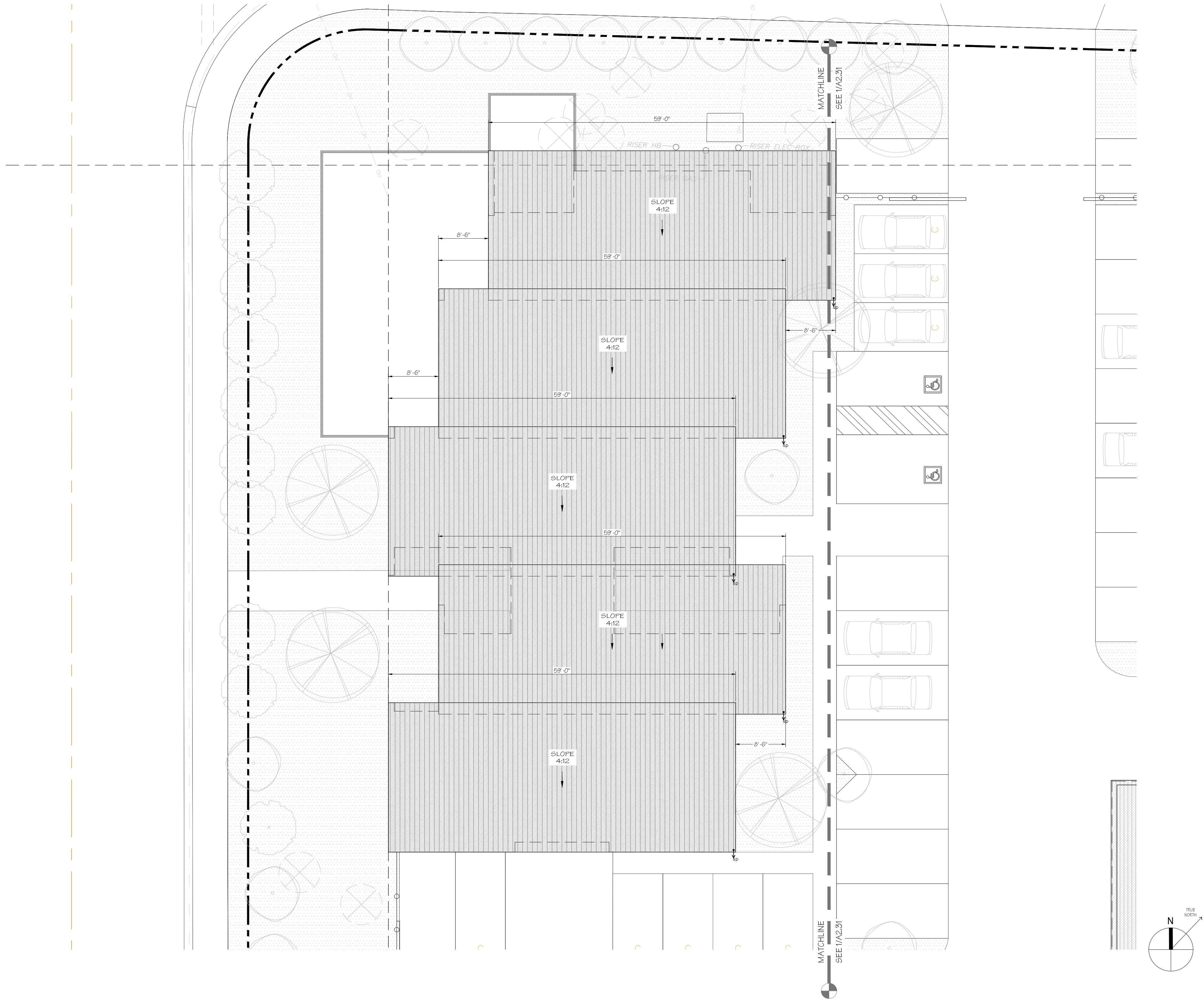
PROPOSED
UPPER FLOOR

SHEET NUMBER

A2.21

DESIGN REVIEW





PROPOSED ROOF PLAN 1
SCALE: 1/16" = 1'-0"

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PROJECT NUMBER	1814
DATE	06.20.2019
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SCALE	AS NOTED
REVISIONS	
DESIGN REVIEW	06.20.2019

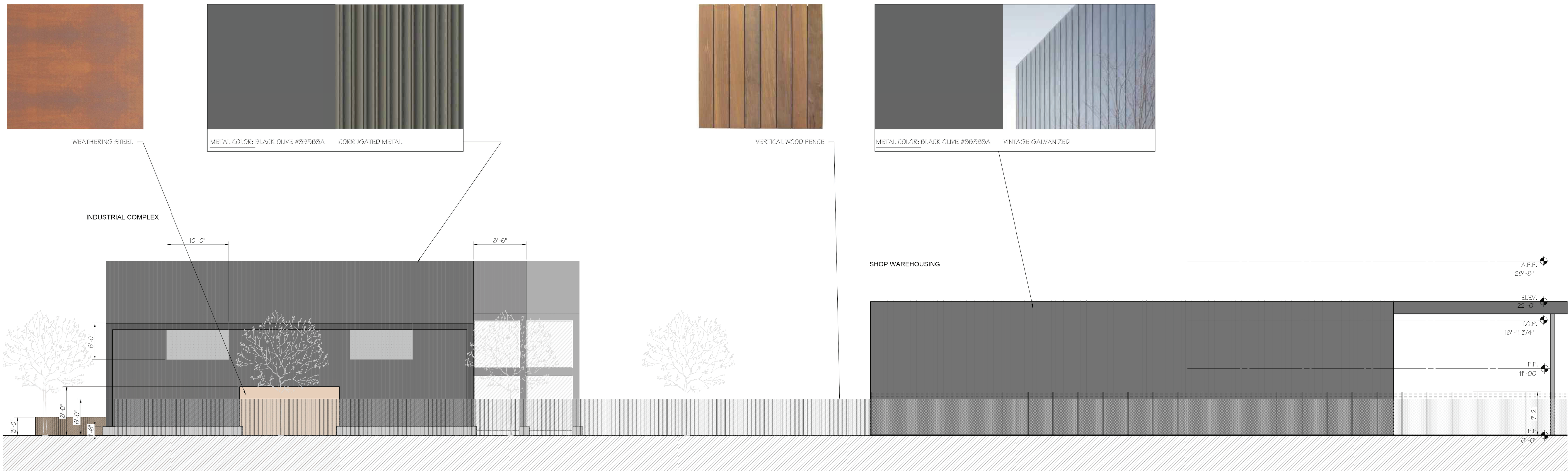
SHEET NAME

PROPOSED
ROOF PLAN

SHEET NUMBER

A2.32

DESIGN REVIEW



JUANCARLOS FERNANDEZ
PROJECT DESIGNER

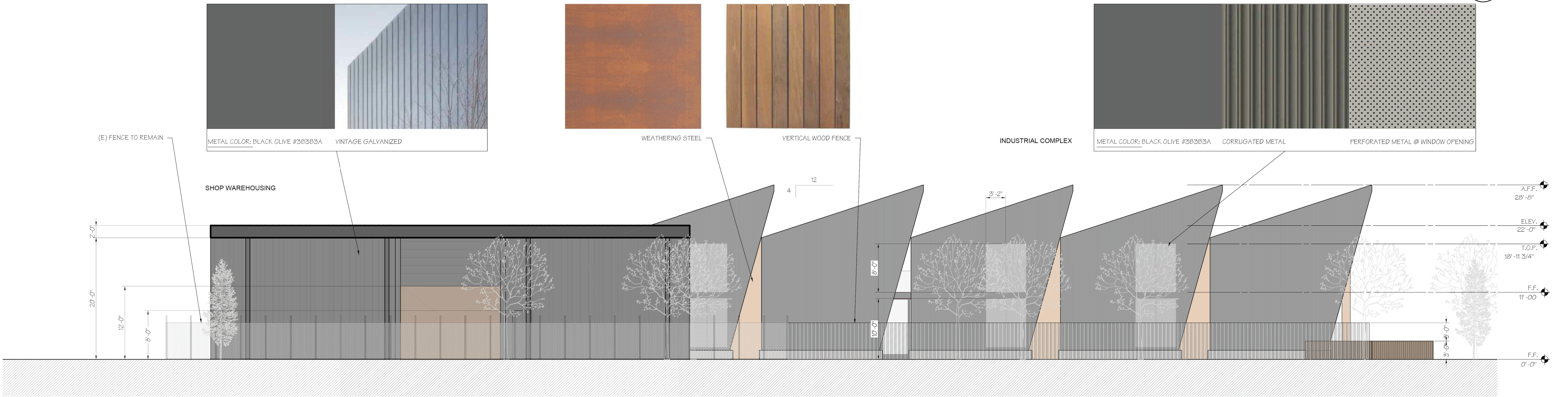
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PROPOSED ELEVATIONS

