



**City of St. Helena
Planning Commission
Regular Meeting
Tuesday, November 19, 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.

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: November 5, 2019
[Commission Minutes 11-05-19](#)
 - 4.2. Resolution denying a demolition permit and design review for 1443 Stockton Street in the Medium Density Residential District.

CEQA Determination: Not a CEQA project.
Prepared By: Aaron Hecock, Acting Planning & Building Director
Recommendation:
Staff recommends that the Planning Commission review and vote on the attached resolution.
[Resolution denying a demolition permit and design review for 1443 Stockton St.](#)
5. PUBLIC HEARINGS
 - 5.1. The applicant is requesting adoption of a resolution approving design review in order to demolish a portion of the existing residence and add new one and two-story elements to the main building; add a new open pavilion; and a 914 sq. ft. four-car garage at 943 Charter Oak Avenue in the Medium Density Residential (MR) district.

CEQA Determination: Exempt

Prepared By: Chris Gustin, Contract Planner

Recommendation:

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

1. The project is exempt from the requirements of CEQA pursuant to CEQA Section 15303 (a), and
2. Accepting the required findings and approving the requested Design Review for the single family residence at 943 Charter Oak Avenue.

[943 Charter Oak Ave. - Staff Report](#)

- 5.2. Request by Lang & Reed, LLC. for approval of a use permit to allow wine tasting by appointment only at their existing winery office located at 1200 Oak Avenue in the Central Business (CB) district.

CEQA Determination: This project is exempt from the requirements of CEQA pursuant to Section 15301, Class 1, which exempts the operation, leasing, or minor alteration of existing facilities

Prepared By: Xinia Gamero, Administrative Assistant

Recommendation:

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301, Class 1, which exempts the operation, leasing, or minor alteration of existing facilities; and
2. Accept the required findings and approve a Use Permit for a winery tasting room at 1200 Oak Avenue.

[1200 Oak Ave. - Staff Report](#)

6. SCHEDULED MATTERS

7. DEPARTMENT REPORTS

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

8. AGENDA FORCAST

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

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

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

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

Please contact the assigned project Planner for additional questions.

9. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for December 3, 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 November 7, 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://cityofsthenana.org> and will be available for public review at the respective meeting.

MINUTES
City of St. Helena
Planning Commission Meeting
Tuesday, November 5, 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://sthenela.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 (*arrived at 6:02 p.m.*)

Absent: None

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

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

3. PUBLIC FORUM:

No public comment was received.

4. CONSENT ITEMS

Vice-Chair Ponte pulled the minutes on the Consent Calendar.

4.1 Approval of Minutes: October 1, 2019

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

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

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

5. PUBLIC HEARINGS

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.

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.

Chris Gustin, Contract Planner and Jenny Vitro, applicant addressed the Planning Commission.

Chair Hardy opened the public comment.

Carolyn Kelperis addressed the Planning Commission.

Chair Hardy closed the public comment.

Chair Hardy re-opened the public comment.

No public comment was received.

Chair Hardy closed the public comment.

Chair Hardy called for a recess at 7:18 P.M.

Chair Hardy reconvened the meeting at 7:23 P.M.

Vice-Chair John Ponte directed staff to bring back a resolution of denial for the project. The motion was seconded by Commissioner Bobbi Monnette and on roll call carried by the following vote:

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

NOES: Daniel Hale

ABSENT: None

ABSTAIN: None

RECUSE: None

- 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.

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.

Chris Gustin, Contract Planner reported on the item.

Joe Wagner, owner addressed the Planning Commission.

No public comment was received.

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

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

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

6. SCHEDULED MATTERS

- 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.

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.

Xinia Gamero, Administrative Assistant reported on the item.

David Ford, applicant addressed the Planning Commission.

No public comment was received.

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

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

7. DEPARTMENT REPORTS

None.

8. AGENDA FORCAST

9. ADJOURNMENT

Chair Hardy adjourned the meeting at **8:07 P.M.**

The November 5, 2019 Minutes were approved at the _____
Planning Commission meeting.

APPROVED:

ATTEST:

Lester Hardy, Chair Planning Commission

Aaron Hecock, Acting Planning and Building
Director



PLANNING COMMISSION REPORT

Planning Commission Meeting of November 19, 2019

AGENDA SECTION: Consent

FILE NUMBER: PL19-001

SUBJECT: Resolution denying a demolition permit and design review for 1443 Stockton Street in the Medium Density Residential District.

PREPARED BY: Aaron Hecock, Acting Planning & Building Director

REVIEWED BY: Aaron Hecock, Acting Planning & Building Director

APPROVED BY: Aaron Hecock, Acting Planning & Building Director

APPLICATION FILED: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

APPLICANT: Jenny and 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 applicant's request. At the June 18, 2019 meeting the Planning Commission expressed certain concerns and after discussion, provided the applicant with specific direction and continued the hearing to an undetermined future date. The item was re-noticed and brought back to the Planning Commission on November 5, 2019 where the Commission voted to direct staff to return with a Resolution of Denial for adoption.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission review and vote on the attached resolution.

ATTACHMENTS

[1443 Stockton Resolution of Denial](#)

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION NO.

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA
DENYING A DEMOLITION PERMIT AND DESIGN REVIEW FOR 1443 STOCKTON
STREET IN THE CITY OF ST. HELENA, CALIFORNIA**

PROPERTY OWNER: Jenny and Nick Vitro

APN: 009-305-020

Recitals

1. **Whereas**, 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. **Whereas**, 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. **Whereas**, 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. **Whereas**, 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. **Whereas**, 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. **Whereas**, 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
7. **Whereas**, 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. **Whereas**, the Planning Commission, after reviewing project materials, and considering written evidence and the testimony submitted at the June 18, 2019 and November 5, 2019 meetings, voted to deny the applications in their entirety and without prejudice, and directed staff to prepare a resolution with findings memorializing the Planning Commission's decision.

*1443 Stockton Avenue
Demolition Permit and Design Review Resolution of Denial
November 19, 2019*

Resolution

Now, therefore be it resolved that the Planning Commission hereby denies the requested Demolition Permit and Design Review for 1443 Stockton Street without prejudice and on the basis of the following findings:

1. The Planning Commission relied upon and hereby incorporates by reference all of the documents to which this Resolution refers, and the associated staff report(s), City files for this matter, correspondence, presentations and other materials, including statements made in the review and deliberation on the project. The Planning Commission further hereby incorporates by reference the recitals set forth above.
2. Pursuant to Section 15270 of the CEQA Guidelines, CEQA does not apply to a project which a public agency rejects or disapproves.
3. The Planning Commission has considered the criteria identified in St. Helena Municipal Code ("SHMC") Sections 17.164.020 and 17.164.030 required to support approval of a Design Review Permit and hereby finds that the project applicant does not meet all of the criteria in that:
 - A. The proposed design is not compatible with the immediate environment of the site.
4. Furthermore, the Planning Commission finds that the proponent failing to take reasonable account of the items discussed in SHMC Sections 17.164.010 through 17.164.030 is justification for disapproving the proposal based on its design.
5. To the extent not expressly stated above, the Planning Commission hereby incorporates herein, and adopts herein as its findings, the statements and comments for denial made by the members of the Planning Commission during the public hearing and deliberations on the project.

I HEREBY CERTIFY that the foregoing demolition permit and design review for 1443 Stockton Street were duly and regularly denied by the Planning Commission of the City of St. Helena without prejudice and at a regular meeting of said Planning Commission held on November 19, 2019, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:
RECUSED:

APPROVED:

ATTEST:

Lester Hardy
 Chair, Planning Commission

Aaron Hecock, AICP
 Acting Planning & Building Director

1443 Stockton Avenue
 Demolition Permit and Design Review Resolution of Denial
 November 19, 2019



PLANNING COMMISSION REPORT

Planning Commission Meeting of November 19, 2019

AGENDA SECTION: Public Hearing

FILE NUMBER: PL19-040

SUBJECT: The applicant is requesting adoption of a resolution approving design review in order to demolish a portion of the existing residence and add new one and two-story elements to the main building; add a new open pavilion; and a 914 sq. ft. four-car garage at 943 Charter Oak Avenue in the Medium Density Residential (MR) 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: 08/28/19

ACCEPTED AS COMPLETE: 09/09/19

LOCATION OF PROPERTY: 943 Charter Oak Avenue

APN: 009-112-009

GENERAL PLAN/ZONING: Medium Density Residential/MDR

APPLICANT: Ham Nicholson

PHONE: 707-396-2144

BACKGROUND

The subject property is a residential lot of 0.76 acres (33,200 sq. ft.) improved with a 1,611 sq. ft. two-story single family residence and a barn. The existing residence was constructed in approximately 1875 and is on the St. Helena Historic Resource Inventory Master List. An Historical Evaluation is attached. This evaluation provides a detailed history of the property and the original builder and subsequent owners of the residence. The existing residence is a good example of Folk Victorian architecture and is typical of homes built in this period by builders that did not work with architects. The defining features of the original design include one and one-half story massing; steeply pitched

gable roof; tall double-hung wood-sash windows with four lights; window and door casings with decorative crowns; carved partially glazed doors; rusticated wood foundation; partial-width front porch; and drop siding.

To the rear of the main building, at some point in the past a single story addition was constructed. This addition was not designed to match the original house and lacks the architectural distinction of the original home. None of the architectural details of the original are incorporated into the addition and vertical grooved plywood siding is used in places.

PROJECT DESCRIPTION

The applicant has submitted a request to demolish a portion of the existing residence and add new one and two-story elements to the main building; add a new open pavilion; and a 914 sq. ft. four-car garage. At a future date the homeowners propose to construct an accessory dwelling unit with approximately 1,200 square feet.

It should be noted that the 1,149 square feet (71.3%) of the front two-story portion of the house will remain and 462 sq. ft. (28.7%) of the rear portion will be demolished.

As more fully described in the Historical Evaluation, the proposed project follows the Secretary of the Interior's Standards for the Treatment of Historic Properties and the guidelines for the preservation and rehabilitation of historic resources. To summarize:

1. The property was originally used as a residence and will continue in that use upon completion of the proposed work.
2. The project will not affect the historic character of the property; character-defining elements will be retained and preserved. The proposed alterations will be at the rear of the property and materials to be removed will be non-historic.
3. The proposed project has been designed to be compatible with the existing residence. Conjectural features will not be utilized in the new construction in order to avoid creating a false sense of historical development.
4. Because the rear portion was not designed to match the original house in quality or style, it has not acquired historic significance and does not merit preservation.
5. Distinctive materials, features, and finishes will be preserved. The defining features of the original design that will be retained are the one and one-half story massing; steeply pitched gable roof; tall double-hung wood-sash windows with four lights; window and door casings with decorative crowns; carved partially glazed doors; rusticated wood foundation; partial-width front porch; drop siding.
6. Most historic features are in good condition and will not require repair or replacement. The original wood sash windows have some deterioration and will be rehabilitated. In the event elements cannot be rehabilitated they will be replaced in-kind with matching materials and designs.
7. No chemical treatments are anticipated. In the event treatment is necessary, only the gentlest methods will be used.
8. There are no known archeological resources in the area. Should any be discovered during construction, appropriate mitigation measures will be implemented.

9. The new addition and new buildings will be at the rear of the property. The future accessory dwelling unit will be approximately 100 feet behind the main dwelling and the garage will be approximately 200 feet from the street. Both will be single-story with limited visibility from the street. The new work will be differentiated from the old but will be compatible with the historic materials, features, size, scale and proportions.
10. In the event the proposed additions were to be removed in the future, there would be no effect on the historic integrity of the existing structure.

ANALYSIS

GENERAL PLAN:

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

The relevant General Plan policy applicable to the Design Review applications is: "HR1.6 For development or redevelopment on a site that contains any structures over 45 years old, require a records search of the California Historical Resources Information System at the Northwest Information Center (NWIC) to determine the presence of historic resources. As warranted by the results of the records search, the City shall require evaluation of structures over 45 years old to determine their historical significance. Studies shall be prepared according to the National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning and the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation."

Staff Analysis: As noted above, the remodeling and additions are consistent with all applicable governing guidelines and is consistent with and meets the criteria set forth in the General Plan policy outlined above.

ZONING

Consistent with the General Plan land use designation, 943 Charter Oak Avenue is in the MDR: Medium Density Residential District. The MDR Zoning District allows for residential construction insofar as it conforms to the development standards prescribed by Municipal Code Section 17.40.060.

	Standard	Existing	Proposed
Parcel Size:	7,000 sq. ft.	33,200 sq. ft.	33,200 sq. ft.
Setbacks:			

Front:			
Main Residence	20 feet	36' 10"	36' 10"
Pavilion	20 feet		130 ft. +/-
ADU	20 feet		200 ft. +/-
Garage	20 feet		270 ft/ +/-
Sides:			
Main Residence	10 feet	20' +/- & 25' +/-	11'9" & 21'9"
Pavilion	3 feet		6'11" & 40' +/-
ADU	5 feet		10' & 63' +/-
Garage	3 feet		16'2" & 24'4"
Rear:			
Main Residence	20 feet	46'7"	20'
Pavilion	20 feet		190'
ADU	5 feet		170'
Garage	3 feet		110'
Building Height:			
Main Residence	30 feet	24'7"	24'7"
Pavilion	15 feet		15'
ADU	15 feet		15'
Garage	15 feet		15'
Lot Coverage:	45%		20.4%
Floor Area Ratio:	0.21	0.06	0.169*

* Section 17.40.070 Other uses, standards, and requirements, Subsection C, exempts one covered parking space of two hundred square feet in size from the Floor Area Ratio provisions. This also includes the future Accessory Dwelling Unit (A.D.U.) and the 400 sq. ft. exemption allowed.

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

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.

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

The proposed project would be appropriate in the context of the greater neighborhood and would be consistent with the intent of applicable General Plan policies pertaining to historic preservation, design, compatibility, and continuity of defining features of the neighborhood.

- b. Compatibility of design with the immediate environment of the site;

The immediate neighborhood consists of one-story and two-story homes, most dating to the late 19th to early to mid- twentieth century. As proposed, the project would retain the character of the existing residences. There is no component of the project that would be incompatible with the immediate environment of the site or that of the greater neighborhood.

- c. Relationship of the design to the site.

The proposed project maintains an appropriate relationship to the site.

- d. 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.

- e. 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.

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

The proposed remodeling of the historic residence will blend in with the existing and future construction in the immediate neighborhood.

- g. 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.

- h. 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 additions, the pavilion, A.D..U., and garage will create an internal sense of order and provide a desirable environment for occupants, visitors, and will be consistent with the general community.

- i. 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.

- j. 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 Charter Oak Avenue for safe and convenient pedestrian and bicycle access. No changes are proposed to the width of the street that would impact vehicular access.

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

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

- l. 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.

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

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

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

The proposed landscaping is consistent with the applicable low-water landscaping ordinances and will be irrigated by a drip system. The project will be conditioned to comply with all current applicable Title 24 building standards

for energy efficiency and conservation and would achieve required energy metrics.

WATER USE ANALYSIS

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

CEQA

The project is exempt from the requirements of CEQA pursuant to Section 1530, Class 3(a) which exempts the construction of new single-family residences in a residential zone.

ANALYSIS

The project, as proposed, conforms to all applicable General Plan Policies and all applicable Development Standards set forth in the Zoning Code

ISSUES

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

CORRESPONDENCE

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

STAFF RECOMMENDATION

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

1. The project is exempt from the requirements of CEQA pursuant to CEQA Section 15303 (a), and
2. Accepting the required findings and approving the requested Design Review for the single family residence at 943 Charter Oak Avenue.

ATTACHMENTS

[943 Charter Oak PC Resolution](#)
[Historical Evaluation 943 Charter Oak Ave](#)
[Project Plans 8.28.19](#)
[RPT Water Neutral 943 Charter Oak](#)
[Written Statement](#)

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION NO.

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA
GRANTING APPROVAL OF A DESIGN REVIEW
FOR THE KELHAM RESIDENCE LOCATED AT 943 CHARTER OAK AVENUE**

PROPERTY OWNER: Susanna Kelham

APN: 009-112-009

Recitals

1. On August 28, 2019, Susanna Kelham submitted an application for Design Review and remodel and add onto an existing single family residence, and add a pavilion and four-car garage at 943 Charter Oak Avenue in the Medium Density Zoning District; and
2. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law;
3. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on November 19, 2019, and
4. Now, therefore let it be found that, the Planning Commission approves the 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. DESIGN REVIEW

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

1. *The proposed project would be appropriate in the context of the greater neighborhood and would be consistent with the intent of applicable General Plan policies pertaining to historic preservation, design, compatibility, and continuity of defining features of the neighborhood.*

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2. *The immediate neighborhood consists of one-story and two-story homes, most dating to the late 19th to early to mid-twentieth century. As proposed, the project would retain the character of the existing residences. There is no component of the project that would be incompatible with the immediate environment of the site or that of the greater neighborhood.*
3. *The proposed project maintains an appropriate relationship to the site.*
4. *The project is consistent and compatible with the surrounding properties and neighborhood.*
5. *The proposed work would not alter the scale or transition between different land uses.*
6. *The proposed remodeling of the historic residence 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 additions, the pavilion, A.D..U., and garage 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 Charter Oak Avenue for safe and convenient pedestrian and bicycle access. No changes are proposed to the width of the street that would impact vehicular access.*
11. *The site is essentially flat and does not have any significant natural features.*
12. *The proposed siding, colors, and roofing materials are consistent with residential architecture and compatible with surrounding residential design employed throughout the City of St. Helena.*
13. *The project proposes an extensive landscaping plan that would be consistent with that seen throughout St. Helena.*
14. *The proposed landscaping is consistent with the applicable low-water landscaping ordinances and will be irrigated by a drip system. The project will be conditioned to comply with all current applicable Title 24 building standards for energy efficiency and conservation and would achieve required energy metrics.*

Conditions of Approval

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Public Works Department Conditions of Approval

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

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

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

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

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

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

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

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

23. If the proposed/new landscaping involves an area greater than 500 square feet or rehabilitation of more than 2,500 square feet, the proposed landscaping shall comply with the State's Model Water Efficient Landscape Ordinance (MWELo). WELO compliance shall be demonstrated for each parcel as part of each individual building permit submittal. The applicant shall submit the MWELo application at the time of the building permit submittal. The application is located here: http://www.cityofsthenana.org/sites/default/files/fileattachments/public_works/page/2491/mwelo_ldp_cc.pdf

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

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

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

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

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

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

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

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

32. Prepare and implement a Stormwater Control Plan as required by the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual, dated January 2019.

33. The applicant shall incorporate water conservation practices and required onsite retrofits (or the number of offsite retrofits) into the proposed project per the Water Demand Analysis prepared by (firm), dated (month, day, year). 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 prior to building permit approval.

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

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

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

37. Unless otherwise explicitly permitted, all existing wells, septic tanks/systems and/or underground fuel storage tanks shall be abandoned under permit and inspection of Napa County Department of Environmental Services or other designated agency. If

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there are none, the project engineer shall provide a letter describing the scope of the search done to make this determination.

38. 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.

39. 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.

40. 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.

41. 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. If the current sanitary sewer clean-out does not meet City requirements, one will be required and may include replacement of the existing sewer lateral to the City main.

Fire Department Conditions of Approval

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

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

44. 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.

45. 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

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

47. 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.

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

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

50. 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.

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

52. 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.

53. 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.

54. 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 19, 2019 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

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Lester Hardy
Chair, Planning Commission

Aaron Hecock, AICP
Interim Planning Director

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BRUNZELL
HISTORICAL

June 7, 2019

Hamilton NicholSEN
360 Zinfandel Lane
St. Helena, California 94574

Subject: Project Review of the Proposed Project for Historic Compatibility at 943 Charter Oak Avenue, St. Helena, Napa County, California.

Dear Hamilton,

This letter comprises the project review for the proposed project on the historic building at 943 Charter Oak Avenue, St. Helena, Napa County, California.

Historical Evaluation and Previous Documentation

The house at 943 Charter Oak Avenue was placed on St. Helena's Historic Resource Inventory in 1978 as part of Napa County's first large-scale historic survey effort, and has been a contributor to St. Helena's local Charter Oaks Historic District. The consultant who updated St. Helena's Historic Resource Inventory and prepared a historic context statement in 2006 did not individually evaluate 943 Charter Oak Avenue or produce a DPR 523 form for the parcel, but the property has remained on the City's Historic Resource Inventory Master List.

Brunzell Historical surveyed and evaluated the property in 2018 in order to make recommendations regarding its continued listing as a historic district contributor. James Ignatius Logan constructed the house c1875. Logan was a St. Helena pioneer who arrived about 1865 after gaining renown as an undertaker during the Civil War. Logan built his own residence adjacent to the highway (currently in use as the Farmstead restaurant), and subdivided the acreage of his farm for house lots about 1874, apparently for sale as "home" farms: house lots close to town that were large enough to allow poultry, fruit trees, and other small-scale farming activities. Logan's Addition was added to the St. Helena map in 1875. By early 1875, Logan had a 60-foot wide street under construction and had built three cottages, with several more planned. The St. Helena Star praised Logan as an "enterprising citizen" and predicted that the Eucalyptus trees he had planted along the street would add value as well as beauty to the new neighborhood. Apparently, Logan built 16 houses in all along Charter Oak Avenue, probably constructing them himself as he frequently worked as a carpenter during this period. Although each house has unique features, all were wood-frame with small footprints and front porches. Logan appears to have rented out the new houses for a couple of years, and began selling them off about 1877. He sold 943 Charter Oak Avenue to its first residents Louise and L.H. McGeorge in 1877. Several families owned and lived in the house over the decades until it was purchased by current owners in 2018.

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: 943 Charter Oak Avenue is associated with events that have made a significant contribution to the broad patterns of our history. It is part of J.I. Logan's 1875 subdivision, one of the first speculative tracts in the area and one of the first additions to St. Helena's original mid-nineteenth century street grid. Charter Oak Avenue and the houses constructed on it in the 1870s by J.I. Logan exemplify St. Helena's early development pattern, when Americans who had settled in the area to farm and began subdividing agricultural properties, promoting the area in hopes of making a profit on real estate as the town grew. The neighborhood was constructed during the period when St. Helena was incorporated, when the first community institutions

like schools, churches, and the local cemetery were being formed. Local boosters like Logan began promoting the town's residential and commercial growth during this era. Therefore, the property is eligible to the NRHP or CRHR under Criterion 1/A as a potential contributor to a St. Helena historic district.

Criterion B/2: 943 Charter Oak Avenue is not associated with the life of a person important to our history. J.I. Logan was an important figure in St. Helena history, but his extant residence is more significantly associated with his productive life than the houses he built as a speculative investment in the 1870s. Therefore it is not eligible to the NRHP or CRHR under Criterion B/2.

Criterion C/3: 943 Charter Oak Avenue is significant for its architecture. It is a good example of a vernacular interpretation of Folk Victorian architecture. Character-defining features include one-and-half-story massing with steeply pitched gable roof, tall wood-sash windows with four lights, window and door casings with decorative crowns, carved partially glazed door, rusticated wood foundation, and partial-width porch. It is representative of the houses Logan constructed on Charter Oak Avenue and of St. Helena's nineteenth-century residential character. For these reasons, the property is eligible to the NRHP or CRHR under Criterion C/3 as a potential contributor to a St. Helena historic district.

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. 943 Charter Oak Avenue does not appear to be a principal source of important information in this regard.

Integrity is defined as the ability of a property to convey its significance. Loss of integrity, if sufficiently great, would overwhelm significance and render a property ineligible for historic listing. There are seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association.

943 Charter Oak Avenue has not been moved, and therefore retains integrity of location.

Although some elements of the design have been altered (such as the original porch), primary elements of original design are unaltered or only slightly altered. Plan, massing, and fenestration pattern, display the original design. The building retains important decorative details such as window casings, carved partially-glazed front door, and ornamental rustication at the foundation. Therefore, the property retains integrity of design.

The property's setting has been altered only very gradually over time, and the neighborhood retains the open rural-residential character that defined it in the 1870s when the building was constructed. The house retains integrity of setting despite alterations.

The house retains most of its original materials including original siding, doors, and windows. Therefore, the building retains integrity of materials despite minor alterations.

The building's integrity of workmanship is evident in its unaltered details on the main façade as well as the front sections of the side facades.

The presence of the above-listed original features allows the building to convey its integrity of feeling and association. Therefore, 943 Charter Oak Avenue retains all aspects of integrity.

Character-defining Features

The house is a good example of Folk Victorian architecture. It is typical of the houses constructed during the era by builders who did not work with architects. It retains the character-defining features of its original design which include:

- One-and-a-half story massing
- Steeply pitched gable roof
- Tall double-hung wood-sash windows with four lights
- Window and door casings with decorative crowns

- Carved partially glazed door
- Rusticated wood foundation
- Partial-width front porch
- Drop siding

Any future rehabilitation or renovation of the house should preserve these character-defining features.

These character-defining features are concentrated in the original c1875 portion of the house. The rear half of the building was added c1905. This addition was constructed within the historic period, and is thus potentially historic in its own right. The addition, however, was not designed to match the original house and lacks the original's architectural distinction. Its roof pitch is lower, and ties in awkwardly below the original roofline. It features one-story massing. Some of its siding and windows are similar to those on the original house, but most have been replaced with horizontal aluminum sliding-sash. Portions of its siding are vertical groove plywood. Simple decorative features of the original, such as crowns on window casings, are not present on the addition.

Proposed Project

The Secretary of the Interior's Standards for the Treatment of Historic Properties provide guidelines for the preservation and rehabilitation of historic resources. Adherence to these standards is accepted as a method of avoiding significant adverse effects to historic buildings while allowing their continued use. The main purpose of the current project is to enlarge the residence, add a garage, and create an accessory dwelling unit on the large lot.

The Secretary of Interior's Standards for Rehabilitation state:

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

The property was originally used as a residence, and will continue in that use after completion of the proposed project.

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

The current project will not affect the historic character of the property. Character-defining features as described above will be retained and preserved. Proposed alterations will be at the rear of the house, and materials removed will be non-historic.

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

The proposed project has been carefully designed to be compatible with the existing house. Conjectural features such as historicist architectural details will not be utilized in new construction in order to avoid creating a false sense of historical development.

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

The rear addition to the house was performed within the historic period, but it was not designed to match the original house in quality or style. The changes to the house, therefore, have not acquired historic significance in their own right, and do not merit preservation.

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

Distinctive materials, features, and finishes will be preserved. As discussed above, these include the one-and-a-half story massing of the original house, original wood sash windows, original wood cladding, the partial-

width front porch, original wood paneled front door, and simple decorative features such as original window and door casings.

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

Most historic features of the house are in good condition and do not require repair or replacement. Original wood-sash windows have suffered some deterioration and will be rehabilitated. If windows or portions of siding on the original house are found to be severely deteriorated, they will be replaced in kind with matching materials and design.

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

No chemical treatments will be utilized. If physical treatments are required, the gentlest means possible will be used.

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

The property is not the location of any known archaeological site. If archaeological resources are disturbed, appropriate mitigation measures will be undertaken.

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

The new buildings on the property and the new addition are all at the rear of the original house. The accessory dwelling unit is roughly 100' behind the house to the south and 200' from the sidewalk, and the garage is located south of the accessory dwelling unit. Both buildings are modest in scale with single-story massing, and their visibility will be very limited.

The addition replaces an earlier non-historic addition. Its size and massing have been carefully designed in order to avoid overwhelming the original house. Because of the original's steeply pitched roof, only the west wing will be easily visible from the street. Its single-story massing and deep setback from the main (north) façade of the original house clearly mark the west wing of the addition as subordinate to the original.

Care has been taken to design the proposed project to be compatible with as well as differentiated from the historic house. Gabled roofs and horizontal wood siding will be utilized in order to maintain a compatible and harmonious design for the entire property. The rear addition roof has gable-end vents rather than windows to differentiate it from the original. New windows at the rear addition and on new buildings will be tall and rectangular to reflect the original fenestration of the house, but will be differentiated by being one-over-one rather than two-over-two wood sash. Window and door casings as well as porch railings will be simplified on new construction, and fully-glazed doors will be utilized in contrast to the original paneled wood front door. All these features will allow the new construction to be compatible with yet distinguished from the original.

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

If the proposed additions were removed in the future, the essential form and integrity of the historic property would be unimpaired.

Overall, the project will benefit the property's historic status by rehabilitating the original house, adapting it to contemporary modes of living by providing additional living space in the main house as well as the accessory

unit and modern car storage. These elements will allow the property to continue its original residential use for many years in the future.

