



****AMENDED 7/7/2020****
City of St. Helena
Planning Commission
Regular Meeting
Tuesday, July 7, 2020 @ 6:00 PM

In accordance with Executive Orders N-25-20, N-29-20, and guidance from the California Department of Public Health on gatherings, remote public participation is allowed. We will address the Order in the following ways: Members of the public may not physically attend meetings. The Planning Commission meeting will be live-streamed on Comcast Channel 28 and on the City's website, barring technical difficulties. Those members of the public wishing to participate must do so remotely via Zoom electronic meetings in the following ways; by either logging onto the Zoom link located on the meeting agenda (please download the app to your computer or mobile device) and enter the meeting ID or by calling a listed number and enter the meeting ID. Public comment for Planning Commission meetings will be accepted via email to publiccomment@cityofstheleena.org.

Please see the end of the agenda for detailed PUBLIC PARTICIPATION instructions

Please click the link below to join the meeting:

<https://us02web.zoom.us/j/88635249710>

Or iPhone one-tap :

US: +16699006833,,88635249710# or +12532158782,,88635249710#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592

Meeting ID: 886 3524 9710

International numbers available: <https://us02web.zoom.us/j/88635249710>

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.

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1. PLEDGE OF ALLEGIANCE
2. CALL TO ORDER AND ROLL CALL
Chairperson: Lester Hardy
Vice Chair: John Ponte
Commissioners: Autumn Anderson, Daniel Hale and Bobbi Monnette
City staff present at the meeting will be noted in the minutes.

3. PUBLIC FORUM:
This is an opportunity for the public to address the Commission on items of interest to the public that are NOT listed on the agenda. Because of restrictions imposed by the Brown Act, the Commission may not engage in discussion nor

take action on matters not described on the agenda. **Please observe the time limit of four minutes.**

4. CONSENT ITEMS

Members of the Commission or the public may ask that any items be considered individually for purposes of considering alternative action, for extended discussion, or for public comment. Unless that is done, one motion may be used to adopt all recommended actions. (Roll Call Vote)

- 4.1. Approval of Minutes: June 16, 2020 7 - 10
[Commission Minutes 6.16.2020](#)

- 4.2. Request by Nick Brereton on behalf of Katie Leonardini for adoption of a resolution granting a design review exemption for an addition and remodel to an existing single-family residence on the property located at 1305 Stockton Street in the Medium Density Residential zoning district. 11 - 80

CEQA Determination: The project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301 and Section 15303.

Prepared By: Aaron Hecock, Senior Planner

Recommendation:

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to Sections 15301 and 15303; and
2. Accept the required findings and approve a resolution granting a design review exemption for the remodeling and addition to the home located at 1305 Stockton Street.

[**1305 Stockton St. - Staff Report](#)

5. PUBLIC HEARINGS

- 5.1. ****This item has been continued to a date uncertain****

Request by Jenny Hoover on behalf of David and Elyse Walker for adoption of a resolution granting demolition permit, design review, and variance approval to demolish an existing metal structure in order to construct a new 3,000 square foot commercial building at 1229/1231 Adams Street (APN #009-240-023) in the Central Business District. The project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Sections 15301, 15302, 15303, and 15332.

6. SCHEDULED MATTERS

- 6.1. Nomination and election of a new Planning Commission Chair and Vice Chair and designation of the Commission Secretary. 81 - 87

Prepared By: Maya DeRosa, Planning & Building Director/Acting City Manager

Recommendation:

It is recommended that the Commission nominate and vote to elect a new Chairperson and Vice Chairperson, and designate the Commission Secretary, as identified in Rule 1 of the Planning Commission By-Laws.

Nomination and Election- Staff Report

7. DEPARTMENT REPORTS

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

8. AGENDA FORCAST

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

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

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

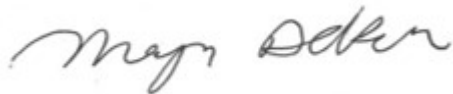
http://www.cityofsthelena.org/projects?term_node_tid_depth=21

Please contact the assigned project Planner for additional questions.

9. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for July 21, 2020, at 6:00 p.m.

I do hereby certify that a copy of the foregoing agenda was posted on the City website on Friday, June 26, 2020.



Maya DeRosa, 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.

THE CITY OF ST. HELENA ENCOURAGES ONLINE PUBLIC PARTICIPATION IN VIRTUAL PLANNING COMMISSION MEETINGS

St. Helena, CA— The City of St. Helena is committed to public participation in City government in a manner that is consistent with guidance provided by the Napa County Public Health Official and Governor Newsom's Executive Order N-25-20. These guidelines relate

to social distancing, and are intended to protect everyone by limiting the spread of COVID-19 in our community. In adherence to these guidelines, the St. Helena Planning Commission will host a Virtual Commission Meeting on Zoom; a free teleconferencing tool that enables users to watch and/or call into the meeting from their computers or phones. This meeting will be open to public and allows for live public comment. The meeting will also be recorded, livestreamed, and posted on the City's website after the adjournment of the meeting if technical difficulties occur: <https://sthelena.civicweb.net/Portal/>

The ZOOM web link, meeting ID, and phone number will be listed at the top of the Planning Commission Meeting Agenda. You will be required to enter the meeting ID, but there will be no password or participant ID.

How to Watch or Listen to Planning Commission Meetings:

1. Watch on Comcast Channel 28
2. Watch the livestreaming video on the City's website
3. Watch and Listen on Zoom.us by clicking on the link in the Planning Commission Agenda
4. Listen only by calling the Zoom number listed on the Planning Commission Agenda

Watch Planning Commission Meeting by Joining the Zoom Meeting:

1. **By Computer, Tablet, or Smart Phone:**
 - a. Before joining the virtual Planning Commission Meeting, it is highly encouraged that you download the Zoom App. To sign up for your own free account, visit zoom.us/signup and enter your email address. You will receive an email from Zoom (no-reply@zoom.us). In this email, click Activate Account.
 - b. If you are logged into your account, Enter the **Meeting ID** listed on the Planning Commission Agenda. If you have not created an account go to: <https://zoom.us/join> and enter the **Meeting ID**
 - c. Select if you would like to connect audio and/or video and tap **Join Meeting**.
 - d. For specific instructions for your device, go to: <https://support.zoom.us/hc/en-us/articles/201362193-Joining-a-Meeting>
2. **Listen Only by Telephone:**
 - a. **Dial** the number listed on the Planning Commission Agenda.
 - b. At the prompt, enter the **Meeting ID** provided on the top of the Planning Commission Meeting Agenda and **Press #. A participate ID is not required.**
 - c. To disconnect from the meeting, hang up the phone.

Ways to Provide Public Comment:

While attending the virtual Planning Commission Meeting, the public will have the opportunity to provide live public comment during Public Forum and after each agenda item. When it is the appropriate time for public comment the Mayor will verbally open public comment. At this time each individual is permitted 4 minutes to speak.

1. **Send a Public Comment in Advance to**
publiccomment@cityofsthelena.org

The easiest way to provide public comment is to email your public comment. Public comments may be emailed to publiccomment@cityofsthelena.org. Please include in the subject line "COMMENT TO PLANNING COMMISSION and the AGENDA ITEM". Any public comment is required to be submitted no later than 1 hour before the scheduled meeting and will be included as an attachment to the agenda.

2. Provide Comment through Zoom meeting from a computer, tablet, or smart phone

This option allows the public to virtually attend the meeting as a muted 'attendee' with no video or screen sharing capabilities. You will be able to see and hear those participating in the meeting, but they will not be able to hear you until the host unmutes you.

If you wish to provide public comment during a specific agenda item or during public forum, you can use the "**raise hand**" feature located in the control panel at the bottom of your screen. The icon is a small blue hand. In Windows you can also use the Alt+Y keyboard shortcut to raise or lower your hand. In Mac you can also use the Option+Y keyboard shortcut to raise or lower your hand. The host will be notified that you've raised your hand and you will be placed in a queue with all incoming requests.

When it is your turn to speak, you will be notified that the host has unmuted you. To be removed from the queue, just click the '**raise hand**' button again.

3. Call in to the ZOOM meeting from a cell phone or landline phone only

This option allows the member of the public with the opportunity to verbally participate in public comment.

If you wish to speak during public comment time dial ***9** on your telephone.

The host will be notified that you would like to speak and you will be placed in a queue with all incoming requests.

When it is your turn to speak, you will be notified that the host has unmuted you. You may press ***9** again if you wish to be removed from the queue.

You will be notified at the end of your statement that you have been muted.

MINUTES
City of St. Helena
Planning Commission Meeting
Tuesday, June 16, 2020 @ 6:00 PM

In accordance with Executive Orders N-25-20, N-29-20, and guidance from the California Department of Public Health on gatherings, remote public participation is allowed. We will address the Order in the following ways: Members of the public may not physically attend meetings. The Planning Commission meeting will be live-streamed on Comcast Channel 28 and on the City's website, barring technical difficulties. Those members of the public wishing to participate must do so remotely via Zoom electronic meetings in the following ways; by either logging onto the Zoom link located on the meeting agenda (please download the app to your computer or mobile device) and enter the meeting ID or by calling a listed number and enter the meeting ID. Public comment for Planning Commission meetings will be accepted via email to publiccomment@cityofstheleena.org.

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

Present: Chair Lester Hardy, Vice Chair John Ponte, Commissioner Daniel Hale, Commissioner Bobbi Monnette, and Commissioner Autumn Anderson
Absent: None
Staff Present: Maya DeRosa, Planning & Building Director/Acting City Manager, Erica Ahmann Smithies, Public Works Director and City Engineer, Aaron Hecock, Senior Planner, and Xinia Gamero, Permit Technician II

1. **PLEDGE OF ALLEGIANCE**
2. **CALL TO ORDER AND ROLL CALL**
3. **PUBLIC FORUM:**

No public comment was received.

4. **CONSENT ITEMS**

- 4.1 Approval of Minutes: May 19, 2020

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

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

NOES: None

ABSENT: None

ABSTAIN: Autumn Anderson

RECUSE: None

5. PUBLIC HEARINGS

- 5.1 Request by Richard Salvestrin for Design Review and Use Permit Amendment approval to add 1,500 sq. ft. of building area to accommodate 1,300 sq. ft. of additional tank room space and 200 sq. ft. of lab area to the existing Salvestrin Winery located at 397 Main Street in the A-20: Twenty Acre Agricultural District. The applicant also wishes to increase the number of employees and the annual number of visitations and events at this location (APN 009-350-047). The project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15303.

CEQA Determination: Exempt pursuant to CEQA Guidelines Section 15303, Class 3(c), New Construction of Small Structures.

Prepared By: Chris Gustin, Contract Planner

Recommendation:

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

1. The construction of an additional winery building is exempt under Section 15303, Class 3(c) New Construction or Conversion of Small Structures, which exempts construction and location of limited numbers of new, small facilities or structures in urbanized areas, including commercial buildings not exceeding 10,000 square feet in floor area; and
2. Accept or reject the required findings and approve or deny a Use Permit Amendment for expanding the operation of a small winery including additional square footage, an increase in production gallons, additional employees, and an increase in events; and Design Review for the construction of a new winery building on the property at 397 Main Street, APN 009-350-047.

Aaron Hecock, Senior Planner reported on the item.

Richard Salvestrin, applicant and Peter Galloway, Transportation Planner addressed the Planning Commission.

Chair Hardy opened public comment.

Richard Salvestrin and Peter Galloway addressed the Planning Commission.

Chair Hardy closed the public comment.

Chair Hardy re-opened public comment.

Richard Salvestrin addressed the Planning Commission.

Chair Hardy closed public comment.

Chair Hardy re-opened public comment.

Richard Salvestrin addressed the Planning Commission.

Chair Hardy closed public comment.

Chair Hardy called for a recess at 8:08 p.m.

Chair Hardy reconvened the meeting at 8:18 p.m.

Chair Hardy re-opened public comment.

Richard Salvestrin addressed the Planning Commission.

Chair Hardy closed public comment.

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

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

NOES: Bobbi Monnette

ABSENT: None

ABSTAIN: None

RECUSE: None

6. SCHEDULED MATTERS

7. DEPARTMENT REPORTS

Planning and Building Director Maya DeRosa reported on the following:

- Senior Planner Aaron Hecock's 6-year work anniversary
- No cancelled meetings in July

Chair Lester Hardy adjourned the meeting with closing remarks addressing recent events and a call for justice.

8. AGENDA FORCAST

9. ADJOURNMENT

Chair Hardy adjourned the meeting at **8:54 p.m.**

APPROVED:

ATTEST:

Lester Hardy, Planning Commission Chair

Maya DeRosa, Planning and Building Director



PLANNING COMMISSION REPORT

Planning Commission Meeting of July 7, 2020

FILE NUMBER: PL20-008

SUBJECT: Request by Nick Brereton on behalf of Katie Leonardini for adoption of a resolution granting a design review exemption for an addition and remodel to an existing single-family residence on the property located at 1305 Stockton Street in the Medium Density Residential zoning district.

PREPARED BY: Aaron Hecock, Senior Planner

REVIEWED BY: Maya DeRosa, Planning & Building Director/Acting City Manager

APPROVED BY: Maya DeRosa, Planning & Building Director/Acting City Manager

APPLICATION FILED:04/03/20

ACCEPTED AS COMPLETE:06/18/20

LOCATION OF PROPERTY: 1305 Stockton Street

APN: 009-312-011

GENERAL PLAN/ZONING: Medium Density Residential (MR)

APPLICANT: Nick Brereton

PHONE: (415) 298-7040

BACKGROUND

The subject property has undergone several modifications in recent years. In 2011, the basement level was reduced in height to a 3'6" crawl space; the first-floor interior was remodeled and a roof covered back porch with new back porch side yard stair was added; the exterior stucco siding was removed; windows and doors were removed, moved, and added; the composition shingle roof was removed and new metal roof was installed on the residence and garage (Building Permit #BD1007-013). In 2015, a new pool and spa were added in the west side yard along with associated landscaping (Building Permit #BD1504-006).

As permitted by St. Helena Municipal Code (SHMC) Section 17.164.055, residential remodels can typically be approved through Administrative Design Review. However, the subject property is currently listed on the City's Historical Resources Master List (although no formal evaluation had been done prior to the one attached to this report) and therefore cannot be approved administratively.

PROJECT DESCRIPTION

The existing 9,762-sf parcel is currently developed with an approximately 1,040-sf, two bedroom, one bathroom, single-family residence with a 209-sf detached garage. The existing home has a large roof covered rear deck. The applicant is seeking design review exemption approval to remodel the existing home including the addition of approximately 480-sf of living space by enclosing a portion of the covered deck in order to accommodate a new master bed, bath and closet. The applicant is also proposing to add a new entry/exit stair from the mud room facing Tainter Street. All exterior changes would match existing, with the exception that some windows may be casement or awning rather than double-hung. The height of the home and garage would remain unchanged at 20'10" and 9'6".

ANALYSIS

CEQA

As the home is listed on the City of St. Helena Historic Resources Master List (discussed below), it would be subject to the California Environmental Quality Act (CEQA) if the project caused a substantial adverse change in the significance of a historical resource. However, projects that follow the Secretary of the Interior's Standards for the Treatment of Historic Properties or the Secretary of Interior's Standards and Guidelines for Rehabilitation of Historic Structures are generally not considered to have a significant effect on the environment. The City of St. Helena relies on recognized historic preservation architects and architectural historians to make the determination that the project is or is not consistent with the Secretary of the Interior's Standards, and whether proposed changes will have a significant impact on the historic integrity of a building.

The historic assessment and evaluation performed by Evans & De Shazo (discussed in more detail below) determined that the house and detached garage do not meet eligibility requirements for listing on the California Register of Historic Resources (CRHR) under any criterion. Furthermore, Evans & De Shazo recommends that the property is removed from the local City of St. Helena Cultural Resource Inventory listing as an individual resource eligible for local listing. As the existing home and associated structures do not have any historical significance and are not eligible for historic listing according to the recognized historic preservationist, it can be considered categorically exempt from CEQA.