2

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



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APN 008-580-008

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SCALE AS NOTED

REVISIONS

DESIGN REVIEW 06.20.2019

SHEET NAME

PROPOSED ELEVATIONS

SHEET NUMBER

A3.12

DESIGN REVIEW

PROPOSED ELEVATIONS

1

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

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SCALE AS NOTED

REVISIONS
DESIGN REVIEW 06.20.2019

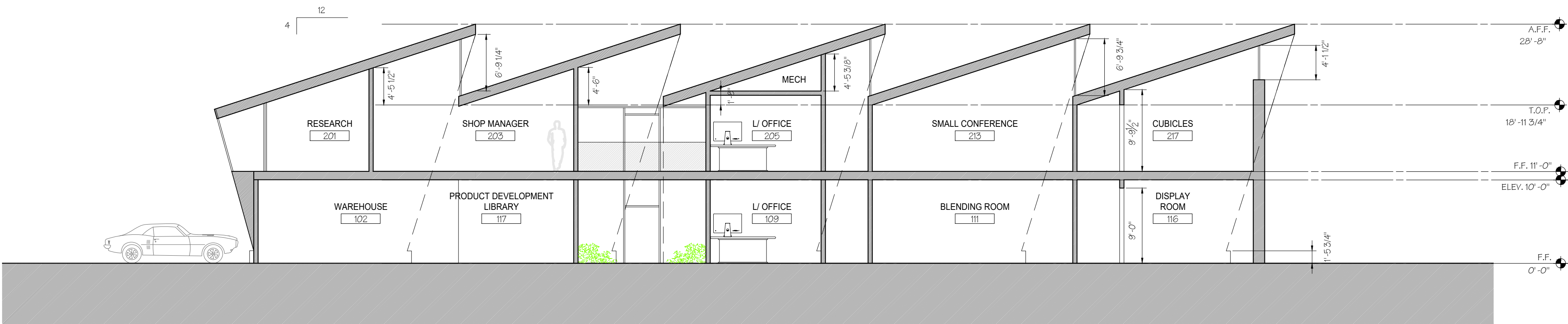
SHEET NAME

PROPOSED SECTIONS

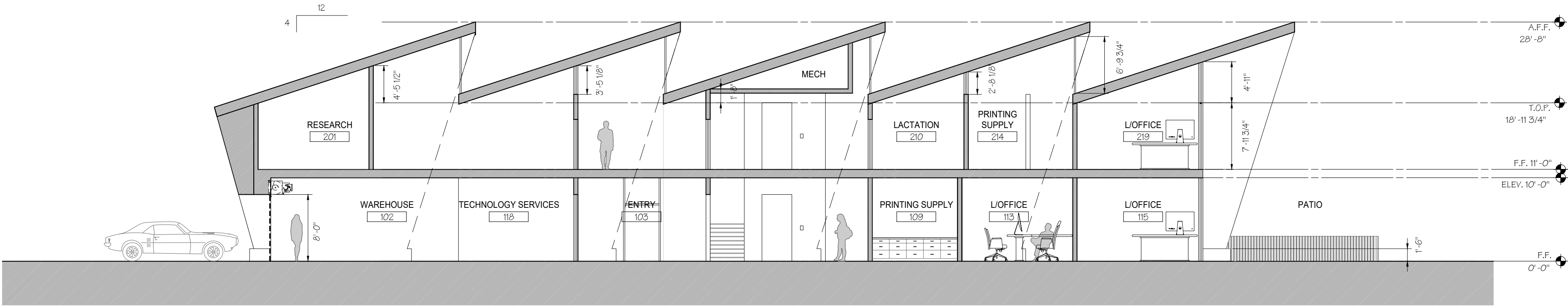
SHEET NUMBER

A4.11

DESIGN REVIEW



PROPOSED SECTION 2
SCALE: 1/8" = 1'-0"



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



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PROJECT DESIGNER

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SCALE AS NOTED

REVISIONS
DESIGN REVIEW 06.20.2019

SHEET NAME

PROPOSED
RENDERINGS

SHEET NUMBER

A5.10

DESIGN REVIEW

PROPOSED - CORNER STREET VIEW 1
SCALE: NTS



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SCALE AS NOTED

REVISIONS
DESIGN REVIEW 06.20.2019

SHEET NAME

PROPOSED
RENDERINGS

SHEET NUMBER

A5.11

DESIGN REVIEW

PROPOSED - LA FATA STREET VIEW

SCALE: NTS

1



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SHEET NAME

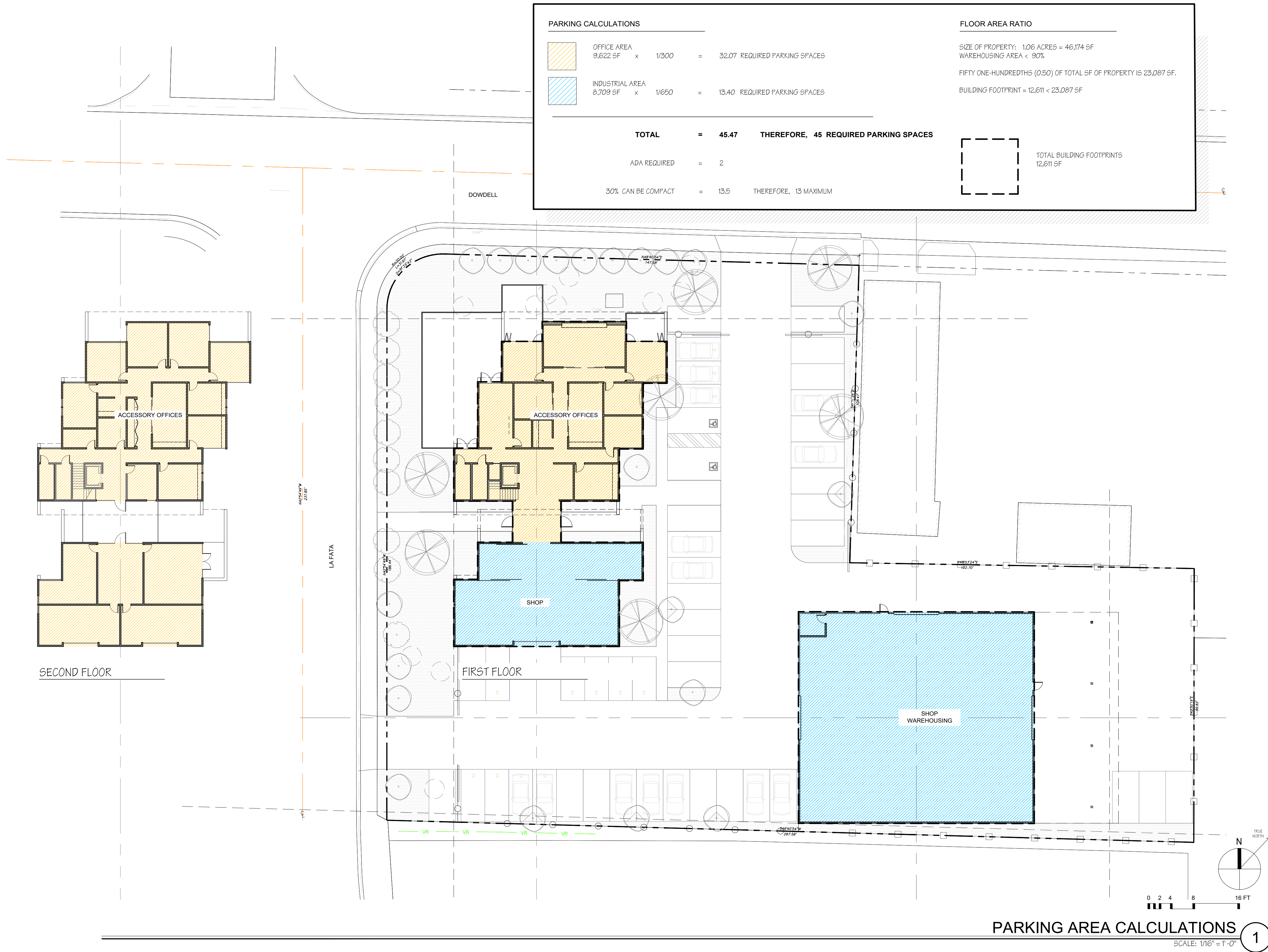
PROPOSED
RENDERINGS

SHEET NUMBER

A5.12

DESIGN REVIEW

PROPOSED - DOWDELL STREET VIEW 1
SCALE: NTS



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PROJECT DESIGNER

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DESIGN REVIEW 07.29.2019

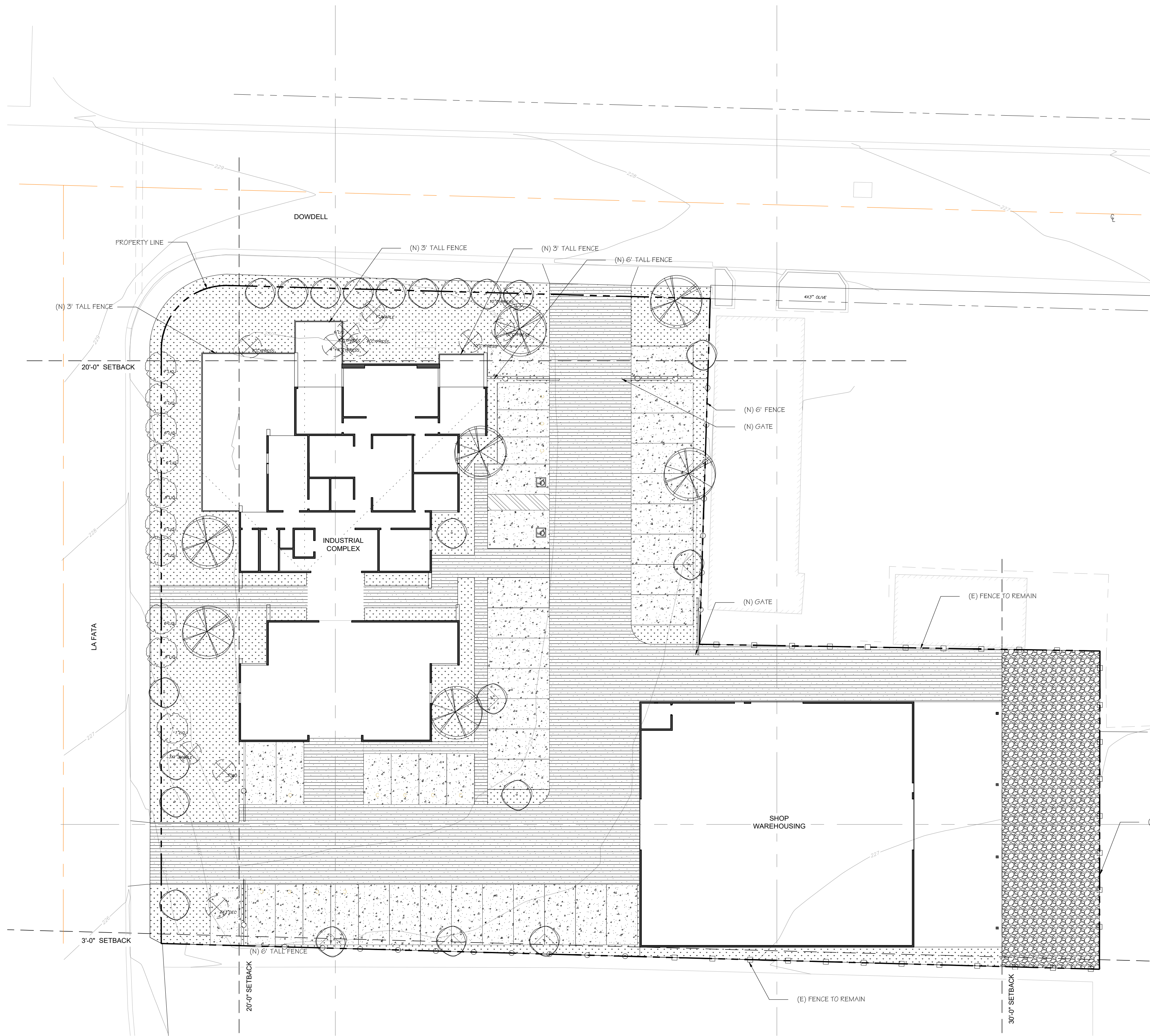
SHEET NAME

PARKING
AREA CALCULATIONS

SHEET NUMBER

A1.11

DESIGN REVIEW



PLANTING NOTES:

1. PLANT SPECIES INDICATED ARE REPRESENTATIVE OF DEIGN INTENT ONLY. FINAL PLANT SPECIES SELECTION MAY DIFFER FROM THOSE LISTED HERE.
2. SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING RECOMMENDATIONS FROM THE SOIL REPORT AND WHAT IS APPROPRIATE FOR THE PLANTS SELECTED.