Evaluator 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 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, New York, and Puerto Rico. In addition to my work with historic-period domestic, agricultural, and commercial properties for private clients, I have prepared reports on post offices, military bases, university campuses, hospitals, church properties, national parks, 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

**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 _____

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*Resource Name or # (Assigned by recorder) 943 Charter Oak Avenue

P1. Other Identifier: 943 Charter Oak Avenue

***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** 2015 T; **R** ____; ____ ¼ of Sec ____; ____ **B.M.**

c. Address 943 Charter Oak Avenue City St. Helena Zip 94574

d. UTM: (give more than one for large and/or linear resources) Zone 10; 546921.98 mE/ 4261707.79 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)

This .76-acre property is located on a residential block south of Downtown St. Helena. A wooden picket fence separates the parcel from the sidewalk and there is a long driveway between the house and the northeast parcel boundary. There are a number of trees on the property including mature walnuts and citrus behind the house and newly planted trees in the front yard. The one-and-a-half-story house is rectangular in plan with a steeply pitched, cross-gabled, composition shingle roof. There is a one-story porch with a wooden deck and stairs under a hipped roof at the front entrance on the northwest elevation. Primary fenestration consists of double-hung two-over-two wood sash windows on the oldest part of the house with a combination of one-over-one wood sash and aluminum sliding sash on the rear addition. This addition is single-story with a lower-pitch gabled roof. Long porches under shed roofs extend across both the southwest and northeast elevations of the addition. The northeast porch has a concrete floor and wood railing in "X" pattern, while the southwest porch is wood-floored with vertical wood railing. Behind the house at the end of the narrow driveway is a wooden garage with gabled-and-shed-roof sections. It is clad in vertical boards and has two vehicle openings fitted with double wooden doors. There is a large open field at the rear of the house and garage.

***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: Northeast and northwest (main) elevations, camera facing south, photograph taken May 4, 2018.

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

☒ Historic ☐ Prehistoric ☐ Both

c1875, St. Helena Star

***P7. Owner and Address:**

Hamilton Nicholsen
360 Zinfandel Lane
St. Helena, California 94574

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

Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

***P9. Date Recorded:** May 4, 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 # _____
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*NRHP Status Code 3CD

*Resource Name or # (Assigned by recorder) 943 Charter Oak Avenue

B1. Historic Name: none

B2. Common Name: 943 Charter Oak Avenue

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

*B5. Architectural Style: Folk Victorian

*B6. Construction History: (Construction date, alteration, and date of alterations) c1875, original construction
c1905, rear addition
unknown dates, replacement of portions of siding and windows on rear addition

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

*B8. Related Features: _____

B9. Architect: Unknown b. Builder: J.I. Logan

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

Period of Significance 1875 Property Type Residence Applicable Criteria A/C

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

943 Charter Oak Avenue meets the criteria for listing on the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) as a historic district contributor (see continuation sheet).

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

*B12. References:

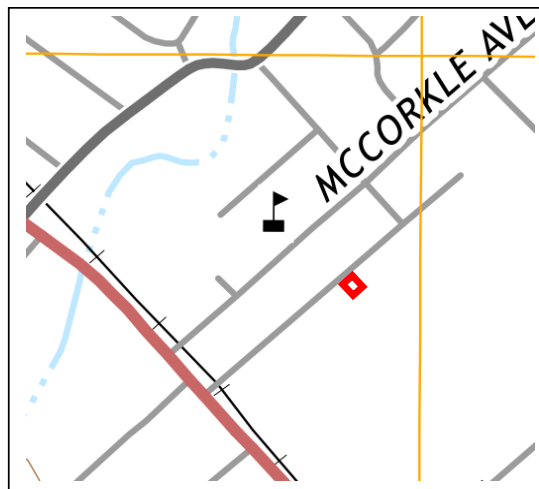
(See Footnotes)

B13. Remarks:

*B14. Evaluator: Kara Brunzell

*Date of Evaluation: May 4, 2018

(This space reserved for official comments.)



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*P3a. Description: (continued):



Photograph 2: Detail, front door, northwest elevation, camera facing southeast, May 4, 2018.



Photograph 3: Northwest and southwest elevations, camera facing east, May 4, 2018.



Photograph 4: Northwest and southwest elevations, camera facing east, May 4, 2018.



Photograph 5: Southwest and southeast elevations, camera facing north, May 4, 2018.



Photograph 6: Southeast and northeast elevations, camera facing west, May 4, 2018.



Photograph 7: Northeast and northwest elevations, camera facing south, May 4, 2018.

DPR 523B (1/95)

*Required Information

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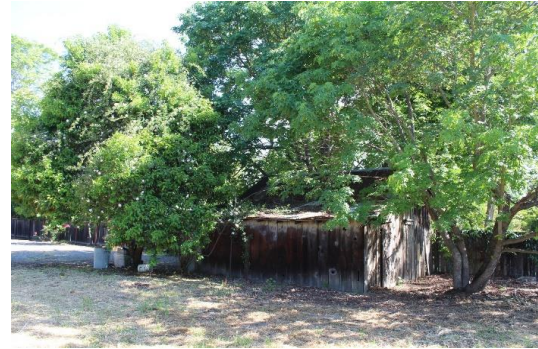
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Photograph 8: Garage, northwest elevation, camera facing southeast, May 4, 2018.



Photograph 9: Garage, southwest and southeast elevations, camera facing north, May 4, 2018.

B10. Significance (continued):

St. Helena

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

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

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

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

Napa Valley was America's premier wine region by 1890, but a downturn in prices and an infestation of the phylloxera root louse nearly destroyed the wine industry at the turn of the century. Many growers pulled out wine grapes in the early decades of the twentieth century, replacing them with prunes and walnuts. In 1919, the wine business suffered a further blow when the Volstead Act outlawed the

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.

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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

943 Charter Oak Avenue

The .76-acre parcel on which the house is sited was part of a larger 50-acre property James Ignatius Logan purchased from Hiram and Sarah Ament in 1865, the year he moved to the St. Helena area. Logan was born in 1829 in Illinois. At 19, he began training as a carpenter, and in 1858 he started a successful furniture and undertaking business. He married Unity Livesay in 1849. Between 1851 and 1873, the couple had ten children, seven of whom would survive childhood. During the Civil War, Logan raised a company of men from Centralia, Illinois to enlist in the Union Army. He pledged to bring all the men home dead or alive, and when all but 22 were killed Logan headed a special commission to visit battlefields in order to recover the bodies of dead soldiers. Already an experienced undertaker, he honed his skills further, developing new techniques to preserve bodies. He contracted a serious case of blood poisoning in the process and left for California with his family in 1864 to recover his health. In 1865, he moved to St. Helena and began farming, and also worked as a contractor, building houses and stables for local residents. In 1878, Logan opened a furniture store and undertaking business in St. Helena, and within the decade was considered a state- and even world-wide authority in embalming practices. Logan was a prominent member of the St. Helena community: his family was among the founders of the Presbyterian Church, Logan was the first superintendent of its Sunday school, he was a founder of the IOOF lodge, and he served as one of the first St. Helena trustees when the City was incorporated. He also served as a chairman and secretary to the St. Helena Public Cemetery Association.⁷

Logan built a house on his property adjacent to the highway (currently in use as the Farmstead restaurant), and subdivided the acreage of his farm for house lots about 1874. Most of the parcels were 400' long and between about 60'-100' wide (a larger lot was reserved for the Logan house at the corner) and apparently intended as "home" farms: house lots close to town that were large enough to allow poultry, fruit trees, and other small-scale farming activities. Logan's Addition was added to the St. Helena map in 1875. By early 1875, Logan had a 60-foot wide street under construction and had built three cottages, with several more planned. The St. Helena Star praised Logan as an "enterprising citizen" and predicted that the Eucalyptus trees he had planted along the street would add value as well as beauty to the new neighborhood. Apparently, Logan built 16 houses in all along Charter Oak Avenue, probably constructing them himself as he frequently worked as a carpenter during this period. Although each house has unique features, all were wood-frame with small footprints and front porches. Logan appears to have rented out the new houses for a couple of years and began selling them off about 1877. He sold the house at 943 Charter Oak Avenue to L.H. McGeorge in 1877.⁸

Lucius H. McGeorge was born around 1830 in New York and worked as a carpenter. His wife Louisa was from Ohio and about the same age. They married in about 1854 and McGeorge appears to have served in the Civil War. The couple's three children were born in the 1860s, when both parents were in their thirties. The family farmed in Michigan and then Missouri before coming to California in the 1870s. The McGeorge family are the first known residents of the house, although they lived in it only briefly before selling to the Graf family in 1882.⁹

Jacob Graf was born in Switzerland in 1833 and began working as a jeweler and watchmaker as a young man. He immigrated in 1860 and married Mary (Maria) Greimer (also Swiss and 15 years his junior) in Chicago in 1869. Their eldest son Frederick (Fritz) was born in the early 1870s. The family moved to California by 1876, the year their son Edward was born. Three more sons, Robert, Jacob, and Walter followed during the 1880s. Jacob was naturalized as a US citizen in San Francisco in 1880. The Grafs moved to St. Helena in 1881 and purchased the house at 943 Charter Oak Avenue the following year. Jacob Graf opened a jewelry store in St. Helena, and by the turn of the century eldest son Walter was working for him. The Grafs were prosperous local business-people and also acquired the Grand Hotel in St. Helena and a ranch in Chiles Valley. They are likely to have constructed the single-story addition at the rear of the house around the turn

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 with the Napa County Recorder's Office; *Memorial and Biographical History of Northern California* (Chicago: The Lewis Publishing Company, 1891), 341; Lyman L. Palmer, 343, 513-14.

⁸ Deeds on file with the Napa County Recorder's Office; *St. Helena Star*, 21 January 1875, p 3 col 1,

⁹ United States Federal Census, Michigan, 1860, Missouri, 1870, St. Helena, 1880.

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of the century. By 1900, Fritz was living on his own in San Francisco, Edward and Jacob, Jr. were both working full-time but still living at home, and the two youngest sons were still in school. Six people (including four adults) would have been a tight fit in the original 1875 house, and the prosperous Grafs would have been able to afford the cost of a rear addition. The new wing is shown on the 1910 Sanborn Map and is likely to have been constructed before Jacob Graf's death. Jacob died in 1901 and the property passed to Mary Graf.¹⁰

In 1902, Mary and her younger sons moved to San Francisco, where eldest son Fritz was already living. After the Grafs moved out, the property was used as a rental for about 15 years. It also passed through a succession of owners: the widowed Mary Graf sold it to J.A. Tyner in 1911, who resold it to the Richie Investment Company in 1913. John C. Money bought it from Richie Investment Co. (owned by his wife's family) in 1916.¹¹

Although the Moneys lived in the immediate neighborhood, they do not appear to have ever lived at 943 Charter Oak Avenue. The widowed Rosa Metzner and her adult children Elise and Arnold moved into the house in 1916. The Moneys sold the property to Rosa Metzner in 1920.¹²

Rosa Trumpler was born in Switzerland in 1852 and moved with her parents to St. Helena in 1873. She married Conn Valley farmer Fred Metzner three years later. Metzner was born in Germany in 1841 and came to the US in 1868. The Metzners had five children: Louis (1877), Fred, Jr. (1879) Elise (1882), Arnold (1885), and Myrta (1893). Fred Metzner, Sr. was a grape grower and the family lived on their ranch before his death in 1916. Fred Jr. died in 1903, at the age of 14, and Louis in 1919. Arnold followed his father into the grape growing business, and Elise worked as a clerk at Smith's Pharmacy in St. Helena after the family moved to Charter Oak Avenue. She stayed at the job for decades, never marrying, and was eventually promoted to pharmacist. Rosa Metzner suffered a stroke in the summer of 1922, and died the following January at the age of 70. Elise and Arnold inherited the property. Arnold married in 1927, and Elise took full ownership, living on in the house alone. She sold to W.P. and Rose Caramella in 1937, moving to another house in St. Helena.¹³

William P. Caramella was born in California in 1878. His parents were Italian immigrants who owned and worked a farm in St. Helena. Caramella married his wife, Rose (16 years his junior) in 1923 shortly after she moved to St. Helena, their daughter Marjorie Albina was born about 1925. They initially lived on a ranch north of St. Helena. The family, which included two adopted children named George and Verna Chapman, moved into the house on Charter Oak Avenue after buying it in the late 1930s. They lived in the house through the 1940s, when William worked at Beringer Brothers Winery. He may have also had a small vineyard behind the house, which appears to have been cultivated when aerial photographs were taken in 1948. The barn-like garage is likely to have been constructed during the years the Caramellas owned and lived in the house. Lino or Bruno Bartolucci was born in 1920 in San Francisco. His parents moved to Oakville in 1924, eventually establishing a winery there. Bartolucci worked on his parents' land at first, then as a welder on Mare Island. He married Marjorie Caramella while serving in the Navy during World War II. Rose Caramella died in 1947, and William transferred ownership of the property to his daughter Marjorie and her husband Lino in 1951. William Caramella may have continued living there for a time, but by the mid-1950s the house was being used as a rental, and it had many residents over the decades. William Caramella was living elsewhere before his death in 1971. While Marjorie lived in the house growing up, it does not appear that she and Lino ever lived there after she inherited it. Lino Bartolucci died in 2010 and Marjorie in 2016.¹⁴

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.

¹⁰ United States Federal Census, St, Helena, 1870, 1880, 1900; Great Register of Napa County, 1892; "The Day's Dead: Jacob Graf," *San Francisco Call*, 10 Jan 1901.

¹¹ *St. Helena Star*, 4 April 1902, 2:3; deeds on file with the Napa County Recorder's Office.

¹² Mark Hulbert (preservation architect), e-mail message to Lydia Stehling, 23 August 2017; Mariam Hansen, "Synopsis of St. Helena History, 1885, Part 1 of 3," *St. Helena Star*, 15 July 2014; "Walking Tour: Stop #10, The Richie Block," *Exploring St. Helena: 2008 Chamber of Commerce Resource Guide* (St. Helena Chamber of Commerce, 2008), 13; "St. Helena Mayor Expects to Resign," *Healdsburg Tribune*, 17 April 1930; W.W. Shannon, *First Annual Report of the Superintendent of Banks of the State of California* (Sacramento: Superintendent State Printing, 1910); deeds on file with the Napa County Recorder's Office; U.S., Find a Grave Index, 1600s – current.

¹³ U.S., Find a Grave Index, 1600s-current; New York, Passenger Lists, 1820-1957; United States Federal Census, 1880, 1900, 1910; *California Grape Grower* (1920); deeds on file with the Napa County Recorder's Office; *Oakland Tribune*, 16 October 1927.

¹⁴ U.S., Find a Grave Index, 1600s-current; United States Federal Census, 1910; "Marjorie Albina Bartolucci," *St. Helena Star*, 8 Mar 2016; "Lino (Bruno) Bartolucci," *St. Helena Star*, 28 January 2010.

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Criterion A/1: 943 Charter Oak Avenue is associated with events that have made a significant contribution to the broad patterns of our history. It is part of J.I. Logan's early-1870s subdivision, one of the first speculative tracts in the area and one of the first additions to St. Helena's original mid-nineteenth century street grid. Charter Oak Avenue and the houses constructed on it in the 1870s by J.I. Logan exemplify St. Helena's early development pattern, when Americans who had settled in the area to farm and began subdividing agricultural properties, promoting the area in hopes of making a profit on real estate as the town grew. The neighborhood was constructed at the same time St. Helena was incorporated and during the period when community institutions like schools, churches, and the local cemetery were being formed. Therefore, the property is eligible to the NRHP or CRHR under Criterion 1/A as a potential contributor to a St. Helena historic district.

Criterion B/2: 943 Charter Oak Avenue is not associated with the life of a person important to our history. J.I. Logan was an important figure in St. Helena history, but his extant residence is more significantly associated with his productive life than the houses he built as a speculative investment in the 1870s. Therefore, it is not eligible to the NRHP or CRHR under Criterion B/2.

Criterion C/3: 943 Charter Oak Avenue is significant for its architecture. The original c1875 house is a good example of a vernacular interpretation of Folk Victorian architecture. Character-defining features include two-story massing with steeply pitched gable roof, tall wood-sash windows with four lights, window and door casings with decorative crowns, carved partially glazed door, rusticated wood foundation, and partial-width porch. The rear addition does not share the significant architectural features of the original house. For these reasons, the property is eligible to the NRHP or CRHR under Criterion C/3 as a potential contributor to a St. Helena historic district.

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. 943 Charter Oak Avenue does not appear to be a principal source of important information in this regard.

Integrity is defined as the ability of a property to convey its significance. Loss of integrity, if sufficiently great, would overwhelm significance and render a property ineligible for historic listing. There are seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association.

943 Charter Oak Avenue has not been moved, and therefore retains integrity of location.

Although some elements of the original house have been altered (such as the original porch), primary elements of original design are unaltered or only slightly altered. Plan, massing, and fenestration pattern display the original design. The building retains important decorative details such as window casings, carved partially-glazed front door, and ornamental rustication at the foundation. Therefore the property retains integrity of design. The residence has also been altered by the c1905 addition at the rear, which is not well-integrated with the original house and does not match its architectural distinction. Since this addition is located at the rear, however, it can be considered a minor alteration that does not detract from the integrity of the original design.

The property's setting has been altered only very gradually over time, and the neighborhood retains the open rural-residential character that defined it in the 1870s when the building was constructed. The house retains integrity of setting despite alterations.

The house retains most of its original materials including original siding, doors, and windows. Therefore, the building retains integrity of materials despite minor alterations.

The building's integrity of workmanship is evident in its unaltered details on the main façade as well as the front sections of the side facades.

The presence of the above-listed original features allow the building to convey its integrity of feeling and association. Therefore, 943 Charter Oak Avenue retains all aspects of integrity.

The property qualifies for historic listing as a district contributor and is therefore a historic resource under CEQA.

943 CHARTER OAK AVENUE

STREET VIEW



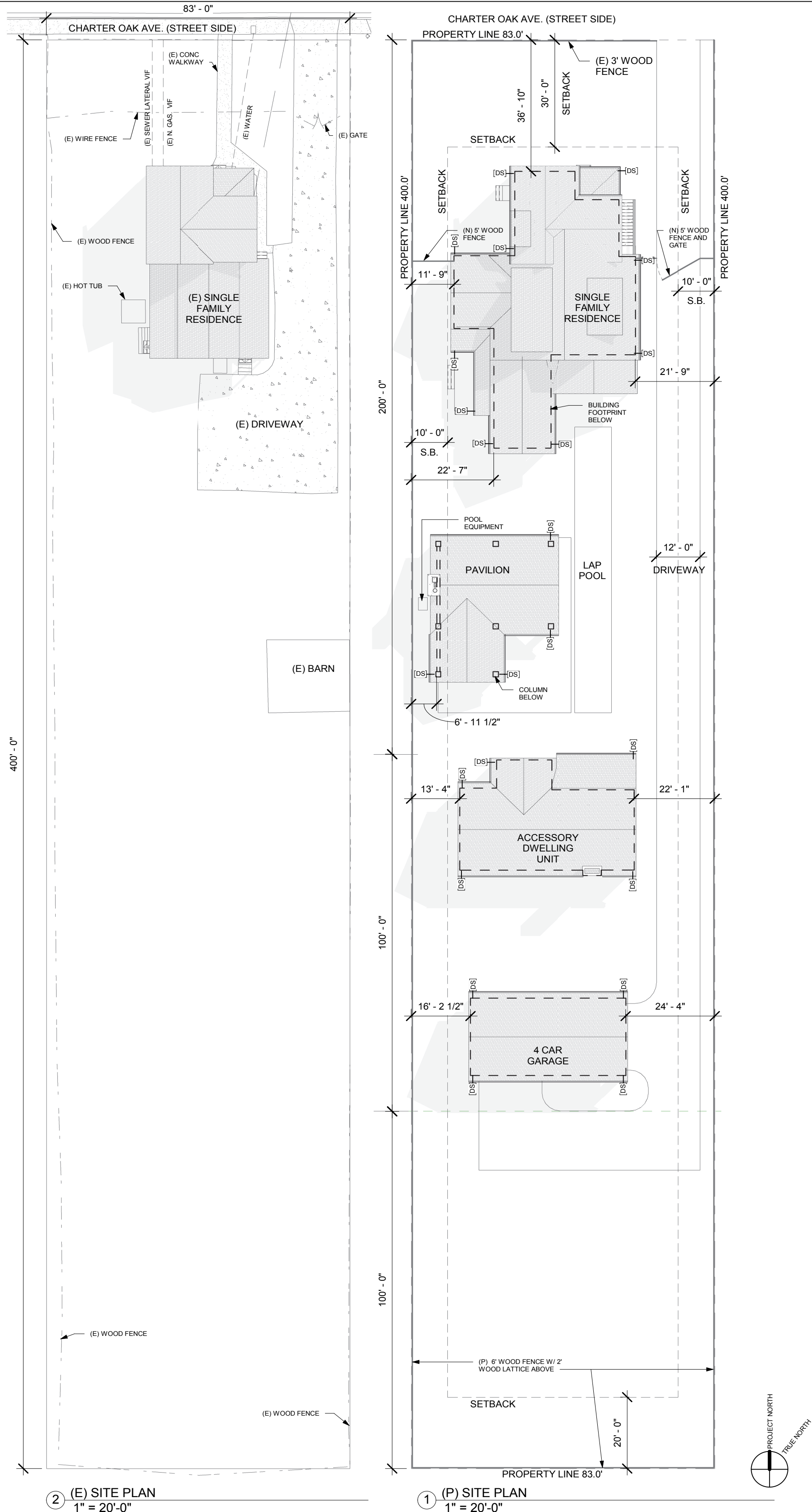
AERIAL VIEW



ABBREVIATIONS

#	POUND	GL	GLASS OR GLUE LAMINATED	VERT	VERTICAL
AB	ANCHOR BOLT	GLB	GLUE LAMINATED BEAM	VIF	VERIFY IN FIELD
AC	ASPHALT CONCRETE	CSM	GALVANIZED SHEET METAL	VWS	VERIFY WITH SURVEY
AD	AREA DRAIN	GYP	GYPSON	WBM	WEATHER BARRIER MEMBER
ADJ	ADJUSTABLE	GWB	GYPSON WALL BOARD	WC	WATER CLOSET
AFI	ARC FAULT INTERRUPTOR	HB	HOLLOW CORE	WD	WOOD
AFF	ABOVE FINISH FLOOR	HC	HOLLOW CORE	WH	WATER HEATER
ALT	ALTERNATE	HDR	HEADER	WI	WROUGHT IRON
ALUM	ALUMINUM	HGT	HOLLOW METAL	WP	WATERPROOF
ANOD	ANODIZED	HM	HOLLOW METAL	WS	WOOD SCREW
APPROX	APPROXIMATE	HORIZ	HORIZONTAL	WSCOT	WAINSCOT
ARCH	ARCHITECT	HTR	HEATER	WWF	WELDED WIRE FABRIC
BD	BOARD	HVAC	HEATING/VENTILATING/AIR	W/	WITH
BLDG	BUILDING	ID	INSIDE DIAMETER	W/D	WASHER/DRYER
BLK	BLOCKING	INSUL	INSULATION	W/O	WITHOUT
BM	BENCHMARK	INT	INTERIOR		
BTW	BETWEEN	INV	INVERT		
CB	CATCH BASIN	JST	JOIST		
CL	CEILING	KD	KILN DRIED		
CEM. PL.	CEMENT PLASTER	LAV	LAVATORY		
CJ	OR CONSTRUCTION JOINT	MAT	MATERIAL		
CL	CENTERLINE	MAX	MAXIMUM		
CLG	CLEAR	MB	MACHINE BOLT		
CLR	CLEAR	MC	MEDICINE CHEST		
CMU	CONCRETE MASONRY UNIT	MECH	MECHANICAL		
CO	CLEAN OUT	MFR	MANUFACTURER		
COL	COLUMN	MH	MANHOLE		
CONC	CONCRETE	MINIUM	MINIMUM		
CONT	CONTINUOUS	MISC	MISCELLANEOUS		
CRZ	CRITICAL ROOT ZONE	MO	MASONRY OPENING		
CSK	COUNTERSINK	MW	MICROWAVE OVEN		
CW	COLD WATER	(N)	NEW		
d	PENNY	NIC	NOT IN CONTRACT		
DBL	DOUBLE	NTS	NOT TO SCALE		
DET	DETAIL	O.C.	ON CENTER		
DF	DRINKING FOUNTAIN	O.D.	OUTSIDE DIAMETER		
DIA	DIAMETER	OTPF	OAKTREE PROTECTION FENCE		
DIAG	DIAGONAL	OPNG	OPENING		
DIM	DIMENSION	PL	PLATE OR PROPERTY LINE		
DOUGLAS FIR	DOUGLAS FIR	PLAM	PLASTIC LAMINATE		
DN	DOWN	PLAS	PLASTER		
DS	DOWNSPOUT	PW	PLYWOOD		
DW	DISHWASHER	PT	PRESERVATIVE TREATED		
DWG	DRAWING	(R)	REMODEL		
(E)	EXISTING	RD	ROOF DRAIN		
EB	EXPANSION BOLT	REF	REFRIGERATOR		
EJ	EXPANSION JOINT	REF	REINFORCE OR REINFORCING		
ELEV	ELEVATION	REV	REVISION		
ELEC	ELECTRICAL	RF	ROUGH FLOOR		
P	EDGE OF PAVING	RH	ROUND HEAD		
EQ	EQUAL	RM	ROOM		
EQUIP	EQUIPMENT	RO	ROUGH OPENING		
ER	EDGE OF ROAD	REDWOOD	REDWOOD		
EXT	EXTERIOR	SA	SELF-ADHERING		
FBO	FURNISHED BY OWNER	SC	SOLID CORE		
FC	FIBER CEMENT	SCH	SCHEDULE		
FCS	FINISH CONCRETE SLAB	SD	STORM DRAIN		
FD	FLOOR DRAIN	SHR	SHOWER		
FDC	FIRE DEPT. CONNECTION	SHT	SHEET		
FDN	FOUNDATION	SHTG	SHEATHING		
FF	FIRE EXTINGUISHER	SIM	SIMILAR		
FIN	FINISH FLOOR	SMA	ARCH. SHEET METAL MANUAL		
FG	FINISH GRADE	SPEC	SPECIFICATION		
FG	FLAT HEAD	SRB	STEEL REINFORCING BAR		
FIN	FINISH	SQ	SQUARE		
FLG	FLASHING	SS	STAINLESS STEEL		
FLR	FLOOR	STD	STEEL		
FOC	FACE OF CONCRETE	SUSP	SUSPENDED		
FOF	FACE OF FRAMING	SYM	SYMMETRICAL		
FOHC	FREE OF HEART CENTER	TC	TOP OF CURB OR TOP OF CONC.		
FOM	FACE OF MASONRY	TCB	TOP OF CATCH BASIN		
FRT	FIRE RETARDANT TREATED	TEL	TELEPHONE		
FS	FINISH SURFACE	TG	TOP OF GRATE		
FSB	FINISH SUBSTRATE	TEMP	TEMPORARY		
FTG	FOOTING	T&G	TONGUE AND GROOVE		
FUT	FUTURE	TP	TOP PLATE, TOP OF PAVING		
GA	GRADE	TS	(STRUCTURAL) TUBE STEEL		
GALV	GALVANIZED	TSW	TOP OF STEM WALL		
GB	GRAB BAR OR GRADE BREAK	TV	TELEVISION		
GFI	GROUND FAULT INTERRUPTOR	TW	TOP OF WALL		
GI	GALVANIZED IRON	UON	UNLESS OTHERWISE NOTED		

SITE PLANS - EXISTING AND PROPOSED



PARCEL MAP



BEST MANAGEMENT PRACTICES

1. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
3. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL OR SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
4. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS A SOLID WASTE.
5. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
6. SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
7. ANY SLOPES WITH DISTURBED SOILS OR DENuded OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

PROJECT EVENTS

1. THE FOLLOWING INSPECTIONS, SITE EVENTS, OR OBSERVATIONS ARE ADVISED, REQUIRED, OR REQUIRED BY ARCHITECT AS NOTED. THOSE INSPECTIONS REQUIRED BY ARCHITECT MAY BE WAIVED BY THE ARCHITECT AS CONDITIONS WARRANT.
- PRE-CONSTRUCTION MEETING (ARCH., G.C., OWNER, SUBS) ADVISED
- FOOTING BOTTOM AND SUBGRADE COMPACTION TESTING FOR ALL STRUCTURES (SOILS ENG.) REQUIRED
- FOOTING EXCAVATIONS (POST COMPACTION & PRIOR TO REINFORCEMENT PLACEMENT) (SOILS ENG.) REQUIRED
- FOUNDATION REINFORCEMENT PLACEMENT (STRUCT. ENG.) ADVISED
- ROUGH FRAMING (ARCH., STRUCT. ENG.) REQ. BY ARCH.
- ELECTRICAL LIGHTING & OUTLET BOX PLACEMENT (ARCH., OWNER) REQ. BY ARCH.
- 95% PROJECT COMPLETION (ARCH.) REQ. BY ARCH.
2. ADVISE THE ARCHITECT AND/OR THE APPROPRIATE CONSULTING ENGINEER AT LEAST 24 HOURS PRIOR TO ANY REQUIRED SITE VISIT.
3. THE APPROVED PLANS AND PERMITS MUST BE ON THE JOB SITE AND AVAILABLE TO THE ARCHITECT AND PROJECT CONSULTANTS.