The project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301, which exempts the minor alteration of existing private structures and Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc. The proposed project is not

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

GENERAL PLAN

The subject property has a General Plan Land Use designation of Medium Density Residential (MDR). The MDR land use designation provides for single-family detached and attached homes, secondary residential units, and similar compatible uses. The MDR designation is the predominant residential designation occurring throughout large areas of the City and is intended to maintain a development pattern in higher density areas of the City that is consistent with historic development patterns exhibited by St. Helena's established neighborhoods. The 2040 St. Helena General Plan and 2015-2023 Housing Element Update Goals, Policies, and Eight-Year Action Plan include the following policies that are relevant to the proposed project:

- *LU2.1 - Promote a mix of housing types and price ranges that are consistent with the Housing Element RHNA categories of housing affordability.*
- *LU2.2 - Encourage new residential development that is consistent in design, size, color, and floor area ratio (FAR) with the older residences in the neighborhood.*
- *CD3.1 - Limit building envelope sizes and require adequate side and rear set-backs to preserve the character of existing residential areas and to avoid over-built lots. Require future development to conform to the pattern and density of the neighboring areas. In order to complement existing town character and protect against incursion into vineyard agricultural areas.*
- *CD3.2 - Ensure that new residential designs contribute positively to existing neighborhoods by complementing character and incorporating design features, such as front porches, façade articulation and setbacks.*
- *CD3.3 - Encourage the use of landscaping and tree plantings as buffers between sidewalks and residential uses. Discourage the removal of existing trees and adopt more comprehensive tree preservation standards.*
- *HR1.1 - Preserve the City's historic and cultural resources so that they may contribute to the special character and quality of the City and help support its economic base.*
- *HR1.4 - Promote the application of sustainable building practices to the preservation of historic resources.*
- *HR1.6 - For development or redevelopment on a site that contains any structures over 45 years old, require a records search of the California Historical Resources Information System at the Northwest Information Center (NWIC) to determine the presence of historic resources. As warranted by the results of the records search, the City shall require evaluation of structures over 45 years old to determine their historical significance. Studies shall be prepared according to the National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning and the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation.*

- HE1.5 - Encourage innovative housing types and designs.
- HE2.6 - Promote a balance of types of housing throughout the whole community.

Staff Response: Staff has concluded that the proposed project is consistent with the General Plan policies listed above in that the home would provide an additional housing opportunity within the City; has been professionally designed to suit the site and its surroundings; would not adversely affect a historic resource; and would result in updated structures with an extended useful lifetime.

ZONING

Consistent with the General Plan land use designation described above, the subject property has a zoning designation of Medium Density Residential (MR). The MR zoning designation allows for single-family detached homes, accessory dwelling units, limited agricultural use and other compatible uses. The remodeling of an existing single-family home is a permitted use in the MDR district however it must conform to the development standards prescribed by Municipal Code Section 17.40.060.

	Standard	Existing	Proposed
Parcel Size:	7,000 sf min.	9,762 sf	9,762 sf
Setbacks:			
Front:			
Main Residence	20 feet	23'8"	23'8"
Sidyard:			
Main Residence	10 feet	37'10"	37'10"
Garage	3 feet	37'	37'
Rear:			
Main Residence	20 feet	20'	20'
Garage	3 feet	2'-1.5"	2'-1.5"
Side (corner):			
Main Residence	20 feet	19'8"	19'8"
Garage	20 feet	45'	45'
Building Height:			
Main Residence	30 feet max.	20'10"	20'10"
Garage	15 feet max.	9' 6"	9' 6"
Lot Coverage:	45% max.	23.5%	23.6%
Floor Area Ratio:	0.312 max.	0.107	0.157

PROPOSED FLOOR AREA:

RESIDENCE	1,521 SF
GARAGE	209 SF
PARKING EXEMPTION	-200 SF

TOTAL 1,530 SF

FLOOR AREA RATIO: 1,530 / 9,762 = .157

Staff Response: The project as proposed meets all development standards as required by Section 17.40.060 of the Municipal Code including floor area ratio, lot coverage, setbacks, floor area, height, etc. The project plans show that the front staircase is 17'10" inches to front property line and the staircase facing Tainter is 16'6" to the side property line; SHMC Section 17.112.060(B) (Projections into required yards and setbacks) permits open floor space areas (open decks, unenclosed porches, unenclosed balconies, fire escapes, landings, steps) to extend into any required front setback or side setback for a distance of not more than six feet. Therefore, the locations of the staircases are permitted by code.

HISTORIC RESOURCES

The subject property is currently listed in the City of St. Helena's Historic Resources Master List. As such, the applicant consulted with Evans & De Shazo Archeology & Historic Preservation (EDS), a firm that exceeds the Secretary of the Interior's Professional Qualifications Standards in Historic Architecture to evaluate the historical status of the home and the proposed project. EDS's assessment and evaluation dated April 3, 2020 (attached) made the following findings and recommendations:

- The ca. 1895 house, ca. 1925 detached garage, and associated landscape do not meet the eligibility requirements for listing on the CRHR under any criterion; and
- Recommends that the property is removed from the local City of St. Helena Cultural Resource Inventory listing as an individual resource eligible for local listing.

Staff Response: For the reasons stated above, the additions and modifications associated with the proposed project will not have an adverse impact on a historic resource.

WATER

Chapter 13.12 of the Municipal Code requires mandatory water efficiency measures and water demand offset requirements for new construction. Among these provisions is the requirement that any "new development" (i.e. construction that would introduce any freestanding building that contains water-using fixtures, any floor area additions to existing nonresidential structures, or any residential additions or remodeling that increases the number of independent living units) offset new water demand by an amount equal to the new demand placed on the city water system (i.e., it must be water neutral). The offset must be clearly demonstrated to the satisfaction of the Public Works Department.

Staff Response: The remodeled single-family home would include modern, code compliant fixtures and appliances making it more water efficient than the existing older home on-site. The applicant has provided a water neutrality analysis (included as an

attachment) that demonstrates no net increase in water consumption would result from construction of the proposed project.

PARKING

Municipal Code Section 17.124.030 “Minimum On-site Parking Requirements”, requires that residential uses provide two parking spaces for the main dwelling unit, one of which shall be contained within a garage or carport. Therefore, the project is required to provide two (2) on-site parking spaces, one of which must be covered.

Staff Response: As demonstrated in the plan set, there is adequate off-street parking including an existing garage. Therefore, the project as proposed meets the minimum parking requirement.

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. Pursuant to Municipal Code Section 17.164.030, the following design criteria should be considered by the Planning Commission in review of this application:

1. Consistency and compatibility with applicable elements of the general plan;
2. Compatibility of design with the immediate environment of the site;
3. Relationship of the design to the site;
4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;
6. Compatibility with future construction both on and off the site;
7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;
8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
10. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
11. Whether natural features and vegetation are appropriately preserved and integrated with the project;
12. Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structures and functions;
13. Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors, create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;

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

Staff Response: Per SHMC Section 17.164.060 (Exemptions), whenever the city planner finds that a proposal which requires planning commission review and action raises no substantial design problem of the sort outlined in Sections 17.164.010 through 17.164.030, the planner shall place such an exemption recommendation on the planning commission's consent agenda. As the proposed changes to the existing home would not dramatically change the massing or scale of the structure, and because the home would meet or exceed all required development standards, staff believes that the proposed project is consistent with the required design review findings listed above. Per SHMC Section 17.164.040(C), only the proponent's failure to take reasonable account of the items discussed in Sections 17.164.010 through 17.164.030 shall justify the commission's disapproving a proposal solely on the basis of design.

ISSUES

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

CORRESPONDENCE

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

STAFF RECOMMENDATION

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to Sections 15301 and 15303; and
2. Accept the required findings and approve a resolution granting a design review exemption for the remodeling and addition to the home located at 1305 Stockton Street.

ATTACHMENTS

[Resolution](#)

[Applicant Statement](#)

[Plan Set 061820](#)

[Site Photos](#)

[2020-0706 Water Neutral Analysis Rev.2](#)

[Historic Evaluation](#)

**CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
GRANTING DESIGN REVIEW EXEMPTION APPROVAL TO
1305 STOCKTON STREET (File No. PL20-008)**

PROPERTY OWNER: Thomas & Katie Leonardini

APN: 009-312-011

Recitals

1. The property owner requests adoption of a resolution granting design review exemption approval for an addition and remodel to an existing single-family residence on the property located at 1305 Stockton Street in the Medium Density Residential zoning district;
2. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law;
3. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on July 7, 2020; and
4. Now, therefore let it be found that, the Planning Commission approves a design review exemption thereby authorizing the modifications contained in said plans based on the findings below and subject to the conditions of approval enumerated herein.

Resolution

- A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff reports, City files for this matter, correspondence, presentations and other materials.
- B. The Planning Commission hereby finds that the project is exempt from the requirements of CEQA pursuant to Section 15331 of the CEQA guidelines, which exempts projects that follow the Secretary of the Interior's Standards for the Treatment of Historic Properties or the Secretary of Interior's Standards and Guidelines for Rehabilitation of Historic Structures; Section 15301 which exempts the minor alteration of existing private structures; and Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.
- C. In accordance with the design review criteria identified in Municipal Code Section 17.164.030, the Planning Commission finds that the project demonstrates the following:
 1. *Consistency and compatibility with applicable elements of the general plan in that the project consists of the remodeling and expansion of an existing single-family home in an area where single-family homes are permitted;*
 2. *Compatibility of design with the immediate environment of the site in that the residence has been designed to be compatible with the site and its surroundings;*

3. *Relationship of the design to the site is found to be consistent in that the project was designed in consideration of the unique characteristics of the site;*
4. *That the design is compatible in areas considered by the board as having a unified design or historical character in that the project consists of remodeling an existing home and has been designed to be compatible with the site and the surrounding area;*
5. *That the design promotes harmonious transition in scale and character in areas between different designated land uses in that the project consists of the remodeling and expansion of an existing single-family home in an area designated for residential land uses;*
6. *Compatibility with future construction both on and off the site in that the project consists of the remodeling and expansion of an existing single-family home in an area designated residential land uses;*
7. *That the architectural design of structures and their materials and colors are appropriate to the function of the project in that the project has been professionally designed to suit the site and its surroundings;*
8. *That the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community in that the improvements have been designed to be compatible with the site and its surroundings;*
9. *That the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures in that the home and associated landscaping has been designed to be compatible with the site and its surroundings;*
10. *That access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles in that access to the site will remain via Stockton Street and Tainter Street;*
11. *That natural features are appropriately preserved and integrated with the project in that the residence and associated landscaping has been designed to be compatible with the site and its surroundings;*
12. *That the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions in that the project consists of remodeling an existing home and has been designed to be compatible with the site and the surrounding area;*
13. *That the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site in that the residence and associated landscaping has been designed to be compatible with the site and its surroundings;*
14. *That sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape*

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

Planning Department Conditions of Approval

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

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

notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.

9. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
10. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
11. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with the Building Official, Fire Inspector and or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.
12. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on July 7, 2020, except as modified herein.
13. During construction, the project site shall be adequately fenced and secured to prevent trespassing.
14. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.
15. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The City Engineer must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

Public Works Department Conditions of Approval

16. Approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with, the most current version at the time of improvement plan submittal, Caltrans Standards and Specifications, the City of St. Helena Municipal Code, the St. Helena Water and Sewer Standards, the St. Helena Street, Storm Drain and Sidewalk Standards, and all current federal, state and county codes governing such improvements.
17. For any improvements outside the existing building envelope, a grading and drainage plan showing topographic data, all easements, infrastructure onsite and directly adjoining, and an erosion control plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit. If the project entails more than 50 cubic yards of soil disturbance, 10,000 square feet of

- disturbance area, a cut or fill of 3 feet or more, or alteration of any drainage pattern, a grading permit shall be required.
18. Drainage needs to be routed to prevent inundation of neighboring properties. Grading and/or site improvement plans shall show how 2-year and 10-year storm flows shall be infiltrated on site and/or diverted at the property lines to prevent inundation of neighboring properties.
 19. Prepare and implement a Stormwater Control Plan as required by the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual, dated January 2019.
 20. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.
 21. 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.cityofsthelena.org/sites/default/files/fileattachments/public_works/page/2491/mwelo_ldp_cc.pdf
 22. The proposed project is located on a corner lot that limits landscape plantings within the visibility triangle of the street intersection which is the triangle formed by the street frontage lines extended to the intersection of Tainter and Stockton and a line connecting such lot line measured thirty-five (35) feet from their point of intersection. Within the triangle all shrubs, bushes, fences and other improvements shall be restricted to a 2'-0" (24") maximum height and trees maintained to a clearance of 7'-0" above ground minimum.
 23. The applicant shall incorporate water conservation practices into the proposed project per the Water Neutrality Report prepared by Nicholas Brereton Architects, dated May 26, 2020. 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. Off-site retrofits are not required for this project as currently designed.
 24. Provide details of any and all proposed fencing, gates, and/or walls on all plans submitted for building permit review.
 25. 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.

26. 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.
27. No construction may commence until adequate access to fire water supply is available to building sites as approved by the Fire Chief.
28. If a sanitary sewer clean-out does not exist or does not meet City requirements, (Public Works Standard 211), one will be required and may include replacement of the existing sewer lateral to the City main.
29. 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.
30. Existing streets being cut by new utility services will require edge grinding and an A.C. overlay per City standards, extent to be determined by the Public Works Department.
31. 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. The driveway shall be replaced in order to conform to current ADA Standards.
32. An encroachment permit shall be required for any work performed in the public right of way. Improvements on private shared roadways will require approval by all parties of ownership of the access easements.

Building Department Conditions of Approval

33. A building permit is required for all onsite demolition, construction and/or change of occupancy.
34. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. At this time the City of St. Helena utilizes the 2019 Title 24 codes.
35. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
36. The applicant shall provide a construction waste management plan with the building permit application.
37. The plans for construction shall include a checklist for compliance with the California Green Buildings Standards Code, mandatory measures. Provide a reference on the checklist indicating where the mandatory measures can be found on the plans.
38. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
39. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or

components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.

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

Fire Department Conditions of Approval

41. 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.
42. Fire sprinklers and fire hydrants shall be installed as required by Fire Code and the Fire Department.
43. 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.
44. Any gates installed to control vehicular access to a property are required to be setback 30-feet from the property line and/or edge of pavement, whichever is greater. No vehicle gates may be installed without Fire Department and Public Works Department review and explicit approval.

I HEREBY CERTIFY that the foregoing design review exemption 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 July 7, 2020 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Lester Hardy
Chair, Planning Commission

Maya DeRosa, AICP
Planning and Building Director

NICHOLAS BRERETON CONSULTING ARCHITECT

March 27, 2020

**City of St. Helena
RECEIVED: 4/3/2020**

Project Name: Minor Alteration
 Project Site Address: 1305 Stockton Street, St. Helena, Ca 94574
 APN: 009-312-011

Design Review Project Statement

Zoning: MR: Medium Density Residential
 Project: Single Family Residence
 Lot Area (square feet) 10,000 SF

Total Building Area:	Existing	Proposed
Residence:		
Roofed Front Porch:	221	198
Residence Living Space:	1,039	1,521
Roofed Back Porch:	877	379
New Entry/Exit Stair:	0	52
Total Residence Area:	2,137	2,150
Garage:	209	209
Lot Coverage:	23.5%	23.6%

Setbacks:

Residence Setbacks:	Required	Existing	
Front:	20'	23'-8"	No Change
East Corner Side Yard:	20'	19'-8"	No Change
(N) East Entry-Exit Stair:		16'-6"	
West Corner Side Yard:	20'	37'-6"	No Change
Garage Setbacks:			
Front:	20'	50'	No Change
East Corner Side Yard:	20'	2'-1.5"	No Change – See discussion below
West Corner Side Yard:	20'	39'-9"	No Change

Building Height:	Max Allowed	Existing
Residence	30'	20'-10"
Garage		9'-6"

Project Site:

The residence is located on the corner of Stockton and Tainter Streets on a 10,000 square foot confirming lot. The lot is dominated by several large trees along Tainter Street side and west side yard adjacent to the property line. Along Stockton Street is a hedge of Olive trees with a small grove of fruit trees behind. On Tainter Street are three raised planters for seasonal vegetables. The west side yard has a lawn with pool and spa. Impervious paving is limited with pervious decorative gravel

March 27, 2020

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Design Review Project Statement

paving throughout. It is important to note, this project includes no change to the existing landscaping, main utilities or stormwater drainage system.

Project Residence:

ca.1895 the house is shown on 1899 Sanborn Fire Insurance Map as 15 Stockton Street. Sometime between then and 1925 the house was expended with garage added ca.1925 as a workshop. Ultimately the 2-story house consisted of a 1,512 sq. ft. basement and 2,048 sq. ft. first floor for a total of 3.284 sq. ft.

In 2011 under Building Permit BD1007-013, revised in July of 2011, the basement level was reduced in height to a 3'-6" crawl space. The first-floor interior was remodeled and added a roof covered back porch with new back porch side yard stair. Importantly the exterior stucco siding was removed, windows and doors were removed, moved, and added along with associated landscaping. In 2011 under Building Permit 5202 the front porch was enclosed with a roof and front entry stair was added. In the same year under Permit 9710-099 the composition shingles were removed and new metal roof was installed on the residence and garage. In 2015 under Permit BD1504-006 a new pool and spa were added in the west side yard along with associated landscaping.