PROPOSED PLANTING LIST:

SYM	BOTANICAL NAME	COMMON NAME	QTY	HYDROZONE
LIQ	TREES			
	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	21	LW
AR	ACER RUBRUM	SUMMER RED MAPLE	7	LW
	GROUNDCOVER GRASSES			
	NASSELLA LEPIDA	FOOTHILL NEEDLEGRASS		LW
	NASSELLA PULCHRA	PURPLE NEEDLEGRASS		LW
	NASSELLA CEMUA	NODDING NEEDLEGRASS		LW
	MELICA CALIFORNICA	CALIFORNIA ONION GRASS		LW
	SISYRINCHIUM BELLUM	BLUE-EYED GRASS		LW
	GROUNDCOVER BULBS			
	TRITELEIA LAXA	TRIPLET LILY		LW
	WILDFLOWERS			
	CLARKIA RUBICUNDA	CLARKIA		LW
	ESCHSHOLZIA CALIFORNICA	CALIFORNIA POPPY		LW
	LASTHENIA GLABRATA	LASTHENIA		LW
	LUPINUS NANUS	LUPINE		LW

SYMBOLS:

- EXISTING TREE TO REMAIN AND PROTECT
- EXISTING TREE TO BE REMOVED
- PROPOSED LIQ SWEETGUM
- PROPOSED AR SUMMER RED MAPLE
- GROUND COVER GRASS, BULBS, & WILDFLOWER COMBINATION
- ASPHALT
- IMPERVIOUS CONCRETE
- GRAVEL

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PROJECT DESIGNER

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APN 009-580-008

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SCALE AS NOTED

REVISIONS
DESIGN REVIEW 06.20.2019

SHEET NAME

PRELIMINARY
LANDSCAPE PLAN

SHEET NUMBER

L1.0

DESIGN REVIEW

PRELIMINARY LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

1

COPPER CANE

WINES & PROVISIONS

City of St Helena, City Hall
Received

JUL 03 2019

1480 Main St.
St Helena, CA 94574

Good Day St. Helena Planning Commission,

My name is Joe Wagner, and I am a lifelong St. Helena resident (currently living on the outskirts of town). My family has resided in the area for over 100 years and it is a great pleasure to continue to live and enjoy life in this most beautiful part of Napa Valley. My six children go to school in St. Helena and I hope that they too will learn what a special place this is and have the desire to raise their kids in the area. I am writing to the Planning Commission to shine a bit more light on a project we are currently working on in the industrial complex of St. Helena, how it plays a role in my family business, what the intended uses of this property are and what the future of this property may look like. But first let me give a little backstory.

My family has been in the grape and wine business in one way or another since the 1850's when they immigrated from Europe and happened upon the beautiful Napa Valley after their trek west. They began in agriculture of all sorts that made sense for the time and place and eventually got into making wine. While their wine production was shut down by prohibition, resorting in diversification of what they cultivated, they continued the craft wine at home and eventually opened Caymus Vineyards in Rutherford in the early 1970's when prunes and walnuts were no longer making ends meet. Over the course of decades, Caymus became a staple producer of Napa Valley wine, and as I grew up working the vineyards and eventually learned winemaking under my father, Chuck, I quickly fell in love with the family business and began my own project known as "Belle Glos" in 2001, focusing on vineyard designated Pinot Noir. During this time, I continued to work for Caymus Vineyards, overseeing vineyard management, grape sourcing and making Napa Valley Cabernet Sauvignon.

Elouan • Belle Glos • Böen • Beran • Quilt • Carne Humana • Steorra

1275 Inglewood Avenue, St. Helena, CA 94574 | Telephone 707.200.7070 | Fax 707.967.9885 | Website CopperCane.com

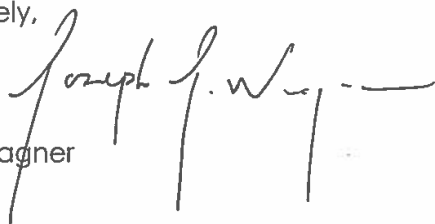
While my children continued to grow, I mulled over future possibilities in an effort to create a path to give my kids a space in the family business, ultimately creating Copper Cane Wines & Provisions in 2014. This would allow many of my experiments over the years to become products in the market that convey the sense of place and time we focus on in the wine world, while creating an opportunity for my children to work into the business my family has lived and loved for so long. Choosing a home base for this new venture in 2014 was obvious...St. Helena. The offices we lease are located on Inglewood Ave., just south of town and it has been a wonderful location for the team, with great restaurants nearby for lunch meetings and quite simply, a beautiful setting to work in. Over the past 5 years, we have searched for a permanent industrial use location to support and sustain our growth plans. Fortunately, the property at 899 Dowdell Ln. became available.

The 1.6 acres at 899 Dowdell has enough space for all elements of our growing business through investment and improvement to the site, a shop for our farming operations, a lab for winemaking, accessory offices and most importantly, research and development space.

The project at 899 Dowdell isn't just a building, it is the place I would like to call the home of Copper Cane Wines & Provisions for generations to come. It is a perfect location where our company culture can continue to flourish as we strive to create a healthier work environment for years to come.

Sincerely,

Joe Wagner

A handwritten signature in dark ink, appearing to read "Joseph J. Wagner", with a long horizontal flourish extending to the right.



PLANNING COMMISSION REPORT
Planning Commission Meeting of November 5, 2019

AGENDA SECTION: Scheduled Matters

FILE NUMBER: PL19-015

SUBJECT: Request by David Ford on behalf of Citibank N.A., for approval of a resolution granting a sign permit for new signage at 1399 Railroad Avenue in the Central Business (CB) district.

PREPARED BY: Xinia Gamero, Administrative Assistant

REVIEWED BY: Aaron Hecock, Acting Planning & Building Director

APPROVED BY: Aaron Hecock, Acting Planning & Building Director

APPLICATION FILED: 04/11/19

ACCEPTED AS COMPLETE: 10/03/19

LOCATION OF PROPERTY: 1399 Railroad Ave.

APN: 009-212-002

GENERAL PLAN/ZONING: Central Business (CB)

APPLICANT: David Ford

PHONE: 510-387-0546

BACKGROUND

The subject property is located at 1399 Railroad Avenue in the Central Business (CB) zoning district and is the former location of Citibank. On November 2018 an application for design review was approved by the Planning Commission to allow a complete remodel of the building's exterior and interior with site improvements to the location. The building's floor area will be reduced to approximately 2300 sq. ft. after the removal of a 517 sq. ft. mezzanine. Building permits for the remodel were issued July 2019.

PROJECT DESCRIPTION

A total of four (4) signs and two (2) ATM's are proposed for the new Chase bank location. The applicant proposes two (2) non-projecting halo-illuminated identification signs on the primary and secondary frontage of the building. The signs are approximately 12.5-sf consisting of white channel letters and a blue octagon logo. The fronts and returns (sides) will be fabricated with aluminum material and clear lexan backs, white LEDs will be mounted to the backs to create a halo-illumination effect. The exterior surfaces will be painted to have a semi-gloss or satin finish. Although, internally illuminated signs are prohibited under St. Helena Municipal Code (SHMC) Section 17.148.030, halo illuminated signs are excluded from the provisions subject to Planning Commission review.

Furthermore, the applicant is proposing two (2) non-illuminated directional monument signs. The signs will consist of aluminum faces measuring approximately 5.5-sf. and will be located on the east and west sides of the parking lot. Additionally, two new (2) ATM machines will be installed on the south elevation next to the secondary frontage of the building. The ATM's will have a sloan blue LED stripe around the perimeter to provide halo-lit effect against the back panel. No illumination is proposed for the accent panel or the chase letters and logo.

ANALYSIS

CEQA

This project is exempt from the requirements of CEQA pursuant to Section 15311, Class 11(a) of the CEQA Guidelines which exempts on-premise business signs.

GENERAL PLAN

The project site is located in the Central Business (CB) district. The CB land use designation includes retail and commercial uses that serve local residents and the surrounding area. Typical CB uses include offices, restaurants, specialty retail and lodging, with particular emphasis on pedestrian-oriented retail and service uses on the ground level and offices located on upper floors. The following General Plan policies are applicable to the proposed signs:

- LU3.1- Strengthen the downtown as the City's social and cultural core, and as the primary center of retail services. Facilitate a healthy mix of retail and commercial uses, residential development, entertainment, and lodging.
- ES1.1- Maintain central St. Helena as the social, cultural, and economic heart of the City by supporting infill and redevelopment of vacant and underutilized parcels in the central St. Helena area.
- ES1.5- Encourage commercial uses that provide basic, everyday shopping and services for residents.
- ES2.3- Ensure a diverse mix of uses that avoids an over-representation of any particular use.

ZONING

In the CB district, signs are regulated by Municipal Code Section 17.148.040. Planning Commission review and approval must be obtained for all signs not meeting the restrictions detailed in Municipal Code Section 17.148.040(A)(C).

The purpose of the planning commission sign permit is to allow the consideration of illuminated signs, signs that are larger, of a unique design or location, or signs in addition to those permitted with an administrative sign permit. The planning commission shall consider the compatibility of the sign to the site, the appropriateness of the materials and colors in relation to the project, the compatibility of the sign to the small town character of St. Helena, and the impact the sign may have on the surrounding properties. The commission shall not approve signs which obscure or detract from the architecture of a historic building or structure.

Pursuant to Municipal Code Section 17.148.110, all signs must be maintained by the property owner, tenant, or permittee. In the event a sign becomes derelict for reasons of lack of maintenance the approval may be revoked and the sign subject to abatement. In addition, a sign shall be removed by the property owner within thirty (30) days of abandonment or termination of the use.

Staff Response- Staff believes the signs are compatible with the site and its surroundings. The materials and colors do not obscure or detract from the existing structure and are complimentary with the downtown Central Business district. Although internally illuminated signs are prohibited under St. Helena Municipal Code (SHMC) Section 17.148.030, halo illuminated signs are excluded from these provisions and are subject to Planning Commission review.