PLUMBING FIXTURES

ALL NEW AND EXISTING PLUMBING FIXTURES SHALL MEET OR SHALL BE RETROFITTED TO MEET CURRENT CPC REQUIREMENTS:
WATER CLOSETS - 1.28 GAL. PER FLUSH, MAX.
LAVATORY FAUCETS - 1.2 GAL. PER MINUTE, MAX.
SHOWERHEADS - 1.8 GAL. PER MINUTE, MAX.
KITCHEN FAUCETS - 1.8 GAL. PER MINUTE, MAX.

CODE COMPLIANCE

CALIFORNIA RESIDENTIAL CODE, 2016 EDITION
CALIFORNIA ELECTRICAL CODE, 2016 EDITION
CALIFORNIA PLUMBING CODE, 2016 EDITION
CALIFORNIA MECHANICAL CODE, 2016 EDITION
CALIFORNIA ENERGY CODE, 2016 EDITION
CALIFORNIA GREEN BUILDING STANDARDS CODE, 2016 EDITION
ST. HELENA MUNICIPAL CODE, PASSED MARCH 26, 2019.

PROJECT INFORMATION

PROJECT ADDRESS: 943 CHARTER OAK
ST. HELENA CA 94574
GOVERNING AGENCY: CITY OF ST. HELENA
1480 MAIN ST.
ST. HELENA CA 94574
(707) 968-2659

PROJECT DATA

APN: 009-112-009
ZONE: MR - MEDIUM DENSITY RESIDENTIAL
EXISTING USE: SFR
PROPOSED USE: SFR/ADU/GARAGE
OCCUPANCY: R3/U
BUILDING TYPE: VB
SETBACKS (MAX HEIGHT < 25'):
FRONT: 20' - 0"
SIDE YARD: 10' - 0"
REAR YARD: 20' - 0"
PARCEL SIZE: 76 ACRES/33,200 SF
MAX F.A.R. 4,600 SF (4,200 SF MAX + 400 SF FOR ADU)
PROPOSED F.A.R. 3,110 + 643 (GARAGE - 200) = 3,753 SF
3,753 SF/33,200 SF = .113

PROJECT AREAS:	NET	GROSS
(E) BUILDING:		
LOWER FLOOR	953 SF	1,052 SF
UPPER FLOOR	499 SF	559 SF
TOTAL	1,452 SF	1,611 SF
COVERED PORCH		529 SF

PROPOSED:		
MAIN RESIDENCE BASEMENT:	1,570 SF	1,708 SF
MAIN RESIDENCE LOWER FLOOR:	2,088 SF	2,288 SF
MAIN RESIDENCE UPPER FLOOR:	786 SF	842 SF
TOTAL (EXCLUDING BASEMENT)	2,854 SF	3,110 SF
MAIN RESIDENCE COVERED PORCH	286 SF	286 SF
MAIN RESIDENCE DECK	243 SF	243 SF
ACCESSORY DWELLING UNIT	1,105 SF	1,200 SF
ADU COVERED PORCH	189 SF	189 SF
GARAGE	843 SF	914 SF
PAVILION:	1,016 SF	

SCOPE OF WORK

1. REMODEL (E) TWO STORY SINGLE FAMILY RESIDENCE
2. BASEMENT, LOWER AND UPPER LEVEL ADDITIONS
3. (N) 4 CAR GARAGE
4. (N) POOL, PATIO AND PAVILION W/ BBQ AND PARRILLA GRILL
5. EXTEND DRIVEWAY FOR (N) GARAGE
6. (N) ACCESSORY DWELLING UNIT

PROJECT TEAM

OWNER:	SUSANNA KELHAM, MEMBER MAIN STREET COTTAGE LLC 360 ZINFANDEL LANE ST. HELENA, CA 94574 CONTACT: HAN NICHOLSEN 707.396.2140, HAM30@ME.COM
ARCHITECT:	CHRIS COTTRELL, AIA NATIVE SON DESIGN STUDIO 925B CALLE PUERTO VALLARTA SANTA BARBARA CA 93103 805.729.5941 CHRIS@NATIVESONDESIGN.COM
LANDSCAPE ARCHITECT:	ERIN O. CARROLL, L.A. 105 WEST DE LA GUERRA STREET, UNIT J SANTA BARBARA, CA 93101 (805) 364-5075 ERINOCARROLL@GMAIL.COM
STRUCTURAL ENGINEER:	MOUNIR S. EL-KOUSSA, PE CEDAR STRUCTURAL 1041 JEFFERSON ST., SUITE 4 SANTA BARBARA, CA 93103 805.455.6120 MOUNIR@CEDARSTRUCTURAL.COM
SOILS ENGINEER:	ERIC CHASE, PE RGH CONSULTANTS 1041 JEFFERSON ST., SUITE 4 NAPA CA 94559 707.252.8105 ECHASE@RGHCEO.COM
CIVIL ENGINEER:	JOEL DICKERSON, P.E. MADRONE ENGINEERING 1485 MAIN STREET, SUITE 302 ST. HELENA, CA 94574 (707) 392-6280 WWW.MADRONEENGINEERING.COM
T-24 ENERGY ANALYSIS:	DAVID INGER INGER ASSOCIATES 620 CHELHAM WAY SANTA BARBARA, CA 93108 805.969.1881 INGERASSOCIATES@COX.NET

SHEET INDEX

GENERAL INFORMATION	
A00	COVER SHEET
A01	SITE PHOTOGRAPHS
CIVIL	
DR1.0	CIVIL COVER SHEET
DR2.0	GRADING PLAN
DR3.0	UTILITY PLAN
LANDSCAPE	
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L3.1	EXISTING VEGETATION PLAN
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A12	FIRST AND SECOND FLOOR PLANS
A13	ROOF PLANS
A14	ADU AND GARAGE PLANS
A15	POOL PAVILION PLAN & ELEVATIONS
A20	EXTERIOR ELEVATIONS
A21	EXTERIOR ELEVATIONS - ADU AND GARAGE
TOTAL SHEETS:	16



943 CHARTER OAK AVENUE
REMODEL AND ADDITION
SUSANNA KELHAM
ST HELENA, CA 94574

APN: 009-112-009-000
DATE: 8.7.19
SUBMITTAL: DESIGN REVIEW

COVER SHEET
A00
1822
KELHAM

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1. VIEW FROM NORTHEAST - ENTRY PORCH



2. VIEW FROM NORTH - STREET ELEVATION



3. VIEW FROM NORTH - STREET ELEVATION



4. VIEW FROM NORTHWEST



5. VIEW FROM NORTHEAST - ENTRY PORCH



6. VIEW FROM SOUTHEAST



7. VIEW FROM SOUTHWEST



8. VIEW FROM SOUTHWEST



9. VIEW WEST PROPERTY LINE TO WESTERN NEIGHBOR



10. VIEW TO EASTERN NEIGHBOR



11. VIEW FROM SOUTH



11. VIEW FROM EAST - SIDE PORCH



NATIVE SON ★ DESIGN STUDIO
CHRIS COTTRELL, AIA, LEED AP
925-B CALLE PUERTO VALLARTA
SANTA CRUZ, CA 95060
CHRIS@NATIVESONDESIGN.COM
BUSINESS LICENSE: 973501

943 CHARTER OAK AVENUE
REMODEL AND ADDITION
SUSANNA KELHAM
ST HELENA, CA 94574

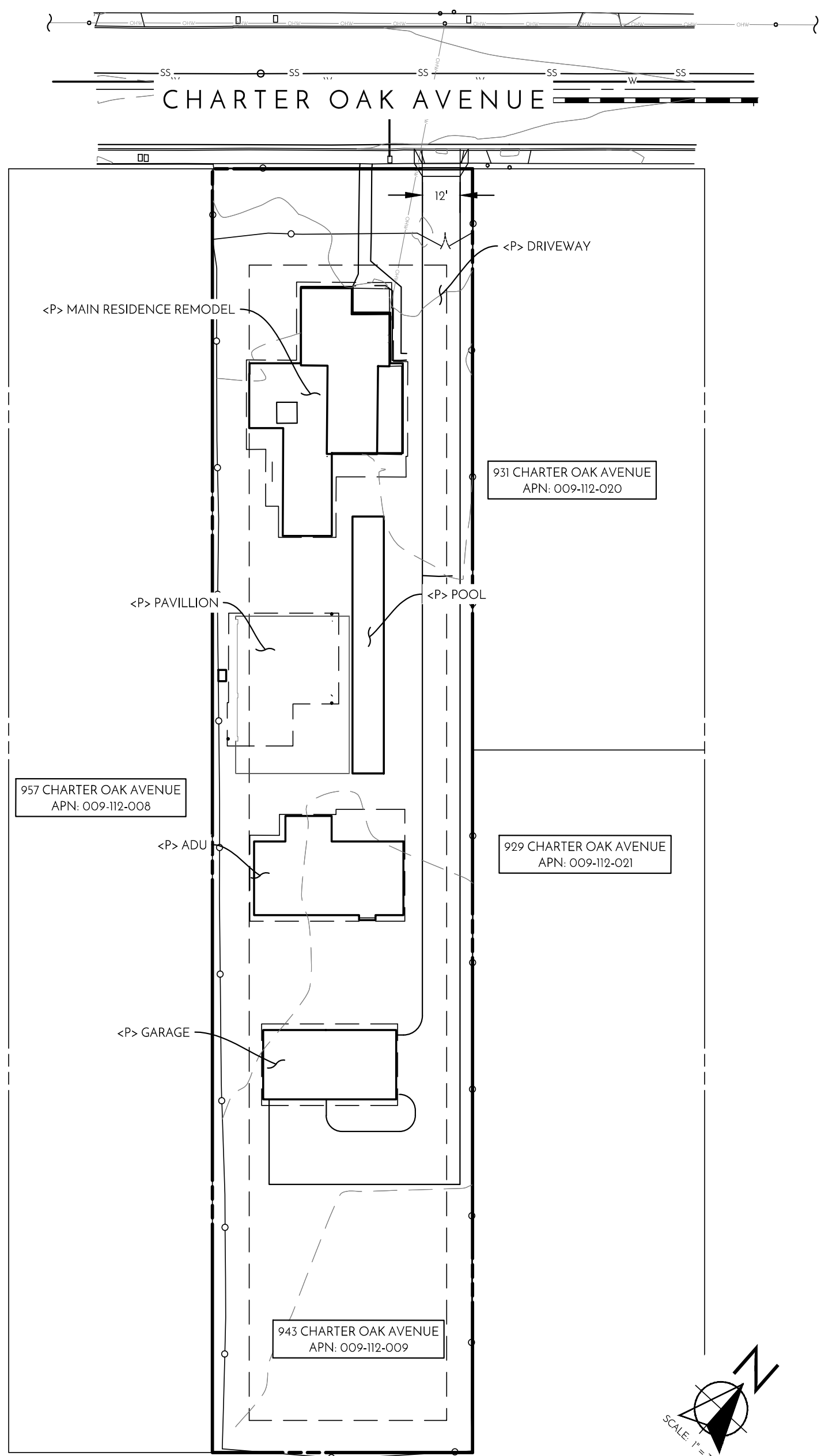
APN: 009-112-009-000
DATE: 8.7.19
SUBMITTAL: DESIGN REVIEW

SITE PHOTOGRAPHS

A01

1822 KELHAM

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SITE MAP

ABBREVIATIONS									
AB	AGGREGATE BASE	FH	FIRE HYDRANT	R	RADIUS	PP	UTILITY POLE	SSMH#1	SEWER MANHOLE/RISER WITH ID #
AC	ASPHALT CONCRETE	FIRM	FLOOD INSURANCE RATE MAP	RT	RIGHT	PP	UTILITY POLE	SSMH#2	STORM DRAIN MANHOLE WITH ID #
BC	BECON CURVE	FL	FLOW LINE	ROW	RIGHT OF WAY	WV	WATER VALVE	WM	WATER METER & DCV
BFE	BASE FLOOD ELEVATION PER FIRM	FM	FORCE MAIN	RWL	RAIN WATER LEADER	WV	WATER VALVE	WM	WATER METER & DCV
BM	BENCHMARK	FS	FINISHED SURFACE	RCF	REINFORCED CONCRETE PIPE	WV	WATER VALVE	WM	WATER METER & DCV
BCR	BECON CURB RETURN	GR	GRAVEL	S	SLOPE (FEET/FOOT)	WV	WATER VALVE	WM	WATER METER & DCV
BVC	BECON VERTICAL CURVE	HP	HIGH POINT	SD	SEE ARCHITECTURAL DRAWINGS	WV	WATER VALVE	WM	WATER METER & DCV
BS	BOTTOM OF STAIRS	INV	INVERT	SD	SEE ARCHITECTURAL DRAWINGS	WV	WATER VALVE	WM	WATER METER & DCV
BSW	BACK OF SIDEWALK	IP	IRON PIPE	SDP	SUBDRAIN PIPE	WV	WATER VALVE	WM	WATER METER & DCV
CB	CATCH BASIN	IRR	IRRIGATION	SED	SEE ELECTRICAL DRAWINGS	WV	WATER VALVE	WM	WATER METER & DCV
CKG	CURB AND GUTTER	IP	JOINT POLE	SLE	SEE LANDSCAPE DRAWINGS	WV	WATER VALVE	WM	WATER METER & DCV
CMU	CONCRETE MASONRY UNIT	LF	LINEAL FEET/FOOT	SLV	SLEEVE	WV	WATER VALVE	WM	WATER METER & DCV
CP	CONCRETE PIPE	LP	LOW POINT	SPD	SEE MECHANICAL DRAWINGS	WV	WATER VALVE	WM	WATER METER & DCV
CL	CENTERLINE	MH	MANHOLE	SPD	SEE PLUMBING DRAWINGS	WV	WATER VALVE	WM	WATER METER & DCV
CO	CLEANOUT	MGN	MICHIGAN	SS	SANITARY SEWER	WV	WATER VALVE	WM	WATER METER & DCV
COMM	COMMUNICATION	NO	NORTH	SSCO	SANITARY SEWER CLEAN OUT	WV	WATER VALVE	WM	WATER METER & DCV
CV	CHECK VALVE	NEW	NEW	SSMH	SANITARY SEWER MANHOLE	WV	WATER VALVE	WM	WATER METER & DCV
DCV	DOUBLE CHECK VALVE	OC	ON CENTER	STA	STATION	WV	WATER VALVE	WM	WATER METER & DCV
DG	DECOMPOSED GRANITE	OG	ORIGINAL GROUND	STD	STANDARD	WV	WATER VALVE	WM	WATER METER & DCV
DIP	DUCTILE IRON PIPE	OH	OVERHEAD	SW	SIDEWALK	WV	WATER VALVE	WM	WATER METER & DCV
DS	DOWNSPOUT	CHL	OVERHEAD LINE	TC	TOP OF CURB	WV	WATER VALVE	WM	WATER METER & DCV
DWG	DOMESTIC WASTE	PP	PROPOSED	TFC	TOP FACE OF CURB	WV	WATER VALVE	WM	WATER METER & DCV
EC	END OF CURVE	PCC	PORCELANE CEMENT CONCRETE	TOC	TOP OF CONCRETE	WV	WATER VALVE	WM	WATER METER & DCV
ED	EXISTING	PD	PRESSURE DISTRIBUTION	TS	TOP OF STAIRS	WV	WATER VALVE	WM	WATER METER & DCV
EGR	EDGE OF GRAVEL	PGSE	PACIFIC GAS AND ELECTRIC	TW	TOP OF WALL	WV	WATER VALVE	WM	WATER METER & DCV
EP	EDGE OF PAVEMENT	PI	POINT OF INTERSECTION	TYP	TYPICAL	WV	WATER VALVE	WM	WATER METER & DCV
EV	END VERTICAL CURVE	PVI	POST INDICATOR VALVE	UG	UNDERGROUND	WV	WATER VALVE	WM	WATER METER & DCV
FG	FINISHED GRADE	PVL	PROPERTY LINE	VC	VERTICAL CURVE	WV	WATER VALVE	WM	WATER METER & DCV
		PVC	POINT OF VERTICAL CURVE	VG	VALLEY GUTTER	WV	WATER VALVE	WM	WATER METER & DCV
		PSI	POUNDS PER SQUARE INCH	WV	WATER VALVE	WV	WATER VALVE	WM	WATER METER & DCV
		PUE	PUBLIC UTILITY EASEMENT	WM	WATER METER	WV	WATER VALVE	WM	WATER METER & DCV
		PVC	POLYVINYL CHLORIDE	WV	WATER VALVE	WV	WATER VALVE	WM	WATER METER & DCV
		PVI	POINT OF VERTICAL INTERSECTION	WV	WATER VALVE	WV	WATER VALVE	WM	WATER METER & DCV
		PW	PROCESS WASTE	WV	WATER VALVE	WV	WATER VALVE	WM	WATER METER & DCV

SYMBOL LEGEND									
PP	UTILITY POLE	SSMH#1	SEWER MANHOLE/RISER WITH ID #	SSMH#2	STORM DRAIN MANHOLE WITH ID #	WV	WATER VALVE	WM	WATER METER & DCV
WV	WATER VALVE	WM	WATER METER & DCV	WV	WATER VALVE	WM	WATER METER & DCV	WV	WATER VALVE
WM	WATER METER & DCV	WV	WATER VALVE	WM	WATER METER & DCV	WV	WATER VALVE	WM	WATER METER & DCV
WV	WATER VALVE	WM	WATER METER & DCV	WV	WATER VALVE	WM	WATER METER & DCV	WV	WATER VALVE
WM	WATER METER & DCV	WV	WATER VALVE	WM	WATER METER & DCV	WV	WATER VALVE	WM	WATER METER & DCV
WV	WATER VALVE	WM	WATER METER & DCV	WV	WATER VALVE	WM	WATER METER & DCV	WV	WATER VALVE
WM	WATER METER & DCV	WV	WATER VALVE	WM	WATER METER & DCV	WV	WATER VALVE	WM	WATER METER & DCV
WV	WATER VALVE	WM	WATER METER & DCV	WV	WATER VALVE	WM	WATER METER & DCV	WV	WATER VALVE
WM	WATER METER & DCV	WV	WATER VALVE	WM	WATER METER & DCV	WV	WATER VALVE	WM	WATER METER & DCV

PROJECT STATEMENT

THE PURPOSE OF THIS PROJECT IS TO OBTAIN DESIGN REVIEW APPROVAL FOR A REMODEL OF AN EXISTING MAIN RESIDENCE, PROPOSED POOL, PAVILLION, ADU, GARAGE, DRIVEWAY AND RELATED INFRASTRUCTURE AND UTILITY IMPROVEMENTS.

SURVEY NOTES

1. THE BOUNDARY ON THESE DRAWINGS DOES NOT REPRESENT A PROPERTY LINE. SURVEY PROPERTY LINES SHOWN HEREON ARE BASED ON RECORD DATA, AND MAY NOT REPRESENT THE TRUE POSITIONS OF THE LINES.
2. THE TOPOGRAPHY IS BASED ON A FIELD SURVEY OF MAY, 2019 PERFORMED BY CMP CIVIL ENGINEERING AND LAND SURVEYING.
3. HORIZONTAL AND VERTICAL DATUM IS ASSUMED. EXISTING FIELD SURVEY CONTOURS ARE SHOWN AS FOLLOWS: MAJOR = 5', MINOR = 1'
4. SITE BENCHMARK DESCRIPTION:
5. MADRONE ENGINEERING ASSUMES NO LIABILITY, REAL OR ALLEGED, REGARDING THE ACCURACY OF THE TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS.
6. CONTRACTOR SHALL PROTECT EXISTING SURVEY MONUMENTS OR REPLACE THEM AT HIS OWN EXPENSE.

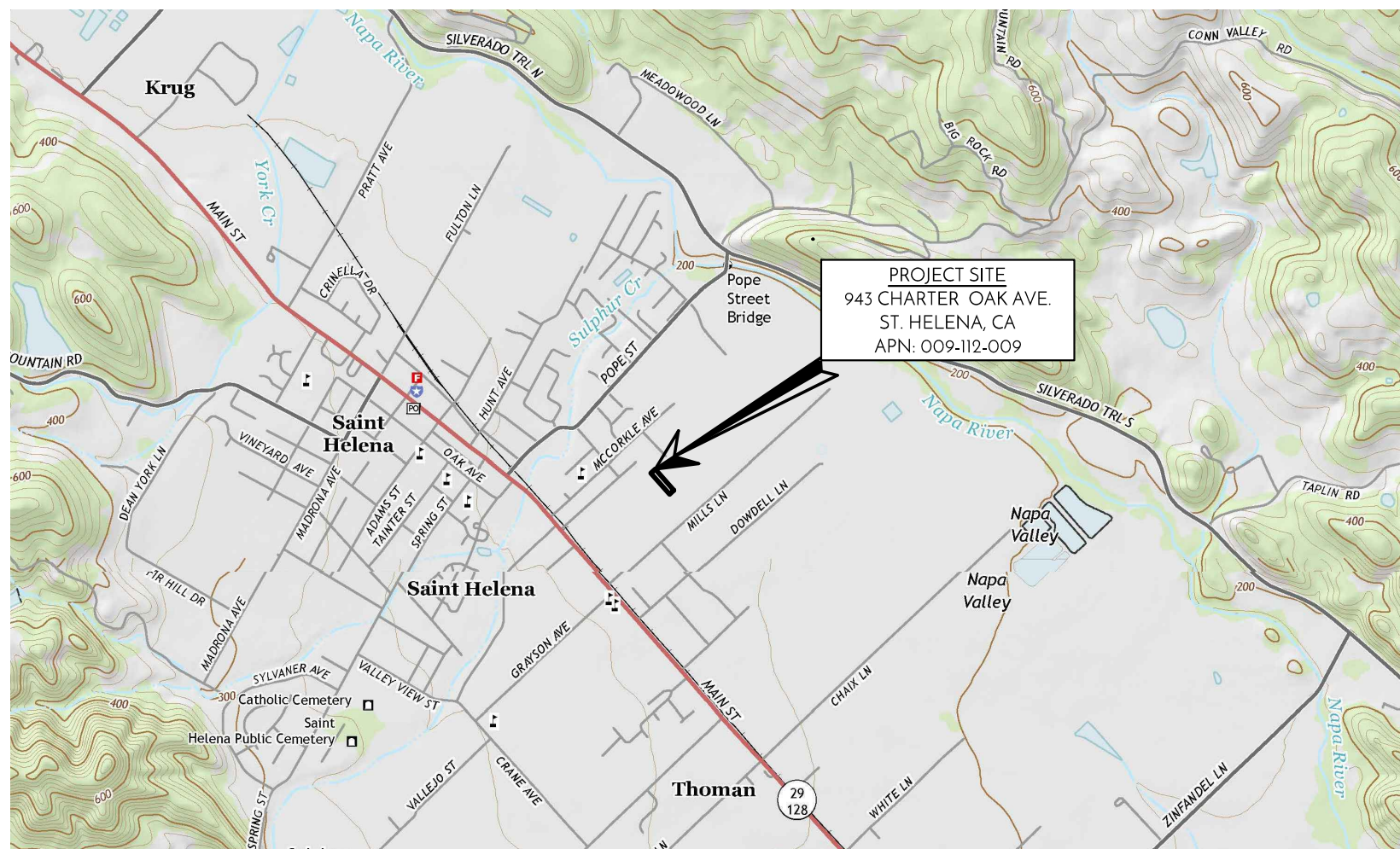
ESTIMATED EARTHWORK QUANTITIES

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

ESTIMATED PROJECT EARTHWORK		
	UNADJUSTED QUANTITIES (CY)	ADJUSTED QUANTITIES (CY)
CUT	122	446
FILL	321	507
ESTIMATED NET EARTHWORK	#1 (EXPORT)	

THE APPROXIMATE AREA OF DISTURBED SOIL IS 17,500 SF. EXCESS SOIL WILL BE OFF-HAULED TO A LOCATION APPROVED BY NAPA COUNTY.