The c.a. 1895 house is currently listed on the City of St. Helena Cultural Resources Inventory of 1978, updated in 2006. It is also located in the "Adams Street District". It is noted that neither the house, landscaping, nor garage are listed on the Office of Historic Preservation Historic Properties Directory. In accord with CEQA Requirements, the Owner retained the services of a qualified Historical Architect to prepare a Current Conditions Report for the City of St. Helena. The firm of Evans & De Shazo, Inc. prepared the CCR, which is provided with this Design Review Application. The Assessment and Evaluation in this Report concludes that neither the ca.1895 House, ca. 1925 detached Garage and associated landscaping meet eligibility requirements for listing on the CRHR under any Criterion. The house is currently listed on the City of St. Helena local "Adams Street District" and as such the ca. 1895 house is currently considered a Historic Resource under CEQA. "However, due to the findings within Assessment, EDS recommends that the property is removed from the local City of St. Helena Cultural Resources Inventory listing as an individual resource eligible for local listing. (p. 25 Evans & De Shazo Archaeology & Historic Preservation "Cultural Condition Assessment and Evaluation of the Property located at 1305 Stockton Street, St. Helena, Napa County, California, dated March 12, 2020" Exhibit A.)

Proposed Residence Minor Alteration:

Currently the residence is a 2-bedroom and 1-bath house with large, roof-covered enclosed deck. This project proposes to upgrade the kitchen, enclose approximately 65% of the roof-covered enclosed deck to create a 3-bedroom and 2-bath house with mud room. The house is currently clad in painted cove rustic shiplap siding with double-hung woods, wood stile and rail doors, flat board painted wood trim and corner boards with a corrugated metal roof. Specifically, this project entails:

March 27, 2020

Project Name: Minor Alteration

Project Site Address: 1305 Stockton Street, St. Helena, Ca 94574

APN: 009-312-011

Design Review Project Statement

- Extension of the Living Room to create an Entry Vestibule
- Removing a portion of the wall separating Living Room from Kitchen
- New kitchen cabinets, appliances and finishes
- Moving laundry to a new Mud Room
- Enclosing a portion of the enclosed south deck for a Master Bedroom, Master Bath and Master Closet
- Providing a new rear entry/exit stair from the Mud Room to the east side yard.
- All exterior changes would match existing, with the exception that some windows may be casement or awning rather than double-hung. Window style and rails would match to the extent practicable.

Consistency with the General Plan:

Consistency with the Zoning District: The project is consistent with the purpose of the (MR) Medium

- Density Residential District which is as follows: The MR district is established for consistency with the medium density residential general plan designation. The district provides for single-family detached homes to which the density of this project complies.
- Architectural Design: Though the design does not conform to the CRHR Criteria. The intent of this project is to preserve the current architectural character of the house and contribute positively to St Helena's architectural character.
- Existing Garage Side Yard Grandfathered Variance: The existing 209 sq. ft. ca.1925 Garage (Workshop) is approximately 25" from the south property line. In review of the Public Records, there appear to be no record of a variance, even when the roof was replaced in 2012. As the garage was constructed in 1925, it is safe to assume that this structure was erected in its current location before municipal zoning ordinances in Napa County or St. Helena came into effect. This project intends to clip the existing roof eaves from 1'-4" to 6", as the existing eave height is a hazard being less than 6'-8" above the ground.

Exhibits:

- Exhibit A – Historic Resource Evaluation
- Exhibit B – Title Report
- Exhibit C – Water Neutral Analysis
- Exhibit D – Site and Architectural Plans
- Exhibit E – Site Photographs

1305 Stockton Street, St. Helena, CA

Minor Alteration
Residence Remodel

APN: 009-312-011

1305 Stockton Street
St. Helena, CA 94574

ABBREVIATIONS/SYMBOLS

AFF	AT		
AFI	ABOVE FINISH FLOOR		
BATT	ARC FAULT		
BLDG	INTERRUPTER		
CL	BATON		
CLG	BUILDING		
CMU	CENTER LINE		
COL	CLEAR		
CONC	CONCRETE MASONRY		
CONT.	UNIT		
CTR	COLUMN		
DBL	CONCRETE		
DIA.	CONTINUOUS		
DIAG	CENTER		
DN	DOUBLE		
DR	DIAMETER		
DS	DIAGONAL		
DWG	DOWN		
ELEV	DOWNPOUT		
EQ	DRAWING		
EXTR	EQUAL		
FAU	EXISTING		
FDN	EXTERIOR		
MDF	FORCED AIR UNIT		
FLUOR	FOUNDATION		
GFI	FINISH FLOOR		
GLBM	MEDIUM DENSITY		
GYP BD	FIBERBOARD		
HB	FLUORESCENT		
HDR	GROUND FAULT		
HORIZ	INTERRUPTER		
INCAND	GLUE LAMINATED BEAM		
INFO	GYPSON BOARD		
LVL	HOSE BIBB		
MAX	HEADER		
MIN	HORIZONTAL		
MTL			
N.T.S.			
(N)			
NO.			
O.C.			
PLWD			
PROP			
PSL			
SF			
SIM			
SPECS			
SSD			
STD			
STL			
T&G			
T.O.B.			
T.O.P.			
T.O.W.			
TJ			
TYP			
U.O.N.			
VERT			
V.I. F.			
W/			
w/o			
WD			
WH			
WR&AB			
WP			

NOTES TO PLAN CHECKER

- A. PROJECT SITE:
THE RESIDENCE IS LOCATED ON THE CORNER OF STOCKTON AND TAINTER STREETS ON A 10,000 SQ. FT. CONFIRMING LOT. THE LOT IS DOMINATED BY SEVERAL LARGE TREES ALONG TAINTER STREET AND ON THE WEST SIDE ALONG THE PROPERTY LINE. ALONG STOCKTON STREET IS A TALL HEDGE WITH A SMALL GROVE OF FRUIT TREES BEHIND. ON TAINTER ARE TREES USED FOR SEASONAL VEGETABLES. THE WEST SIDE YARD HAS A SMALL LAWN WITH POOL AND SPA. IMPERVIOUS PAVING IS VERY LIMITED WITH MOST PAVING BEING PERVIOUS GRAVEL. IT IS IMPORTANT TO NOTE, THIS PROJECT INCLUDES NO CHANGE TO EXISTING LANDSCAPE, MAIN UTILITIES OR STORMWATER DRAINAGE SYSTEM.
- B. PROJECT RESIDENCE:
CA 1895 THE HOUSE IS SHOWN ON 1999 SANBORN FIRE INSURANCE MAP AS 15 STOCKTON STREET. SOMETHING BETWEEN THEN AND THE 1925 MAP, THE HOUSE WAS EXPANDED WITH GARAGE ADDED CA. 1925 AS A WORKSHOP. ULTIMATELY THE 2-STORY HOUSE CONSISTED OF 1,512 SQ. FT. OF LOWER LEVEL AND 2,048 SQ. FT. OF MAIN LEVEL FOR A TOTAL OF 3,284 SQ. FT.
- IN 2011 UNDER BUILDING PERMIT BD1007-013, REVISED JULY OF 2011, THE LOWER LEVEL WAS REDUCED IN HEIGHT TO 3-6' CRAWL SPACE. THE MAIN LEVEL WAS REMODELED WITH A ROOF COVERED DECK ADDED IN THE NORTH AND WEST YARDS. IMPORTANTLY THE EXISTING EXTERIOR STUCCO SIDING WAS REMOVED, WINDOWS AND DOORS WERE REMOVED, MOVED AND ADDED IN 2011 UNDER PERMIT 5202 APPROVED THE FRONT PORCH ENCLOSURE WITH A ROOF WITH A FRONT ENTRY STAIR THAT PROJECTED INTO THE FRONT SETBACK. IN THE SAME YEAR UNDER PERMIT 9710-099 THE EXISTING COMPOSITION SHINGLE ROOF WAS REMOVED AND NEW METAL ROFS WERE INSTALLED ON THE RESIDENCE AND GARAGE. IN 2015 UNDER PERMIT 1004-006 A NEW POOL, AND SPA WERE ADDED IN THE WEST YARD ALONG WITH MOST OF THE ASSOCIATED LANDSCAPING.
- C. HISTORICAL ASSESSMENT:
THE CA. 1895 HOUSE IS CURRENTLY LISTED ON THE CITY OF ST. HELENA CULTURAL RESOURCES INVENTORY OF 1978, UPDATED IN 2006. IT IS ALSO LOCATED IN THE "ADAMS STREET DISTRICT." IT IS NOTED THAT NEITHER THE HOUSE, GARAGE NOR LANDSCAPING ARE LISTED ON THE OFFICE OF HISTORIC PRESERVATION HISTORIC PROPERTIES DIRECTORY. IN ACCORD WITH CEQA REQUIREMENTS, THE OWNER, AT THE REQUEST OF THE CITY OF ST. HELENA, RETAINED THE SERVICES OF A HISTORICAL ARCHITECT TO PREPARE A CURRENT CONDITIONS REPORT FOR THE CITY PLANNING, THE FIRM OF EVANS & DE SHAZO, INC. PREPARED CCR, WHICH IS PROVIDED WITH THIS DESIGN REVIEW APPLICATION. THE ASSESSMENT AND EVALUATION REPORT CONCLUDES THAT NEITHER THE CA 1895 HOUSE, CA. 1925 DETACHED GARAGE AND ASSOCIATED LANDSCAPING MEET ELIGIBILITY REQUIREMENT FOR LISTING ON THE CRRH UNDER ANY CRITERION. AS THE HOUSE IS LISTED ON THE CITY OF ST. HELENA LOCAL "ADAMS STREET DISTRICT", THE 1895 HOUSE IS CURRENTLY CONSIDERED A HISTORIC RESOURCE UNDER CEQA. HOWEVER, DUE TO THE FINDINGS WITHIN THE ASSESSMENT, EADS RECOMMENDS THAT THE PROPERTY BE REMOVED FROM THE CITY OF ST. HELENA CULTURAL RESOURCES INVENTORY AS AN INDIVIDUAL RESOURCE ELIGIBLE FOR LOCAL LISTING.
- (p. 25 Evans & De Shazo Archaeology & Historic Preservation "Cultural Condition Assessment and Evaluation of the Property located at 1305 Stockton Street, St. Helena, Napa County, California, dated March 12, 2020.")

- PROPOSED RESIDENCE MINOR ALTERATION:
- CURRENTLY THE RESIDENCE IS A 2-BEDROOM, 1-BATH HOUSE WITH LARGE ROOF-COVERED FULLY ENCLOSED REAR DECK. THIS PROJECT PROPOSES TO UPGRADE THE KITCHEN, PARTIALLY ENCLOSE 65% OF THE ROOF-COVERED DECK TO CREATE A 3-BEDROOM, 2-BATH HOUSE WITH MUD ROOM. THE FRONT LIVING AREA WILL HAVE A MINOR EXTENSION ONTO THE EXISTING ROOF-COVERED FRONT PORCH TO CREATE AN ENTRY VESTIBULE. THE HOUSE IS CURRENTLY CLAD IN PAINTED COVE RUSTIC SHIPSLAP SIDING WITH DOUBLE-HUNG WINDOWS, PAINTED WOOD STILE AND RAIL DOORS, FLAT BOARD PAINTED WOOD TRIM AND CORNER BOARDS WITH A CORRUGATED METAL ROOF. SPECIFICALLY THE PROJECT DETAILS:
- EXTEND LIVING ROOM ONTO THE EXISTING ROOF-COVERED FRONT PORCH CREATING AN ENTRY VESTIBULE
 - REMOVAL OF A PORTION OF THE WALL SEPARATING LIVING ROOM FROM KITCHEN
 - NEW KITCHEN CABINETS, APPLIANCES AND FINISHES
 - MOVING LAUNDRY TO A NEW MUD ROOM
 - ENCLOSURE OF A PORTION OF THE EXISTING PARTIALLY ENCLOSED SOUTH DECK CREATING A MASTER BEDROOM, MASTER BATH WITH CLOSET.
 - PROVIDING A NEW REAR ENTRY/EXIT STAIR FROM MUD ROOM TO THE EAST, TAINTER STREET, SIDE YARD.
 - INTERIOR CHANGES SHALL INCORPORATE CALGREEN REQUIREMENTS FOR COMPLIANT PLUMBING FIXTURES AND APPLIANCES THROUGHOUT.
 - ALL EXTERIOR CATCHES OF MATCH EXISTING, WITH THE EXCEPTION THAT SOME WINDOWS MAY BE CASEMENT OR AWING RATHER THAN DOUBLE-HUNG. WOOD STYLE AND RAIL WILL MATCH TO THE EXTEND PRACTICABLE.
- E. CONSISTENCY WITH GENERAL PLAN:
- RESIDENTIAL DENSITY DISTRICT: THE GENERAL PLAN DESIGNATION NR DISTRICT IS ESTABLISHED FOR MEDIUM DENSITY RESIDENTIAL DEVELOPMENT. THE DISTRICT PROVIDES FOR SINGLE-FAMILY DETACHED HOUSES TO WHICH THE DENSITY OF THIS PROJECT COMPLEES.
 - ARCHITECTURAL DESIGN: THOUGHT THE DESIGN DOES NOT CONFORM TO CHR# CRITERION, THIS PROJECT DOES PRESERVE THE CURRENT ARCHITECTURAL CHARACTER OF THE HOUSE AND CONTRIBUTES POSITIVELY TO THE CITY OF ST. HELENA'S ARCHITECTURAL CHARACTER.
 - EXISTING GARAGE GRANDFATHERED VARIANCE: THE 209 SQ. FT. GARAGE (WORKSHOP) IS LOCATED WITHIN 2' FROM THE SOUTH SIDEYARD PROPERTY LINE. IN REVIEW OF PUBLIC RECORDS, THERE APPEARS TO BE NO FORMAL RECORD OF THIS VARIANCE, EVEN WHEN THE STRUCTURE WAS RE-ROOFED IN 2012. AS THE GARAGE WAS CONSTRUCTED IN ITS CURRENT LOCATION IN 1925, IT IS POSSIBLE TO ASSUME THAT THE STRUCTURE WAS ERECTED BEFORE MUNICIPAL ZONING ORDINANCES IN NAPA COUNTY AND THE CITY OF ST. HELENA CAME INTO EFFECT. THIS PROJECT DOES INTEND TO RESOLVE A SAFETY HAZARD ABOUT THE GARAGE, BY ADDING BACK THE EXISTING EAVES TO 6" FROM 1'-3" THERE INCREASING THEIR GROUND CLEARANCE RESOLVING NON-COMPLIANT HEAD ROOM CLEARANCES ON THE NORTH AND SOUTH SIDES.