ISSUES

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

CORRESPONDENCE

As of the completion of this report, no comments on the proposed signs have been received by staff.

STAFF RECOMMENDATION

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

1. Determine that the signs are exempt from the requirements of CEQA pursuant to Section 15311; and
2. Approve a resolution granting sign permit approval for new signage on the property located at 1399 Railroad Ave.

ATTACHMENTS

[Resolution](#)

[Written Statement](#)

[Aerial View](#)

[Project Plans](#)

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION PC2019-0XX

**SIGN PERMIT NO. PL19-015
GRANTED TO 1399 RAILROAD AVENUE**

PROPERTY OWNER: City of St. Helena

APN: 009-212-002

RECITALS

1. The applicant is requesting sign permit approval for new signage at 1399 Railroad Avenue in the Central Business (CB) district PL19-015;
2. The applicant proposed a total of four (4) new signs for this project. Two (2) non-projecting halo-illuminated identification signs will be located on the primary and secondary frontage of the building. The signs are approximately 12.5-sf consisting of white channel letters and would read "CHASE" with a blue octagon logo. The fronts and returns (sides) will be fabricated with aluminum material and clear lexan backs, the exterior surfaces will be painted and will have a semi-gloss or satin finish. White LEDs will be mounted to the lexan backs creating a halo-illuminated effect. Additionally, two (2) non-illuminated directional monument signs are proposed consisting of aluminum faces measuring approximately 5.5-sf. located on the east and west sides of the parking lot.

Additionally, two new (2) ATM machines will be installed on the south elevation next to the secondary frontage of the building. The ATM's will have a sloan blue LED stripe around the perimeter to provide halo-lit effect against the back panel. No illumination is proposed for the accent panel or the chase letters and logo.

3. The Planning Commission of the City of St. Helena, State of California, considered the sign, staff report, and all testimony, written and spoken, at a hearing on November 5, 2019.

RESOLUTION

The Planning Commission of the City of St. Helena, State of California, approves the Sign Permit on the following basis:

- 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 California Environmental Quality Act pursuant to Section 15311, Class 11(a), which exempts installation of on-premise signs.
- C. The Planning Commission hereby finds that the proposed signs are in compliance with the requirements of Municipal Code Section 17.148 relating to the size and placement of signs in the Central Business district in that the project site is a stand-alone building providing multiple facades for sign placement; the proposed signs are

in scale and proportion to each of these façade elevations and are consistent with the overall design theme of the building exterior. Further, this individual application has been judged on its own merits and shall not be seen as precedent setting for any future Planning Commission sign applications.

- D. Further, the Planning Commission hereby finds that the proposed sign does not obscure or detract from the architectural character of the structure or its surroundings.
- E. The Sign Permit for the above described is granted subject to compliance with the following conditions. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed:
 - 1. The permit shall be in conformance with all City ordinances, rules, regulations and policies in effect at the time of issuance of a building permit should one be required.
 - 2. The Permit shall be vested within one (1) year from the date of approval. The Permit may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals. Any request for an extension of the Sign Permit must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
 - 3. A Building Permit shall be obtained by the applicant prior to installation of the approved signage.
 - 4. The signs authorized by this sign permit shall conform to the details and dimensions shown on the Exhibits which were reviewed and approved by the Planning Commission at the November 5, 2019 meeting.
 - 5. An Encroachment Permit shall be obtained by the applicant prior to installation of the sign if work involves locating of any person or structure on public property, such as a sidewalk, driveway, or street, if necessary.
 - 6. All signs must be maintained by the property owner, tenant, or permittee. In the event a sign becomes derelict for reasons of lack of maintenance the approval may be revoked and the sign subject to abatement.
 - 7. This permit will expire if the use is discontinued pursuant to existing ordinances and regulations. The property owner shall remove the sign within thirty (30) days of abandonment or termination of the use.
 - 8. No internal illumination of signs is permitted.
 - 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. This Sign Permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
11. Provided they are in general compliance with the Sign Ordinance, minor modifications may be approved by the Planning Director.

I HEREBY CERTIFY that the foregoing sign permit was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on November 5, 2019 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Lester Hardy
Chair, Planning Commission

Aaron Hecock,
Acting Planning and Building
Director

Chase sign permit – 1399 Railroad Ave.

We are proposing to install signage for a new Chase location at 1399 Railroad Avenue, the signs will be used to advertise the business as well as provide directional signage for vehicles. The following signs are proposed:

E.1

TYPE: wall sign

LOCATION: south elevation

SIZE: 1'-6" x 8'-2" (12.5 SF)

CONTENT: "Chase" with logo

COLORS: white lettering with blue logo

ILLUMINATION: halo-lit letters with internal LEDs

E.3

TYPE: wall sign

LOCATION: north elevation

SIZE: 1'-6" x 8'-2" (12.5 SF)

CONTENT: "Chase" with logo

COLORS: white lettering with blue logo

ILLUMINATION: halo-lit letters with internal LEDs

E.5

TYPE: ATM surround sign

LOCATION: south elevation

SIZE: 5" x 36" (1.25 SF)

CONTENT: "Chase" with logo

COLORS: white lettering with blue logo

ILLUMINATION: letters and logo are non-illuminated, halo-illuminated blue surround only

E.10

TYPE: directional sign

LOCATION: main driveway entrance

SIZE: 3'-3" x 1'-9" (5.7 SF)

CONTENT: "Chase" with logo, "Entrance", "Walk Up ATM", "Customer Parking"

COLORS: white lettering with blue logo, gray panel

ILLUMINATION: none

E.11

TYPE: directional sign

LOCATION: main driveway entrance

SIZE: 3'-3" x 1'-9" (5.7 SF)

CONTENT: "Chase" with logo, "Exit"

COLORS: white lettering with blue logo, gray panel

ILLUMINATION: none

E.20

TYPE: ATM surround sign

LOCATION: south elevation

SIZE: 5" x 36" (1.25 SF)

CONTENT: "Chase" with logo

COLORS: white lettering with blue logo

ILLUMINATION: letters and logo are non-illuminated, halo-illuminated blue surround only

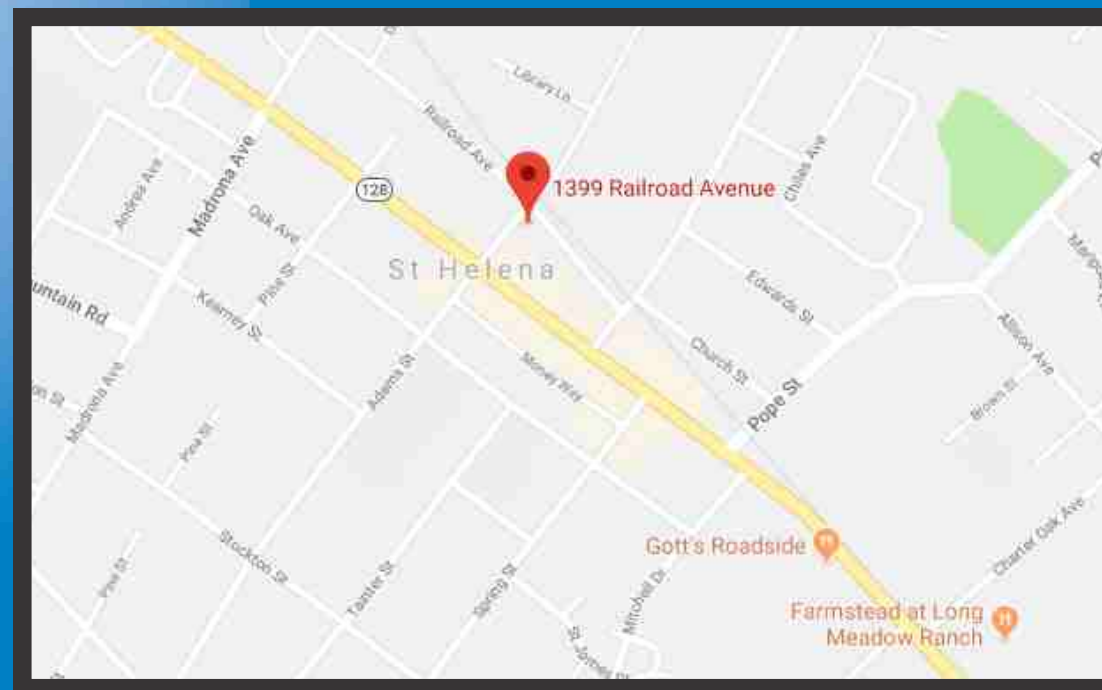
1399 Railroad Ave.

Chase Signage





#38200P297959
Railroad and Adams
1399 Railroad Ave
St. Helena, CA 94574



Signtech™

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Phone: (619) 527-6100 / Fax: (619) 527-6111
signtech.com



JP Morgan Chase Bank
#38200P297959

Railroad and Adams
1399 Railroad Ave
St. Helena, CA 94574

Initial Date: 03/20/18
Salesperson: Arthur Navarro
Coordinator: Melanie M Priola
Designer: Andrew Sena
Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

Signtech does NOT provide primary
electrical to sign location -
RESPONSIBILITY OF OTHERS!

Customer Signature _____ Date _____
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Drawing Number: 18-00574

Project ID: CHASE_38200P297959_1

Page No. 1 PERMIT - 9.16.19

EXTERIOR SIGN LEGEND - ALLOWED

Elevation	Sign No.	Sign Type	Description	Sq.Ft.
South	E.1	LIH-WBO-14	14" Halo-Illuminated White Channel Letters & Logo	12.5
North	E.3	LIH-WBO-14	14" Halo-Illuminated White Channel Letters & Logo	12.5
South	E.5	CUSTOM SUR-TTW-UN-TP-TALL	Non-Illum. Tall Narrow Thin-Profile ATM Surround (Shown on Pg.3)	
	E.10	D-5-RE	Non-Illuminated Directional Monument	
	E.11	D-5-RE	Non-Illuminated Directional Monument	
South	E.20	CUSTOM SUR-TTW-UN-TP-TALL	Non-Illum. Tall Narrow Thin-Profile ATM Surround (Shown on Pg.3)	
Total Proposed Sq Ft				25
Total Allowable Sq Ft				40
Difference				15



SITE PLAN SCALE: 1/16" = 1'-0"

- ALL SIGNS ARE SUBJECT TO REVIEW AND APPROVAL BY PLANNING COMMISSION.
- ALL ILLUMINATED SIGNS MUST BE TURNED OFF AT CLOSE OF BUSINESS.