DESIGN REVIEW PLANS FOR:
" 943 CHARTER OAK "
943 CHARTER OAK AVENUE
ST. HELENA, CA, 94574



VICINITY MAP

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



CIVIL IMPROVEMENT PLANS
COVER SHEET

943 CHARTER OAK
943 CHARTER OAK AVE.
ST. HELENA, CA 94574
APN: 009-112-009
PROJECT 19-007



EVERY PERSON PLANNING TO DIG
CALL USA 411 TO RESEARCH TO INVESTIGATION

FOR MORE INFORMATION
SEE WWW.USANORTH.ORG

DATE: 07/12/19 ISSUE: DESIGN REVIEW

SHEET: DRI.0

SHEET INDEX

DRI.0 COVER SHEET
DRI.1 GRADING PLAN
DRI.2 UTILITY PLAN

PROJECT INFORMATION

OWNER: SUSANNA KELHAM
MAIN AVENUE COTTAGE, LLC
360 ZINFANDELL LANE
ST. HELENA, CALIFORNIA 94574

SITE ADDRESS: 943 CHARTER OAK AVE
ST. HELENA, CA 94574

ASSESSOR PARCEL #: 009-112-009
PARCEL SIZE: 10.76 ACRES
COUNTY ZONING: MR

SURVEYOR: CMP CIVIL ENGINEERING AND LAND SURVEYING
1607 CAPELL VALLEY ROAD
NAPA, CA 94558
CAMEROM PRIDEMORE PE, PLS
707/815-0988

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

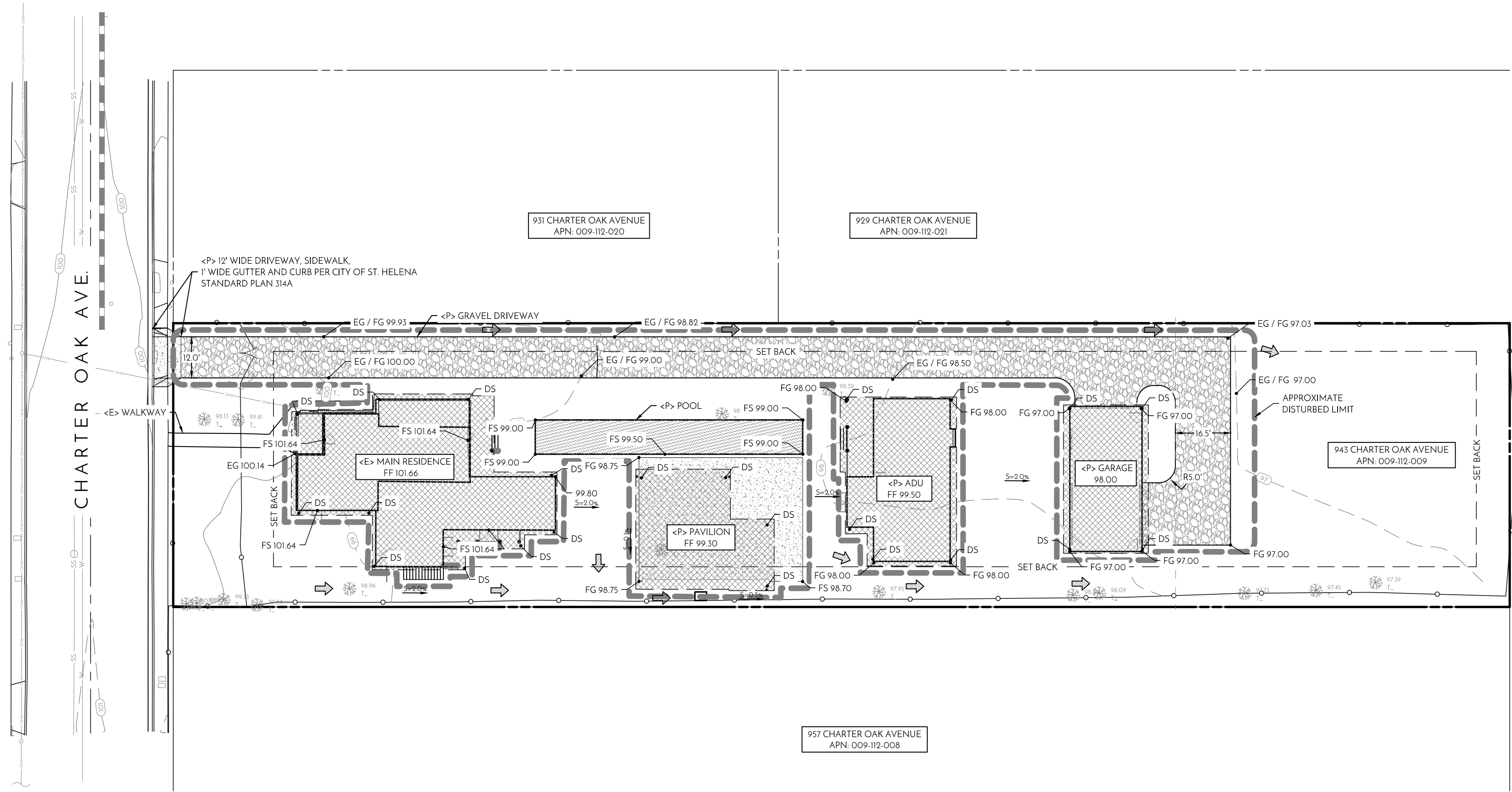
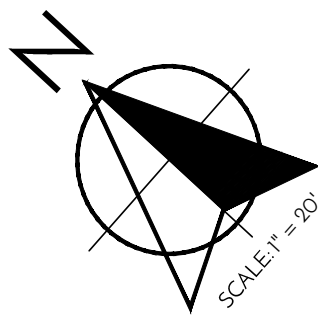
ARCHITECT: NATIVE SON DESIGN STUDIO
925-B CALLA PUERTO VALLARTA
SANTA BARBARA, CA 93103
CHRIS COTTRELL, AIA
(805) 729-5941

NOT FOR CONSTRUCTION

HARDSCAPE LEGEND

TYPE OF IMPERVIOUS SURFACE	AREA DESCRIPTIONS	AREA (SF)	TYPICAL SECTION	PERVIOUS/ IMPERVIOUS
	BUILDINGS, GARAGES, CARPORTS, OTHER STRUCTURES WITH ROOFS	6,900	N/A	IMPERVIOUS
	WALLS	0	N/A	IMPERVIOUS
	PATIO, IMPERVIOUS DECKING, PAVERS AND IMPERVIOUS LINERS	490	N/A	IMPERVIOUS
	SIDEWALKS AND PATHS	0	6" CL 2 AB	IMPERVIOUS
	ASPHALT CONCRETE	0	2.5" AC OVER 6.0" CL 2 AB	IMPERVIOUS
	CONCRETE	120	4" CONC OVER 4" CL 2 AB	IMPERVIOUS
	GRAVEL	4,960	10" CL 2 AB	IMPERVIOUS
	DECOMPOSED GRANITE	0	N/A	PERVIOUS
	PLANTING	0	N/A	PERVIOUS
	POOL	800	N/A	PERVIOUS
	GRASS PAVE	0	N/A	PERVIOUS
	TOTAL	13,270		

TOTAL NEW/RECONSTRUCTED IMPERVIOUS AREA 12,470 SF (0.28 AC)
TOTAL DISTURBED SOIL AREA 17,500 SF (0.32 AC)



GRADING PLAN

0 20'
SCALE IN FEET

NOT FOR CONSTRUCTION

THIS DOCUMENT IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.



CIVIL IMPROVEMENT PLANS
GRADING PLAN

943 CHARTER OAK
943 CHARTER OAK AVE.
ST. HELENA, CA 94574
APN: 009-112-009
PROJECT 19-007



DATE: 07/12/19
SHEET: DESIGN REVIEW

SHEET:

DR2.0

Landscape Construction Notes:

Prior to submitting bid and starting construction examine the site of proposed work noting existing conditions and proposed work as shown on the plans. Notify Landscape Architect of discrepancies prior to construction.

Contractor shall confirm all dimensions and field conditions prior to the start of work. Any discrepancies shall be reported to the Landscape Architect.

Contractor shall read and understand the specifications (including manufacturer's specifications) prior to bidding. Failure to adhere to the specifications may result in a delay of the project at the contractor's expense. Contractor is responsible for any loss due to his decision to alter the design or layout of this project in any way without the consent of the Landscape Architect.

Contact the Landscape Architect for regular site visits during construction. Failure to contact Landscape Architect for site visits may result in contractor redoing unsatisfactory portions of the work at no additional cost to the Owner.

Contractor takes sole responsibility for any cost incurred due to damage and replacement of underground utilities or existing site improvements in the areas of new construction depicted on the drawings.

Do not proceed with construction as designed when it is obvious that obstructions and / or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Landscape Architect and/or Civil Engineer. The contractor assumes full responsibility for all necessary revisions due to failure to give such notification.

Adhere to City of Saint Helena standard codes where applicable.

Verify finish surface elevations prior to proceeding with the work.

Any imported soil required for finish grading operations shall be class A topsoil. Till existing grade to 6" depth before placing imported soil.

Grade all areas to be paved to accommodate pavement section as detailed prior to compaction.

Provide temporary drip irrigation during construction for all existing plants to remain in place.

Locations of features to be constructed not specifically dimensioned may be determined by scale. If conflicts arise, contact Landscape Architect for resolution.

Obtain a copy of the Geotechnical soils report. Adhere to all applicable recommendations. Contact Landscape Architect for decision if discrepancies are noted.

All dimension lines are struck off existing walls or structures at right angles unless otherwise noted.

Provide (2) additional 3" schedule 40 PVC sleeve between all planting areas under paved surfaces for future plumbing and / or electrical needs. Cap both ends of sleeve. Indicate locations of sleeves on as-built drawings.

Provide erosion control and dust control measures during construction as per local codes.

Plus/minus dimensions are given for improvements that may vary. Other dimensions are literal. Stake proposed work prior to construction for review by Landscape Architect.

All curve to curve and curve to tangent intersections shall be smooth, neat, and uniform.

Stockpile boulders or fieldstone generated during excavation and grading for later use as directed by Landscape Architect.

Dispose removals (except stone) off site at contractor's expense.

Protect existing tree roots and trunks from compaction and damage during construction. Hand trench adjacent to existing tree driplines to avoid root damage.

Prior to submitting bid and starting construction examine the site of proposed work noting existing conditions and proposed work as shown on the plans. Notify Landscape Architect of discrepancies prior to construction.

Contractor shall confirm all dimensions and field conditions prior to the start of work. Any discrepancies shall be reported to the Landscape Architect.

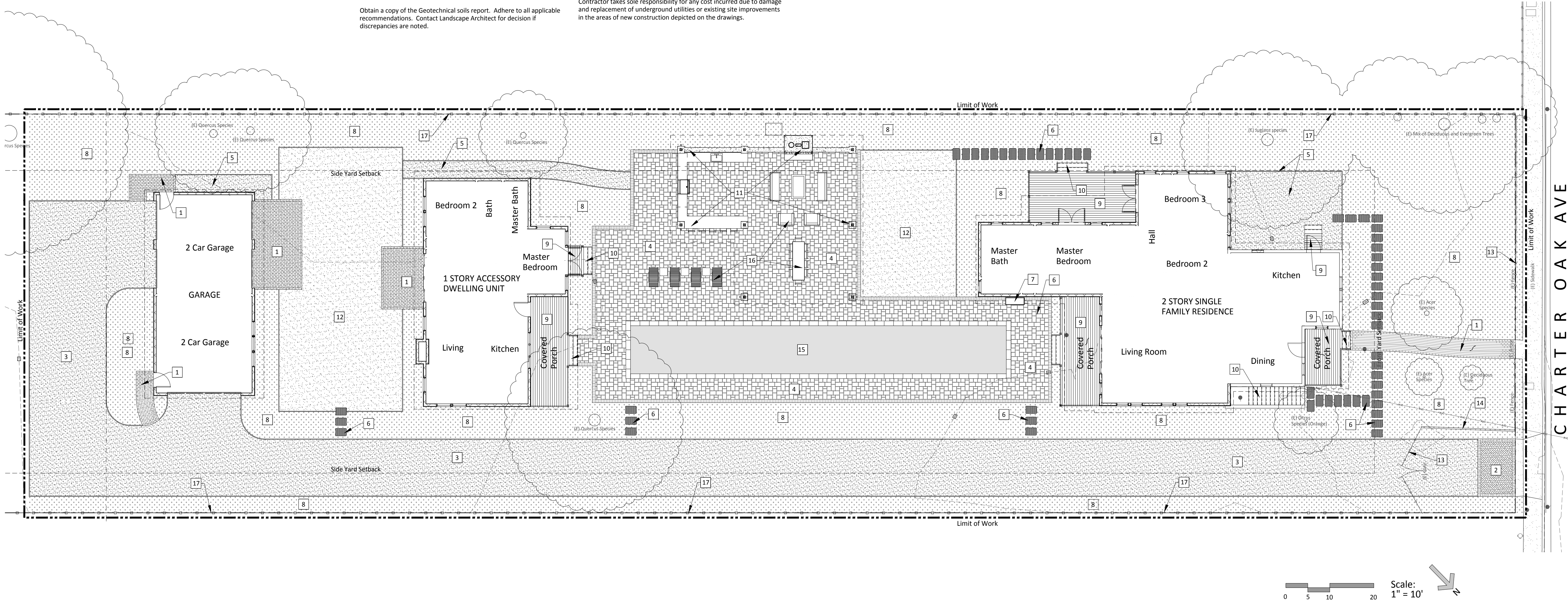
Contractor shall read and understand the specifications (including manufacturer's specifications) prior to bidding. Failure to adhere to the specifications may result in a delay of the project at the contractor's expense. Contractor is responsible for any loss due to his decision to alter the design or layout of this project in any way without the consent of the Landscape Architect.

Contact the Landscape Architect for regular site visits during construction. Failure to contact Landscape Architect for site visits may result in contractor redoing unsatisfactory portions of the work at no additional cost to the Owner.

Contractor takes sole responsibility for any cost incurred due to damage and replacement of underground utilities or existing site improvements in the areas of new construction depicted on the drawings.

Legend

#	Description	Material / Finish
1	Permeable unit paver path or patio.	Hydroflo Holland Paver, Paver size: 8"x4"x60mm thick. Running bond pattern. Confirm final color and finish selection of pavers with Owner.
2	Permeable unit paver driveway threshold, vehicular.	Hydroflo Holland Paver, Paver size: 8"x4"x80mm thick. Herringbone pattern. Confirm final color and finish selection of pavers with Owner.
3	Permeable gravel driveway with wood edging, vehicular.	Decorative colored gravel to be selected by Owner with 2x4 redwood edging.
4	Unit paver patio (non-vehicular).	Pacific Interlock permeable Hydroflo pavers "Grand Estate" or "Textured Estate" Series; 3-Piece pattern, 60mm thickness; with 8"x4" "Holland" edge banding. Confirm final color(s) and finishes with Owner.
5	Permeable gravel with wood edging, non-vehicular.	Decorative colored gravel to be selected by Owner with 2x4 redwood edging.
6	Stepping stones with permeable planted or gravel joints.	18"x30" Stone or concrete.
7	48"x18" Rectangular pot with trellis planted with vine or espalier.	Wood or fiberglass to be selected and purchased by Owner.
8	Low water use planting area, typ.	See planting plan.
9	Covered porch per Architect's drawings.	
10	Steps per Architect's drawings.	
11	Pavilion per Architect's drawings.	
12	Artificial turf area.	Type to be selected by Owner.
13	Existing gate to remain.	
14	New wood fence to match existing wood fence along sidewalk.	Redwood or western red cedar, painted white to match existing fence.
15	Lap pool under separate permit.	
16	Patio furniture.	To be purchased by Owner.
17	New wood fence, 6' high.	Western Red Cedar or Redwood with 24" high lattice on top.



NOT FOR
CONSTRUCTION

943 CHARTER OAK
St. Helena, CA, 94574

SITE HARDSCAPE PLAN

Date/ Issue

2019.08.03 Plan Check

Sheet 1 of 3

L1.1

Tree Protection Notes:

All roots encountered during trenching operations shall be cleanly cut. Trenches for all curbs and walls adjacent to trees shall be back filled with porous topsoil from onsite.

Where walls or curbs are to be built within six feet of the trunk of any tree, a root control barrier (Deep Root or equal) shall be placed between the tree and the wall or curb. Barrier shall extend from ground surface to bottom of new structure.

Any curb or wall adjacent to a tree shall be built with footings directed outward from the tree to avoid damaging roots. Where feasible, footings shall be bridged over the root zone.

The contractor shall ensure that all trees adjacent to construction areas shall be fenced with a six foot high chain link fence at the outside edge of the dripline of the tree plus six feet beyond or as designated by the Project Arborist. Fence support posts shall be installed at a maximum spacing of eight feet. All construction related activities shall be prohibited within these fenced areas. The construction contractor shall place durable signs stating "Tree Protection Area" at 15 foot intervals on the fence. Fencing and signs shall remain in place throughout all grading and construction activities.

Where construction is to occur within the dripline of a tree, the fence shall be erected no further than five feet from the edge of the work.

At locations where fence does not surround trees, the fence must extend at least ten feet beyond the dripline, and a sign shall be securely attached at each end of the fence, stating "No construction or storage of any kind beyond fence" in both English and Spanish ("No se permite construcion o almacenaje de cualquiera tipo mas de este surco"). Signs shall be at least two square feet in area.

The construction contractor shall designate a landscape maintenance monitor to work with the Project Arborist or Landscape Architect to ensure that all protected trees and plants within the construction site are properly irrigated and maintained for the duration of construction activities.

The Project Arborist or Landscape Architect shall be present during the course of any pruning cutting, grading, or excavation near protected trees. Pruning of trees shall be performed only under the direction of the Project Arborist.

No construction materials, debris, soil, rock, or excavated material shall be stored within the root protection zone (six feet outside of the dripline or outer perimeter of leaf canopy).

No chemicals or herbicides may be applied within fifty feet of any tree without approval of the Landscape Architect or Project Arborist.

Parking and /or vehicular traffic shall not be permitted within six feet of the outside edge of the dripline. No construction equipment, vehicles, or materials shall be stored within 6 feet of any tree dripline.

Trees shall be watered thoroughly prior to beginning of construction and the root protection zone covered with a two-inch layer of chipped bark mulch. Mulch may not be piled against any trees.

If access is required over the root zone of any tree, the root zone shall be protected with a six-inch layer of mulch and covered with a double layer of three-fourths inch plywood overlapped at the seams. Where vertical excavations expose roots, the exposed face of the trench shall be covered with burlap and kept continuously damp to limit desiccation of the root zone. Exposed roots shall be covered with temporary earth fill or packed with moistened peat moss and wrapped with burlap. Exposed roots shall not be allowed to dry out before permanent backfill is placed. Exposed roots shall be shaded from direct sunlight and watered and maintained in a moistened condition until permanent backfill is placed.

Root systems of trees, shrubs, and groundcovers shall be protected from damage due to spillage or application of chemical compound such as paints, finishes, or stucco.

Root systems shall be protected from flooding, erosion, or excessive wetting resulting from any construction operations.

Within the tree dripline, roots shall be excavated by hand using narrow-tined spading forks to carefully comb the soil. Roots beyond the tree dripline can be cut by hand or with a diamond blade machine saw (roots may not be cut with a backhoe, loader, excavator, standard trencher). Branches and roots shall only be cut with sharp, sterile instruments designed for the purpose. Roots shall not be broken, pulled, or chopped, and roots larger than two inches in diameter shall not be cut. If cutting of roots cannot be avoided, roots shall be severed approximately three inches back from new construction. Where large lateral roots are encountered, they shall be exposed beyond the limits of excavation and bent into backfill areas wherever possible. Mechanical excavation for leveling the ground surface near existing trees prior to paving shall not be permitted.

Excavation within the dripline of trees shall only occur where necessary to complete the requirements of the project.

All plant parts (including the root zone) shall be protected from dumping of refuse, concrete paint, or plaster washout or chemically injurious materials or liquids. Continuous puddling or running water shall be prevented within driplines of all trees and plants.

Any alteration of grades shall result in positive drainage away from affected trees.

Dust and dirt shall be washed off all trees within fifty feet of the construction area at four-week intervals, May through October, and at the end of the construction period. Washing shall occur in the morning to allow the tree to dry during the day.

The contractor assumes responsibility for all existing trees shown on this plan. Any tree removed or irreparably damaged during construction must be replaced with a tree of like species and size. If a tree of matching size is not available, or cannot be installed because of site constraints, the largest feasible size shall be planted, and the contractor shall reimburse the owner the difference between the value of the original tree and the replacement. The value of the original tree shall be appraised in accordance with tree appraisal guidelines adopted by the International Society of Arboriculture. The appraisal shall be prepared by an ISA-certified arborist.

Protective fencing may not be removed without the approval of the Project Arborist or Landscape Architect.

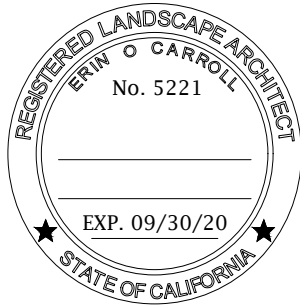
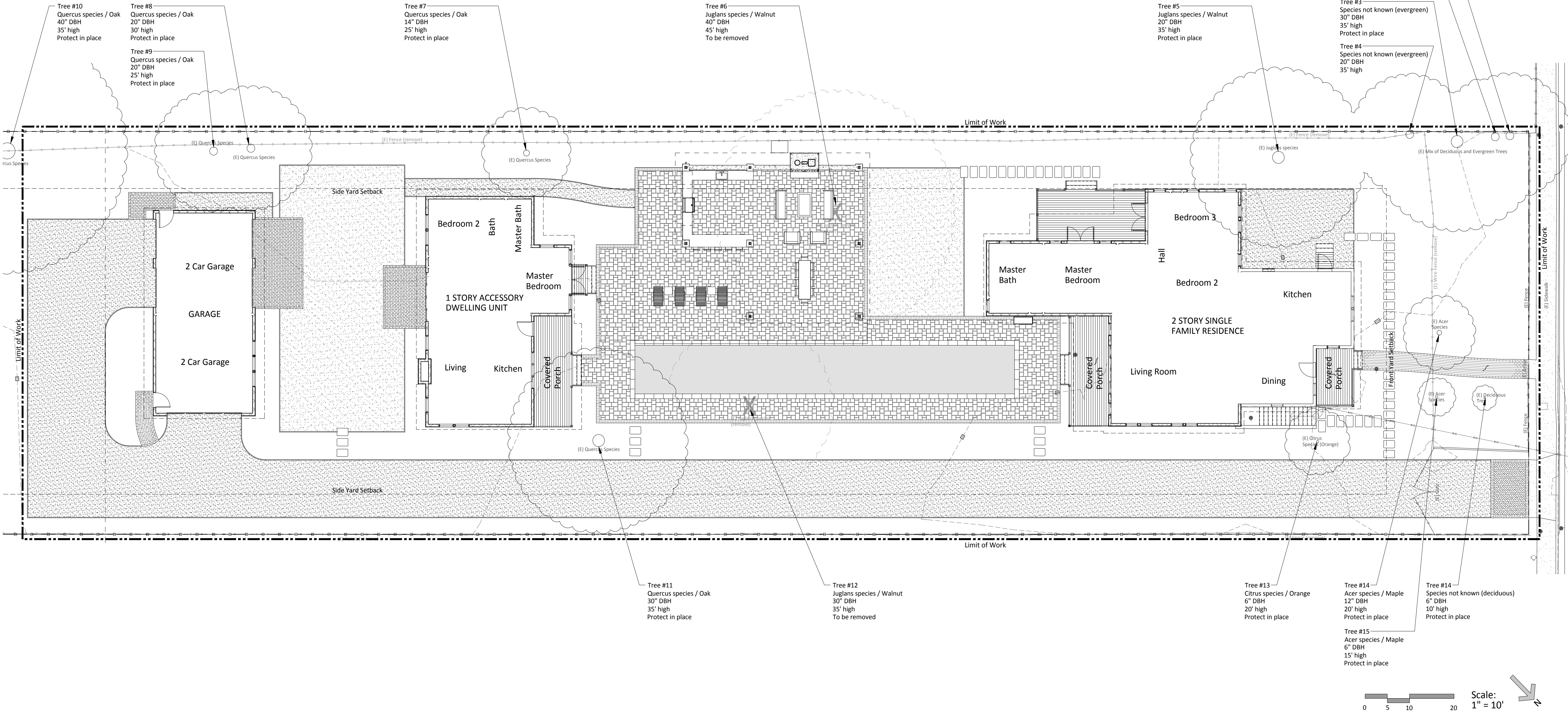
All replacement trees shall be guaranteed by the contractor for a period of one year after installation.

DEFINITIONS:

Canopy - the area of ground within the drip line of the tree.

Daylight line - the point at which new grading meets existing grade.

Dripline - the outer edge of a tree's branching and foliage.



NOT FOR CONSTRUCTION

943 CHARTER OAK
St. Helena, CA, 94574

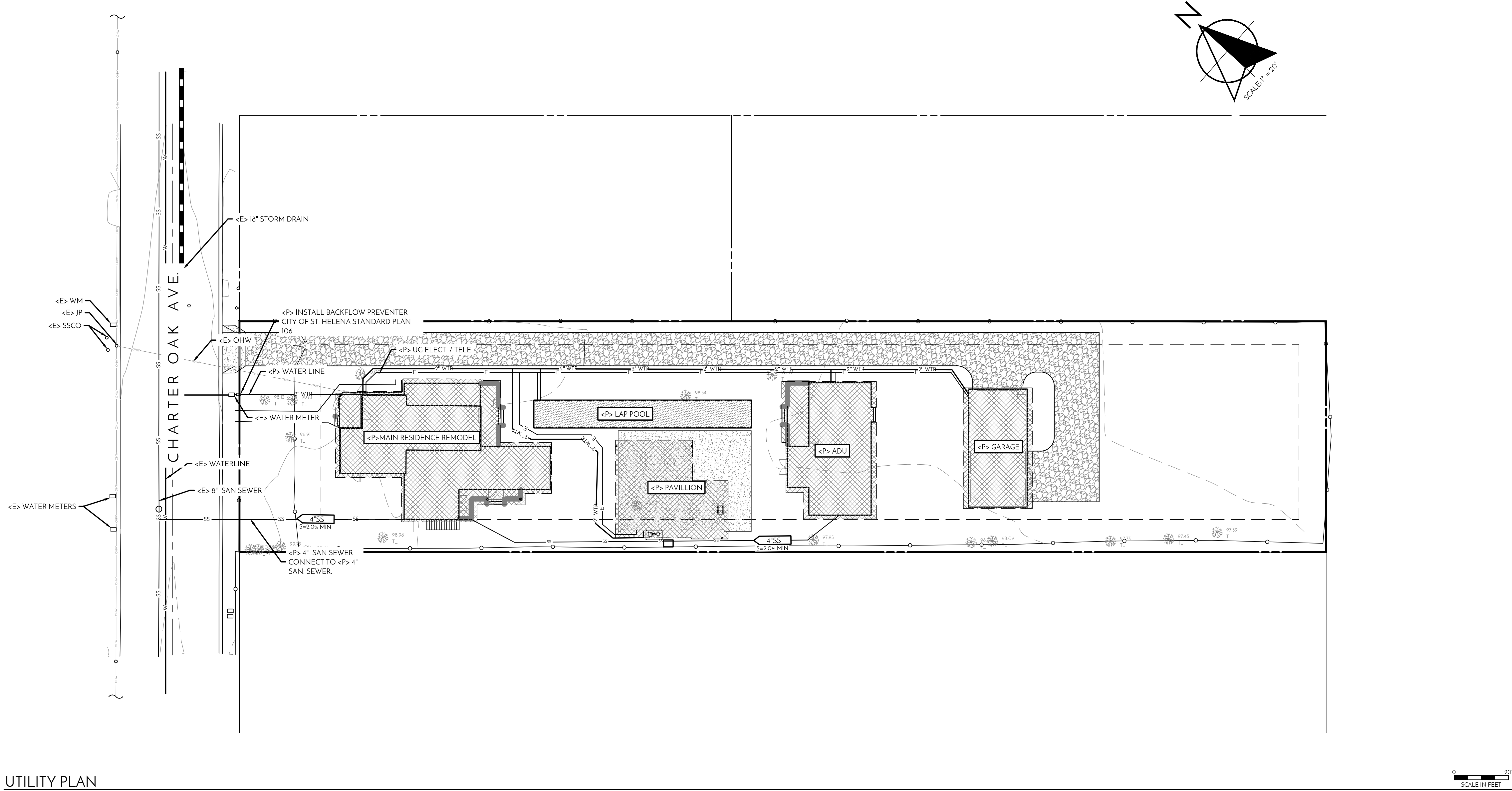
EXISTING VEGETATION PLAN

Date/ Issue

2019.08.03 Plan Check

Sheet 2 of 3

L3.1



UTILITY PLAN

UTILITY NOTES
ALL SUBDRAINS WILL BE PLACED WHERE THERE IS A SLAB FOUNDATION.
ALL CRAWL SPACES WILL HAVE CRAWLSPACE DRAINAGE.
ALL DOWNSPOUTS WILL HAVE PERIMETER DRAINAGE AS REQUIRED.