CONTACTS

CONTRACTOR	A G ISDAHL CONSTRUCTION, INC. P.O. BOX 14 RUTHERFORD, CA 94573	
	ANDY ISDAHL andy@isdahlconstruction.com	707-975-7431
OWNER	Tom & Katie Loenardini Katie Loenardini	
PROJECT MANAGER / INTERIOR DESIGNER	Kristin Martin Design St. Helena, CA 94574 Kristin Martin krntin@kristinmartindesign.com	707-738-8978
ARCHITECT:	NICHOLAS BRERETON 19580 LOMITA AVE SONOMA, CA 95476 NICHOLAS BRERETON nbrereton@brereton.com	415-298-7040
HISTORICAL ARCHITECT:	EVANS & DeSHAZO, INC ARCHEOLOGY & HISTORICAL PRESERVATION 1141 Gravesent Highway South Sebastopol, CA 95472	707-832-7400
	STACEY DeSHAZO stacey@evans-deshazo.com	971-344-2826
ST. HELENA PLANNING DEPARTMENT	PLANNING DEPARTMENT City of St. Helena 1572 Railroad Avenue St. Helena, CA 94574	925-888-7040
	Maya DeRosa ahecock@cityofsthelena.org	707-967-2783 x530
	Aaron Hecock, AICP ahecock@cityofsthelena.org	707-968-2747 x531
ST. HELENA BUILDING DEPARTMENT	BUILDING 1572 Railroad Avenue St. Helena, CA 94574	925-299-0263
	Philip Henry, Chief Bldg Official phenny@cityofsthelena.org	707-968-2755 x535
	Sophia Johnson, Permit Tech sjohnson@cityofsthelena.org	707-967-2779 x 532

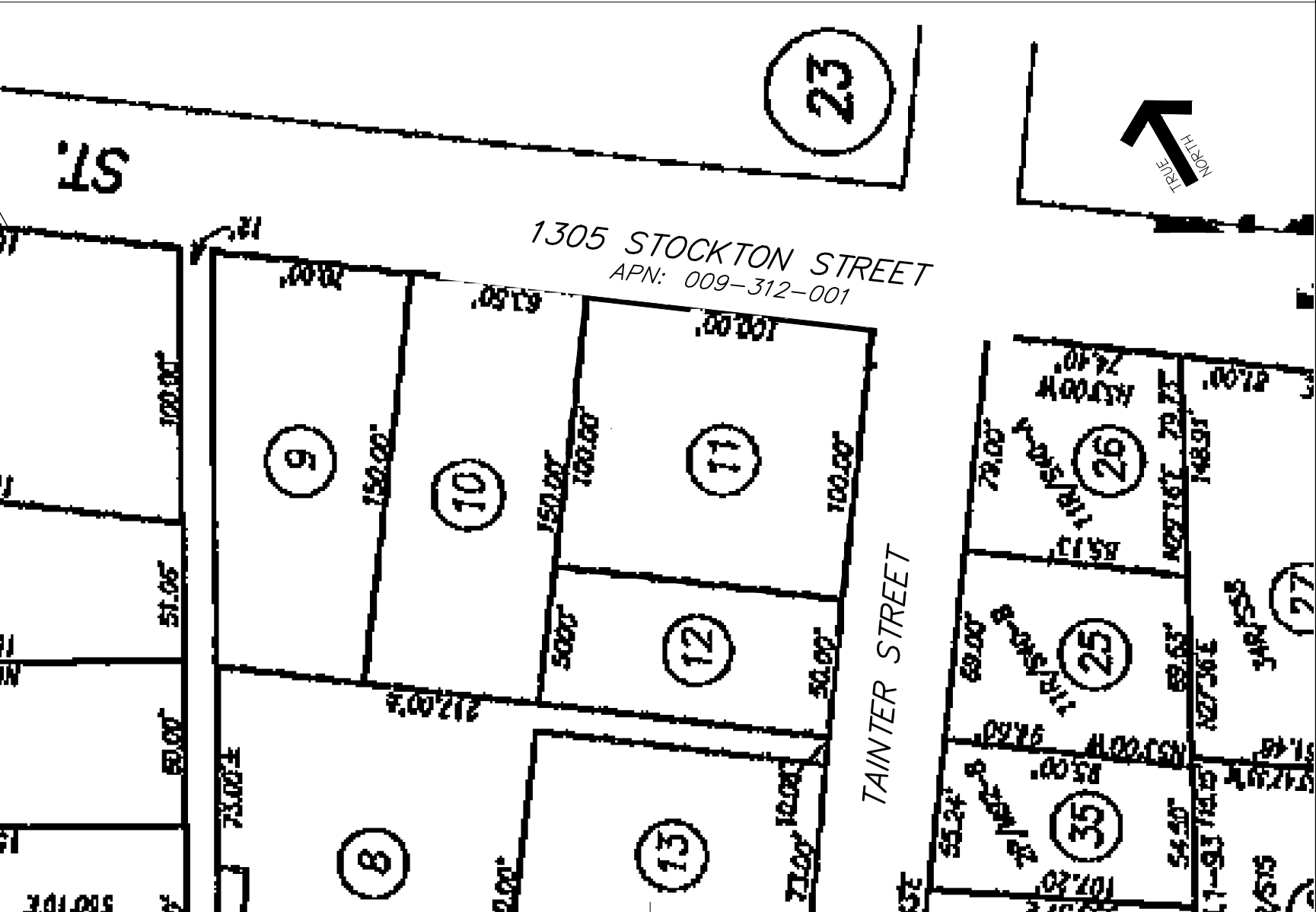
PLANNING SUMMARY

PROJECT NAME:	Minor Alteration		
PROJECT ADDRESS:	1305 STOCKTON ST., ST. HELENA, CA 94574		
APN:009-312-011			
ZONING MAP: MEDIUM DENSITY RESIDENTIAL			
PROJECT:	SINGLE FAMILY RESIDENCE		
LOT AREA:	10,000 SQUARE FEET		
TOTAL BUILDING AREA:	EXISTING	PROPOSED	
RESIDENCE	221	198	
ROOFED FRONT PORCH:	1,039	1,521	
RESIDENCE LIVING SPACE:	877	379	
ROOFED BACK PORCH:	0	52	
NEW ENTRY/EXIT STAIR:	2,137	2,150	
TOTAL RESIDENCE AREA:			
GARAGE	209	209	
LOT COVERAGE:	23.5%	23.6%	
ZONING SETBACKS:	REQUIRED	EXISTING/PROPOSED	
RESIDENCE:			
FRONT YARD STOCKTON (NORTH):	20'	23'-8"	(17'-10" TO (E) STAIR)
SIDE SETBACK TANTIER CORNER			
LOT (EAST):	20'	19'-8"	(NO CHANGE - (E) EAST BLDG. FACE)
SITE SETBACK ENCROACHMENT			
AT (N) EXIT STAIR:	20'	16'-6"	(N) ENCROACHMENT
REAR YARD (SOUTH):	20'	20'	(NO CHANGE)
SIDE YARD (WEST):	10'	37'-10"	(NO CHANGE)
GARAGE (E) 1925 STRUCTURE - NO WORK PROPOSED			
FRONT YARD STOCKTON (NORTH):	20'	83'-4"	(NO CHANGE)
SIDE SETBACK TANTIER (EAST):	20'	45'	(NO CHANGE)
REAR YARD (SOUTH):	20'	2'-1.5"	(NO CHANGE)
SIDE YARD (WEST):	10'	37'	(NO CHANGE)
NOTES:			
1. APPROVED PER PERMITS DIVISION 3 CONST. DOCS. FOR ORIGINAL REMODEL ON FILE, DATED: JUL 11, 2011, SHEET #1 SITE PLAN & CALCS. STATES "NEW ENTRY STAIR IN FRONT EASEMENT ... (2'-2" ENCROACHMENT INTO 20' FRONT YARD SETBACK)			
2. ON SAME PERMIT SET, 4" ENCROACHMENT OF EAST BUILDING FACE INTO SIDE SETBACK ON TANTIER STREET IS NOTED.			
3. THIS PROJECT SPECIFICALLY REQUESTS ENCROACHMENT ONTO THE TANTIER (EAST) SIDE SETBACK FOR THE NEW STAIR			
BUILDING HEIGHT:			
RESIDENCE	30'	20'-10"	(NO CHANGE)
GARAGE	30'	9'-6"	(NO CHANGE)

PLOT PLAN



ASSESSOR'S PARCEL MAP (Partial)



APPLICABLE CODES

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:
 2016 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE PART 1
 2019 CALIFORNIA RESIDENTIAL CODE PART 2.5
 (BASED ON INTERNATIONAL RESIDENTIAL CODE)
 2019 CALIFORNIA BUILDING STANDARDS CODE PART 2 VOLUMES 1 & 2
 (BASED ON 2015 INTERNATIONAL BUILDING CODE)
 2019 CALIFORNIA ELECTRICAL CODE TITLE 24 PART 3
 (BASED ON 2014 NATIONAL ELECTRICAL CODE)
 2019 CALIFORNIA MECHANICAL CODE TITLE 24 PART 4
 (BASED ON 2015 UNIFORM MECHANICAL CODE)
 2019 CALIFORNIA PLUMBING CODE PART 4
 (BASED ON 2015 UNIFORM PLUMBING CODE)
 2019 CALIFORNIA ENERGY CODE PART 6 (PART 7 NOT USED)
 2016 CALIFORNIA FIRE CODE TITLE 24 PART 9
 (BASED ON 2015 INTERNATIONAL FIRE CODE)
 2019 CALIFORNIA EXISTING BUILDING CODE TITLE 24 PART 10
 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
 (CALGREEN CODE) TITLE 24 PART 11
 2016 CALIFORNIA REFERENCE STANDARDS CODE TITLE 24 PART 12
 CITY OF ST. HELENA CITY ORDINANCES

INDEX OF DRAWINGS

DESIGN APPLICATION DRAWINGS

- C1.0 SITE & ROOF PLAN**
- A1.0 DEMOLITION PLAN**
- A1.1 CONSTRUCTION & ELECTRICAL OUTLET PLAN**
- A3.1 EXTERIOR ELEVATION EXISTING & PROPOSED - NORTH**
- A3.2 EXTERIOR ELEVATION EXISTING & PROPOSED - EAST**
- A3.3 EXTERIOR ELEVATION EXISTING & PROPOSED - SOUTH**
- A3.4 EXTERIOR ELEVATION EXISTING & PROPOSED - WEST**
- A3.5 GARAGE EXTERIOR ELEVATION WITH CLIPPED EAVES**

Nicholas Brereton
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18580 Lomita Avenue
Sonoma, CA 95476

Stamp

Issue/Revision

No.	Proj. No. Date:	Description
1	201907.00 04MAR20	Consultant Design & CD's
2	201907.00 17JUN20	Incorporate Planning Comments & Corresp.

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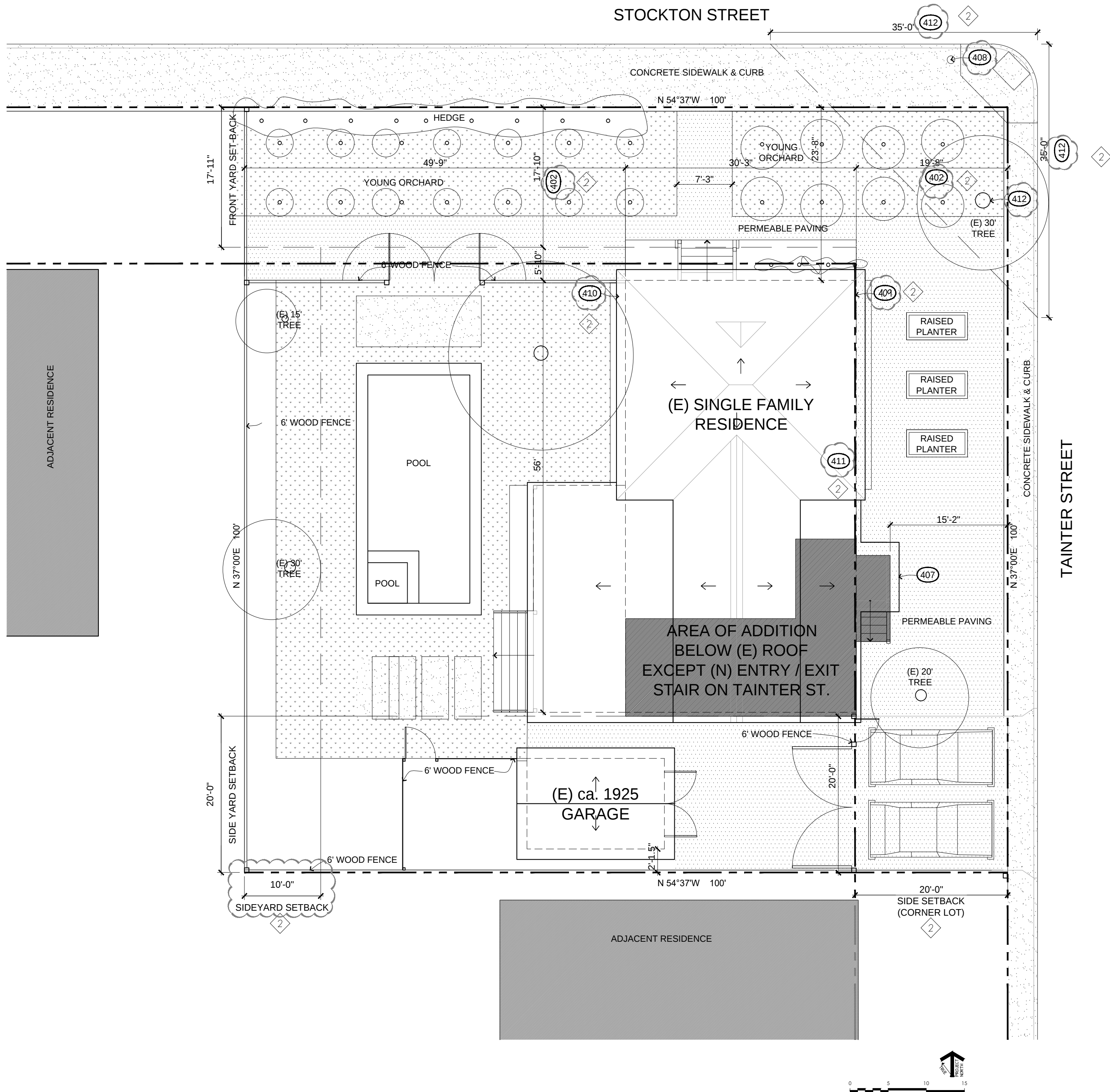
**Cover Sheet
&
Plot Plan**

Scale: None Issue Date: 17JUN2020
Drawn By: NMB Reviewed By: NME
Sheet: 1 of 7

G0.0



Visibility Triangle @ Stockton & Tainter Streets
No Scale 25



SYMBOL LEGEND

- CONCRETE SIDEWALK
- PROPERTY LINE
- TURF
- ROOF LINE
- BUILDING OUTLINE

SITE PLAN NOTES

- 401 SITE PLAN INFORMATION TAKEN BUILDING PERMIT BD1007-013 APPROVED CONSTRUCTION DRAWINGS BY FROM WYLIE PRICE DESIGN PERMIT DRAWINGS, REVISION 3, JULY 2011 AND ASSESSOR'S PARCEL MAP 9-31 AND GENERAL FIELD DIMENSIONS WERE USED TO DEVELOP DATA DELINEATED HEREON.
- 402 MAIN ENTRY STAIR 2'-2" ENCROACHMENT INTO 20' FRONT YARD SETBACK ON STOCKTON STREET. ALSO THE EXISTING EAST BUILDING FACE, ON TANTIER STREET SIDE, PROJECTS INTO REQUIRED SIDE SETBACK 4". IT IS ASSUMED THAT BOTH WERE APPROVED WHEN BUILDING PERMIT BD1007-013 WAS ISSUED.
- 403 SIDE EXIT / ENTRY STAIR OF 5'-10" INTO 20' FRONT YARD SETBACK ON TANTIER STREET FOR APPROVAL.
- 404 ALL WORK IS BELOW (E) ROOF, EXCEPT FOR 52 SQ. FT. FOR A ENTRY / EXIT STAIR ON TANTIER SIDE OF RESIDENCE. SEE NOTE 403 ABOVE.
- 405 THIS PROJECT INCLUDES NO LANDSCAPE WORK, EXCEPT MINOR REPAIR OF EXISTING AS MAY BE NECESSARY BY CONSTRUCTION.
- 406 ALL PATHS AND ON-SITE PARKING AREAS ARE PERMEABLE GRAVEL, EXCEPT FOR ENTRY WALK FROM STOCKTON STREET AND FURNITURE PADS AROUND POOL.
- 407 ADDITION TO (E) ROOF OVER (N) ENTRY / EXIT STAIR
- 408 (E) JOINT SERVICE POLE
- 409 LOCATION OF (E) WEATHERHEAD, MAIN ELECTRICAL PANEL AND METER.
- 410 LOCATION OF (E) WATER SERVICE BACKFLOW PREVENTER
- 411 LOCATION OF (E) SEWER CLEANOUT IN CRAWL SPACE BELOW FLOOR LINE.
- 412 VISIBILITY TRIANGLE AT INTERSECTION OF STOCKTON AND TANTIER STREETS. 30" DIAMETER MATURE TREE RECOMMENDED TO REMAIN. THREE FRUIT TREES WITH CANOPY STARTING AT +24" MAY REMAIN, TO BE PRUNED OR REMOVED AS DIRECTED BY PUBLIC WORKS AFTER OPERATIONS PERSONNEL SITE REVIEW. SEE PHOTOGRAPH 25/C1.0

Minor Alteration
Residence Remodel

APN: 009-312-011

1305 Stockton Street
St. Helena, CA 94574

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Issue/Revision:		
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1	201907.00	Consultant Design & CD's 04/1AR20
2	201907.00	Incorporate Planning 17/JUN20 Comments & Corresp.

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Site & Roof Plans

Scale: As Noted Issue Date: 27mar20
Drawn By: Reviewed By: NMB
Sheet: - of -

Site & Roof Plan
1/8" = 1'-0"

C1.0

SYMBOL LEGEND

- EXISTING PARTITION TO REMAIN
 - PARTITION TO BE DEMOLISHED AND REMOVED
 - DOOR, FRAME AND HARDWARE TO BE REMOVED. REMOVE ADJACENT SIDELIGHT, IF APPLICABLE
 - DEMO DUPLEX OUTLET
 - DEMO FOURPLEX OUTLET
 - DEMO TEL-DATA OUTLET
 - DEMO THERMOSTAT
 - L.O.D. LIMIT OF DEMOLITION
- REMOVE ALL ELECTRICAL WIRING BACK TO SOURCE OR CODE COMPLIANT DISTRIBUTION BOX.