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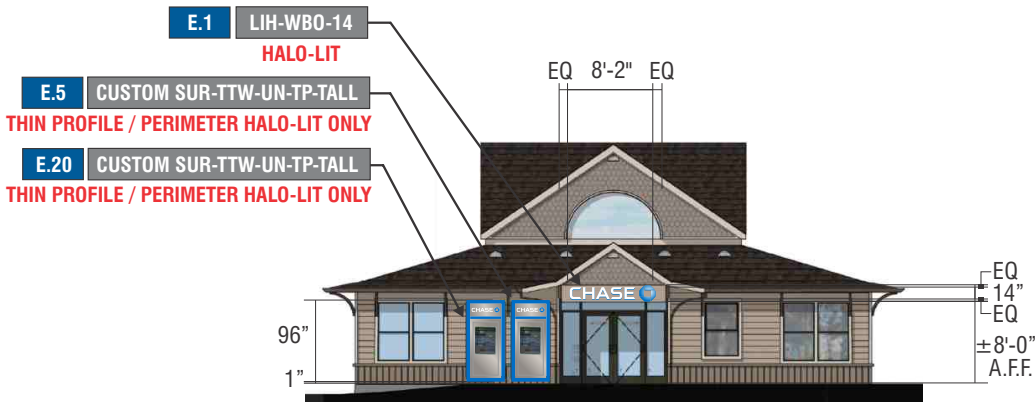
Drawing Number: 18-00574

Project ID: CHASE_38200P297959_1

Sign Legend / Site Plan

Page No. 2 R17 - 8.8.19

SIGNAGE OVERVIEW



SOUTH ELEVATION SCALE: 1/16"=1'-0"



NORTH ELEVATION SCALE: 1/16"=1'-0"



WEST ELEVATION SCALE: 1/16"=1'-0"



EAST ELEVATION SCALE: 1/16"=1'-0"



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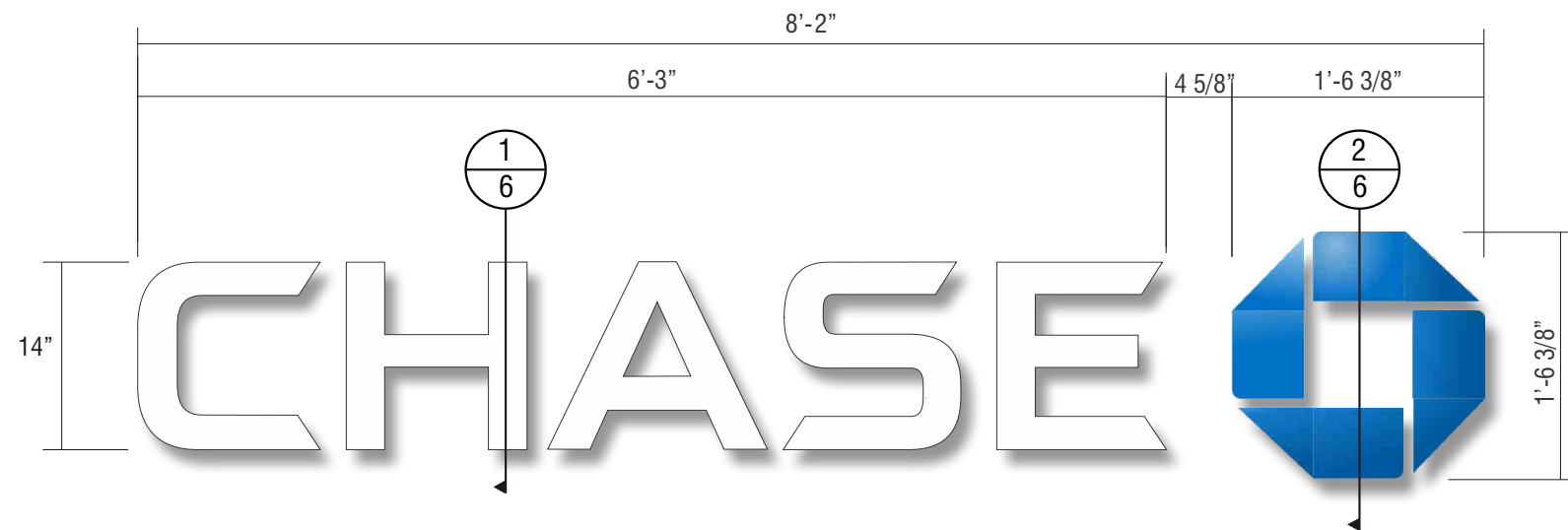
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Exterior Elevations

Page No. 4 PERMIT - 9.16.19



FRONT VIEW SCALE : 1"=1'-0"

E.1 E.3

SIGN TYPE LIH-WBO-14

MANUFACTURE AND INSTALL TWO (2) SETS OF HALO-ILLUMINATED CHANNEL LETTERS AND LOGO

LETTERS: FABRICATED .090" ALUMINUM W/ 3" DEEP RETURNS. FOR FACES, PAINT MATTHEWS #MP-33800 WHITE, SEMI-GLOSS FINISH.

RETURNS: PAINT MATTHEWS #MP-00366 CHASE BLUE, SEMI-GLOSS FINISH.

OCTAGON LOGO: (4) INDIVIDUAL SEGMENTS OF FABRICATED .090" ALUMINUM WITH 1½" DEEP RETURNS.

PAINT ALL OUTER SURFACES MATTHEWS #MP-49353 METALLIC BLUE, SATIN FINISH.

LETTER/LOGO INTERIORS: INTERIOR PAINTSPRAY-LAT STAR BRIE WHITE LACRYL LIGHT ENHANCEMENT PAINT.

BACKS: .177" CLEAR LEXAN WITH 2ND SURFACE 3735-50 DIFFUSER VINYL

STANDOFFS: PAINTED TO MATCH FASCIA COLOR

ILLUMINATION: G.E. TETRAMAX 7100K WHITE LEDs FOR LETTERS & OCTAGON LOGO w/G.E. POWER SUPPLY AS REQUIRED, MOUNTED TO LEXAN BACKS.

ELECTRICAL REQUIREMENTS FOR LED ILLUMINATION

As required by standard #2161 , Signtech Electrical Advertising, Inc., exclusively uses secondary Ground fault-Interrupted (GFI) transformers.

Each Sign MUST have: - A dedicated branch circuit

- Three wires : Line, Ground, and Neutral.

- Wire Size : Min 12 GA THHN Copper Wire.

NOTE: The gauge of the wire is dictated by the length of the run & amperage as per NEC Article 600.

- The ground wire must be continuous & go from the sign to the panelboard ground bus.

- Voltage between ground and neutral should measure no more than 3 volts.

- Power to the sign must be done by a licensed electrical contractor or licensed electrician.

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COPY, COLORS & SIZES

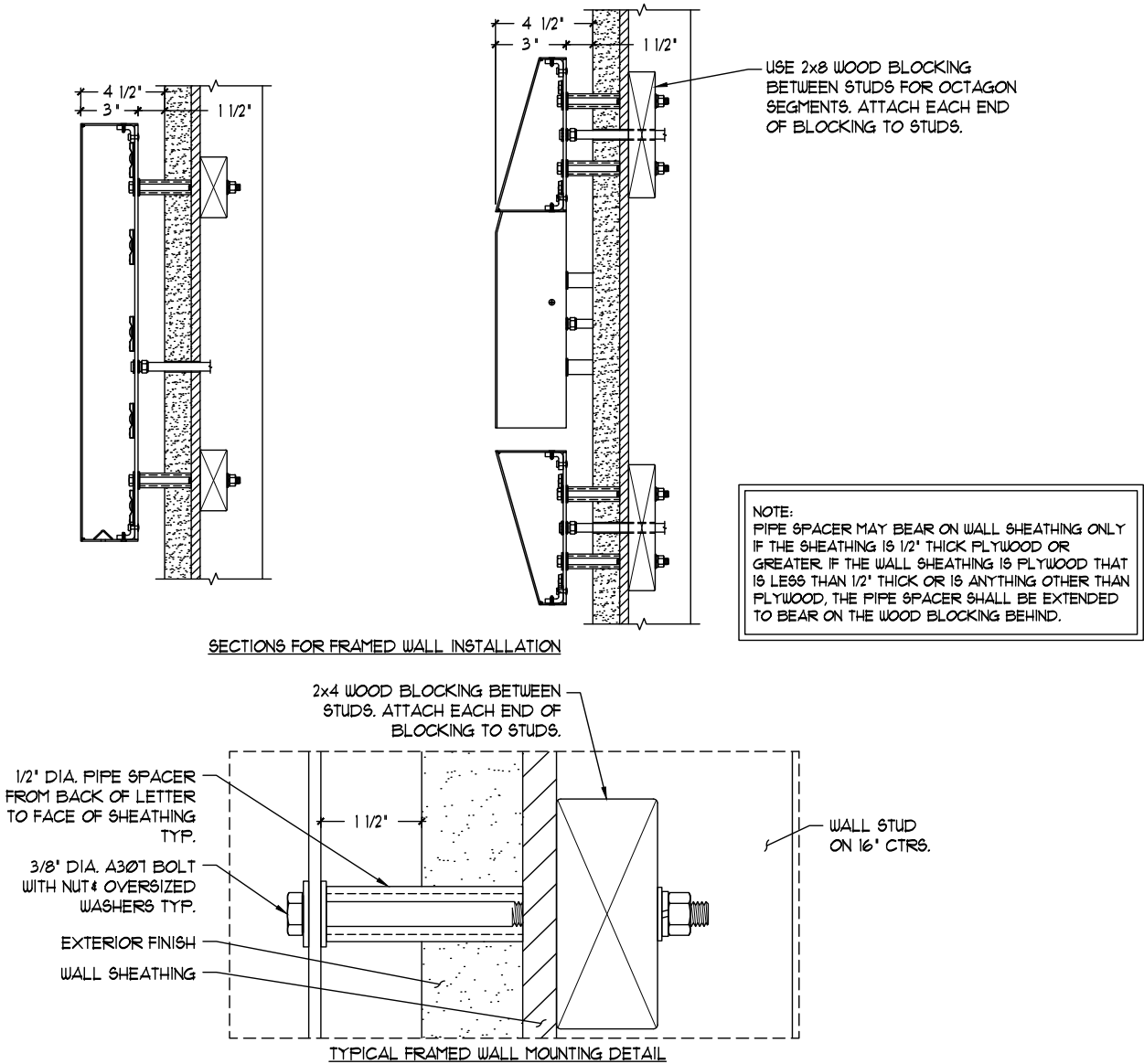
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COPY, COLORS & SIZES	