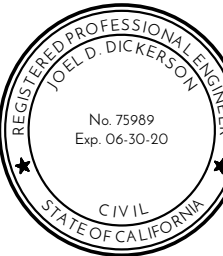
NOT FOR CONSTRUCTION

UNLESS OTHERWISE SPECIFIED, THE DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA ELECTRICAL CODE, THE CALIFORNIA MECHANICAL CODE, THE CALIFORNIA PLUMBING CODE, THE CALIFORNIA FIRE CODE, THE CALIFORNIA LAND DEVELOPMENT CODE, THE CALIFORNIA WATER CODE, THE CALIFORNIA WASTE WATERS CODE, THE CALIFORNIA AIR QUALITY CODE, THE CALIFORNIA SOIL CONSERVATION CODE, THE CALIFORNIA FLOOD CONTROL CODE, THE CALIFORNIA HISTORIC PRESERVATION CODE, THE CALIFORNIA LANDMARKS AND MONUMENTS CODE, THE CALIFORNIA ANTI-SLUMPAGE CODE, THE CALIFORNIA ANTI-EROSION CODE, THE CALIFORNIA ANTI-DEVELOPMENT CODE, THE CALIFORNIA ANTI-CONSTRUCTION CODE, THE CALIFORNIA ANTI-OPERATION CODE, THE CALIFORNIA ANTI-MAINTENANCE CODE, THE CALIFORNIA ANTI-REPAIR CODE, THE CALIFORNIA ANTI-RECONSTRUCTION CODE, THE CALIFORNIA ANTI-RENOVATION CODE, THE CALIFORNIA ANTI-RESTORATION CODE, THE CALIFORNIA ANTI-REPAIR CODE, THE CALIFORNIA ANTI-RECONSTRUCTION CODE, THE CALIFORNIA ANTI-RENOVATION CODE, THE CALIFORNIA ANTI-RESTORATION CODE.

madrone
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San Rafael, California 94574
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CIVIL IMPROVEMENT PLANS
UTILITY PLAN

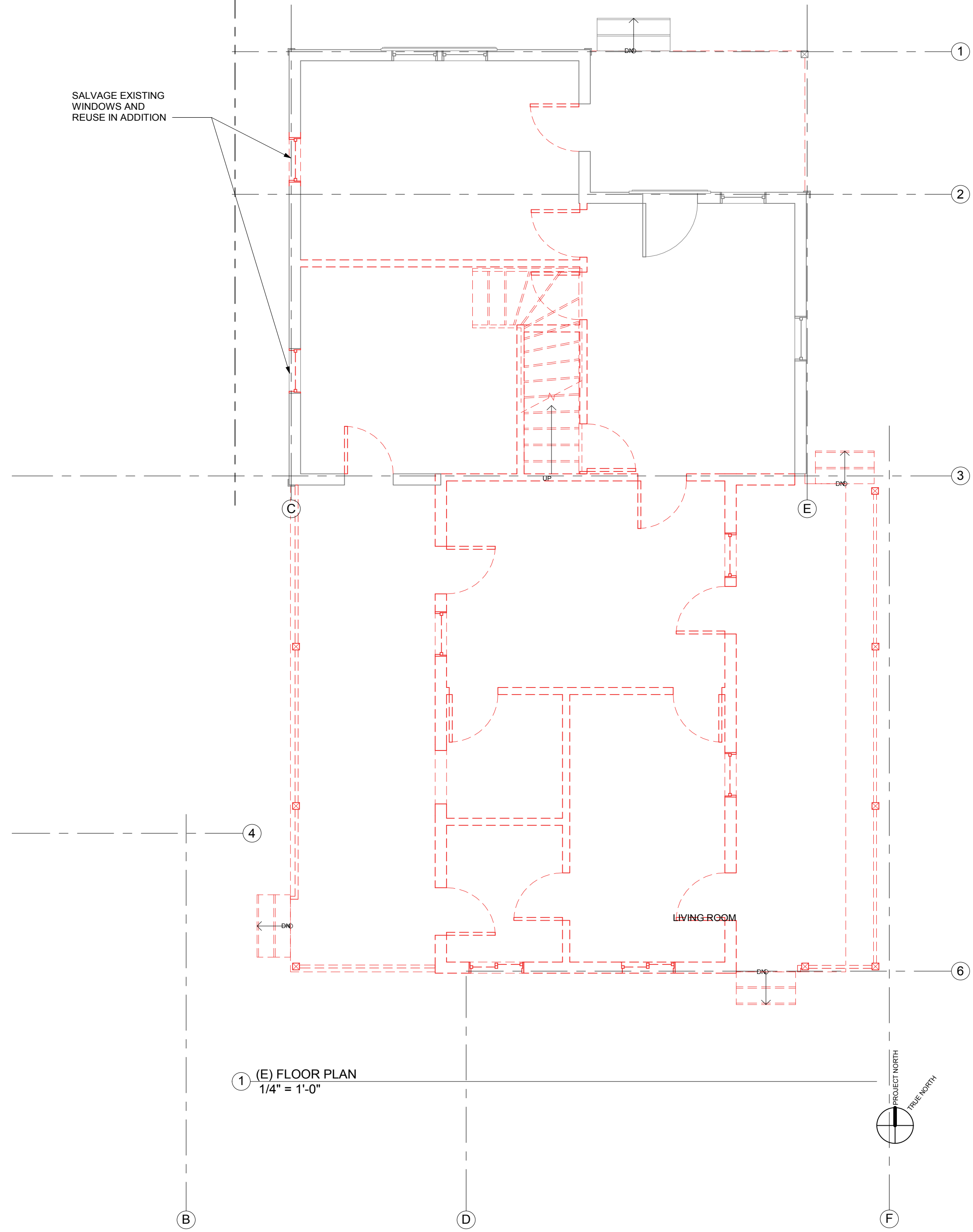
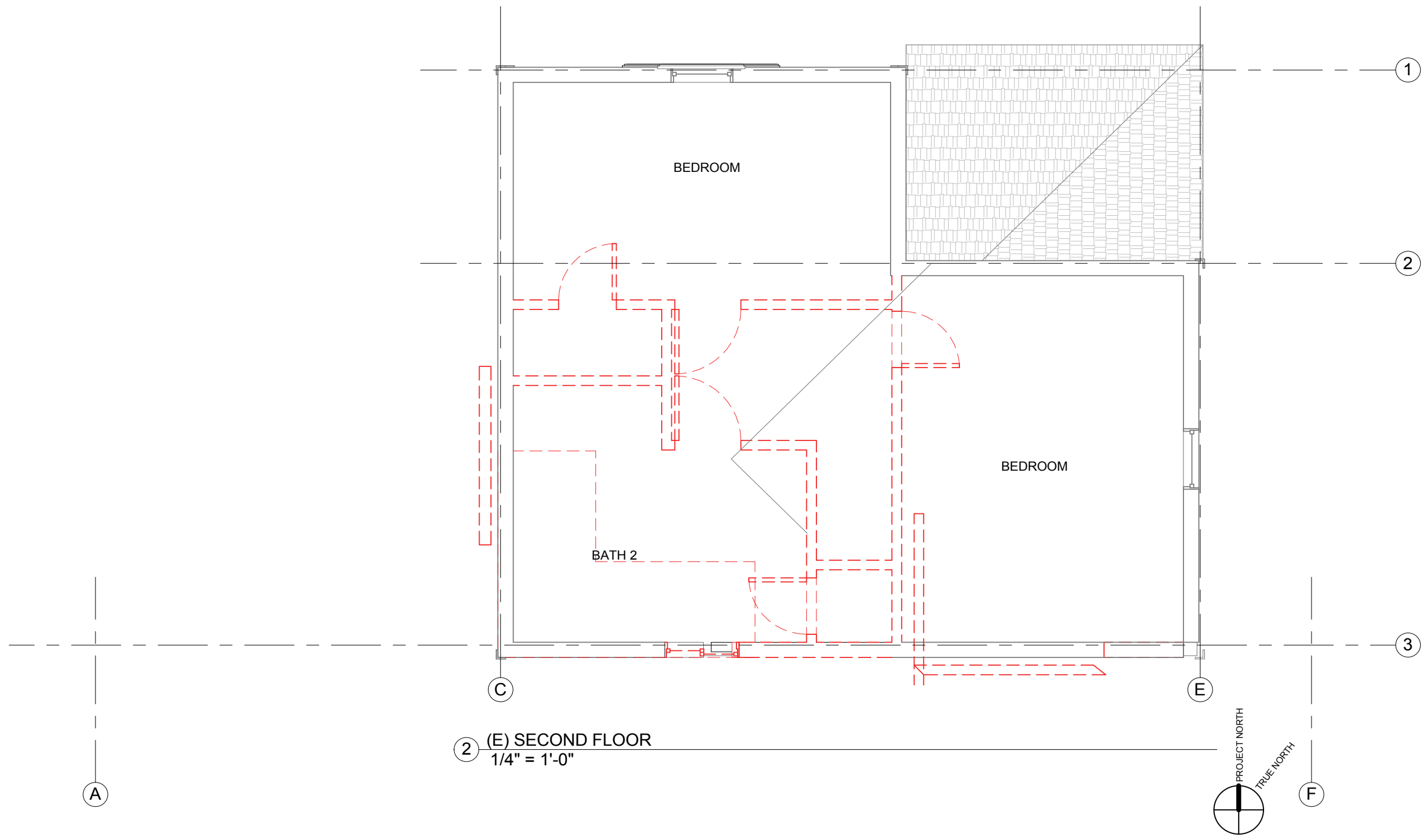
943 CHARTER OAK
943 CHARTER OAK AVE.
ST. HELENA, CA 94574
APN: 009-112-009
PROJECT: 19-007



DATE: 07/12/19
ISSUE: DESIGN REVIEW

SHEET:

DR3.0



WALL TYPES	
①	2x6 HARDIE BOARD WALL
②	2x6 GWB INTERIOR WALL
	DEMO WALL
	EXISTING WALL

943 CHARTER OAK AVENUE
REMODEL AND ADDITION
SUSANNA KELHAM
ST HELENA, CA 94574

APN: 009-112-009-000	
DATE: 8.7.19	SUBMITTAL: DESIGN REVIEW

EXISTING FLOOR PLAN

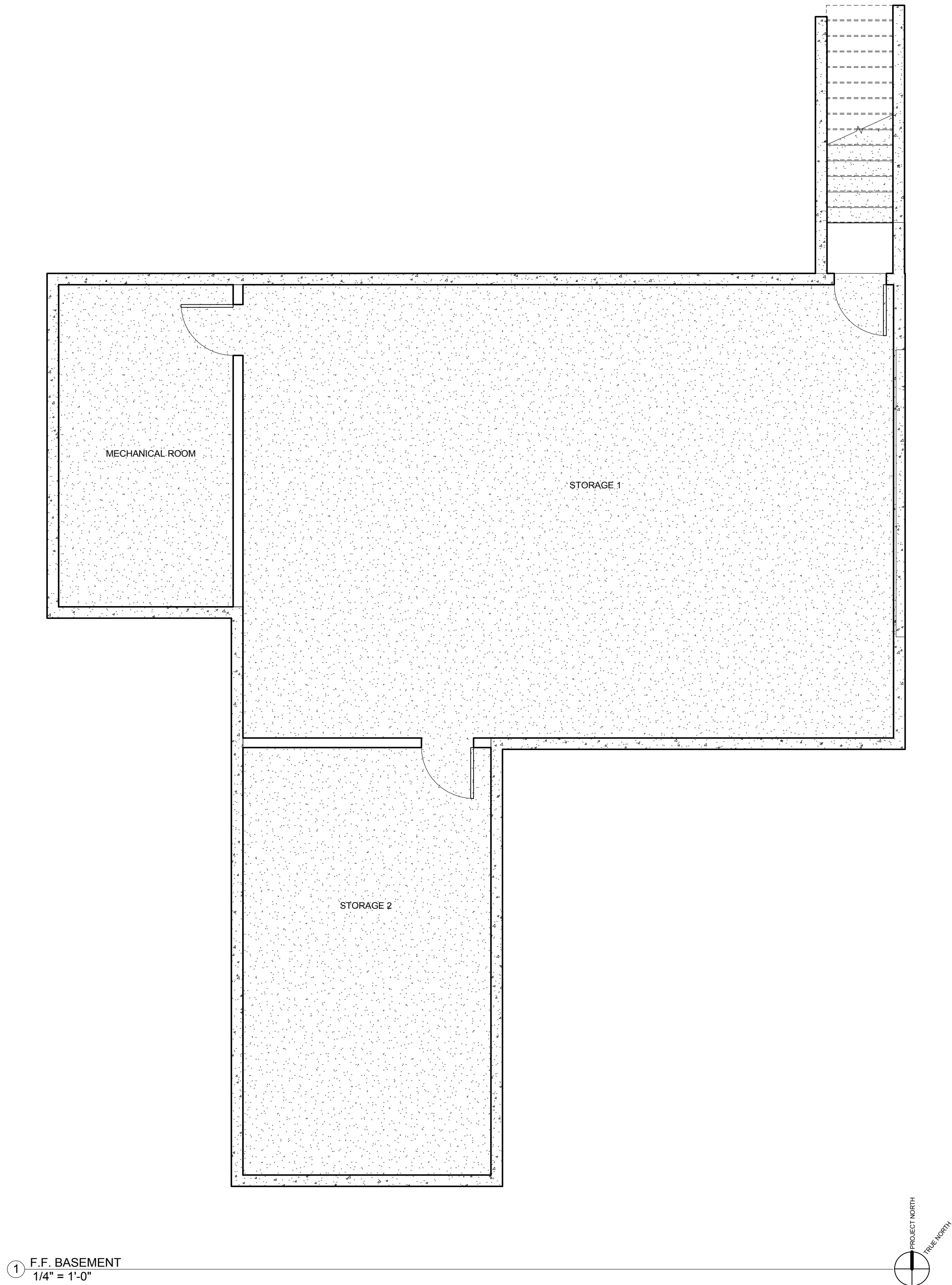
A10

1822 KELHAM

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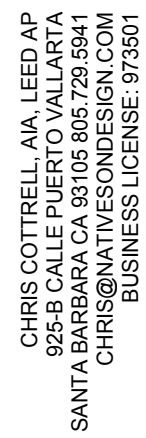
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KELHAM

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1

SIM

A101

DETAIL REFERENCE

1 Ref

1 Ref

A101

ELEVATION REFERENCE

1

REVISION TAG

11

DOOR TAG

11

WINDOW TAG

1

SIM

A101

BUILDING SECTION REFERENCE

ELEV. DIFFERENCE

SLOPE

SLOPE INDICATION

HOSE BIB

FOUNDATION VENT

GAS SHUT OFF

1

2x6 HARDIE BOARD WALL

2

2x6 GWB INTERIOR WALL

DEMOWALL

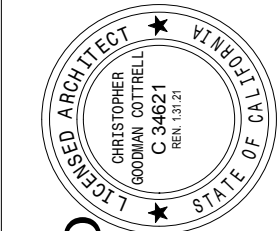
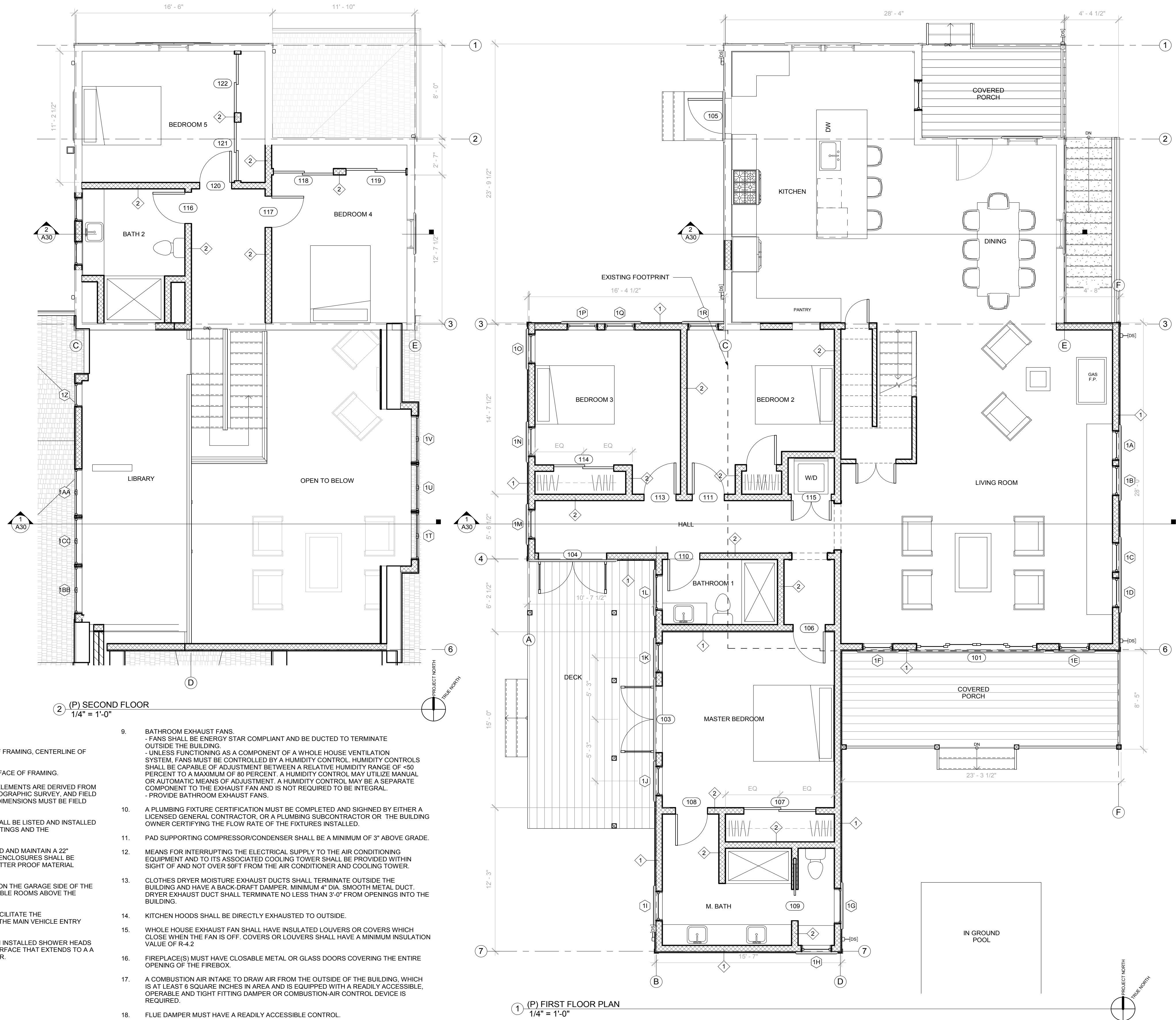
EXISTING WALL

SEE A16 FOR BASEMENT PLAN

FLOOR PLAN NOTES

- DIMENSIONS ARE GIVEN TO GRIDLINES, FACE OF FRAMING, CENTERLINE OF OPENING, OR CENTER OF COLUMN.
- GRIDLINES AT PERIMETER OF BUILDING ARE AT FACE OF FRAMING.
- DIMENSIONS GIVEN TO EXISTING STRUCTURAL ELEMENTS ARE DERIVED FROM ORIGINAL CONSTRUCTION DRAWINGS, THE TOPOGRAPHIC SURVEY, AND FIELD MEASUREMENTS TO FINISH SURFACES. THESE DIMENSIONS MUST BE FIELD VERIFIED.
- FACTORY-BUILT FIREPLACES AND CHIMNEYS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE TERMS OF THEIR LISTINGS AND THE MANUFACTURER'S INSTRUCTIONS.
- HINGED SHOWER DOORS SHALL OPEN OUTWARD AND MAINTAIN A 22" OPENING FOR EGRESS. SHOWER AND/ OR TUB ENCLOSURES SHALL BE TEMPERED GLAZING OR OTHER APPROVED SHATTER PROOF MATERIAL SPECIFICALLY FOR USE.
- PROVIDE MINIMUM 5/8" TYPE X GYPSUM BOARD ON THE GARAGE SIDE OF THE FLOOR/CEILING ASSEMBLY SUPPORTING HABITABLE ROOMS ABOVE THE GARAGE.
- GARAGE FLOOR TO BE SLOPED IN ORDER TO FACILITATE THE MOVEMENT OF LIQUID TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.
- SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE FLOOR.

- BATHROOM EXHAUST FANS.
- FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
- UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF <50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL.
- PROVIDE BATHROOM EXHAUST FANS.
- A PLUMBING FIXTURE CERTIFICATION MUST BE COMPLETED AND SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR, OR A PLUMBING SUBCONTRACTOR OR THE BUILDING OWNER CERTIFYING THE FLOW RATE OF THE FIXTURES INSTALLED.
- PAD SUPPORTING COMPRESSOR/CONDENSER SHALL BE A MINIMUM OF 3" ABOVE GRADE.
- MEANS FOR INTERRUPTING THE ELECTRICAL SUPPLY TO THE AIR CONDITIONING EQUIPMENT AND TO ITS ASSOCIATED COOLING TOWER SHALL BE PROVIDED WITHIN SIGHT OF AND NOT OVER 50FT FROM THE AIR CONDITIONER AND COOLING TOWER.
- CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK-DRAFT DAMPER. MINIMUM 4" DIA. SMOOTH METAL DUCT. DRYER EXHAUST DUCT SHALL TERMINATE NO LESS THAN 3'-0" FROM OPENINGS INTO THE BUILDING.
- KITCHEN HOODS SHALL BE DIRECTLY EXHAUSTED TO OUTSIDE.
- WHOLE HOUSE EXHAUST FAN SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MINIMUM INSULATION VALUE OF R-4.2
- FIREPLACE(S) MUST HAVE CLOSABLE METAL OR GLASS DOORS COVERING THE ENTIRE OPENING OF THE FIREBOX.
- A COMBUSTION AIR INTAKE TO DRAW AIR FROM THE OUTSIDE OF THE BUILDING, WHICH IS AT LEAST 6 SQUARE INCHES IN AREA AND IS EQUIPPED WITH A READILY ACCESSIBLE, OPERABLE AND TIGHT FITTING DAMPER OR COMBUSTION-AIR CONTROL DEVICE IS REQUIRED.
- FLUE DAMPER MUST HAVE A READILY ACCESSIBLE CONTROL.



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**943 CHARTER OAK AVENUE
REMODEL AND ADDITION**
SUSANNA KELHAM
ST HELENA, CA 94574

APN: 009-112-009-000	
DATE: 8.7.19	SUBMITTAL: DESIGN REVIEW

FIRST AND SECOND
FLOOR PLANS

A12

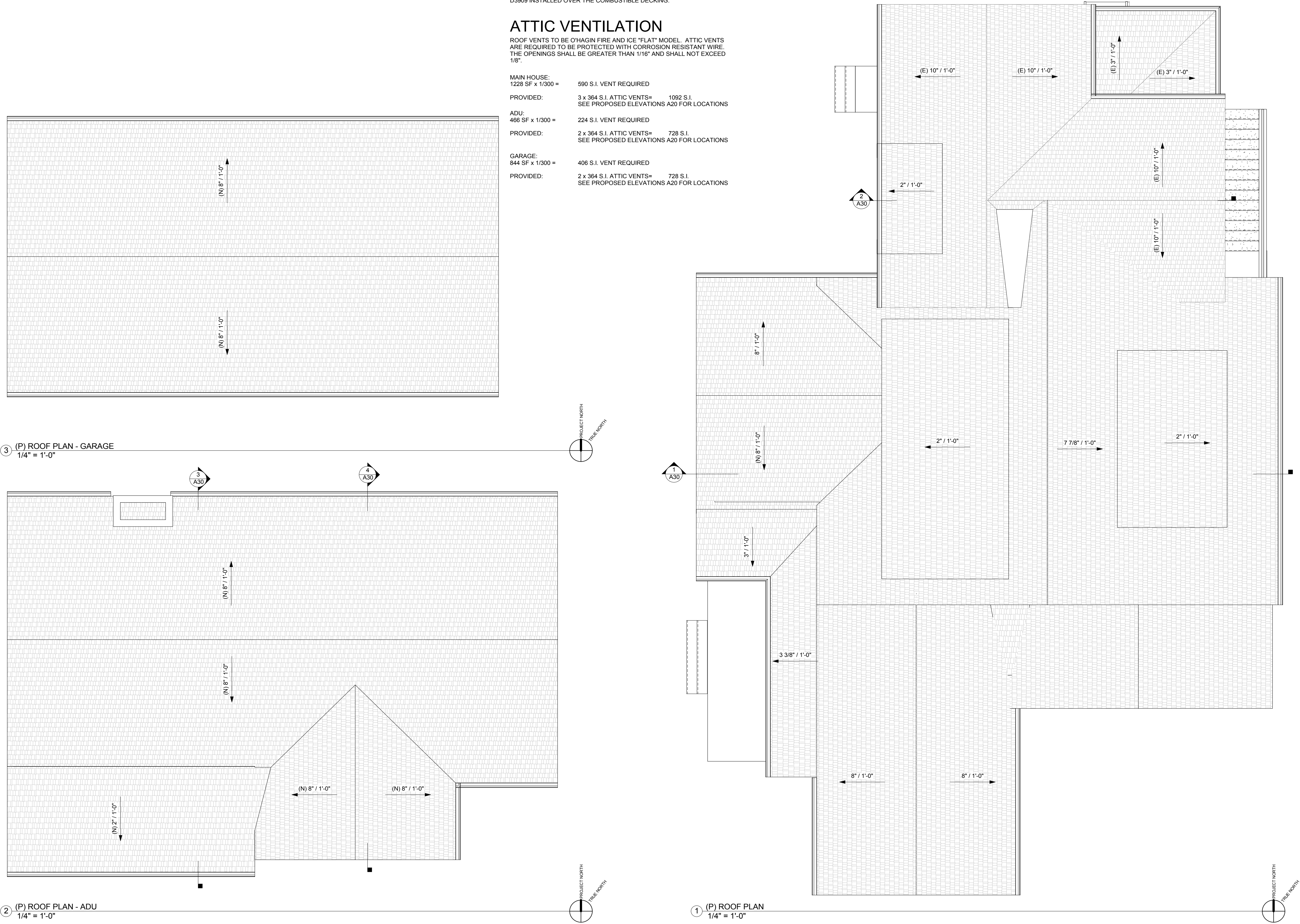
1822
KELHAM

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1. VALLEY FLASHING SUBJECT TO CRC SECTION R337 ARE NOT TO BE LESS THAN 26 GALVANISED SHEET GAUGE CORROSION RESISTANT METAL INSTALLED OVER A MINIMUM 36" WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF MINIMUM 72 POUND MINERAL SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

ROOF VENTS TO BE O'HAGIN FIRE AND ICE "FLAT" MODEL. ATTIC VENTS ARE REQUIRED TO BE PROTECTED WITH CORROSION RESISTANT WIRE. THE OPENINGS SHALL BE GREATER THAN 1/16" AND SHALL NOT EXCEED 1/8".

MAIN HOUSE: 1228 SF x 1/300 =	590 S.I. VENT REQUIRED	
PROVIDED:	3 x 364 S.I. ATTIC VENTS=	1092 S.I.
	SEE PROPOSED ELEVATIONS A20 FOR LOCATIONS	
ADU: 466 SF x 1/300 =	224 S.I. VENT REQUIRED	
PROVIDED:	2 x 364 S.I. ATTIC VENTS=	728 S.I.
	SEE PROPOSED ELEVATIONS A20 FOR LOCATIONS	
GARAGE: 844 SF x 1/300 =	406 S.I. VENT REQUIRED	
PROVIDED:	2 x 364 S.I. ATTIC VENTS=	728 S.I.
	SEE PROPOSED ELEVATIONS A20 FOR LOCATIONS	



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WINDOW SCHEDULE			
MARK	WIDTH	HEIGHT	FUNCTION
1A	2'-6"	5'-6"	
1AA	4'-0"	3'-0"	
1B	2'-6"	5'-6"	
1BB	4'-0"	3'-0"	
1C	2'-6"	5'-6"	
1CC	4'-0"	3'-0"	
1D	2'-6"	5'-6"	
1DD	2'-6"	5'-6"	
1E	2'-6"	5'-6"	
1F	2'-6"	5'-6"	
1G	3'-0"	2'-0"	
1H	2'-6"	5'-6"	
1I	2'-6"	5'-6"	
1J	2'-6"	5'-6"	
1K	2'-6"	5'-6"	
1L	3'-0"	2'-0"	
1M	2'-6"	5'-6"	
1N	2'-6"	5'-6"	
1O	2'-6"	5'-6"	
1P	2'-6"	5'-6"	
1Q	2'-6"	5'-6"	
1R	2'-6"	5'-6"	
1T	4'-0"	3'-0"	
1U	4'-0"	3'-0"	
1V	4'-0"	3'-0"	
1X	2'-0"	2'-0"	
1Y	2'-0"	2'-0"	
1Z	2'-0"	3'-0"	
2A	2'-6"	3'-0"	
2B	2'-6"	3'-0"	
2C	2'-6"	3'-0"	
2D	3'-0"	4'-0"	
2E	3'-0"	4'-0"	
2F	3'-0"	4'-0"	
2G	3'-0"	2'-0"	
2H	3'-0"	2'-0"	
2I	3'-0"	4'-0"	
2J	3'-0"	4'-0"	
2K	3'-0"	4'-0"	
2L	3'-0"	4'-0"	
2M	3'-0"	4'-0"	
2N	3'-0"	4'-0"	
3A	3'-0"	4'-0"	
3B	3'-0"	4'-0"	
3C	3'-0"	4'-0"	

- WINDOW NOTES
- WINDOW GLAZING SHALL BE IMPACT RESISTANT WHEN:
 - WITHIN 18" OF THE FINISH FLOOR.
 - WITHIN 24" OF THE VERTICAL EDGE OF A DOOR IF WITHIN 80" OF A WALKING SURFACE.
 - IN A BATH, SHOWER, SPA, SAUNA OR SIMILAR ENCLOSURE WHEN LESS THAN 60" ABOVE A STANDING SURFACE IN THE ENCLOSURE.
 - WINDOW DIMENSIONS ARE NOTED BY FRAME SIZE.
 - PROVIDE EMERGENCY EXIT WINDOW FROM BASEMENT AND/OR SLEEPING ROOMS. THE MINIMUM NET CLEAR WINDOW OPENING HEIGHT SHALL BE A MAXIMUM OF 44" ABOVE THE FINISHED FLOOR. THE MINIMUM NET CLEAR OPENING SHALL BE 20" WIDE AND 24" HIGH, WITH THE OPENING AREA A NOT LESS THAN 5.7 S.F. ALL WINDOWS ARE DOUBLE GLAZED.
 - EXTERIOR GLAZED OPENINGS IN A STRUCTURE LOCATED WITHIN A HIGH FIRE HAZARD AREA SHALL HAVE A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A MINIMUM 20 MINUTE FIRE RESISTANCE RATING IN ACCORDANCE WITH 2013 IRC.
 - ALL WINDOW SIZES LISTED ARE APPROXIMATE. VERIFY DIMENSIONS IN FIELD PRIOR TO ORDERING.
 - GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS. METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWDA 1011.S.2 STRUCTURAL REQUIREMENT.