DEMOLITION NOTES

- 201 ALL DEMOLITION WORK SHALL COMPLY WITH CITY OF ST. HELENA CONSTRUCTION WASTE MANAGEMENT PLAN SUBMITTED FOR THIS PROJECT OR CALGREEN, WHICHEVER IS MORE STRINGENT; SEE CONST. NOTES, SHEET G0.1 & 9.1
- 202 PROTECT ENTRANCES, STAIRS AND OUTSIDE CORNERS OF EXISTING RESIDENCE PRIOR TO DEMOLITION. DO NOT REMOVE UNTIL WORK HAS BEEN COMPLETED
- 203 SAFE-OFF ALL UTILITIES TO AREA OF ALTERATION PRIOR TO DEMOLITION. COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION.
- 204 ELECTRICAL TO BE REMOVED IS SHOWN FOR INFORMATION ONLY AND MAY NOT INCLUDE ALL OUTLET LOCATIONS. SEE CONST. PLAN, A2.1 FOR NEW ELECTRICAL AND SELECTIVELY CAP OR REMOVE ELECTRICAL WIRING BACK TO SOURCE OR REUSABLE JUNCTION BOX.
- 205 REMOVE EXISTING SINK. CAP PLUMBING. SALVAGE SINK AND FAUCET FITTINGS FOR REUSE.
- 206 REMOVE PORTION OF ENTRY WALL. SALVAGE DOOR, TRIM AND PROVIDE TEMPORARY OPENING PROTECTION FROM UNAUTHORIZED ACCESS AND WEATHER.
- 207 REMOVE WALL SEPARATING DINING FROM LIVING ROOM AFTER PROVIDING TEMPORARY SHORING. SEE STRUCTURAL DWGS.
- 208 REMOVE KITCHEN MILLWORK, COUNTERTOP, AND APPLIANCES. SALVAGE CABINETS, FINISH PLUMBING AND APPLIANCES FOR RECYCLING.
- 209 REMOVE WINDOW, SALVAGE.
- 210 REMOVE WINDOWS AND PORTION OF EXTERIOR WALL. SALVAGE.
- 211 DECK ROOF POSTS. COORDINATE FRAMING OF EXTERIOR WALL AND POTENTIAL POST REMOVAL OR INTEGRATION. PROVIDE TEMPORARY BRACING AS REQUIRED. SEE STRUCTURAL DRAWINGS.
- 212 SALVAGE GUARDRAIL SIDING MATERIAL FOR POSSIBLE REUSE
- 213 REMOVE STAIR AND SALVAGE MATERIALS FOR POSSIBLE REUSE
- 214 REMOVE (E) DOOR, FRAME & CASING. SALVAGE FOR POSSIBLE REUSE. PROVIDE TEMPORARY PROTECTION FROM UNAUTHORIZED ACCESS AND WEATHER.

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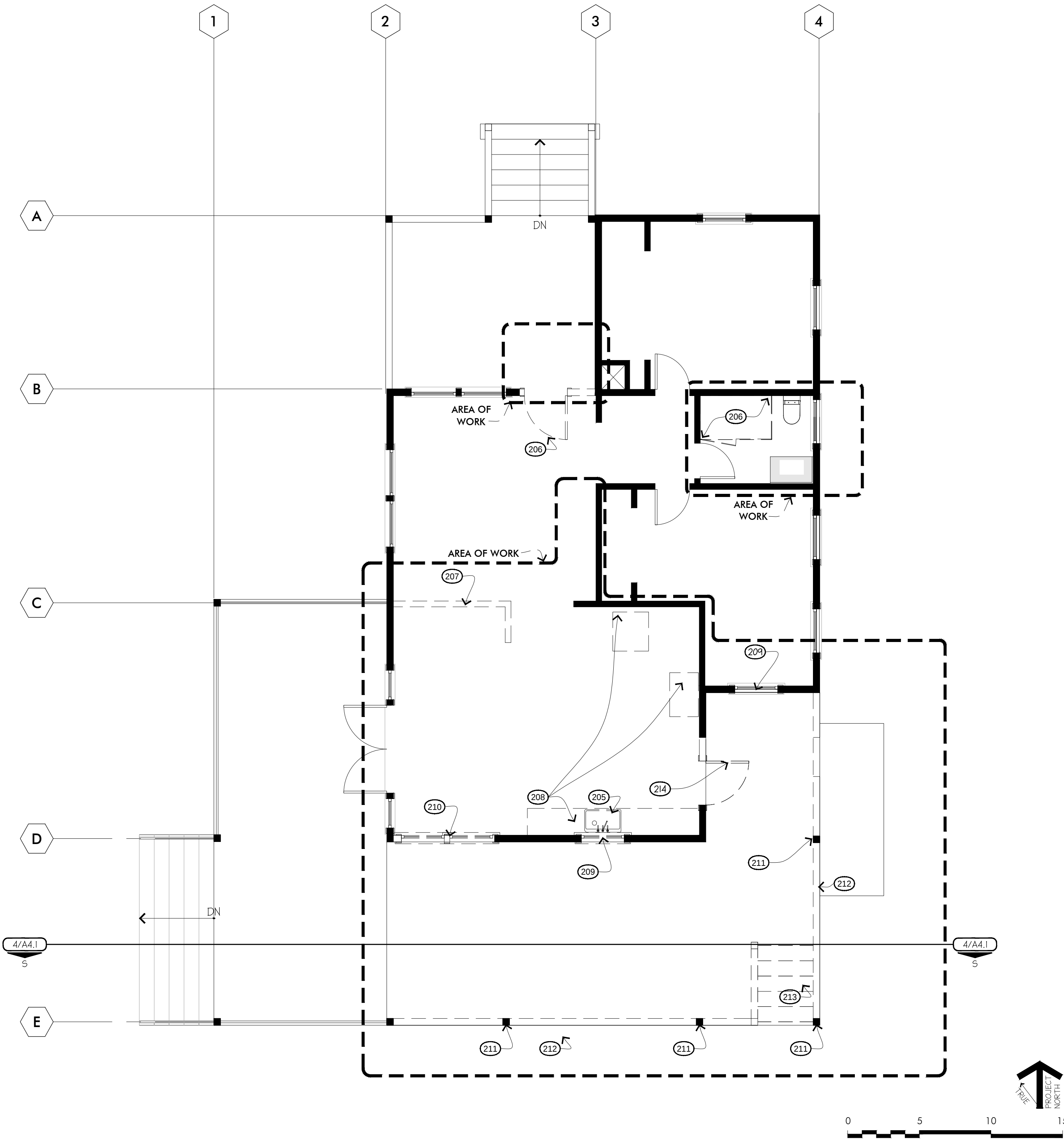
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Demolition Plan

Scale: As Noted Issue Date: 04/11/2020
Drawn By: NHB Reviewed By: NHB
Sheet: - of -

A1.0



Demolition Plan
1/4" = 1'-0"

4

PARTITION LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL, MATCH EXISTING CONSTRUCTION
- NEW WALL, SOUND INSULATED

CONSTRUCTION PLAN NOTES

- SEE SPECIFICATIONS FOR NOTES WHICH APPLY HERE IN FULL.
- EXTERIOR WALLS SHALL BE FRAMED WITH STUDS MATCHING EXISTING OR EXISTING ROOF POST WIDTH THROUGHOUT, AS CONTRACTOR DETERMINS. INTERIOR WALLS SHALL BE FRAMED WITH 2x4 STUDS UNLESS OTHERWISE NOTED.
- COORDINATE LOCATION OF SHEAR PLYWOOD WITH UTILITIES AND FINISHES. PROVIDE ADDITIONAL BLOCKING AS REQUIRED. SEE STRUCTURAL DRAWINGS; S.S.D.
- FRAME AND FINISH ALL NEW PARTITIONS TO MATCH EXISTING WITHOUT EVIDENCE OF MODIFICATION OR ADDITION.
- FINISH WALLS WITH 5/8" TYPE 'X' GYPSUM BOARD; SMOOTH FINISH TO MATCH EXISTING.
- SEAL EXTERIOR SUCH THAT AIR INFILTRATION MEETS OR EXCEEDS CA ENERGY COMMISSION STANDARDS FOR NEW RESIDENTIAL CONSTRUCTION. SEE SPECIFICATIONS
- REVISE ENTRY EXTENDING DOOR INTO FRONT DECK. REVISE DECKING, SIDING, TRIM, ETC. TO CREATE PROJECTION. COORDINATE FRAMING S.S.D. EXTEND LIVING ROOM [102] FLOORING INTO RECESS WITHOUT EVIDENCE OF ADDITION.
- INFILL RECESSED FLOOR IN BATH [107] FOR NEW TUB FLUSH WITH EXISTING.
- LINE OF DROPPED BEAM BOTTOM ABOVE TO MATCH (E) CEILING OVER DINING [103]. S.S.D. FOR (N) BEAM FRAMING REQUIREMENTS. PROVIDE TEMPORARY SUPPORT AS REQUIRED
- LINE OF (E) DROPPED CEILING OVER DINING [103] TO REMAIN.
- (N) MILLWORK AND APPLIANCES, SEE INTERIOR ELEVATIONS.
- (N) DOOR; MODIFY FRAMING AS REQUIRED.
- (N) RECESS INTO MASTER [105]. PROVIDE (N) HEADER AS SHOWN ON STRUCTURAL DWGS.
- (N) FRENCH DOORS AND SIDELIGHT TO MATCH DINING. PROVIDE HEADER AS REQUIRED; S.S.D.
- (N) EXTERIOR WALL. COORDINATE FRAMING AND POTENTIAL FURRING WITH (E) POST AS REQUIRED. CONTRACTOR OPTION TO REMOVE AND REFRAME EXISTING ROOF SUPPORT; S.S.D.
- (N) BATH [113], CLOSET [114] AND MUD+LAUNDRY ROOM [111]
- PROVIDE (N) EXTERIOR STAIRS, HANDRAIL AND GUARDRAIL; SEE ENLARGED PLAN SHEET x.x. EXTEND ROOF OVER STAIRS AT SAME SLOPE. SEE SHEET A3.2 EAST EXTERIOR ELEVATION
- PROVIDE (N) WINDOWS AS SHOWN HERE AND ON EXTERIOR ELEVATIONS; (N) WINDOWS ARE NOT NOTED ON CONST. PLAN.
- LINE OF EXISTING ROOF BEAM ABOVE; SHOWN FOR INFORMATION & COORDINATION ONLY; S.S.D.

Minor Alteration
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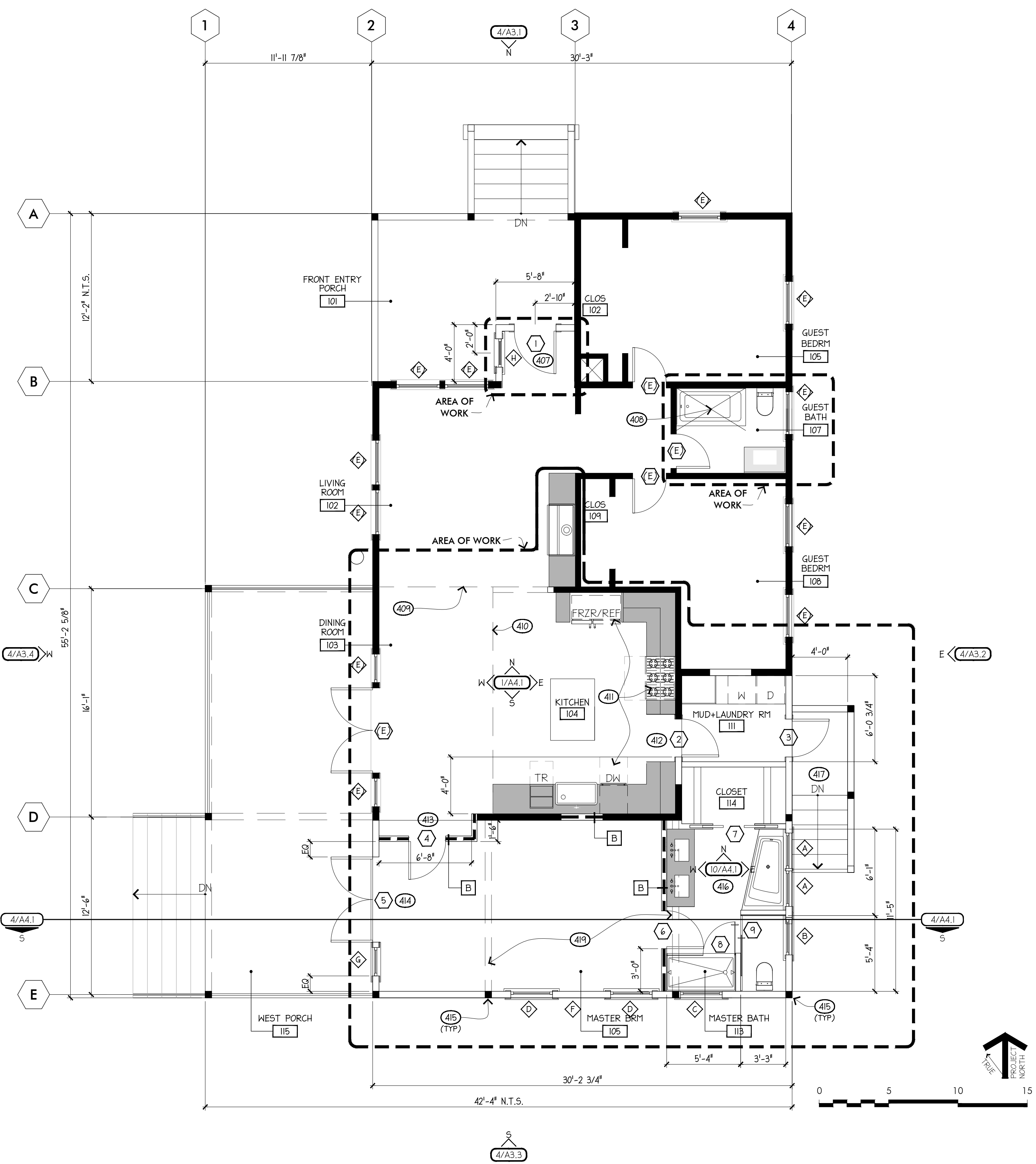
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Construction Plan

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A1.1



Construction Plan
1/4" = 1'-0"

4

Minor Alteration
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Existing North Exterior Elevation

1/4" = 1'-0"

2

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2	201907.00	17JUN20	Incorporate Planning Comments & Corresp.