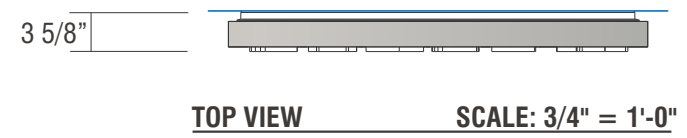
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Customer Signature	Date
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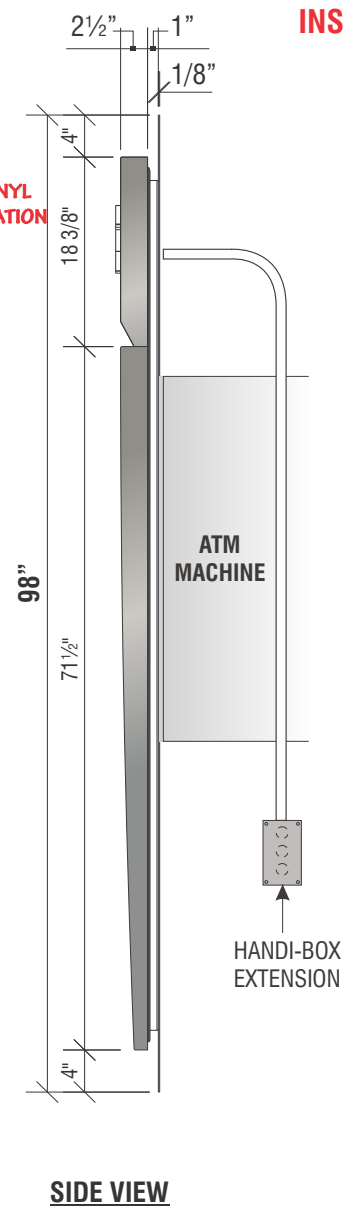
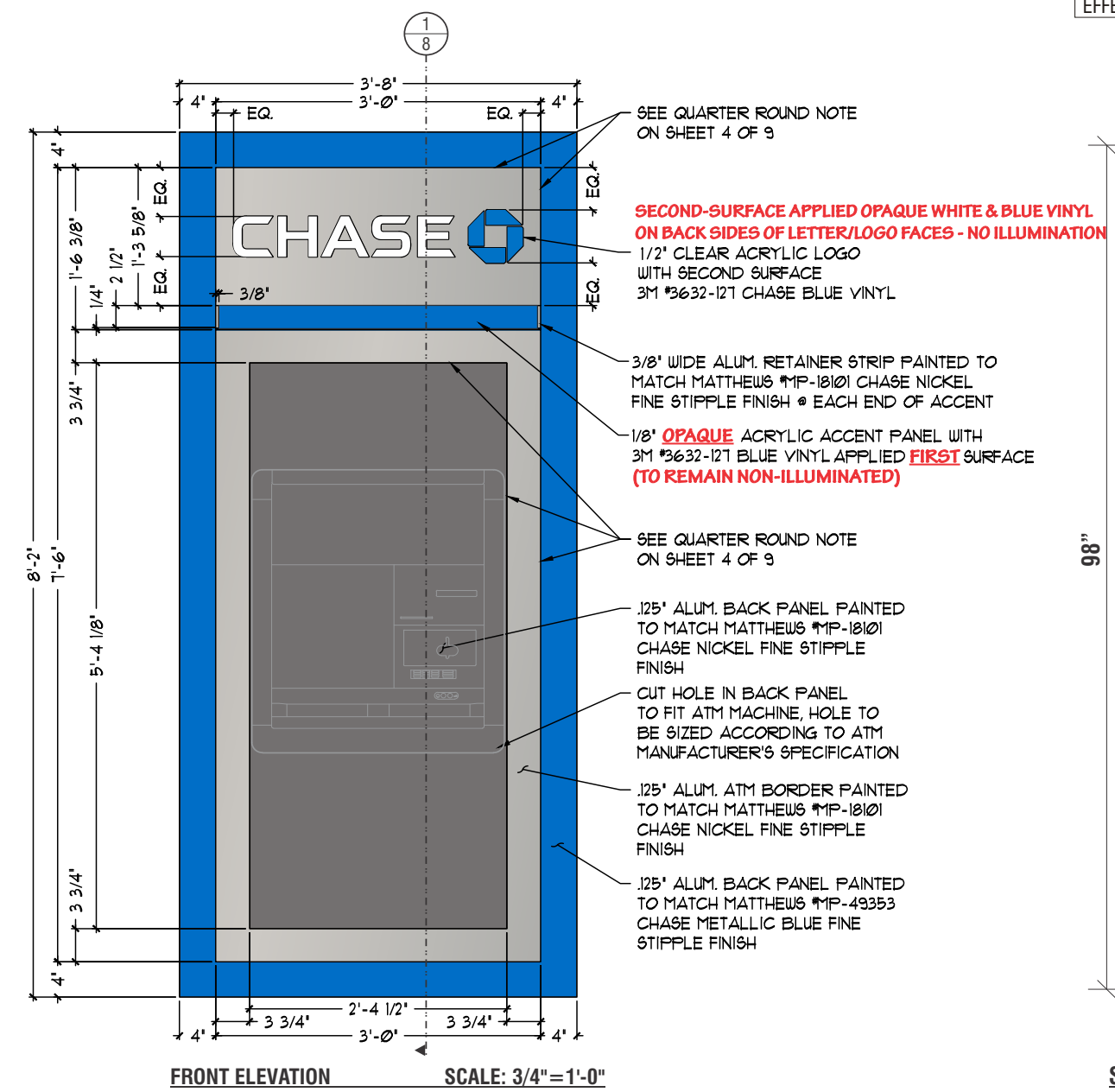
STIPPLE FINISH PAINT PROCESS FOR MATTHEWS #MP-18101 CHASE NICKEL:
BASE COAT:* 3-4 MEDIUM COATS OF MAP SVOC2471 FOR BASE COAT.
ALLOW TO AIR DRY 12-24 HRS OR FORCE DRY AT 200 DEG. F. FOR 15MIN.
STIPPLE FINISH COAT:* MIX MAP SVOC1761 WITH CATALYST BUT_*NO*_REDUCER;
SET PRESSURE POT AT 18-20 PSI TANK PRESSURE AND
20-25 PSI ATOMIZING AIR AT THE PAINT GUN -
USE 1.0 TO 1.2 FLUID NOZZLE.
APPLY 5-6 PASSES OF A FINE TIGHT STIPPLE

STIPPLE FINISH PAINT PROCESS FOR MATTHEWS #MP-49353 CHASE BLUE METALLIC:
BASE COAT:* 3-4 MEDIUM COATS OF SVOC2472 SP FOR BASE COAT.
ALLOW TO AIR DRY 12-24 HRS OR FORCE DRY AT 200 DEG. F. FOR 15MIN.
STIPPLE FINISH COAT:* MIX MAP SVOC2049 SP WITH CATALYST BUT_*NO*_REDUCER;
SET PRESSURE POT AT 18-20 PSI TANK PRESSURE AND
20-25 PSI ATOMIZING AIR AT THE PAINT GUN -
USE 1.0 TO 1.2 FLUID NOZZLE.
APPLY 5-6 PASSES OF A FINE TIGHT STIPPLE

SLOAN BLUE LED STRIPE AROUND PERIMETER TO PROVIDE HALO-LIT EFFECT AGAINST BACK PANEL

ALL EXPOSED FASTENER HEADS SHALL BE PAINTED TO MATCH THE EXTERIOR CABINET FINISH

GRAPHICS DEPICTED ARE FOR ILLUSTRATIVE PURPOSES ONLY! USE ONLY APPROVED ARTWORK FOR PRODUCTION.



INSTALLER TO RUN CLEAR SILICONE ACROSS THE TOP AFTER INSTALLATION FOR WATER PROOFING

**HALO-LIT APPEARANCE AROUND PERIMETER ONLY
NON-ILLUMINATED ACCENT PANEL/CHASE LETTERS/LOGO**



E.5 E.20 SIGN TYPE CUSTOM SUR-TTW-UN-4-TP-TALL

**HALO-LIT APPEARANCE AROUND PERIMETER ONLY / NO ILLUMINATION FOR ACCENT PANEL OR CHASE LETTERS/LOGO
MANUFACTURE & INSTALL TWO (2) INTERNALLY-ILLUMINATED THIN-PROFILE TALL NARROW ATM SURROUNDS**