RESIDENTIAL VENTILATION REQ'S (ADU)

ALL NEW RESIDENTIAL PROJECTS, AND ADDITIONS GREATER THAN 1,000 SF, ARE REQUIRED BY THE CALIFORNIA ENERGY EFFICIENCY STANDARDS TO MEET A MINIMUM INTERIOR VENTILATION RATE ESTABLISHED BY ASHRAE STANDARD 62.2. ADDITIONS MUST VENTILATE BASED UPON THE FLOOR AREA OF THE ENTIRE DWELLING. THE RATE IS CALCULATED BY COMBINING THE FOLLOWING TWO FACTORS: (NUMBER OF BEDROOMS + ONE) x 7.5 CFM ADDED TO 1 CFM / 100 SF OF CONDITIONED FLOOR AREA TO EQUAL THE TOTAL CONTINUOUS VENTILATION RATE.

THIS PROJECT:
NUMBER OF BEDROOMS = 2
7.5(2 + 1) = 22.5
CONDITIONED FLOOR AREA = 1,105 SF
1,105 / 100 = 11.05 + 22.5 = 33.55 CFM TOTAL : 34 CFM REQUIRED CONTINUOUS VENTILATION RATE

NOTE:

- VENTILATION MAY BE PROVIDED BY:
 - A. EXHAUST FAN(S)
 - B. HEAT RECOVERY VENTILATOR(S)
 - C. SUPPLY VENTILATION INTEGRATED INTO A CENTRAL AIR HANDLER
- THE VENTILATION RATE MAY BE ATTAINED BY THE CONTINUOUS OPERATION OF ONE DEVICE, OR DIVIDED AMONG CONTINUOUSLY OPERATED MULTIPLE DEVICES, OR BY THE INTERMITTENT OPERATION OF DEVICE(S) PROVIDING AN AVERAGE RATE EQUAL TO THE REQUIRED RATE OVER A THREE HOUR PERIOD.
- WINDOWS ARE NOT AN EFFICIENT OR CODE COMPLIANT METHOD OF VENTILATION.
- LOCAL EXHAUST FANS MUST BE INSTALLED IN EACH KITCHEN AND BATHROOM. MINIMUM EXHAUST RATES:
KITCHEN - 100 CFM. RANGE HOOD VENTED TO THE OUTDOORS MUST BE INSTALLED IF WHOLE HOUSE EXHAUST AIR FLOW IS LESS THAN 5 AIR CHANGES PER HOUR.
BATHROOM - 50 CFM < 3 SONE VENT TO OUTSIDE W/ HUMIDISTAT
- CLOTHES DRYERS MUST BE EXHAUSTED DIRECTLY TO THE OUTDOORS AND INCLUDE A BACKDRAFT DAMPER. MAX DRYER VENT LENGTH NOT TO EXCEED 14 FEET INCLUDING UP TO TWO NINETY DEGREE ANGLES. REDUCE ALLOWED LENGTH BY TWO FEET FOR EVERY 90 DEGREE ELBOW BEYOND THE ALLOWED TWO.

DOOR SCHEDULE				
NO.	WIDTH	HEIGHT	HEAD HEIGHT	NOTES
101	10'-0"	6'-8"	6'-8"	
103	5'-8"	6'-8"	6'-8"	
104	5'-8"	6'-8"	6'-8"	
105	3'-0"	6'-8"	6'-8"	
106	2'-8"	7'-0"	7'-0"	
107	6'-0"	6'-8"	6'-8"	
108	2'-8"	7'-0"	7'-0"	
109	2'-8"	6'-8"	6'-8"	
110	2'-8"	7'-0"	7'-0"	
111	2'-8"	7'-0"	7'-0"	
112	2'-6"	6'-8"	6'-8"	
113	2'-8"	7'-0"	7'-0"	
114	5'-0"	7'-0"	7'-0"	
115	3'-4"	7'-0"	7'-0"	
116	2'-8"	6'-8"	6'-8"	
117	2'-8"	6'-8"	6'-8"	
118	5'-0"	6'-8"	6'-8"	
119	5'-0"	6'-8"	6'-8"	
120	2'-8"	6'-8"	6'-8"	
121	5'-0"	6'-8"	6'-8"	
122	5'-0"	6'-8"	6'-8"	
123	3'-0"	6'-8"	6'-8"	
124	3'-0"	6'-8"	6'-8"	
202	3'-0"	6'-8"	6'-8"	
203	5'-8"	7'-0"	7'-0"	
204	10'-0"	6'-8"	6'-8"	
205	3'-0"	6'-8"	6'-8"	
206	0'-0"	0'-0"	0'-0"	
207	2'-8"	7'-0"	7'-0"	
208	2'-8"	7'-0"	7'-0"	
209	5'-0"	7'-0"	7'-0"	
210	2'-8"	7'-0"	7'-0"	
211	2'-8"	7'-0"	7'-0"	
212	5'-0"	7'-0"	7'-0"	
301	8'-0"	7'-0"	7'-0"	
302	8'-0"	6'-6"	6'-6"	
303	8'-0"	6'-6"	6'-6"	
304	8'-0"	6'-6"	6'-6"	
305	18'-0"	6'-6"	6'-6"	
306	3'-0"	6'-8"	6'-8"	
307	3'-0"	6'-8"	6'-8"	
311	2'-0"	6'-8"	6'-8"	
312	3'-4"	5'-0"	5'-0"	
314	3'-0"	6'-8"	6'-8"	

DOOR NOTES

- ALL DOOR GLAZING SHALL BE IMPACT RESISTANT.
- DOOR DIMENSIONS ARE NOTED BY DOOR SIZE.
- ALL EXTERIOR DOORS SHALL BE FULLY WEATHERSTRIPPED.
- ALL DOORS SHALL BE FULLY SEALED ON ALL FACES, INCLUDING TOP AND BOTTOM.
- BARN AND POCKET DOORS TO HAVE HEAVY DUTY HARDWARE
- EXTERIOR DOORS SHALL BE OF APPROVED, NON-COMBUSTIBLE CONSTRUCTION, 20 MIN. RATED, OR 1-3/8" SOLID CORE RAILS/ STILES PER CRC 327.8
- ALL DOORS BETWEEN GARAGE AND DWELLING TO BE SELF-CLOSING AND SELF-LATCHING.

RESIDENTIAL VENTILATION REQ'S (MAIN HOUSE)

ALL NEW RESIDENTIAL PROJECTS, AND ADDITIONS GREATER THAN 1,000 SF, ARE REQUIRED BY THE CALIFORNIA ENERGY EFFICIENCY STANDARDS TO MEET A MINIMUM INTERIOR VENTILATION RATE ESTABLISHED BY ASHRAE STANDARD 62.2. ADDITIONS MUST VENTILATE BASED UPON THE FLOOR AREA OF THE ENTIRE DWELLING. THE RATE IS CALCULATED BY COMBINING THE FOLLOWING TWO FACTORS: (NUMBER OF BEDROOMS + ONE) x 7.5 CFM ADDED TO 1 CFM / 100 SF OF CONDITIONED FLOOR AREA TO EQUAL THE TOTAL CONTINUOUS VENTILATION RATE.

THIS PROJECT:
NUMBER OF BEDROOMS = 5
7.5(5 + 1) = 45
CONDITIONED FLOOR AREA = 2,856 SF
2,856 / 100 = 28.56 + 45 = 73.56 CFM TOTAL : 74 CFM REQUIRED CONTINUOUS VENTILATION RATE

NOTE:

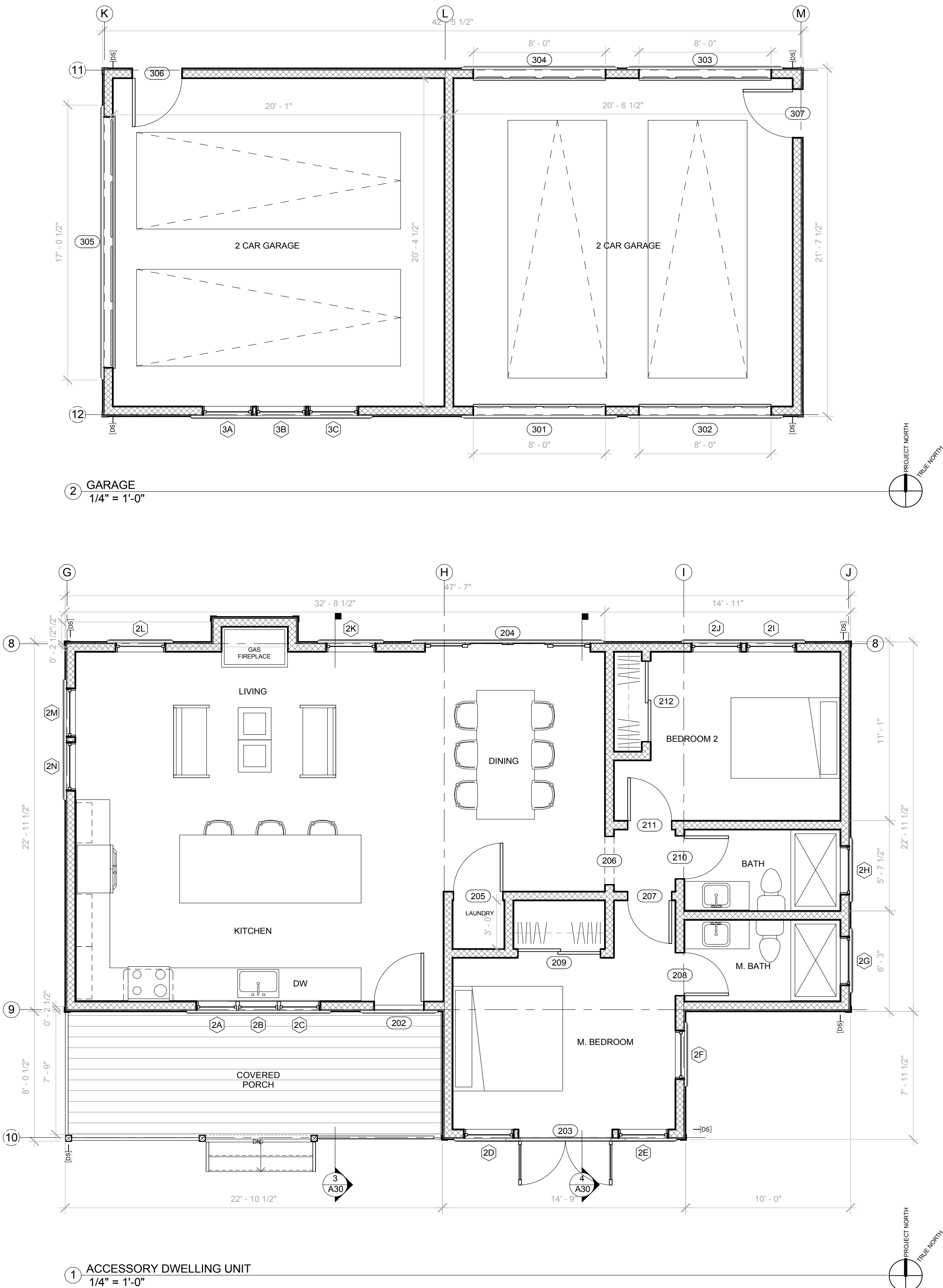
- VENTILATION MAY BE PROVIDED BY:
 - A. EXHAUST FAN(S)
 - B. HEAT RECOVERY VENTILATOR(S)
 - C. SUPPLY VENTILATION INTEGRATED INTO A CENTRAL AIR HANDLER
- THE VENTILATION RATE MAY BE ATTAINED BY THE CONTINUOUS OPERATION OF ONE DEVICE, OR DIVIDED AMONG CONTINUOUSLY OPERATED MULTIPLE DEVICES, OR BY THE INTERMITTENT OPERATION OF DEVICE(S) PROVIDING AN AVERAGE RATE EQUAL TO THE REQUIRED RATE OVER A THREE HOUR PERIOD.
- WINDOWS ARE NOT AN EFFICIENT OR CODE COMPLIANT METHOD OF VENTILATION.
- LOCAL EXHAUST FANS MUST BE INSTALLED IN EACH KITCHEN AND BATHROOM. MINIMUM EXHAUST RATES:
KITCHEN - 100 CFM. RANGE HOOD VENTED TO THE OUTDOORS MUST BE INSTALLED IF WHOLE HOUSE EXHAUST AIR FLOW IS LESS THAN 5 AIR CHANGES PER HOUR.
BATHROOM - 50 CFM < 3 SONE VENT TO OUTSIDE W/ HUMIDISTAT
- CLOTHES DRYERS MUST BE EXHAUSTED DIRECTLY TO THE OUTDOORS AND INCLUDE A BACKDRAFT DAMPER. MAX DRYER VENT LENGTH NOT TO EXCEED 14 FEET INCLUDING UP TO TWO NINETY DEGREE ANGLES. REDUCE ALLOWED LENGTH BY TWO FEET FOR EVERY 90 DEGREE ELBOW BEYOND THE ALLOWED TWO.

FLOOR PLAN NOTES

- DIMENSIONS ARE GIVEN TO GRIDLINES, FACE OF FRAMING, CENTERLINE OF OPENING, OR CENTER OF COLUMN.
- GRIDLINES AT PERIMETER OF BUILDING ARE AT FACE OF FRAMING.
- DIMENSIONS GIVEN TO EXISTING STRUCTURAL ELEMENTS ARE DERIVED FROM ORIGINAL CONSTRUCTION DRAWINGS, THE TOPOGRAPHIC SURVEY, AND FIELD MEASUREMENTS TO FINISH SURFACES. THESE DIMENSIONS MUST BE FIELD VERIFIED.
- FACTORY-BUILT FIREPLACES AND CHIMNEYS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE TERMS OF THEIR LISTINGS AND THE MANUFACTURER'S INSTRUCTIONS.
- HINGED SHOWER DOORS SHALL OPEN OUTWARD AND MAINTAIN A 22" OPENING FOR EGRESS. SHOWER AND/ OR TUB ENCLOSURES SHALL BE TEMPERED GLAZING OR OTHER APPROVED SHATTER PROOF MATERIAL SPECIFICALLY FOR USE.
- PROVIDE MINIMUM 5/8" TYPE X GYPSUM BOARD ON THE GARAGE SIDE OF THE FLOOR/CEILING ASSEMBLY SUPPORTING HABITABLE ROOMS ABOVE THE GARAGE.
- GARAGE FLOOR TO BE SLOPED IN ORDER TO FACILITATE THE MOVEMENT OF LIQUID TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.
- SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE FLOOR.
- BATHROOM EXHAUST FANS.
 - FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
 - UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF <50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL.
 - PROVIDE BATHROOM EXHAUST FANS.
- A PLUMBING FIXTURE CERTIFICATION MUST BE COMPLETED AND SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR, OR A PLUMBING SUBCONTRACTOR OR THE BUILDING OWNER CERTIFYING THE FLOW RATE OF THE FIXTURES INSTALLED.
- PAD SUPPORTING COMPRESSOR/CONDENSER SHALL BE A MINIMUM OF 3" ABOVE GRADE.
- MEANS FOR INTERRUPTING THE ELECTRICAL SUPPLY TO THE AIR CONDITIONING EQUIPMENT AND TO ITS ASSOCIATED COOLING TOWER SHALL BE PROVIDED WITHIN SIGHT OF AND NOT OVER 50FT FROM THE AIR CONDITIONER AND COOLING TOWER.
- CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK-DRAFT DAMPER. MINIMUM 4" DIA. SMOOTH METAL DUCT. DRYER EXHAUST DUCT SHALL TERMINATE NO LESS THAN 3'-0" FROM OPENINGS INTO THE BUILDING.
- KITCHEN HOODS SHALL BE DIRECTLY EXHAUSTED TO OUTSIDE.
- WHOLE HOUSE EXHAUST FAN SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MINIMUM INSULATION VALUE OF R-4.2
- FIREPLACE(S) MUST HAVE CLOSABLE METAL OR GLASS DOORS COVERING THE ENTIRE OPENING OF THE FIREBOX.
- A COMBUSTION AIR INTAKE TO DRAW AIR FROM THE OUTSIDE OF THE BUILDING, WHICH IS AT LEAST 6 SQUARE INCHES IN AREA AND IS EQUIPPED WITH A READILY ACCESSIBLE, OPERABLE AND TIGHT FITTING DAMPER OR COMBUSTION-AIR CONTROL DEVICE IS REQUIRED.
- FLUE DAMPER MUST HAVE A READILY ACCESSIBLE CONTROL.

ADU NOTES

- UNIT SEPARATION WALLS SHALL BE ONE-HOUR FIRE-RESISTANCE-RATED & CONTINUOUS FROM FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING.
- COMMON WALLS SEPARATING UNITS SHALL HAVE SOUND TRANSMISSION CLASS RATING 50.



NATIVE SON DESIGN STUDIO

943 CHARTER OAK AVENUE
REMODEL AND ADDITION

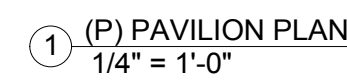
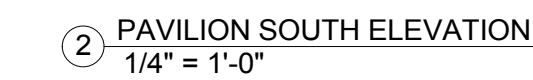
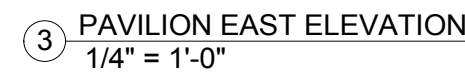
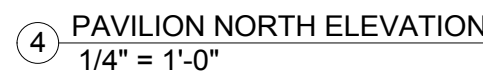
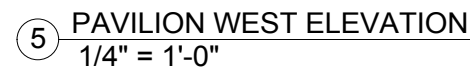
SUSANNA KELHAM
ST HELENA, CA 94574

APN: 009-112-009-000
DATE: 8.7.19
SUBMITTAL: DESIGN REVIEW

ADU AND GARAGE
PLANS

A14

1822 KELHAM



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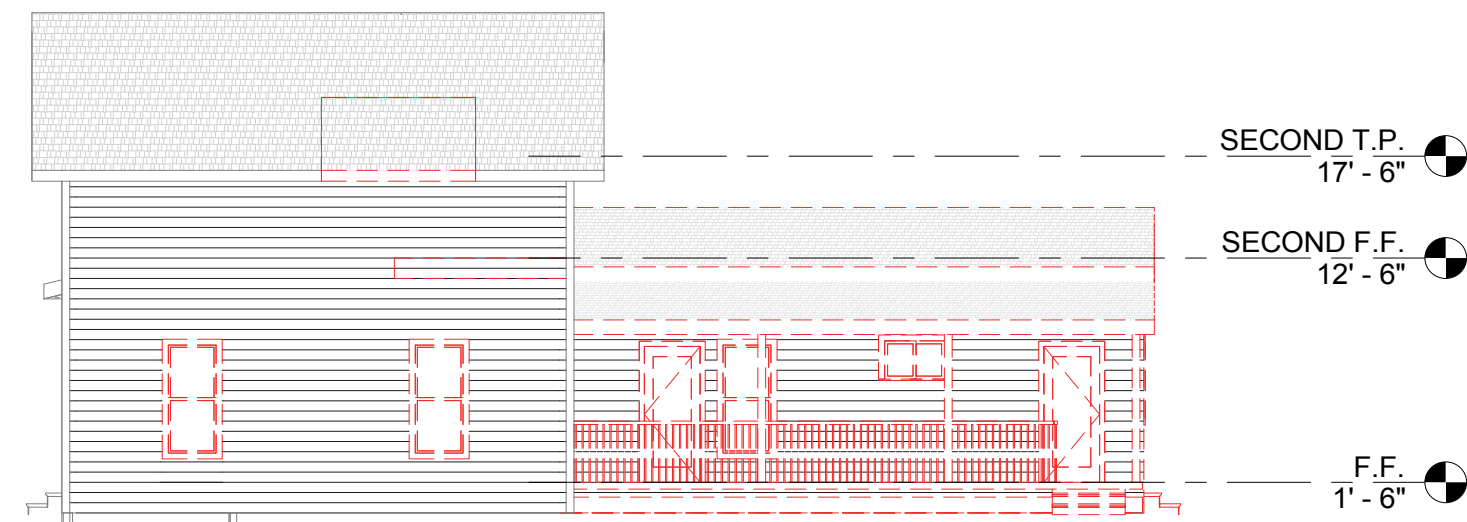
POOL PAVILION PLAN & ELEVATIONS

1822 KEI HA

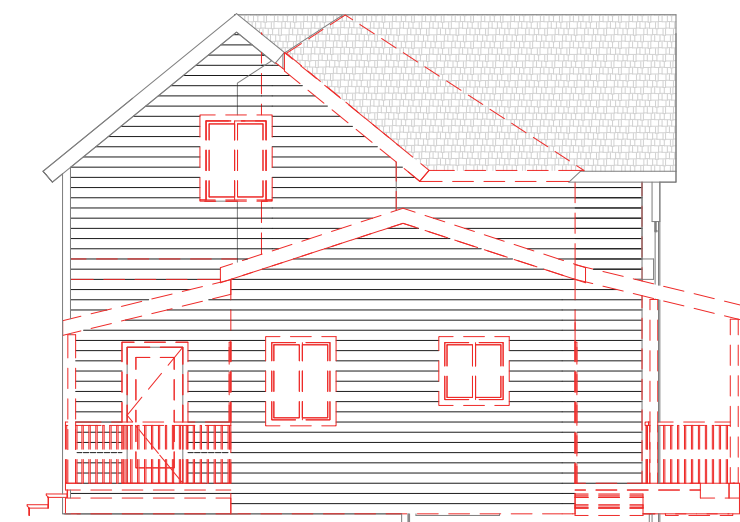
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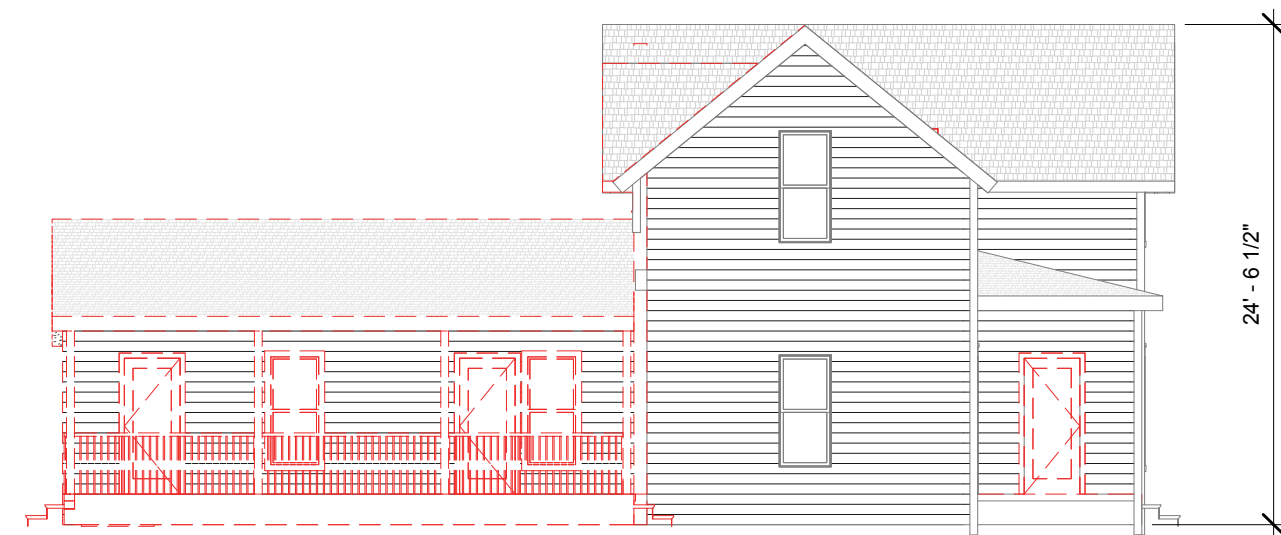
① (E) NORTH ELEVATION
1/8" = 1'-0"



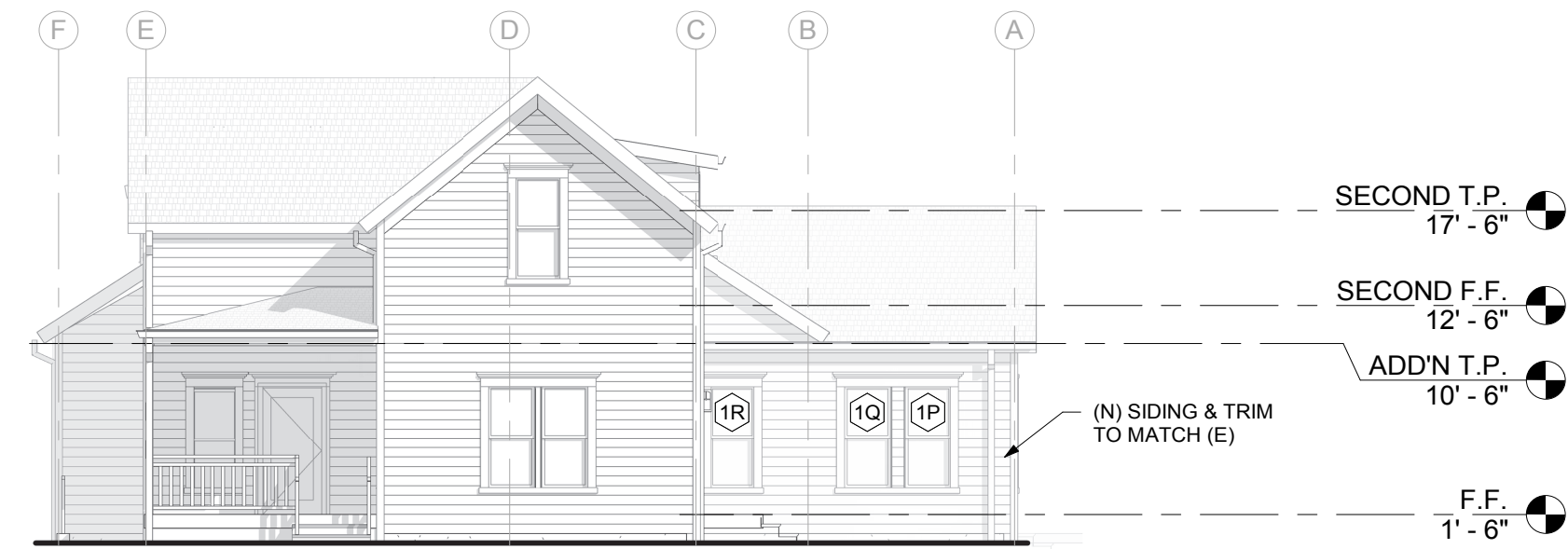
③ (E) EAST ELEVATION
1/8" = 1'-0"



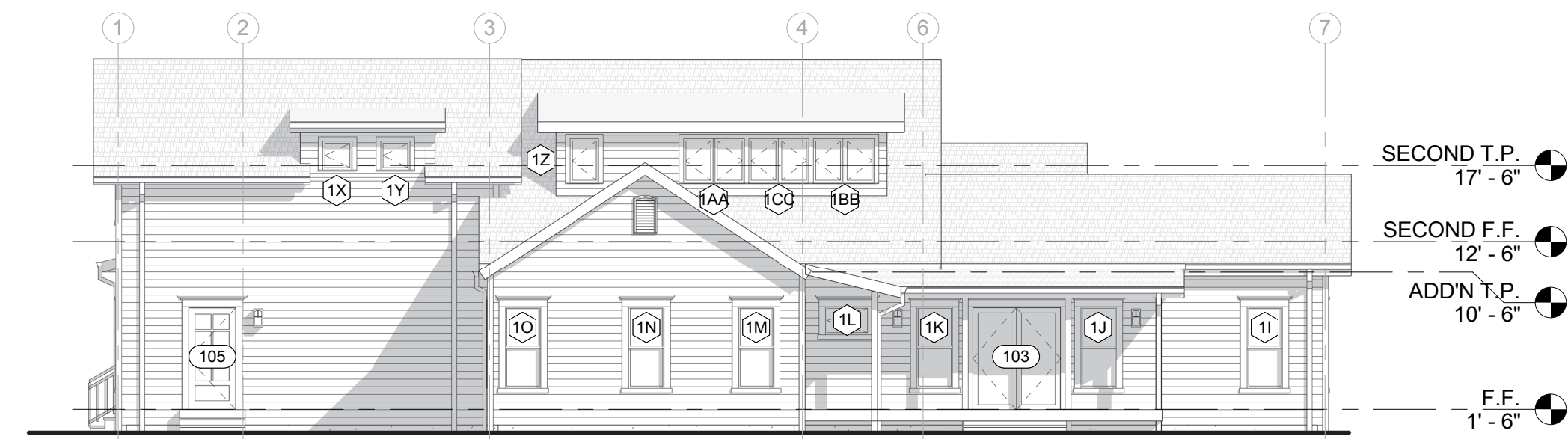
⑤ (E) SOUTH ELEVATION
1/8" = 1'-0"