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Exterior Elevations
North

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Proposed North Exterior Elevation

1/4" = 1'-0"

4

A3.1

Minor Alteration
Residence Remodel

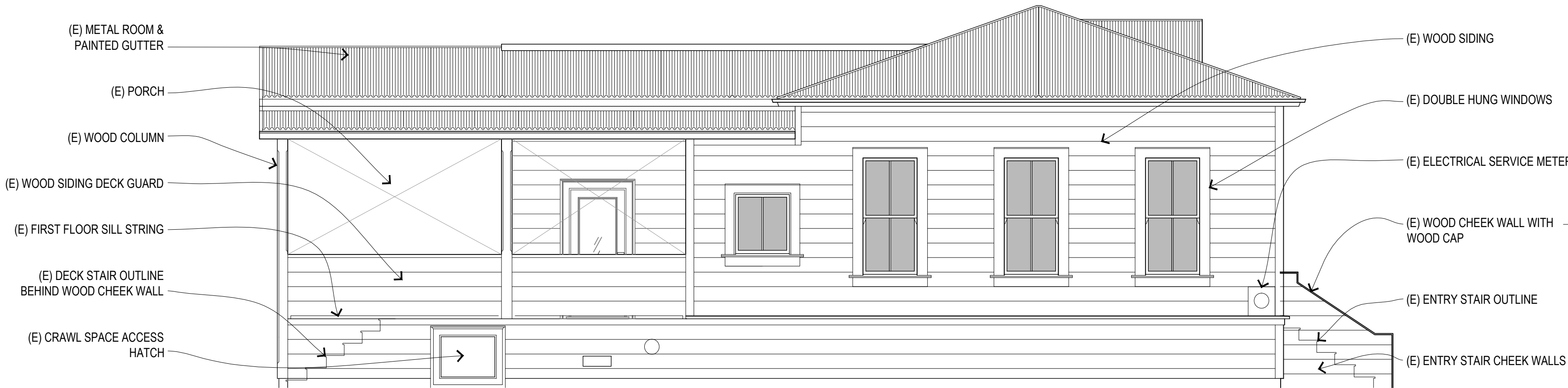
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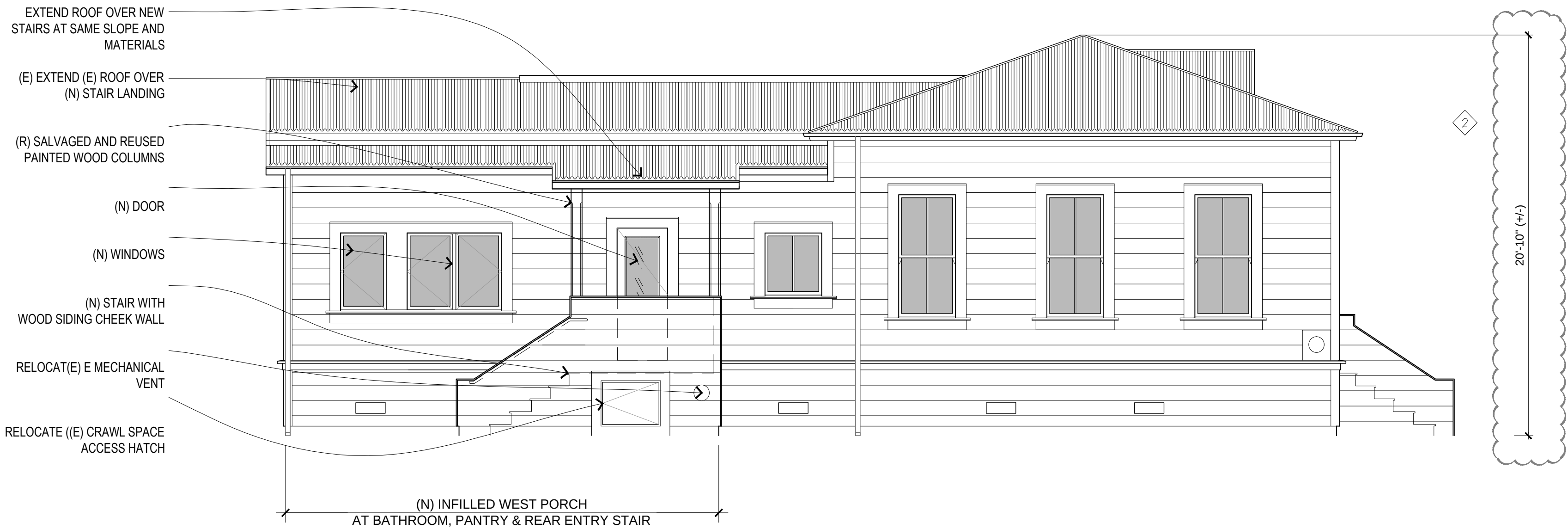
Stamp



Existing East Exterior Elevation
1/4" = 1'-0"

2

WHEN ALL DOOR, WINDOW AND EXTERIOR SIDING MODIFICATIONS HAVE BEEN COMPLETED TO EAST, SOUTH AND WEST FACADES, INCLUDING FLASHING, BUILDING PAPER, SIDING AND TRIM, PAINT EXTERIOR FROM ARCHITECTURAL CORNER TO ARCHITECTURAL CORNER FROM SILL TO UNDERSIDE OF ROOF EAVES ABOVE TO MATCH EXISTING.



Proposed East Exterior Elevation
1/4" = 1'-0"

4

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Exterior Elevations
East

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Sheet: - of -

A3.2

Minor Alteration
Residence Remodel

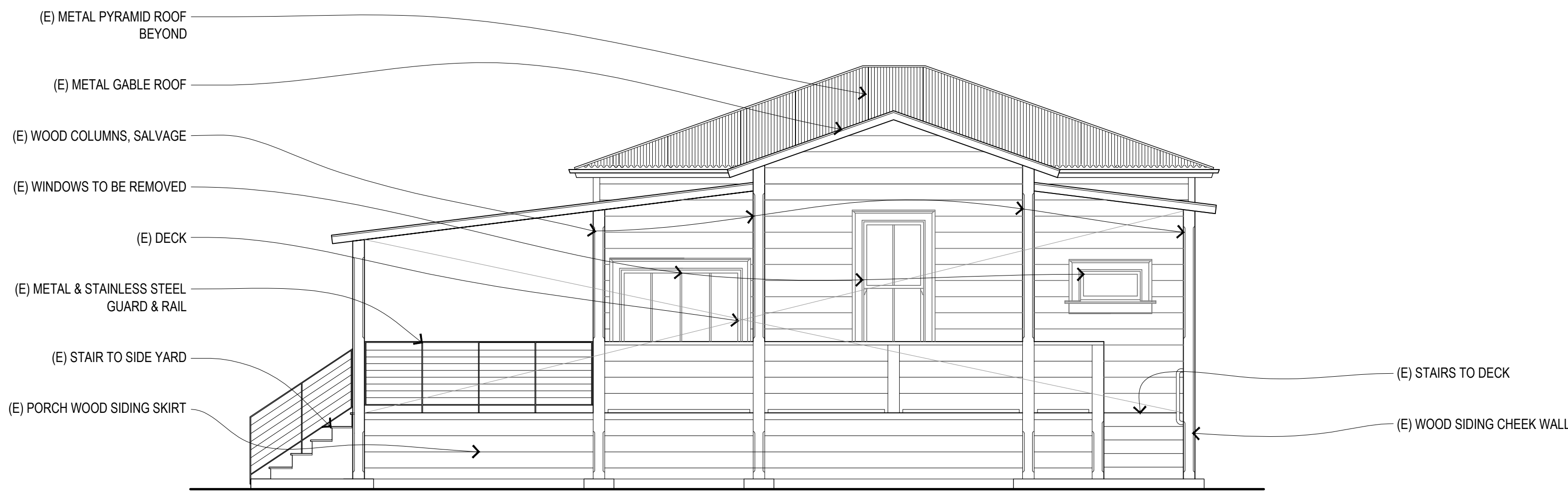
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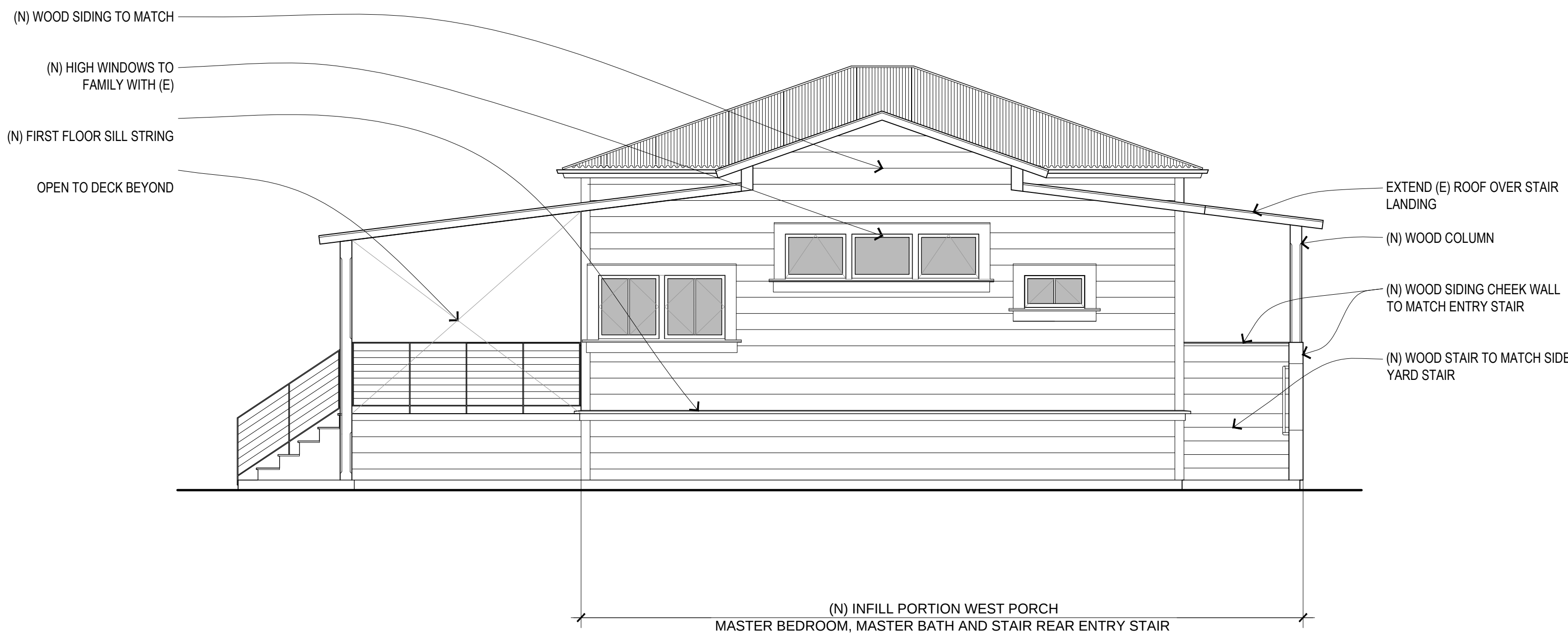
Existing South Exterior Elevation

1/4" = 1'-0"

2

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1	201907.00	04MAR20	Consultant Design & CD's
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Proposed South Exterior Elevation

1/4" = 1'-0"

4

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Exterior Elevations
South

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A3.3

Minor Alteration
Residence Remodel

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St. Helena, CA 94574

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Existing West Exterior Elevation

1/4" = 1'-0"

2

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Exterior Elevations
West

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Sheet: - of -

A3.4



Proposed West Exterior Elevation

1/4" = 1'-0"

4

Minor Alteration
Residence Remodel

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Issue/Revision:

No.	Proj. No.	Date:	Description
1	201907.00	04MAR20	Consultant Design & CD's
2	201907.00	17JUN20	Incorporate Planning Comments & Corresp.

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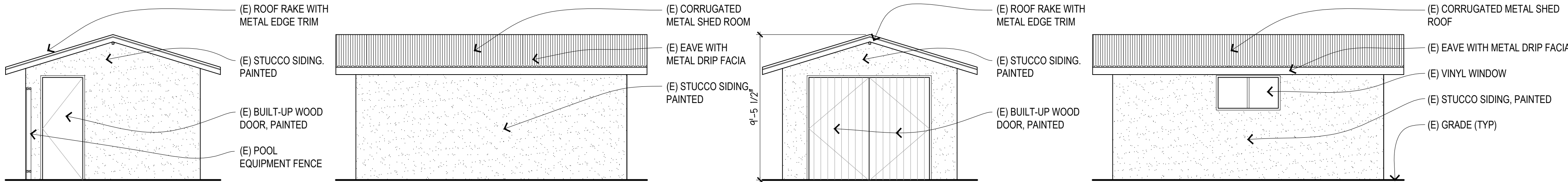
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Exterior Elevations
North

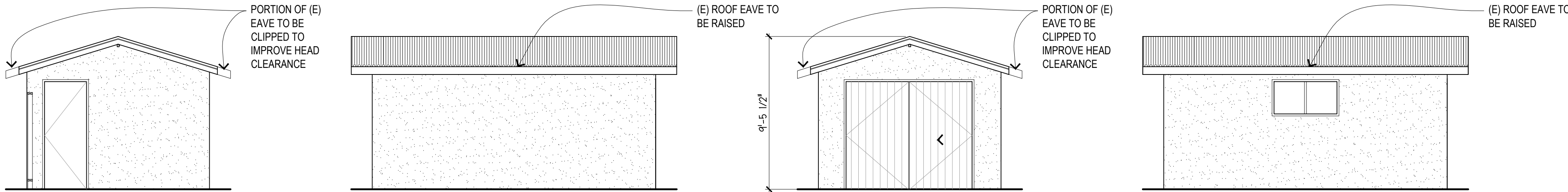
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Drawn By: Reviewed By: NHB
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A3.5



Garage Exterior Elevations - Existing
1/4" = 1'-0"

2



Garage Exterior Elevations - with Clipped Eaves
1/4" = 1'-0"

3



(E) Garage East Elevation Showing (E) Eave
1/4" = 1'-0"

4

1305 Stockton Street, St. Helena, CA

City of St. Helena
RECEIVED: 4/3/2020

Design Application - Site Photos



Stockton Street Front Entry



Northwest Front Yard



Covered South Deck from Tainter Street



1305 Stockton from corner of Stockton & Tainter Streets

Nicholas Brereton Consulting Architect | 18580 Lomita Ave. | Sonoma, CA | 415-298-7040



West Back Yard - Looking at roof covered south deck



Roof Covered South Deck



West Back Yard - Looking at relationship between House & Garage



ca. 1925 Garage - East Elevation

NICHOLAS BRERETON CONSULTING ARCHITECT

June 6, 2020 (Revised)
March 27, 2020

Project Name: Minor Alteration
Project Site Address: 1305 Stockton Street, St. Helena, Ca 94574
APN: 009-312-011

Water Neutral Analysis – Pre and Post Construction

Project Description:

Minor alteration remodel of an existing 2-bedroom, 1-bath to a 3-bedroom, 2-bath residence. A second bathroom is added for convenience and livability. In order to meet water neutrality with this project, the existing and proposed plumbing fixtures in the building will be replaced with new water conserving fixtures per CALGreen requirements

Baseline Water Use:

Per *St. Helena Water Neutral Policy for Development*, the existing baseline water use is determined at 2 persons per bedroom at 75 gallons each or 150 gallons per day per bedroom. Annual baseline water use for this project when completed will be:

# Bedrooms	x 150 = Daily Gallons	x 365 = Annual Gallons
2	300 gallons	109,500 gal/yr

Standards for Residential Demand:

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

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

Cal Green Mandatory Measures – Water Use by Fixture

The *City of St. Helena Water Neutral Policy* cites LEED, Energy Star, and City of San Francisco Water Conservation Guidelines as examples of acceptable sources for flow rate standards. 2019 Cal Green Mandatory Measures for new construction water use by fixture matches the most demanding of these as follows:

Fixture Type	Flow Rate
Shower Heads	1.8 GMP @ 80 PSI
Lavatory Faucets	Max. 1.2 GPM @ 60 PSI – Min 0.8 GPM W 20 PSI
Kitchen Faucets	1.8 GPM @ 60 PSI
Metering Faucets	0.2 Gallons / Cycle
Water Closet	1.28 Gal/Flush
Urinal	0.125 Gal / Flush

March 27, 2020

Project Name: Minor Alteration

Project Site Address: 1305 Stockton Street, St. Helena, Ca 94574

APN: 009-312-011

Water Neutral Analysis – Pre and Post Construction

All appliances shall be installed that meet the following Energy Star Rated standards:

Dishwasher	4.2 gallons/cycle
Clothes Washer	6 gallons/cu. Ft. drum capacity

PROPOSED WATER USE:

The proposed remodel converts the existing 2 bedroom residence to 3 bedrooms. There are no other rooms (offices, dens, tv rooms, etc.) that could be counted as bedrooms, therefore the proposed calculation is based upon a maximum of 6 occupants.

Theoretical Water Use – Proposed Residence Fixtures / Occupants (3 Bedroom Residence)

FIXTURE	AVERAGE FLOW RATE	FLOW DURATION (MIN., FLUSH, LOAD, ETC.)	DAILY USES PER OCCUPANT	NUMBER OF OCCUPANTS	FLOW RATE (GAL/MIN OR GAL/FLUSH)	GALLONS PER YEAR
SHOWER HEAD	2.0 GPM	8	1	6	96.00	35,040
LAVATORY FAUCET	1.2 GPF	0.25	3	6	5.40	1,971
WATER CLOSET	1.28 GPF	1	3	6	23.04	8,410
KITCHEN FAUCET	1.8 GPM	4	1	6	43.20	15,768
DISH WASHER	4.2 G/CYCLE	1	0.10	6	2.52	920
CLOTHES WASHER	4.6 CFx6 GAL = 27 GAL/CYCLE	1	0.37	6	59.94	21,878
TOTAL - NEW RESIDENCE					230.10	83,986.50

Water Use Analysis – Results

Water demand for the proposed minor alteration to the existing single-family residence is well under the *City of St. Helena Water Neutral Policy for Development* guideline. Installation of new CALGreen compliant water fixtures throughout the residence will reduce water demand by 25,513 gallons.

Baseline	109,500 gal./yr.
Proposed	<u>83,987</u> gal./yr
Reduced water use amount/year:	25,513 gal./yr.