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COPY, COLORS & SIZES

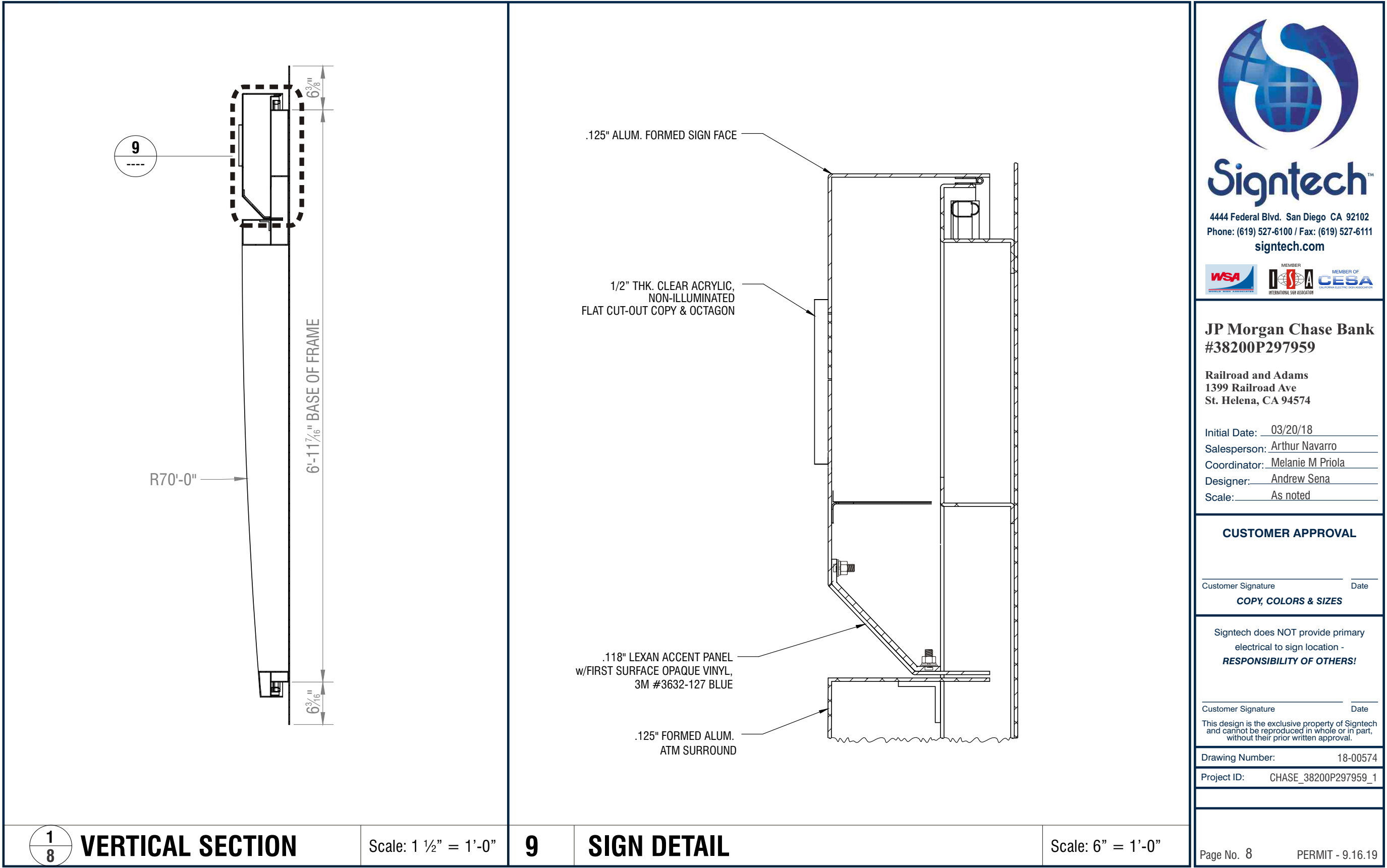
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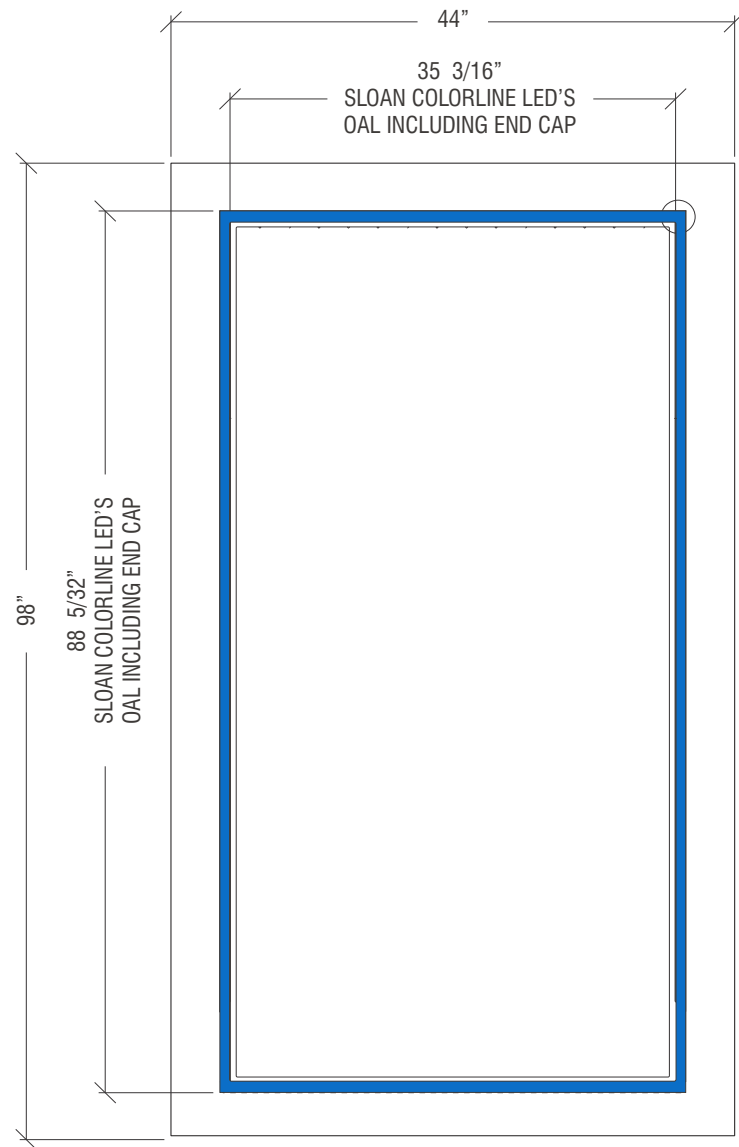
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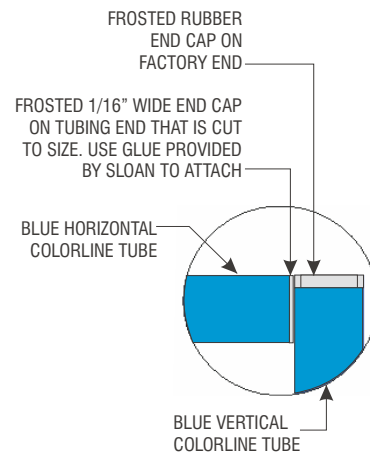
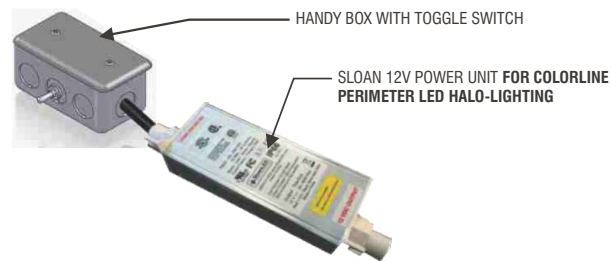
1 PERIMETER LED COLORLINE (HALO-LIGHTING)

Scale: 3/4" = 1'-0"

ELECTRICAL REQUIREMENTS FOR PERIMETER LED ILLUMINATION (ONLY ALLOWABLE)
As required by UL standards, Signtech Electrical Advertising, Inc., exclusively uses UL listed and approved components.
Each Sign MUST have: - A dedicated branch circuit
- Three wires : Line, Ground, and Neutral.
- Wire Size : Min 12 GA THHN Copper Wire.
NOTE: The gauge of the wire is dictated by the length of the run & amperage as per NEC Article 600.
- The ground wire must be continuous & go from the sign to the panelboard ground bus.
- Voltage between ground and neutral should measure no more than 3 volts.
- Power to the sign must be done by a licensed electrical contractor or licensed electrician.

ELECTRICAL INFORMATION

- CHASE LETTERS: **NOT ILLUMINATED**
LOGO OCTAGON: **NOT ILLUMINATED**
ACCENT PANEL: **NOT ILLUMINATED**
POWER SUPPLY: (2) SLOAN 60-12DC POWER SUPPLY @ 0.95 AMPS
- (1) SLOAN (E215393) 12VDC POWER UNIT @ 1.0 AMPS
- (20') SLOAN (E215393) COLORLINE BLUE LED
TOTAL ELECTRICAL LOAD = 1.35 AMPS
- (1) TRANSCO (E129809) TOGGLE (#1000) W/P
DISCONNECT SWITCHES REQUIRED
- (1) DEDICATED 20 AMP x 120 VOLT x 60 Hz
CIRCUIT TO BE PROVIDED BY CUSTOMER
- UL & DATA LABELS ARE REQUIRED



COLORLINE CORNER DETAIL A

SCALE 1 : 2

HALO-LIT APPEARANCE AROUND PERIMETER ONLY
NON-ILLUMINATED ACCENT PANEL/CHASE LETTERS/LOGO



NIGHT VIEW



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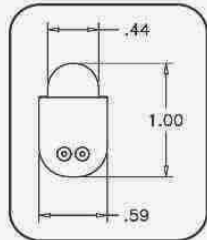
Drawing Number: 18-00574

Project ID: CHASE_38200P297959_1

Page No. 9 PERMIT - 9.16.19

ColorLINE

The Ultimate LED Border Tube



- Super Bright
- Profile Similar to Neon
- Lit, Mitered Corners
- Fully Compatible with All SloanLED 12 VDC Products

COLORLINE SIZES AND CUT LENGTHS:

- (3) EA. #701800-COLOR-8 (96 1/2" LONG)
- MAKE VERTICAL TUBES FROM (2) 96 1/2" PARTS.
- MAKE HORIZONTAL TUBES FROM (1) 96 1/2" PART.
- EACH PART MUST HAVE A FACTORY RUBBER END.
- ONCE PLASTIC CAP IS ATTACHED TO THE CUT SIDE, THE TUBE WILL FINISH AT **88 5/32"** FOR VERTICAL IN LENGTH INCLUDING CAP.
- THE TUBE WILL FINISH AT **35 3/16"** FOR HORIZONTAL IN LENGTH INCLUDING CAP.

Item Description	Part # (Tube)	Actual Tube Length	Cut Increments	Power per Foot (Meter)	LEDs per Foot (Meter)	Limited Warranty
2' Tube	701800-Color-2	24 1/2" (62cm)	2.4" (6cm)	2.28W (7.5W)	20 (66)	Warm Colors: 5 Year
4' Tube	701800-Color-4	48 1/2" (123cm)	2.4" (6cm)	2.28W (7.5W)	20 (66)	
6' Tube	701800-Color-6	72 1/2" (184cm)	2.4" (6cm)	2.28W (7.5W)	20 (66)	
8' Tube	701800-Color-8	96 1/2" (245cm)	2.4" (6cm)	2.28W (7.5W)	20 (66)	Cool Colors: 3 Year

~~Warm Colors: Red, Orange, Yellow~~ ~~Cool Colors: Blue, Green, White~~

Feet (Meter) per 12VDC Power Supply

SloanLED Power Supply	Self Contained 20	Modular 60	Quad 240
ColorLINE # Feet (Meters)	9 (2.5)	24 (7.5)	96 (30) 24 (7.5) per leg