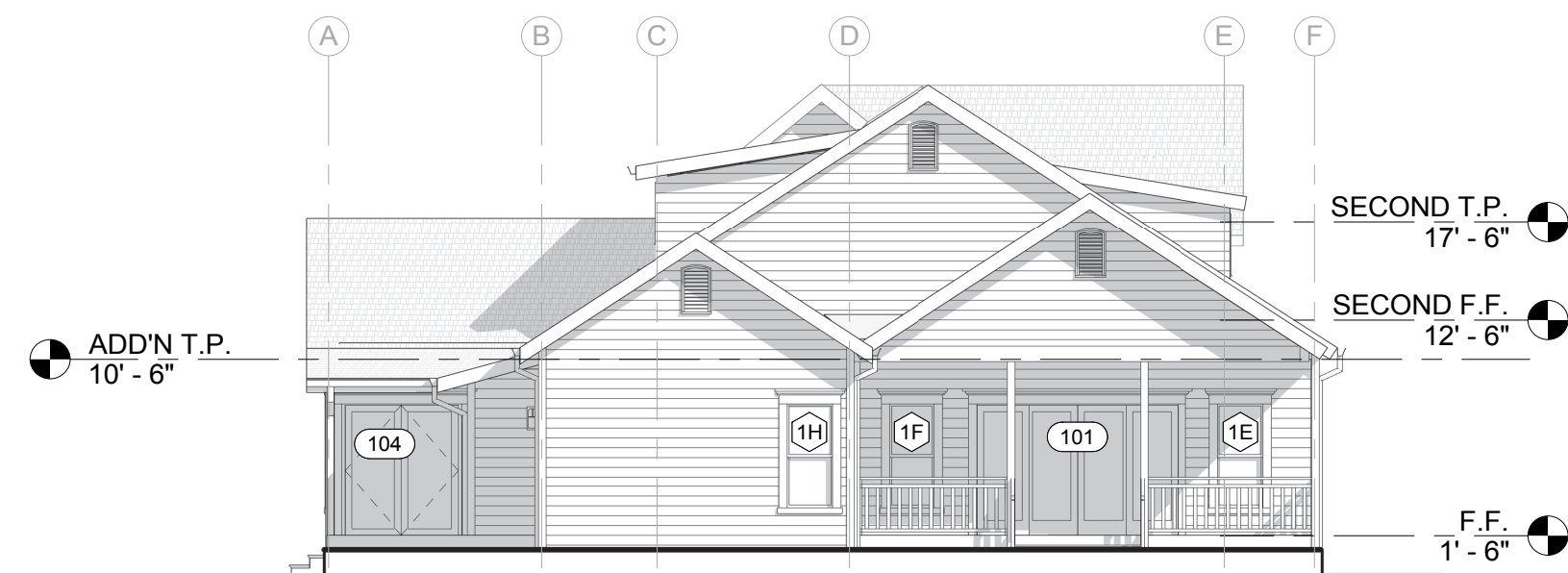
⑦ (E) WEST ELEVATION
1/8" = 1'-0"



② (P) NORTH ELEVATION
1/8" = 1'-0"



④ (P) EAST ELEVATION
1/8" = 1'-0"

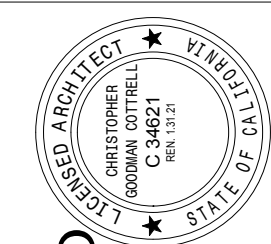


⑥ (P) SOUTH ELEVATION
1/8" = 1'-0"



⑧ (P) WEST ELEVATION
1/8" = 1'-0"

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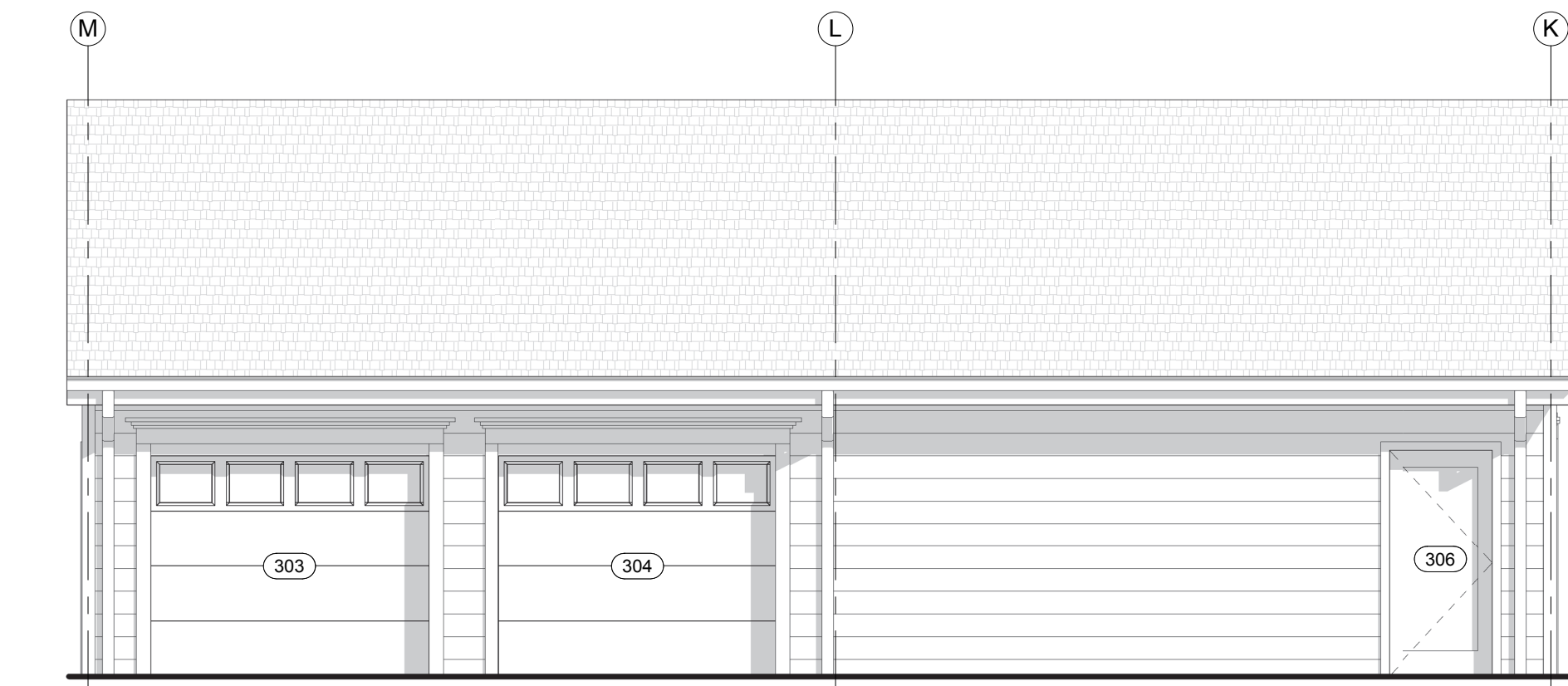
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**943 CHARTER OAK AVENUE
REMODEL AND ADDITION**
SUSANNA KELHAM
ST HELENA, CA 94574

APN: 009-112-009-000
DATE: 8.7.19 SUBMITTAL:
DESIGN REVIEW

EXTERIOR
ELEVATIONS
A20
1822 KELHAM

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



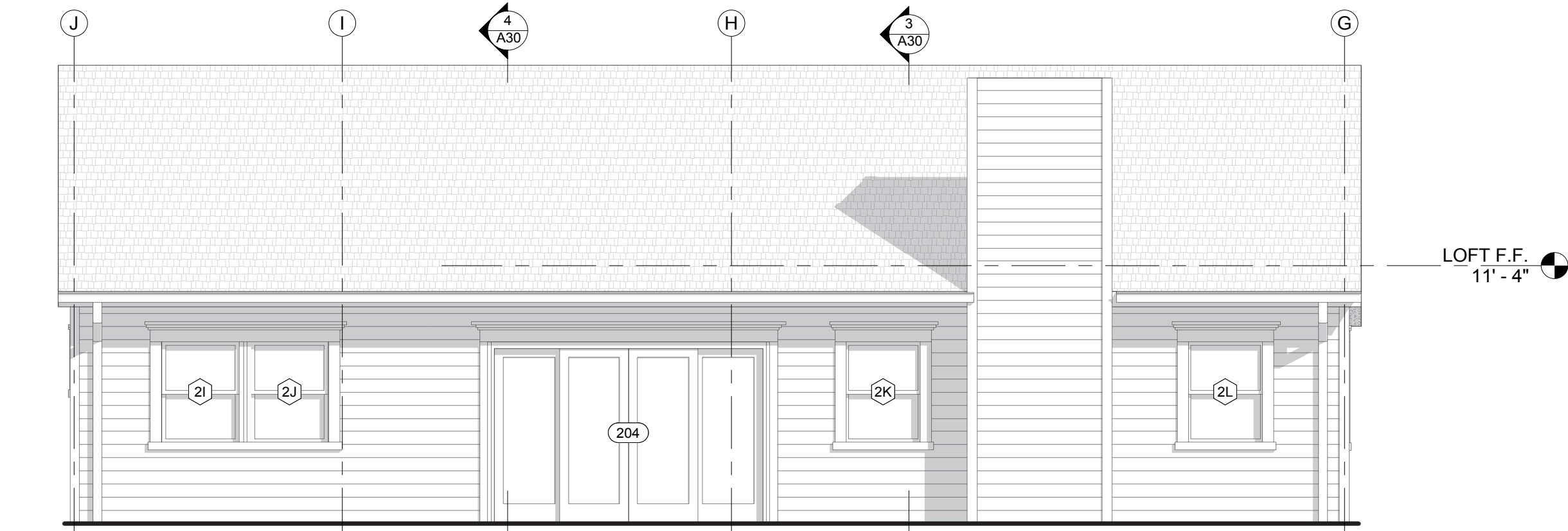
6 GARAGE - EAST
1/4" = 1'-0"



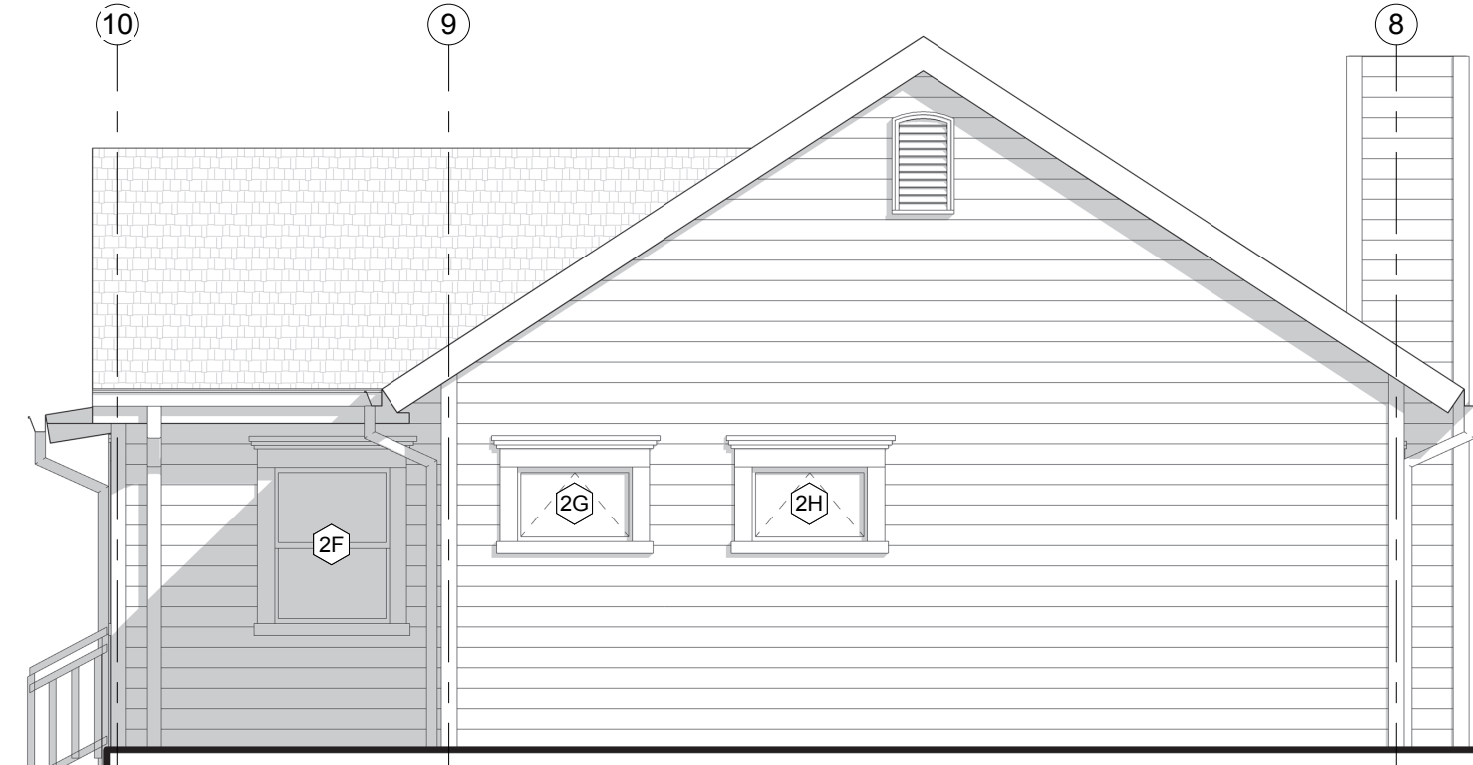
7 GARAGE - SOUTH
1/4" = 1'-0"



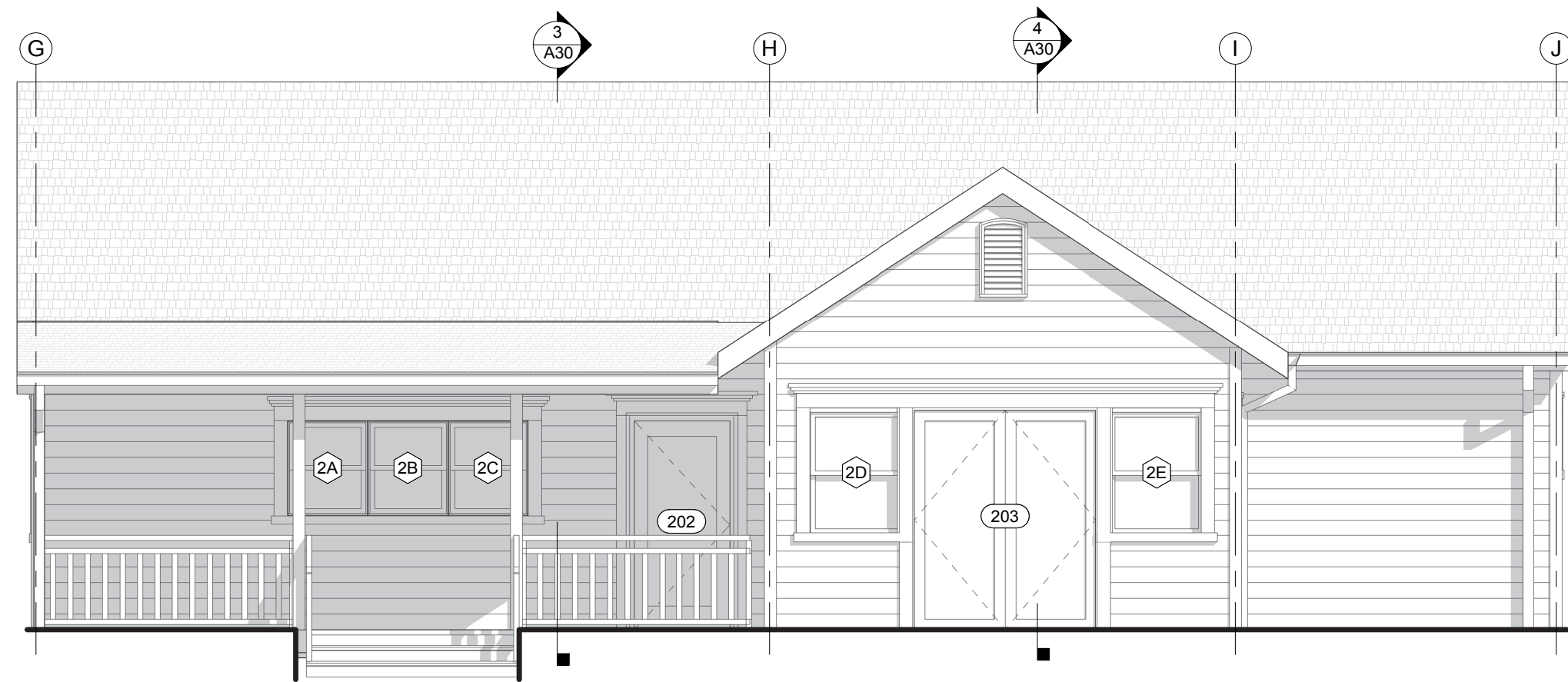
8 GARAGE - WEST
1/4" = 1'-0"



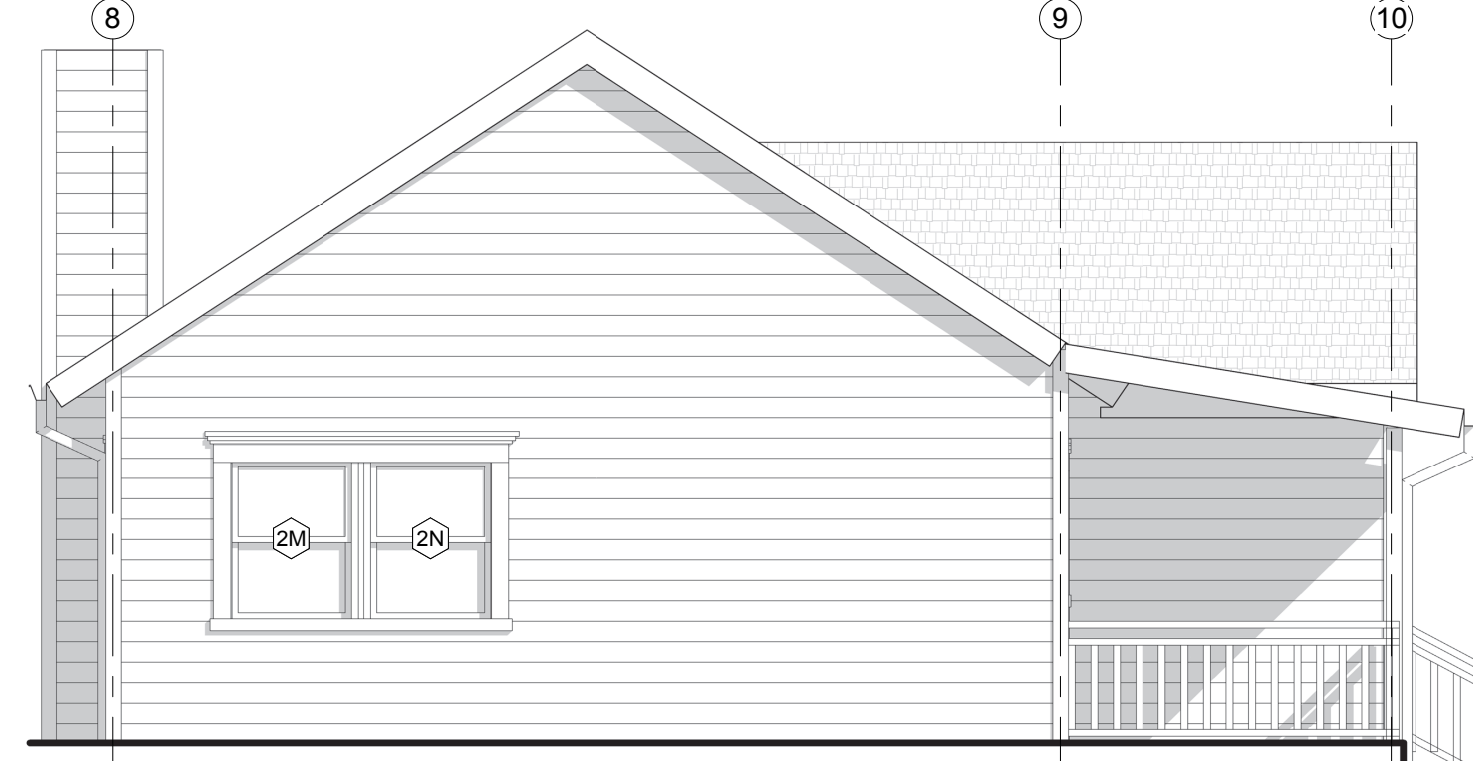
1 ADU-NORTH
1/4" = 1'-0"



2 ADU - EAST
1/4" = 1'-0"

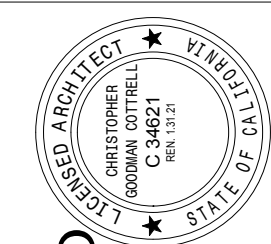


3 ADU - SOUTH
1/4" = 1'-0"



4 ADU - WEST
1/4" = 1'-0"

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943 CHARTER OAK AVENUE
REMODEL AND ADDITION

SUSANNA KELHAM
ST HELENA, CA 94574

APN: 009-112-009-000
DATE: 8.7.19
SUBMITTAL: DESIGN REVIEW

EXTERIOR
ELEVATIONS - ADU
AND GARAGE

A21

1822 KELHAM

WATER USE ANALYSIS

943 CHARTER OAK AVENUE, ST. HELENA, CA 94574

APN: 009-112-009

SEPTEMBER 10, 2019



PREPARED BY:

MADRONE ENGINEERING

1485 MAIN STREET, SUITE 302

ST. HELENA, CA 94574

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I. Introduction & General Overview

A. Introduction

Madrone Engineering has prepared this report to assist the 943 Charter Oak Avenue project with compliance with City of St. Helena water use requirement. As of March 22, 2011, a water demand analysis must be completed to demonstrate that all proposed projects are water neutral (City of St. Helena Code 13.12).

B. Project Description

The owners of the property at 943 Charter Oak Avenue are proposing to remodel an existing residence, construct a new pavilion, pool, ADU, garage, driveway and related infrastructure and utilities. There is an existing 5-bedroom residence currently on the parcel.

This report will analyze and estimate existing water usage (pre-project) and future water usage (post-project) to determine the net increase (or decrease) in water usage. If water use is projected to increase, mitigation measures will be detailed that will bring the project into compliance with the City's "no net increase" policy for water use.

II. Proposed Water Use Analysis

This project proposes the remodel of an existing residence, the addition of a pool, pavilion, accessory dwelling unit, and garage at 943 Charter Oak Avenue, St. Helena, CA (APN 009-112-009). The remodeled residence will have 3 toilets, 4 bathroom sinks and 1 sink in the kitchen, as well as a clothes washer and dish washer. Please see Table 1, below, for a summary of the proposed water use generated by the remodel of the main residence.

TABLE 1 - PROPOSED RESIDENCE DAILY WATER USE

	Quantity	Average Flow	Duration	Daily Use	Occupants	Total Daily Water Use	Total Annual Water Use
Low Flow Toilet	3	1.28 gal		3	6	23 gal	8410 gal
LowFlow Lavatory Faucet	4	1.5 gpm	0.25 min	3	6	7 gal	2464 gal
Low Flow Kitchen Faucet	1	1.5 gpm	4 min	2	6	72 gal	26280 gal
Low Flow Shower Head	3	1.5 gpm	8 min	1	6	72 gal	26280 gal
Clothes Washer	1	12 gal per load		0.37	6	27 gal	9724 gal
Dish Washer	1	4 gal per cycle		0.5	6	12 gal	4380 gal
Total						212 gal	77,537 gal

The accessory dwelling unit will have 2 toilets, 2 bathroom sinks, and 1 sink in the kitchen, as well as a dish washer. The pool pavilion will have a kitchen sink, and estimates for that water usage are included in Table 2. Please see Table 2, below, for a summary of the proposed water use generated by the remodel of the main residence.

TABLE 2 - PROPOSED ADU DAILY WATER USE

	Quantity	Average Flow	Duration	Daily Use	Occupants	Total Daily Water Use	Total Annual Water Use
Low Flow Toilet	2	1.28 gal		3	3	12 gal	4205 gal
LowFlow Lavatory Faucet	2	1.5 gpm	0.25 min	3	3	3 gal	1232 gal
Low Flow Kitchen Faucet	2	1.5 gpm	4 min	3	3	54 gal	19710 gal
Low Flow Shower Head	2	1.5 gpm	8 min	1	3	36 gal	13140 gal
Dish Washer	1	4 gal per cycle		0.5	3	6 gal	2190 gal
Total						111 gal	40,477 gal

Proposed landscaping appears to total approximately 9,000 square feet. Based on the MWELo estimates prepared by the landscape architect, approximate water use for the proposed landscaping (averaged out for the entire year) is **168 gallons per day**

The proposed garage will not have any water use, and the proposed pool can be filled with trucked water rather than City water.

III. Existing Water Use Analysis

The existing residence at 943 Charter Oak Avenue, St. Helena (APN 009-112-009) is a 5-bedroom residence built in 1922. Because an older residence typically has very high flow fixtures, a reasonable estimate of water use is between 120 and 150 gallons of water per bedroom per day. Using a conservative estimate of 120 gallons per day, existing residential water use on the property is **600 gallons per day**.

Existing landscaped area appears to total approximately 3,000 square feet. Using an estimate of 0.3 gallons per square foot per watering cycle, and assuming landscaping is watered every three days during the non-rainy months (6 months of the year), approximate existing water use for landscaping (averaged out for the entire year) is **150 gallons per day**.

Based on the above, the existing **baseline water usage** for the parcel can be estimated at **750 gallons per day**.

IV. Conclusion

Table 3, below, provides a summary of the existing water use, proposed water use, and net effect of the project on total usage of City water.

Table 3: Estimated Total Water Use

Use	Gallons		Acre-Feet
	Daily	Annual	Annual
Existing Water Use	750	273,750	0.840
Proposed Water Use	491	179,215	0.550
Net Water Usage	-259	-94,535	-0.290

This report demonstrates that the proposed project is in compliance with City of St. Helena water use requirements; specifically, the requirement that all proposed projects are water-neutral with respect to City water use.

NATIVE SON DESIGN STUDIO

925 B Calle Puerto Vallarta, Santa Barbara CA 93103
805.729.5941 fax 484.906.1100

City of St. Helena
Planning Department
1480 Main Street
St. Helena CA 94574

July 29, 2019

RE: Written Statement for 943 Charter Oak Ave: Addition to Residence, New Garage and New Accessory Dwelling Unit, New Pavilion

To Whom It May Concern,

The purpose of this letter is to describe the proposed development at 943 Charter Oak Avenue (APN 009-112-009) for the Design Review Application.

There is currently a 1,452 sf two-story residence on the .76 acre/33,200 sf property. The parcel is zoned "Medium Density Residential" (MR). Please see the attached Historical Review report for additional information.

The proposed project retains and remodels the front portion of the existing two-story residence one and two-story additions to it for a total of 2,854 sf – a 1,570 sf basement is also proposed. An Accessory Dwelling Unit (1,105 sf), detached garage (843 sf), lap pool and Pavilion (1,016 sf) are also proposed in the scope of work. A new 12' driveway is proposed to replace the existing driveway and access the new garage along the eastern side of the property. The existing building height is 24'-7", the proposed addition maintains the existing building height of 24'-7".

The maximum Floor Area Ratio (FAR) for the parcel is 4,200 sf. The maximum allowable area can be increased an additional 400 sf if an ADU is added. The maximum allowable FAR for this project is 4,600 sf. 200 sf of the garage is exempt from the FAR calculation per 17.40.070.C.1 SHMC. Also exempt are the Basement, Pavilion, Porches, Decks and ADU. The FAR calculation is as follows:

3,110 SF Residence
+ 843 SF Garage
- 200 SF Covered Parking Space (17.40.070.C.1 SHMC)
3,753 SF/33,200 SF = .113 FAR

The proposed project is 81.6% of the maximum allowable FAR. The materials, fenestration and forms of the additions are designed to be an extension and enhancement to the original construction. The streetside elevation will remain unchanged. The expansive lot allows for additional development in the rear that will have no impact on the streetscape.

Please find the net and gross floor areas below.