**City of St. Helena
RECEIVED 4/3/2020**

EVANS & DE SHAZO

ARCHAEOLOGY HISTORIC PRESERVATION

CURRENT CONDITION ASSESSMENT AND EVALUATION OF THE PROPERTY LOCATED AT 1305 STOCKTON STREET, ST. HELENA, NAPA COUNTY, CALIFORNIA

SUBMITTED TO:

Tom and Katie Leonardini
c/o Nick Brereton
Consulting Architects

SUBMITTED BY:

Stacey De Shazo, M.A.
Principal Architectural Historian
stacey@evans-deshazo.com

March 12, 2020

Evans & De Shazo, Inc
1141 Gravenstein Highway South,
Sebastopol, CA 95472
707-823-7400
www.evans-deshazo.com



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INTRODUCTION

Evans & De Shazo, Inc. (EDS) was contracted by Tom and Katie Leonardini, property owners, to conduct a Current Conditions Assessment (Assessment), and based on the Assessment provide an “updated”¹ Evaluation of the ca. 1895 house, and also document the built environment resources, at least 45 years in age, and to determine if any of the resources are eligible for listing on the CRHR. The property that consists of a ca. 1925 detached garage, 2012 pool, and associated landscape located at 1305 Stockton Street, St. Helena, Napa County within Assessor’s Parcel Number (APN) 009-312-011 (Project Area) to document and assess built environment resources, at least 45 years in age, and to determine if they are eligible for listing on the CRHR. The proposed project consists of changes to the ca. 1895 house that include a rear addition and changes to the interior of the house (Project). The ca. 1895 house is currently listed in the City of St. Helena Cultural Resource Inventory (1978; updated 2006) and is located within the City of St. Helena local “Adams Street District”, though it is not labeled as a contributor to that district. However, the property is not listed on the Office of Historic Preservation (OHP) Historic Properties Directory (HPD) (OHP 2012) and it does not appear to have been previously evaluated for historical significance by a qualified Architectural Historian. As such, the City of St. Helena, in compliance with the California Environmental Quality Act (CEQA) and the City of St. Helena policies and ordinances, has requested an Current Condition Assessment to determine the condition of the buildings to assess the current significance of the ca. 1895 house, and also determine the significance of the ca. 1925 detached garage, 2012 pool, and associated landscape, for listing on the California Register of Historical Resources (CRHR) and address potential impacts to Historical Resources, if warranted.

The following Assessment is based on specific guidelines and evaluation criteria of the CRHR (14 CCR §15064.5 and PRC§ 21084.1). The was completed by EDS Principal Architectural Historian, Stacey De Shazo, M.A., who exceeds the Secretary of Interior's qualification standards in Architectural History and History.

PROPERTY LOCATION

The Project Area is located within a 0.22-acre parcel (APN 009-312-011) at 1305 Stockton Street, St. Helena, Napa County, California (Figure 1). The Project Area is situated on the northwest corner of Stockton and Tainter Streets, within the local “Adams Street District.”

¹ The ca. 1895 house ca. 1895 house is currently listed in the City of St. Helena Cultural Resource Inventory (1978; updated 2006); however, it does not appear the building was document or evaluated by a qualified Architectural Historian.

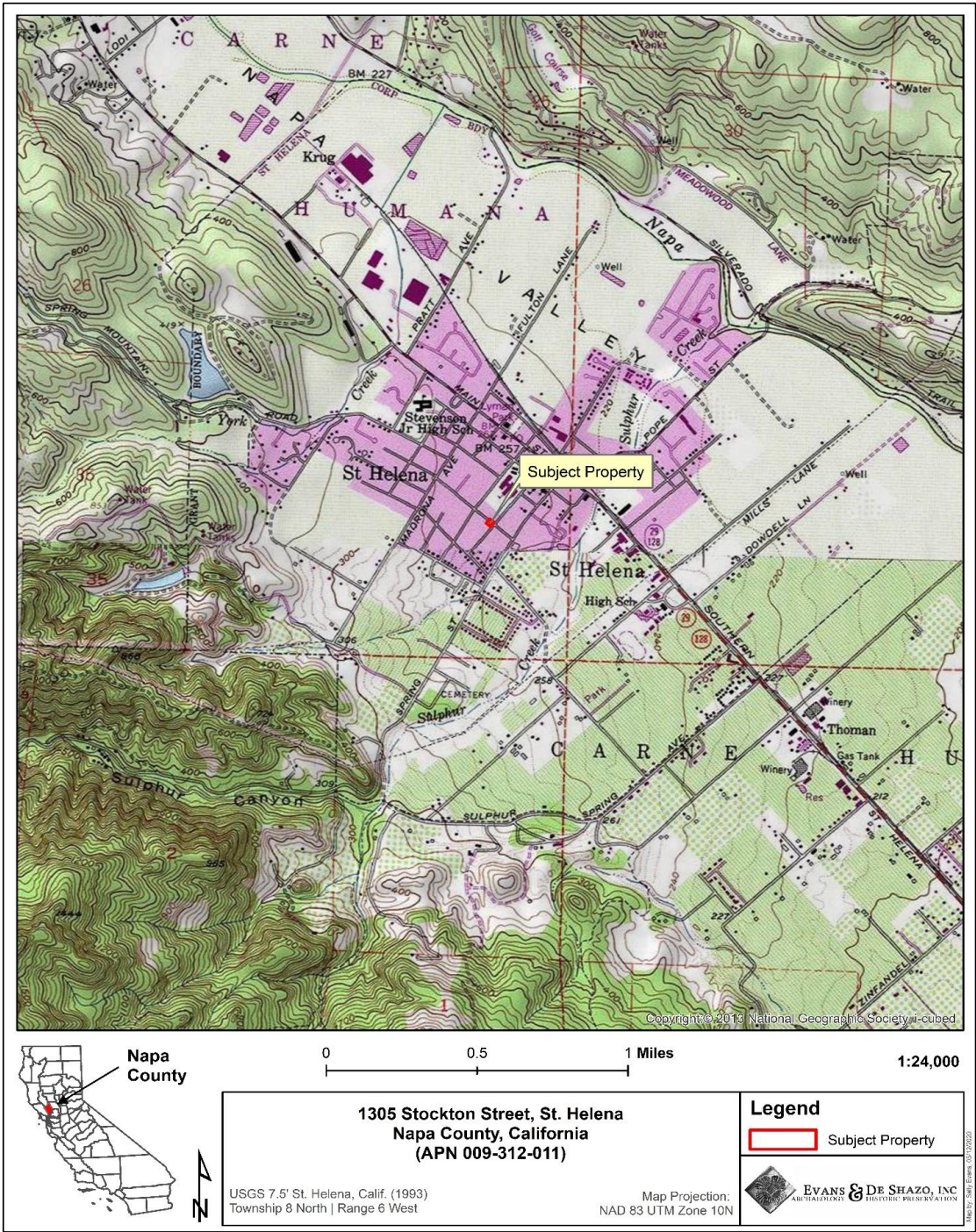


Figure 1. Project Area location map.



REGULATORY SETTING

The CEQA regulations, as they pertain to “cultural resources”, are described below.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

CEQA and the Guidelines for Implementing CEQA (State CEQA Guidelines, Section 15064.5) give direction and guidance for evaluation of properties and the preparation of Initial Studies, Categorical Exemptions, Negative Declarations and Environmental Impact Reports. Pursuant to California State law, the City of St. Helena is legally responsible and accountable for determining the environmental impact of any land use proposal it approves. Cultural resources are aspects of the environment that require identification and assessment for potential significance under CEQA (14 CCR 15064.5 and PRC 21084.1). There are five classes of cultural resources defined by the State OHP. These are:

- **Building:** A structure created principally to shelter or assist in carrying out any form of human activity. A “building” may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.
- **Structure:** A construction made for a functional purpose rather than creating human shelter. Examples include mines, bridges, and tunnels.
- **Object:** Construction primarily artistic in nature or relatively small in scale and simply constructed. It may be movable by nature or design or made for a specific setting or environment. Objects should be in a setting appropriate to their significant historic use or character. Examples include fountains, monuments, maritime resources, sculptures and boundary markers.
- **Site:** The location of a significant event. A prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing building, structure, or object. A site need not be marked by physical remains if it is the location of a prehistoric or historic event and if no buildings, structures, or objects marked it at that time. Examples include trails, designed landscapes, battlefields, habitation sites, Native American ceremonial areas, petroglyphs, and pictographs.
- **Historic District:** Unified geographic entities which contain a concentration of historic buildings, structures, or sites united historically, culturally, or architecturally.

According to California Code of Regulations Section 15064.5, cultural resources are historically significant if they are:

- Listed in, or eligible for listing in the CRHR (Public Resources Code 5024.1, Title 14 CCR, Section 4850 et. seq.);
- Listed in, or eligible for listing in, the National Register of Historic Places (NRHP);
- Included in a local register of historical resources, as defined in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resource Code; or



- Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the lead agency's determination is supported by substantial evidence in-light of the whole record.

A resource may be listed as an historical resource in the CRHR if it has integrity and meets any of the following criteria:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
2. Associated with the lives of persons important to local, California or national history;
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

Buildings, sites, structures, objects, and districts representative of California and United States (U.S.) history, architecture, archaeology, engineering, and culture convey significance when they also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A resource has integrity if it retains the characteristics that were present during the resource's period of significance. Enough of these characteristics must remain to convey the reasons for its significance.

METHODS

EDS conducted local and online research, as well as architectural drawings, to obtain details regarding the history of the Project Area and vicinity and ownership and occupancy history of the Project Area, which was used to assist in the development a historic context in which to provide an "updated" evaluation of the subject property and determine historic significance of the built environment resources, at least 45 years in age, based on the current condition of the buildings. EDS Principal Architectural Historian, Stacey De Shazo, M.A., also conducted an historic architectural survey of the Project Area to identify styles, character-defining features, materials, and alterations of the buildings. Department of Parks and Recreation (DPR) 523 forms were completed for the property, which are attached to this report as Appendix A.

CULTURAL RESOURCE INVENTORIES

As part of the record search, the following inventories available at the EDS office and on-line, as well as the architectural drawings that were provided by the client, were reviewed:

- National Register of Historic Places (NRHP)
- California Register of Historical Resources (CRHR)
- California Historical Landmarks (CHL)
- California Points of Historical Interest (CPHI)



- Directory of Properties in the Historic Property Data (HPD) File for County of Napa (OHP 2012)
- City of St. Helena, City of St. Helena Cultural Resource Inventory, 1978; updated 2006
- Architectural Drawings by Willie Price Design, 2011

LOCAL AND ONLINE RESEARCH

Local and online research included the following:

- www.newspapers.com
- www.ancestry.com
- www.calisphere.com (University of California)
- <http://www.library.ca.gov/> (California State Library)
- <https://cdnc.ucr.edu/> (California Digital Newspaper Collection)
- The results of the research are within the Historic Setting section of this report.

The results of the research are within the Historic Setting section of this report.

HISTORIC SETTING

The following historic setting provides a brief history of the Project Area and vicinity, and a specific history related to the built environment resources within the Project Area. The Historic Setting serves as the basis for evaluating the historic significance of the built-environment resources, at least 45 years in age, within which to provide an updated assessment of historic significance.

HISTORY OF ST. HELENA (1848 TO CA. 1970S)

The 1848 Treaty of Guadalupe Hidalgo marked the end of the Mexican-American War (1846-1848), and on September 9, 1850 California became part of the United States (U.S.). Napa County was one of the original 27 counties of California, created on February 8, 1850, seven months before statehood, and at the time also included present-day Lake County, which later became a separate county in 1861.² The California Gold Rush, which began in 1848, and subsequent statehood, drew land speculators to Napa Valley; and in 1854, Henry Stills and Charles Walters, with their purchase of the 126-acre portion of *Rancho Carne Humana* from Maria Soberanes de Bale helped to establish the town of St. Helena.³ The land encompassed the west side of what was then a county road and what is now Main Street, which is part of State Route 29 (SR 29) and extended from Sulphur Creek to present-day Madrona Avenue.^{4 5}

In 1853, Stills constructed a house and the first commercial building in St. Helena, located just south of Main

² Lynn Webber, *Old Napa Valley, The History to 1900*, Wine Ventures Publishing, St. Helena, 1998, 138.

³ *Rancho Carne Humana* was a 17,962-acre Mexican land grant given in 1841 by Governor Juan Alvarado to Dr. Edward Turner Bale, who was the husband of Maria Soberanes de Bale.

⁴ St. Helena Historical Society, *The Electrolier*, Vol. 12, May 2014, 4.

⁵ St. Helena Historical Society and Mariam Hansen, *St. Helena*, Arcadia Publishing, 2010.



Street, near Oak Avenue. Stills then laid out a road off of Main Street that led to his store, which sold general merchandise. Stills also needed to promote growth in the area to ensure the success of his business, so Stills, with his partner Walter, donated lots along what is now known as Main Street, to anyone who would agree to open a business.⁶ In February 1855, Walters sold his share to Still for \$500, perhaps the same amount he had contributed to its purchase.⁷ By 1855, the town's first hotel opened, and by 1857, St. Helena had two general stores, a saddlery, a blacksmith shop, a shoe repair business, a wagon and carriage manufactory, a saddlery business, and several general merchandise stores; however, many of these buildings were constructed of wood and are no longer extant. In March 1857, Stills was in serious financial debt and was forced to sell his store and house, and by the end of the year, Stills left the town of St. Helena.⁸

During the late 1850s and early 1860s, new settlers arriving to the area began planting grape vines and making wine, including Charles Krug, who is credited with constructing the first commercial wine business in Napa Valley. In 1860, Krug married Carolina Bale,⁹ and as part of Carolina's dowry, Krug received 540-acres of land just north of the town of St. Helena where in 1861 he established the Charles Krug Winery. During this time, cattle ranching, wheat farms, and viticulture were exceedingly profitable enterprises in the Napa Valley, and this spurred further commercial development along Main Street, and vicinity of the town of St. Helena.^{10 11}

Between 1864 and 1868, the Napa Valley Railroad (NVR) was constructed through the Napa Valley,¹² and the workforce needed to build the railroad resulted in the first large settlement of Chinese immigrants to the upper Napa Valley, including the town of St. Helena.¹³ In 1868, the railroad construction crews reached St. Helena and the completion of the rail catalyzed growth and encouraged settlement within Napa Valley and the town of St. Helena. By 1870, the town of St. Helena consisted of 1,500 residents that included Chinese, German, and Italian immigrants who came to work in the growing agricultural and winemaking region.¹⁴ In 1874, the St. Helena Star began publishing the town's first newspaper and on March 24, 1876, St. Helena was incorporated.

The 1880s saw a boom in vineyard industry throughout the Napa Valley, with grapes selling for \$30 to \$35 per ton, as such many local wine cellars began selling their wine to merchants in San Francisco and other destinations. During this time, the land between the City of Napa and a point eighteen miles north of St. Helena was basically one continuous vineyard.¹⁵ The 1886 Sanborn Fire Insurance maps for St. Helena show

⁶ City of St. Helena, "Our History" accessed 29 November 2016, <http://www.ci.st-helena.ca.us/content/our-history;> Marguerite Hunt and Harry Lawrence Gunn, *History of St. Helena*, Chicago: The S. J. Clarke Publishing Co., 1926.

⁷ St. Helena Historical Society, *The Electrolier*, Vol. 12, May 2014, 2.

⁸ Ibid.

⁹ Caroline Bale was the daughter of Dr. Bale, and Maria Bale.

¹⁰ E. Kyle, et. al., *Historic Spots in California*, Fifth Edition. Stanford University Press, 2002.

¹¹ Page & Turnbull, *City of St. Helena, Historic Resources Inventory*, prepared for the City of St. Helena, 2006.

¹² John Wichels, *Railroads in Napa County, Why They Came and Why They Failed*, Napa County Historical Society. Series 2, No. 3. Napa, California, 1979.

¹³ Mariam Hansen, "St. Helena's Chinese Heritage", St. Helena Historical Society, 2011.

¹⁴ Page & Turnbull, *City of St. Helena, Historic Resources Inventory*, prepared for the City of St. Helena, 2006.

¹⁵ Page & Turnbull, *City of St. Helena, Historic Resources Inventory*, prepared for the City of St. Helena, 2006.



increased development of St. Helena, particularly along Main Street, and also the construction of several “Bonded Warehouses” that were used for wine storage and distribution. The warehouses, which were often constructed of native Tuff due to their resistance to fire,¹⁶ had a storage capacity of 120,000 gallons, which is reflective of St. Helena’s early history of wine production. By 1886, the town of St. Helena had a population of 1,800, and the commercial district extended several blocks along Main Street, as well as several adjacent streets where some residential development was occurring during this time.

By 1890, several early residential neighborhoods in St. Helena had developed southwest of the Main Street.¹⁷ During this time, St. Helena was developing into a major commercial center for the developing countryside and a central shipping point for agricultural and extractive industries.¹⁸ By 1890, Napa Valley was considered America’s premier wine region and the town of St. Helena was thriving; however, by the late 1890s the root disease *phylloxera* nearly destroyed the wine industry in Napa Valley and the economic stability of St. Helena. Vineyards had to be removed and agricultural land that was once covered in vines was replaced by prunes and walnuts, which were considered more stable crops.