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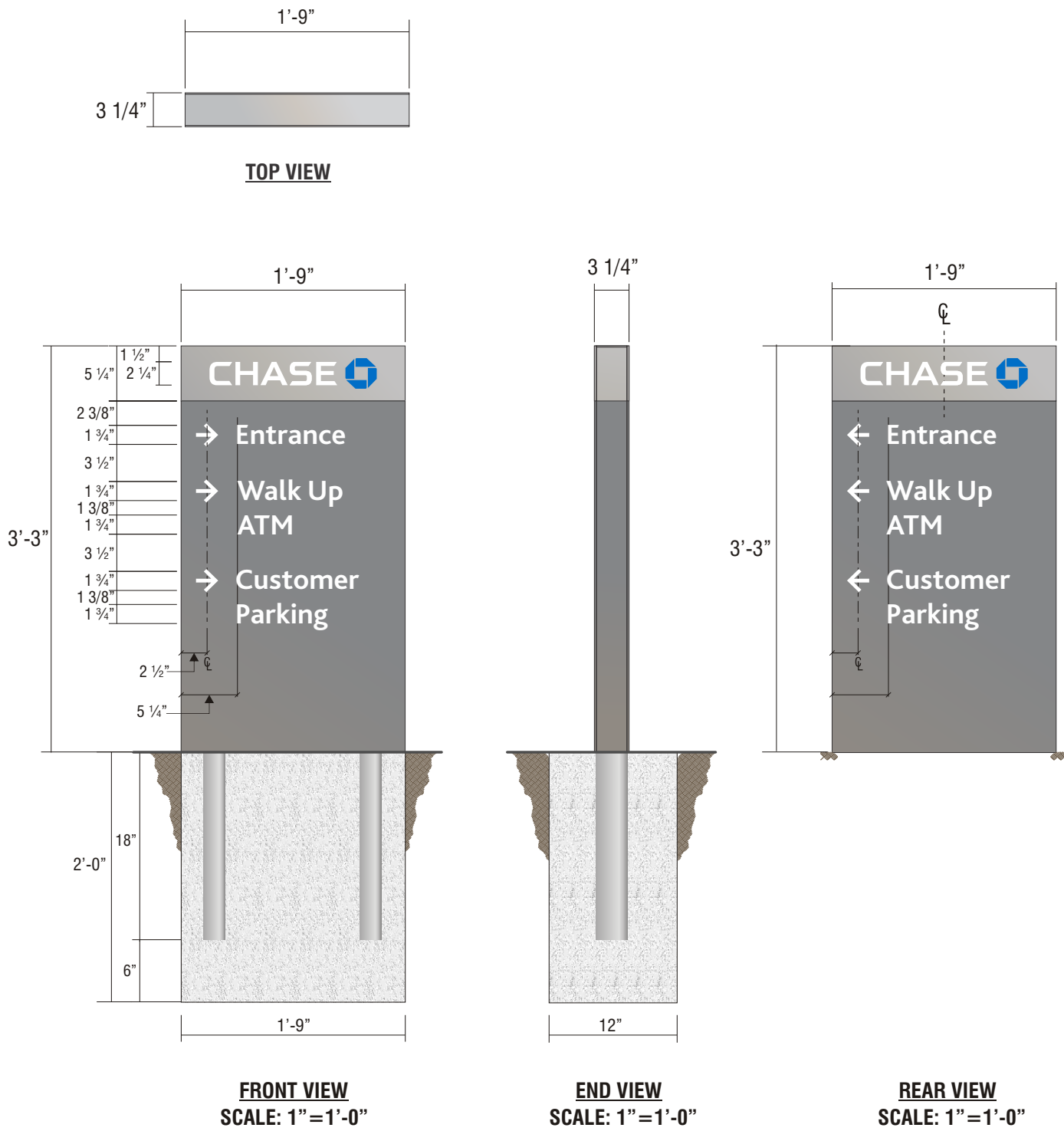
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Page No. 10 PERMIT - 9.16.19



E.10 SIGN TYPE D-5-RE

MANUFACTURE & INSTALL ONE (1) NON-ILLUMINATED DIRECTIONAL SIGN

FACES: .125" THICK ALUMINUM FACES, QUARTER ROUNDED. TOP PORTION: PAINT CHASE NICKEL #19891, GLOSS FINISH. BOTTOM PORTION: PAINT CHASE DARK NICKEL #18248, GLOSS FINISH.
CHASE COPY: 3M #7725-10 WHITE VINYL.
OCTAGON: 3M #3632-127 BLUE OVER #7725-10 WHITE.
SECONDARY COPY/ARROWS: TO BE 3M SCOTCHLITE #680-10 REFLECTIVE WHITE VINYL.
POSTS: 2" X 3" X .125" RECTANGLE TUBE POSTS. TOP PORTION: CONTINUOUS BAND TO BE PAINTED NICKEL #19891, GLOSS FINISH. BOTTOM PORTION: PAINT CHASE DARK NICKEL #18248, GLOSS FINISH.
TOP CAP: .125" ALUMINUM PAINTED CHASE NICKEL #19891, GLOSS FINISH.


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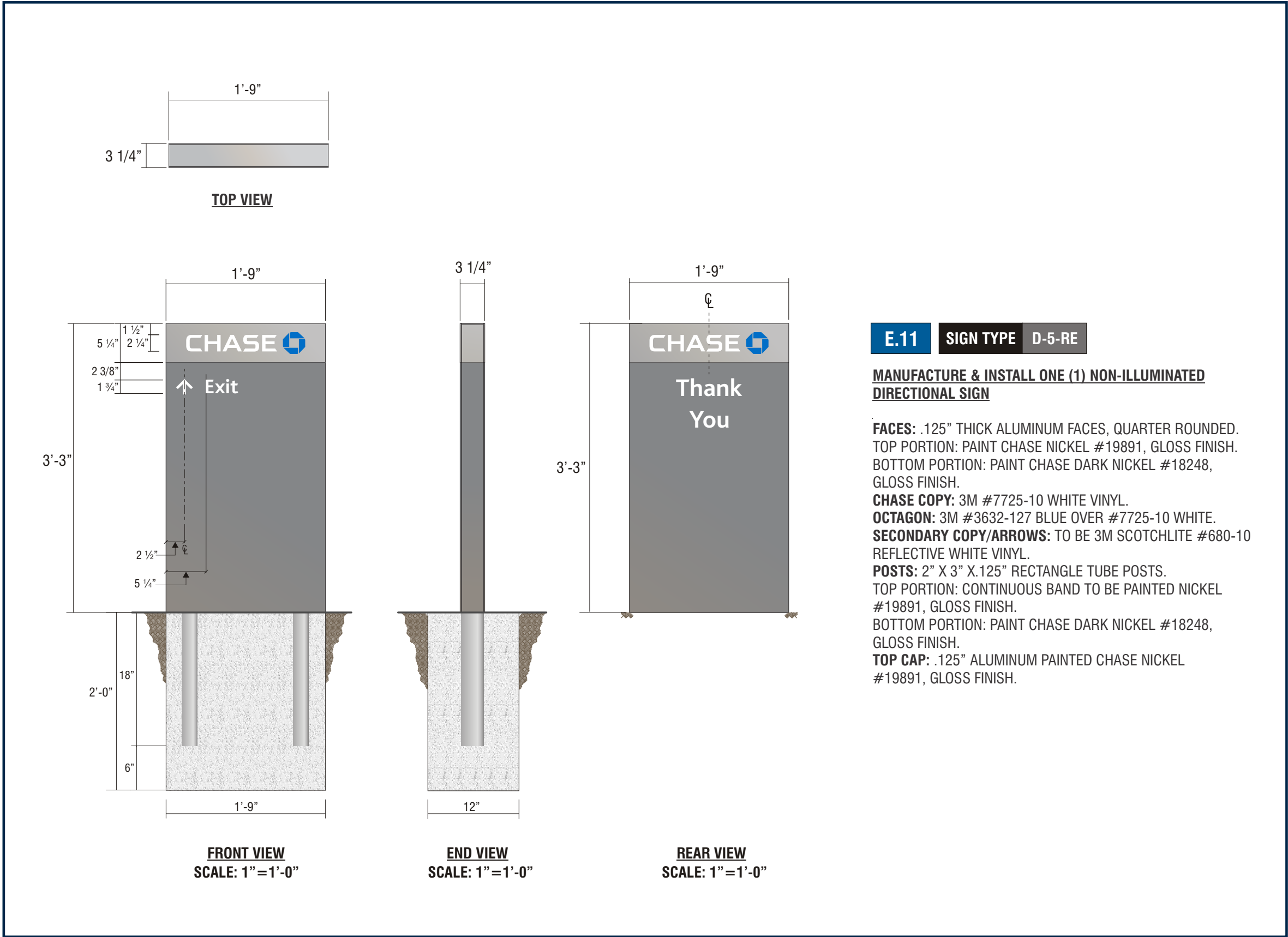
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E.11 SIGN TYPE D-5-RE

MANUFACTURE & INSTALL ONE (1) NON-ILLUMINATED DIRECTIONAL SIGN

FACES: .125" THICK ALUMINUM FACES, QUARTER ROUNDED. TOP PORTION: PAINT CHASE NICKEL #19891, GLOSS FINISH. BOTTOM PORTION: PAINT CHASE DARK NICKEL #18248, GLOSS FINISH.

CHASE COPY: 3M #7725-10 WHITE VINYL.

OCTAGON: 3M #3632-127 BLUE OVER #7725-10 WHITE.

SECONDARY COPY/ARROWS: TO BE 3M SCOTCHLITE #680-10 REFLECTIVE WHITE VINYL.

POSTS: 2" X 3" X .125" RECTANGLE TUBE POSTS. TOP PORTION: CONTINUOUS BAND TO BE PAINTED NICKEL #19891, GLOSS FINISH. BOTTOM PORTION: PAINT CHASE DARK NICKEL #18248, GLOSS FINISH.

TOP CAP: .125" ALUMINUM PAINTED CHASE NICKEL #19891, GLOSS FINISH.



SigntechTM

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signtech.com



JP Morgan Chase Bank
#38200P297959

Railroad and Adams
1399 Railroad Ave
St. Helena, CA 94574

Initial Date: 03/20/18
Salesperson: Arthur Navarro
Coordinator: Melanie M Priola
Designer: Andrew Sena
Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

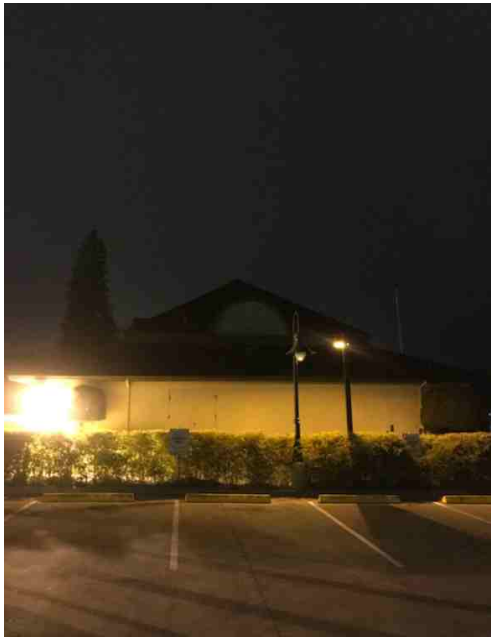
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