NATIVE SON DESIGN STUDIO

PROJECT AREAS:	NET	GROSS
<u>(E) BUILDING:</u>		
LOWER FLOOR	953 SF	1,052 SF
UPPER FLOOR	499 SF	559 SF
TOTAL	1,452 SF	1,611 SF
COVERED PORCH		529 SF
 <u>PROPOSED:</u>		
MAIN RESIDENCE BASEMENT:	1,570 SF	1,706 SF
MAIN RESIDENCE LOWER FLOOR:	2,088 SF	2,268 SF
MAIN RESIDENCE UPPER FLOOR:	766 SF	842 SF
TOTAL (EXCLUDING BASEMENT)	2,854 SF	3,110 SF
MAIN RESIDENCE COVERED PORCH		286 SF
MAIN RESIDENCE DECK		243 SF
ACCESSORY DWELLING UNIT	1,105 SF	1,200 SF
ADU COVERED PORCH		189 SF
GARAGE	843 SF	914 SF
PAVILION:	1,016 SF	

We appreciate your review and are looking forward to engaging in the process.

Kind regards,



Chris Cottrell, Architect
Native Son Design Studio



PLANNING COMMISSION REPORT

Planning Commission Meeting of November 19, 2019

AGENDA SECTION: Public Hearing

FILE NUMBER: PL19-044

SUBJECT: Request by Lang & Reed, LLC. for approval of a use permit to allow wine tasting by appointment only at their existing winery office located at 1200 Oak 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: 09/26/19

ACCEPTED AS COMPLETE: 11/01/19

LOCATION OF PROPERTY: 1200 Oak Avenue

APN: 009-250-009

GENERAL PLAN/ZONING: Central Business (CB)

APPLICANT: Lang & Reed, LLC.

PHONE: 707-963-7547

BACKGROUND

Lang & Reed Wine Company has been making wines from the Napa Valley for twenty-three years and is family owned and operated by John and Tracey Skupny. They have occupied the existing office space for wine administrative purposes since December 2001. The subject property is a private office located in the back porch area of the gray Victorian building addressed 1244 Spring at the intersection of Oak Ave. and Spring St. adjacent to the William Tell Building.

PROJECT DESCRIPTION

The applicant is seeking approval of a use permit in order to allow wine tasting by appointment only at their existing office. The applicant currently occupies the 385 sq. ft. suite with a private entrance at 1200 Oak Ave. which consists of a front room, a back room, and one bathroom. One parking spot is allotted to this suite and is accessible from Oak Ave. The front room will be used to host the tastings and the back room for administration. As set forth in the attached written proposal submitted by the applicant, the primary use of the space is the office space needed to conduct the day-to-day business of Lang & Reed. Their hours of operation are 9:00 AM to 5:00 PM. The applicant desires to host tastings by appointment only with members of the wine trade and consumer clients. The tasting appointments would adhere to the same hours of operations and the maximum number of patrons at each tasting would be six (6). One family member is proposed to host the tastings. No food preparation is planned and glassware for the tastings will be taken home for cleaning.

ANALYSIS

CEQA

The project is exempt from the requirements of CEQA pursuant to Section 15301, Class 1, which exempts the operation, leasing, or minor alteration of existing facilities. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not located on or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts.

GENERAL PLAN

The subject property has a General Plan land use designation of Central Business (CB). The CB land use designation includes retail and commercial uses that serve local residents and the surrounding areas. Typical CB uses include offices, restaurants, specialty retail and lodging, with particular emphasis on pedestrian-oriented retail and service uses on the ground floor level and offices located on upper floors. The intent is for the CB district to remain primarily local resident-serving in character. New uses which serve both local residents and tourists are allowed. General Plan policies applicable to the proposed project include:

- **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.
- **LU3.8-** Provide sufficient opportunities for offices that support the regional, agricultural-based economy and the local needs of the community.
- **ES2.1-** Support the development of a responsible visitor-serving component to the City's economy as a valuable source of jobs, tax revenues, and cultural amenities. Promote policies that facilitate and encourage this type of sustainable economic development.

- **ES2.2-** Encourage visitor-serving uses oriented toward upscale market, consistent with the Valley's reputation as a producer of world-class wines. Discourage the introduction of uses that are dependent upon a mass tourist market.

Staff Response: Staff is of the opinion that the proposed use of the suite for office use and occasional wine tasting is consistent with the General Plan Update 2040.

ZONING

Consistent with the Central Business land use designation in the General Plan, the site exhibits a zoning designation of Central Business (CB). This designation provides for retail, personal service uses, offices, restaurants, hotels/motels and other similar and compatible uses. Office and residential uses are permitted on the second floor.

Pursuant to Municipal Code Section 17.48.030, Conditional uses, "Winery tasting rooms" are establishments that sell wines on behalf of one or more wineries and enable consumers to taste wine (with and without charge) as a regular part of the sales process...;" requires approval of a use permit in the Central Business district. Therefore, the applicant is required to obtain a use permit in order to allow for the establishment of an office with by appointment wine tasting.

Staff Response: The proposed wine tasting by consumers and members of the wine trade is consistent with Section 17.48.030 of the Zoning Code. No new square footage or alterations to the exterior of the structure are proposed.

USE PERMIT

The purpose of a use permit is to allow the proper integration of essential or desirable uses which may be suitable only in certain locations or zoning districts in the City, or to ensure that such uses are designed or arranged on the site in a particular manner. In its review of applications for use permits, the Planning Commission shall evaluate each proposed use in order to consider its impact on the City. Pursuant to Municipal Code Section 17.168 050, no use permit shall be granted unless the following findings can be made:

1. That the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community.
2. That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses.
3. That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan.
4. That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.

5. That the proposed use would provide adequate ingress and egress to and from the proposed location.
6. That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local serving economy.
7. That the proposed use would be compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located.
8. That the proposed use would not be in conflict with the City's General Plan.
9. That the proposed use would not be injurious to public health, safety, or welfare.
10. That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan.
11. That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long term parking needs of employees and business owners and customers is available.
12. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.

Staff Response: Staff is of the opinion that the project meets and/or complies with the required findings to approve a Use Permit as identified above. The findings included in the attached resolution identify this compliance.

PARKING

The applicant's building is within the City's parking impact overlay district. The purpose of the parking impact overlay district is to establish parking standards for portions of the City generally located within the central business district. This area of the City is impacted by a lack of off-street parking because the buildings are of historic and unique character and were constructed in the early history of the City when automobiles were not as common.

Staff Response: As per the applicant's statement, 1244 Spring Street has a private parking lot that accommodates six (6) parking spots. Of these spaces, Lang & Reed is allotted one (1) spot meeting the minimum parking requirement in the Parking Impact Overlay (PI) District. No additional floor area is being added and no parking spaces will be added or lost.

SIGNAGE

The applicant is not proposing any new or modified signage indicating that they are involved in any use other than as a business office.

ISSUES

Staff has not identified any issues that require additional discussion in relation to this application.

CORRESPONDENCE

As of the completion of this report, the applicant has provided five (5) letters of support from neighboring properties related to this application.

STAFF RECOMMENDATION

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301, Class 1, which exempts the operation, leasing, or minor alteration of existing facilities; and
2. Accept the required findings and approve a Use Permit for a winery tasting room at 1200 Oak Avenue.

ATTACHMENTS

[PC2019-0XX 1200 OAK AVE USE PERMIT 11.19.19 \(final\)](#)

[Written Statement](#)

[Site and Floor Plan Description](#)

[Exhibit A](#)

[Exhibit B](#)

[Photo 1](#)

[Photo 2](#)

[Photo 3](#)

[Letter of Support \(1\)](#)

[Letter of Support \(2\)](#)

[Letter of Support \(3\)](#)

[Letter of Support \(4\)](#)

[Letter of Support \(5\)](#)

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION NO. PC2019-0XX

**GRANTING USE PERMIT APPROVAL TO
1200 OAK AVE. (File No. PL19-044)**

OWNERS: Tim McDonald & Flin S Tr.

APN: 009-250-009

Recitals

1. **Whereas**, The Applicant, Lang & Reed, LLC., submitted an application for a Use Permit to operate limited wine tasting in an existing winery office located at 1200 Oak Ave and in the CB: Central Business Zoning District.
2. **Whereas**, Wine tasting rooms are subject to a use permit pursuant to Municipal Code Chapter 17.48.
3. **Whereas**, 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 19, 2019.
4. **Whereas**, A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site and in compliance with state and local law; and

Resolution

- A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff report, 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 15301, Class 1 of the Guidelines which exempts the operation of existing facilities.
- C. Pursuant to Municipal Code Section 17.168.050, the Planning Commission finds that the proposed wine business offices and tasting would operate in an existing building located within St. Helena's commercial core. The proposed use would be compatible with surrounding uses which consist of boutique retail shops, artisanal food purveyors, restaurants, and upscale wine tasting rooms. Further there is no expectation that it would conflict with the goals and objectives established for the CB District. Given its location, the proposed use is within walkable distance of many other land uses and therefore its impacts to traffic would be limited.

There is no expectation the proposed tasting would be detrimental to the health, safety, peace, comfort and general welfare of persons in the neighborhood. As a local

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and visitor serving use, the proposed wine business and tasting supports the development of responsible, visitor-serving components to the City's economy as a valuable source of jobs, tax revenues and cultural amenities.

As conditioned, it is expected that the project would operate in an acceptable manner and be generally consistent with the intent of the General Plan and Zoning Code provisions and therefore, the Planning Commission makes the following Use Permit findings to support the motion to approve the use permit:

1. That the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community.
As a wine tasting room the proposed use would not produce anything that would be injurious to surrounding uses.
2. That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses.
The proposed use would generate levels of noise that are consistent with an office/wine tasting room use and would not be expected to adversely affect the health, safety, or welfare of neighboring properties or uses.
3. That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan.
As a wine business office with wine tasting that can accommodate a limited number of guests at any given time, it is not expected that the use would generate traffic noise beyond what it already typical of the area.
4. That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.
The proposed use would be located in an existing commercially zoned building in the CB Zoning District which is served by public utilities and services and the proposed office and tasting room would not place an excessive demand on any utilities or services.
5. That the proposed use would provide adequate ingress and egress to and from the proposed location.
No changes to ingress or egress are proposed. Any tenant improvements on the interior would comply with current building and fire code.
6. That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local serving economy.
As a business serving both locals and tourists and which relies on and supports other local businesses and sources product (e.g.) grapes from local vineyards, it is not expected that the use would conflict with City's goal of maintaining a viable local serving economy.

7. That the proposed use would be compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located.
The proposed use would be consistent with other typical uses found in the CB District.
 8. That the proposed use would not be in conflict with the City's General Plan.
No aspect of the project would conflict with or otherwise inhibit the achievement of any General Plan goals.
 9. That the proposed use would not be injurious to public health, safety, or welfare.
No aspect of the tasting room use would be injurious to health, safety, or welfare.
 10. That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan.
As use permits are issued on a discretionary basis any similar uses would be considered based on their particular merits and as such, granting of this use permit would not set a precedent.
 11. That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long term parking needs of employees and business owners and customers is available.
One parking spot is allotted to this space. Therefor no spaces will be created or lost.
 12. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.
As a small-scale winery office with limited tasting, any vehicle and/or truck traffic would be within the capacity of surrounding streets.
- D. The Planning Commission approves the use permit for the above-described project with the following conditions of approval. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

Conditions of Approval

1. Project approvals shall be vested within one (1) year from the date of final action. A building permit for tenant improvements authorized under this approval shall have been obtained within one (1) year from the effective date of this action or the approval shall expire, provided however that the approval may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals. Any request for an extension of this approval

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shall be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.

2. The approvals shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.
3. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.
4. Minor modifications to the approved project may be approved by the Planning Director insofar as they are in substantial conformance with this approval.
5. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
6. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The applicant or their designee shall be responsible for meeting with the Building Official, Fire Inspector and or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.
7. No signage is approved by this permit. A separate sign permit in compliance with the Municipal Code shall be obtained prior to installation of signage.
8. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.

Planning Department Conditions of Approval

9. This permit authorizes a wine business office and wine tasting in an existing commercial space located at 1200 Oak Avenue. Hours of operation shall be limited to the hours of 9:00 a.m. to 5:00 p.m. There shall be no more than six (6) seats at each tasting.
10. No amplified or acoustic music is permitted outdoors.
11. No sales of "souvenir-type" items shall be permitted; only a small selection of items bearing the Lang & Reed, LLC. motif may be sold.

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12. This permit does not authorize the preparation of food on-site. Food may be offered insofar as it is at no cost to the consumer, is made off-premises and the facilities are approved by Napa County Environmental Management.
13. This approval is contingent on Lang and Reed's, LLC. continued ability to meet the Code provisions enumerated in Chapter 17.48 of the St. Helena Municipal Codes stipulating that wines for tasting and for sale must be made from a minimum of 75% Napa Valley grapes and must be labeled Napa Valley or be a sub-appellation of the Napa Valley. If, at any time, the applicant is unable to meet this code provision the user permit shall be revoked.
14. The applicant shall maintain a Type 02 ABC license.
15. The applicant shall post a permanent sign at the exit(s) that will state "No alcohol may be consumed beyond this point."
16. The applicant shall comply with all conditions of the Napa County Department of Environmental Management pertaining to glass washing for wine-tasting.
17. All employees shall be certified by the Napa Valley Vintners Responsible Beverage Training Program, a recognized server training of the California Department of Alcoholic Beverage Control. Proof of certification shall be retained on premise at all times and provided to the City if requested.
18. Fire equipment shall be inspected annually by the Fire Department.

Public Works Conditions of Approval

19. Where applicable, 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 of the following 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.
20. Where applicable, the applicant shall be required to obtain an encroachment permit for improvements on public right-of-ways prior to receiving a grading or building permit authorizing site work or construction activities on the site.
21. Where applicable, the applicant shall be required to submit to the requirements for annual inspections of food/beverage service establishments and businesses that handle hazardous wastes for illicit stormwater discharges as required by the State National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges. The annual stormwater illicit discharge inspections are performed and invoiced by Napa County Department of Environmental Management.

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22. Any new and modified existing water laterals, meters and backflow prevention devices shall be required and constructed in accordance with the requirements of the City of St. Helena's Water Standards.
23. 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, they 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.
24. Where applicable, deteriorating or broken curb, gutter and/or sidewalk along the project frontage shall be replaced per City specifications, extent to be determined by the Public Works Department.
25. The applicant shall repair all public improvements that are damaged by the construction process in accordance with Caltrans Standards and Specifications and the City Water/Sewer/Street/Storm Drain/Sidewalk Standards.

Building Department Conditions of Approval

26. A building permit is required for all onsite demolition, construction and/or change of occupancy.
27. The applicant will be required to comply with the codes in effect at the time of building permit issuance.
28. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
29. The applicant shall provide a construction waste management plan with the building permit application.
30. 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.
31. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
32. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or

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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 use 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 19, 2019 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Lester Hardy
Chair, Planning Commission

Aaron Hecock, AICP
Acting Planning and Building Director

TO: Aaron Hecock, AICP, Senior Planner
City of St. Helena

RE: Written Statement for Use Permit Application for Lang & Reed, LLC – September 26, 2019

OVERVIEW

Lang & Reed LLC, dba Lang & Reed Wine Company, applies for a use permit for the purpose of tasting wine with trade and consumer clients in the Lang & Reed administrative office. Our office address is 1200 Oak Avenue – an office suite *attached to* the building location, 1244 Spring Street.

HISTORY

Established in 1996, Lang & Reed Wine Company, owned by John and Tracey Skupny residents of St. Helena since 1984, has been making wines from the Napa Valley for twenty-three years. Lang & Reed is family-owned and family-operated. John Skupny is winemaker and sales director, and Tracey Skupny manages the administrative responsibilities. Daughter-in-law Megan Skupny oversees marketing and sales. John produces our wines under the Lang & Reed BW#7007 at the Laird Family Estate in Napa. Our bottled wines are stored in St. Helena at the Wine Service Coop. For seventeen years beginning in December of 2001, Lang & Reed Wine Company has occupied the office suite at 1200 Oak Avenue for the purposes of administration. This office entrance faces Oak Avenue, is attached to the back porch area of 1244 Spring Street, and the building owner is Tim McDonald.

FACILITY FEATURES

This 385sqft office has a private entrance, one front room, one back room, and one private bathroom with hot & cold water, toilet, sink and cabinets. A wheel chair access ramp services the entire building, including our office suite. See “floor plan” for detail.

PARKING FEATURES

The 1244 Spring Street building has a private parking lot that accommodates (6) parking spots. Of these, Lang & Reed is allotted (1) parking spot. See “site diagram” for detail.

HOURS OF OPERATION: Monday through Friday 9:00 – 5:00.

INTENTION OF APPLICATION

The approval of this use permit application would add the function of tasting wine in our administrative office with members of the wine trade or with wine consumers. A tasting would be hosted by a family member, only, on a very limited and prior-appointment basis. No signage will be employed for advertisement of wine tastings. A tasting appointment would adhere to these same hours and, because of space limitations, be restricted to no more than (6) people.

SUBMITTED BY

John and Tracey Skupny, Lang & Reed LLC
1200 Oak Avenue
St. Helena, CA 94574

Lang & Reed LLC currently holds the following licenses:

LLC #101996302554, commencing October 26, 1996
FEI #94-3277984
Bonded Winery #7007
Basic Permit #CA14319
ABC #02-402-838-1; ABC #20-335291; ABC #17-335291
US FDA Registration #19094075726
CA State BOE #JRFHF 97124042
CA Food & Ag Dept. #KA777/County 28
SH Business License #128177984, since 1997
Napa Valley Vintners member, since 1996

Site and Floor Plan Statement

Specific location for Lang & Reed office at 1200 Oak Avenue:

- The 1200 Oak Avenue office located in the back porch area of the 1244 Spring Street.
 - The front door entrance faces Oak Avenue.
 - 1200 Oak Avenue is a stand-alone, private office.
-

Exhibit A is submitted as the Site Plan to explain the exact location of the Lang & Reed office:

- Property address in diagram is 1244 Spring Street – the gray Victorian building and the intersection of Spring Street and Oak Avenue. It faces Goose and Gander restaurant.
- Our office is attached to the back of the Victorian building, and is outlined in purple.
- Contiguous with the NE property line is the William Tell building.
- Contiguous with the NW property line is the AT&T building.
- Private parking is accessed from Oak Avenue. The assigned parking spot for Lang & Reed is designated with an “X”.
- No construction is taking place, nor is planned for the purpose of this application.

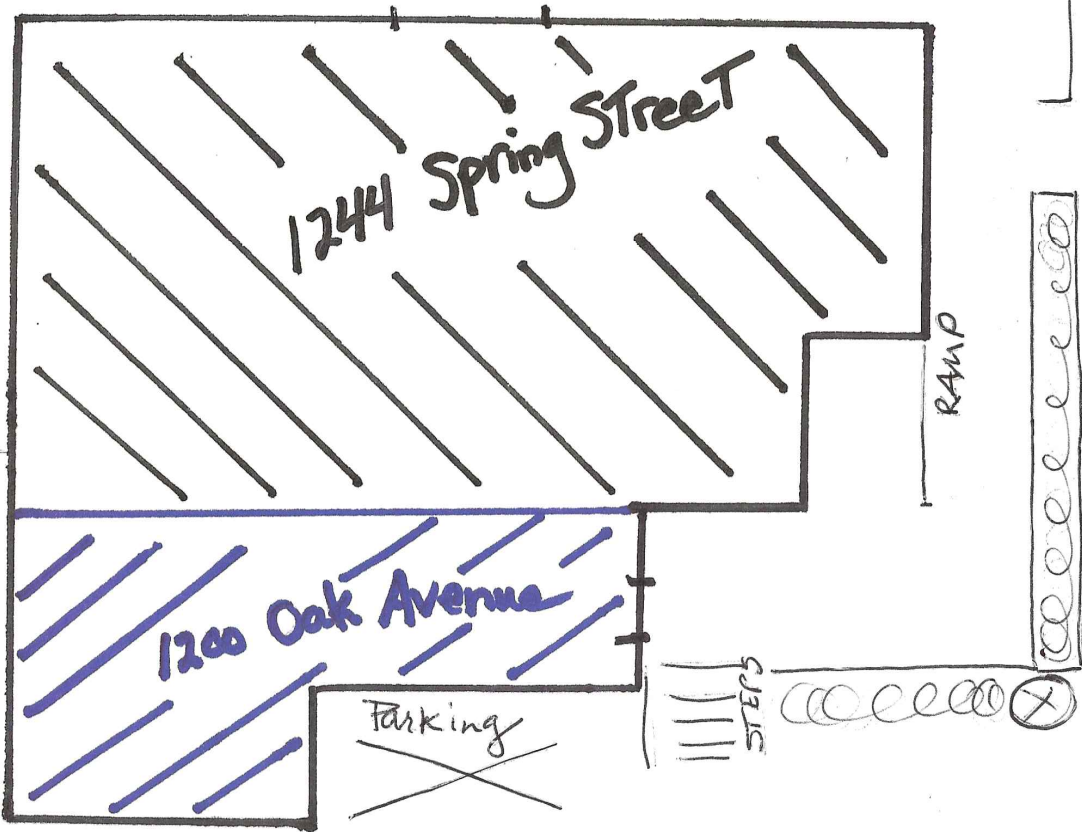
Exhibit B is submitted as the Floor Plan to show the room layout:

- The front room is used for administration and is where the hosted tastings will take place.
- The rear room is used for administration.
- The bathroom is available for guests.
- Glassware for tastings will be carried in clean, and taken out (home) for cleaning. No additional water usage is planned.
- No food preparation is planned.
- No wine storage is planned. Wine will be brought in on the day of tasting.

← SPRING STREET →

Exhibit A
Site Plan

← OAK AVENUE →



A-T-T Bldg.

William Tell Bldg.

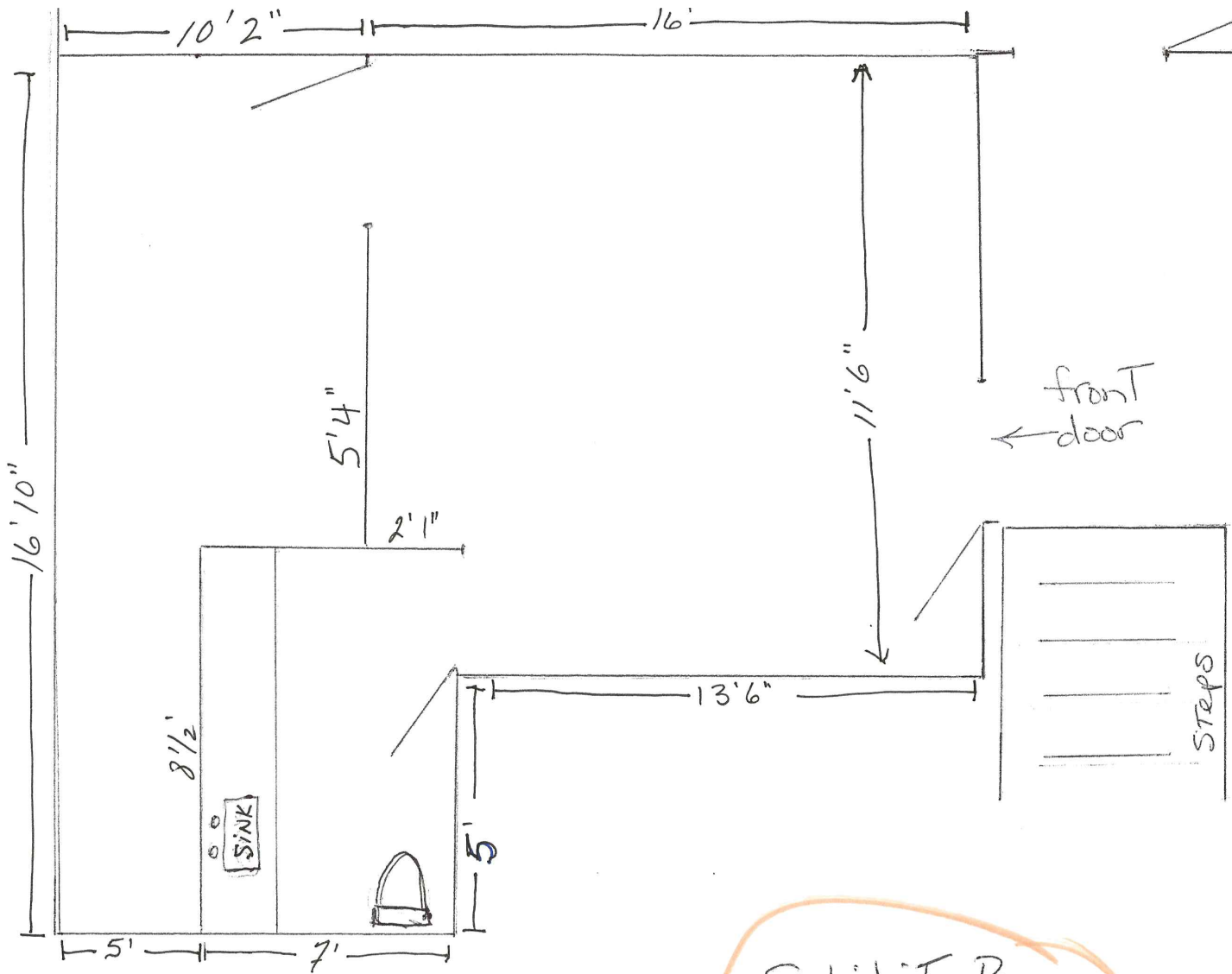


Exhibit B
1200 Oak Avenue Floor Plan







September 26, 2019

Statement regarding Grace's Episcopal Church on Spring St. at Oak Ave.

For 17 years, Lang & Reed LLC has been neighbors with the Grace Episcopal Church. Our office is across the street and faces the church bell tower. Through a church parishioner, Mark Linder, I was able to share the specific intentions of our use permit application to Rev. Amy Denney Zuniga.

The content of our application regarding wine tastings, by appointment only, hosted by family members during our current office hours of Monday – Friday between 9:00 and 5:00, was described in detail. Rev. Amy discussed these details with Mark Linder and authorized him to convey this message:

On behalf of Grace's Episcopal Church, the Rev. Amy Denney Zuniga has stated that the church would NOT oppose the approval of our use permit application.

Submitted by:

Tracey Skupny
Lang & Reed LLC

October 3, 2019

To the City Planning Department for the city of St. Helena,

I am aware that Lang & Reed LLC, owners John and Tracey Skupny, are submitting a user permit application for the purpose of conducting wine tastings, by appointment only, with wine trade and consumers in their office at 1200 Oak Avenue.

It is my understanding that these tastings will be by appointment only, and are to be scheduled during their office hours, Monday through Friday, between 9:00am and 5:00pm. It has also been stated to me that an appointed tasting is limited to six guests at any one time, due to space restrictions. And finally, that the primary activities of the Lang & Reed office will remain dedicated to administration.

I give my support to John and Tracey Skupny and Lang & Reed LLC for this added activity to their business office at 1200 Oak Avenue.

Sincerely,



Andrew S. Florsheim
Proprietor
Goose & Gander
1245 Spring St.
St. Helena, CA 94574



JOEL GOTT
WINES

September 26, 2019

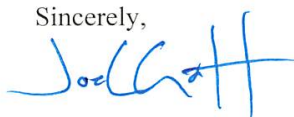
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It is my understanding that these tastings will be by appointment only, and are to be scheduled during their office hours, Monday through Friday, between 9:00am and 5:00pm. It has also been stated to me that an appointed tasting is limited to six guests at any one time, due to space restrictions. And finally, that the primary activities of the Lang & Reed office will remain dedicated to administration.

I give my support to John and Tracey Skupny and Lang & Reed LLC for this added activity to their business office at 1200 Oak Avenue.

Sincerely,



MAHAMAN

September 26, 2019

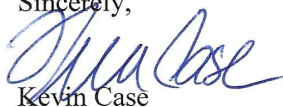
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I give my 100% support to John and Tracey Skupny and Lang & Reed LLC for this added activity to their business office at 1200 Oak Avenue.

Sincerely,



Kevin Case

Partner

MAHAMAN

1244 Spring Street

St. Helena, CA 94574

September 26, 2019

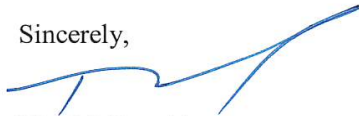
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I give my 100% support to John and Tracey Skupny and Lang & Reed LLC for this added activity to their business office at 1200 Oak Avenue.

Sincerely,



Tim McDonald
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