During the late 19th and early 20th centuries, the Napa Valley, including St. Helena experienced a significant rise in tourism, as the valley had become one of America’s premier wine region by this time. The rise in tourism was also facilitated by the San Francisco, Vallejo & Napa Valley Railroad Company (SFV&NV) that extended its line from the City of Napa to St. Helena in 1908. The SFV&NV was an electric interurban railway that ran north from the Napa City limits along the graded portion of the county road and paralleled the Southern Pacific Railroad (former Napa Valley Railroad) tracks for most of the way to St. Helena. The electric interurban railroad offered fast, reliable and comfortable travel through the Napa Valley and connected St. Helena with Vallejo and points beyond. The coming of the electric railroad help bolster the local economy and became an important fixture in the commercial and social life St. Helena's residence, as many relied on its service for employment, recreation, and to travel to and from jobs, appointments and social events.¹⁹ “The opening of the St. Helena extension was cause for celebrating, not only by the SFV&NV but also by the citizens of St. Helena, now connected with down-valley cities and San Francisco by modern transportation”.²⁰

During the 20th century, the wine industry had begun its slow recovery from *phylloxera*; however, in 1920 the Volstead Act (commonly known as Prohibition) was passed, which outlawed the production and consumption of alcohol. During this time most wineries closed, and vineyards were again removed and replaced with a variety of agricultural crops. This time also saw a tremendous growth in automobile ownership throughout the U.S, which eventually resulted in the Southern Pacific Railroad abandoning their Napa Valley passenger service in 1929, and the end of the interurban railway service in 1937. In 1933, the Volstead Act was repealed; however, only a few wineries in area of St. Helena survived. Also, the U.S. was at the end of the Great

¹⁶ Tuff is a porous rock formed by consolidation of volcanic ash, dust, and other matter.

¹⁷ Page & Turnbull, *City of St. Helena, Historic Resources Inventory*, prepared for the City of St. Helena, 2006.

¹⁸ Ibid.

¹⁹ Ira L. Swett, and Harry C. Aitken, Jr., *The Napa Valley Route, Electric Trains and Steamers*, Published by Ira L. Swett, Glendale, California, 1975.

²⁰ Ibid.



Depression (1929-1933), and as such, economic recovery for the wine industry was slow and it was not until after World War II (WWII) that the wine industry truly began to rebuild again.²¹ During the early 1940s, wine production in the Napa Valley increased, due in part to the change in the structure of wine production and distribution in the U.S.²² In 1941, the U.S. entered into WWII, and like citizen's around the U.S., the town of St. Helena contributed to the war time effort and from 1941 to 1942, the St. Helena Militia trained members at American Legion Hall, on the corner of Madrona and Oak Avenue.

The 1950s and 1960s in St. Helena saw steady growth and prosperity; however, the town remained a relatively quiet rural community, which was home to farmers and local business owners. However, this all changed in the 1970s, when in 1976 the Paris Tasting (known as the Judgement of Paris) gave international recognition to Napa Valley vintners, wines, and methods of grape growing and wine production. Today, Napa Valley and St. Helena are at the center of the wine industry with a flourishing wine tourism industry that provides a stable economy for wine growers and wine makers in the area.²³

BRIEF PROJECT AREA HISTORY

As part of the record search, EDS reviewed documents available at the EDS office and online to determine the ownership and occupancy history of the Project Area. The results are detailed in the section below.

The following table includes the ownership and occupancy history of the Project Area that includes the ca. 1895 house, ca. 1925 detached garage, 2012 pool, and associated landscape.

Year	Owner/Occupant	Details
ca. 1895 – ca. 1925	Owners: unknown	- During this time the address of the subject property where the ca. 1895 house is located was 15 Stockton Street (Figure 2 and Figure 3). - Unfortunately, details regarding the original owner were not determined.
ca. 1925 to ca. 1945	Owner: Clemens Korte (aka C. Korte) and Anna Maria Santel Korte	C. Korte was born 1862 in Hannover, Germany, and Anna Maria Santel Korte was born in 1865 in Germany. C. Korte (Figure 4) was a farmer who owned a ranch known as "Korte Ranch" on "St. Helena/Calistoga Road".²⁴ C. Korte and Anna had six children: Frances M. Pagendarm, Bernard Francis Korte, Clemens Joseph Korte, Joseph John Korte, Marie Anna Korte, and Theresa L McGuiness.

²¹ Page & Turnbull, *City of St. Helena, Historic Resources Inventory*, prepared for the City of St. Helena, 2006.

²² James T. Lapsley, *Bottled Poetry, Napa Winemaking from Prohibition to the Modern Era*, University of California Press, Berkeley, California, 1997.

²³ City of St. Helena, "Our History" [Electronic document], accessed 29 November 2016, <http://www.ci-st-helena.ca.us/content/our-history>.

²⁴ Newspapers.com, Census Place: St Helena, Napa, California; 1910.



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Year	Owner/Occupant	Details
		- It is unclear if any of the Korte family member ever lived in the house at 1305 Stockton Street, as it appears to have been utilized as a rental (Figure 5).²⁵ - During the 1940s, the ca. 1925 detached garage was being utilized as a “paint shop” (Figure 6).
1946 - 1965	Owners: Giuseppe Volpi and Josephine Volpi	- Giuseppe (Joseph) and Josephine were both born in Italy and immigrated to the U.S. from Italy with their two children, Abbie and Nelie, in the early 1900s. - Joseph and Josephine owned a ranch on Spring Mountain Road during the 1930s and then moved to their “family home” at 1305 Stockton Street in 1946.²⁶ - Josephine died in 1960 and Joseph died in 1965.
ca. 1967 to 1970	Owners: Paul Betz	- Paul Betz was born in 1924. He was “Master of the Rutherford Grange” during the 1960s.²⁷ - Paul had two sons and four daughters. Paul died in 1993.
1971 - 2008	Owners: Lawrence Wayne Reilley and Susan Crowe Reilley	Lawrence was born on February 9, 1947, and Susan was born in 1950. They married in 1968 and had four children. Susan died in 2008.

²⁵ Newspapers.com, “For Rent”, The St. Helena Star, Friday, November 2, 1928.

²⁶ Newspapers.com,

²⁷ Newspapers.com, “Paul Betz”, The Napa Valley Register Napa, Thursday, August 19, 1993.

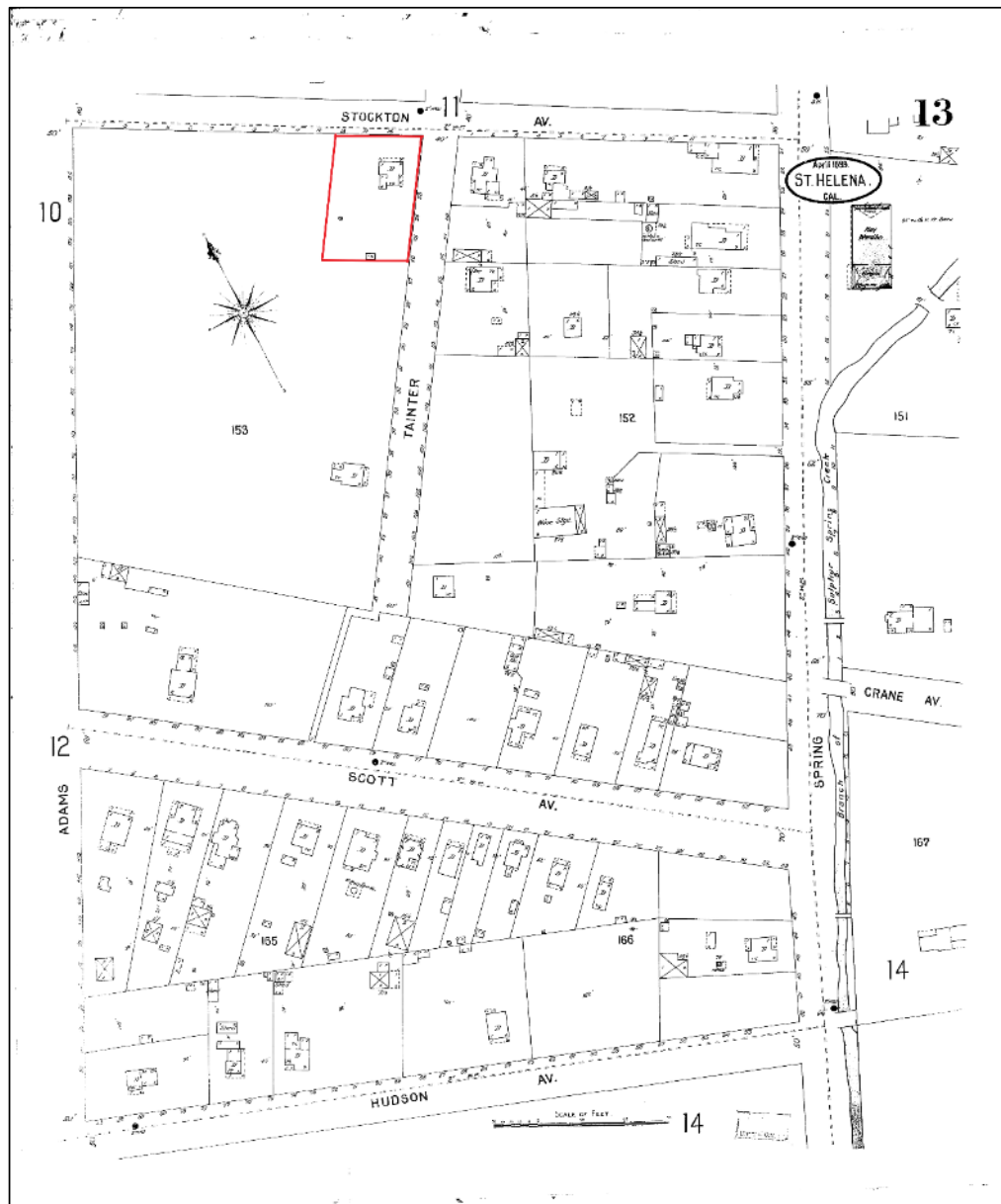


Figure 2. 1899 Sanborn Fire Insurance map, showing the ca. 1895 house within the Project Area (red outline).

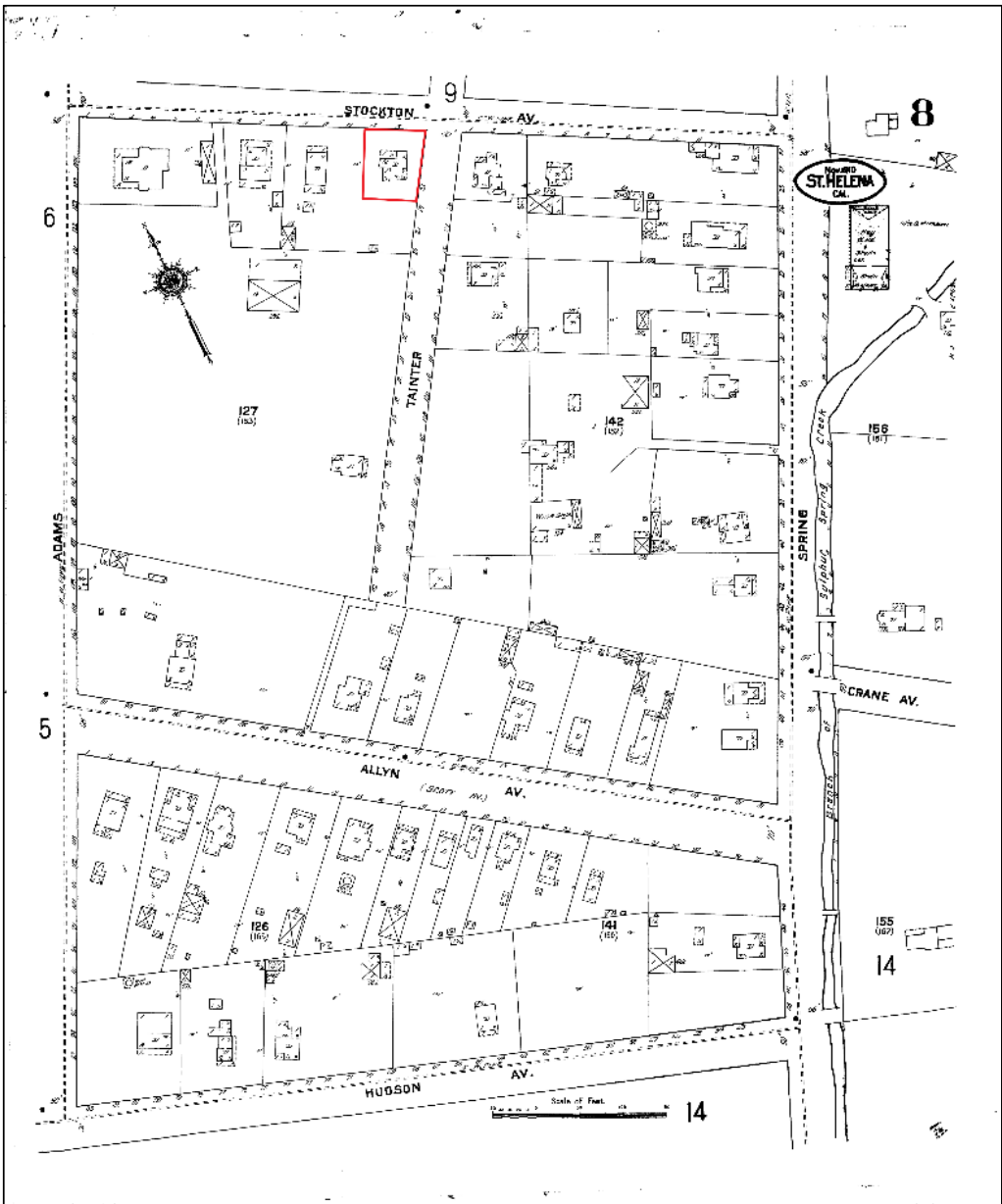


Figure 3. 1910 Sanborn Fire Insurance map, showing the ca. 1895 house within the Project Area (red outline).

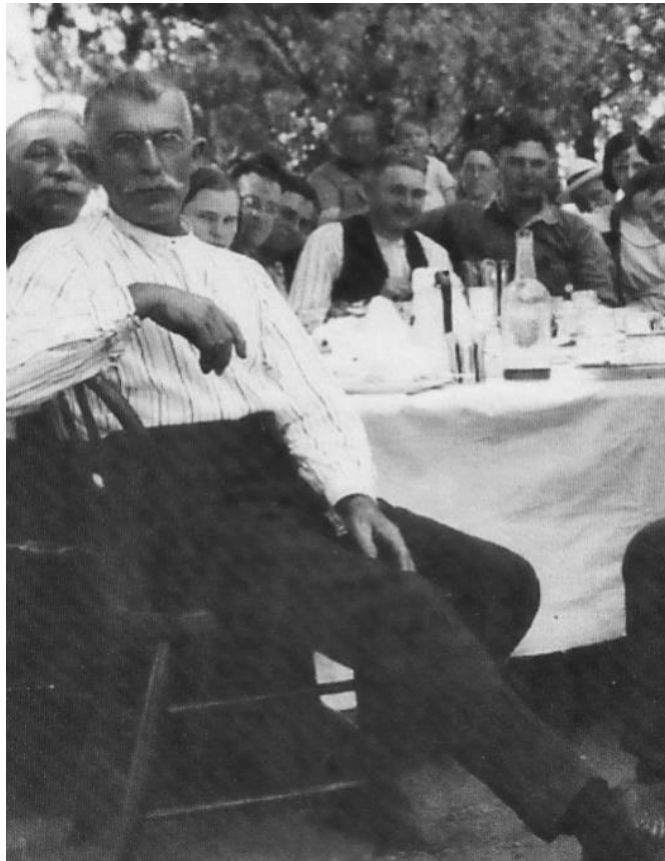


Figure 4. ca. 1900 photo of C. Korte.²⁸

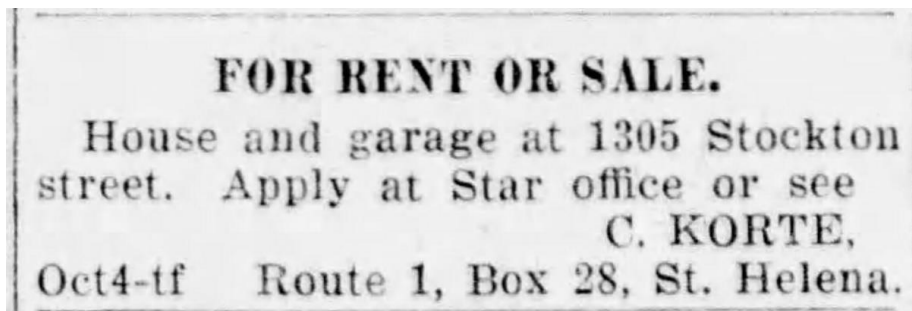


Figure 5. Advertisement "For Rent or Sale" in The St. Helena Star, Friday, October 11, 1929.

²⁸ <https://www.findagrave.com/memorial/23347056/clemens-korte>

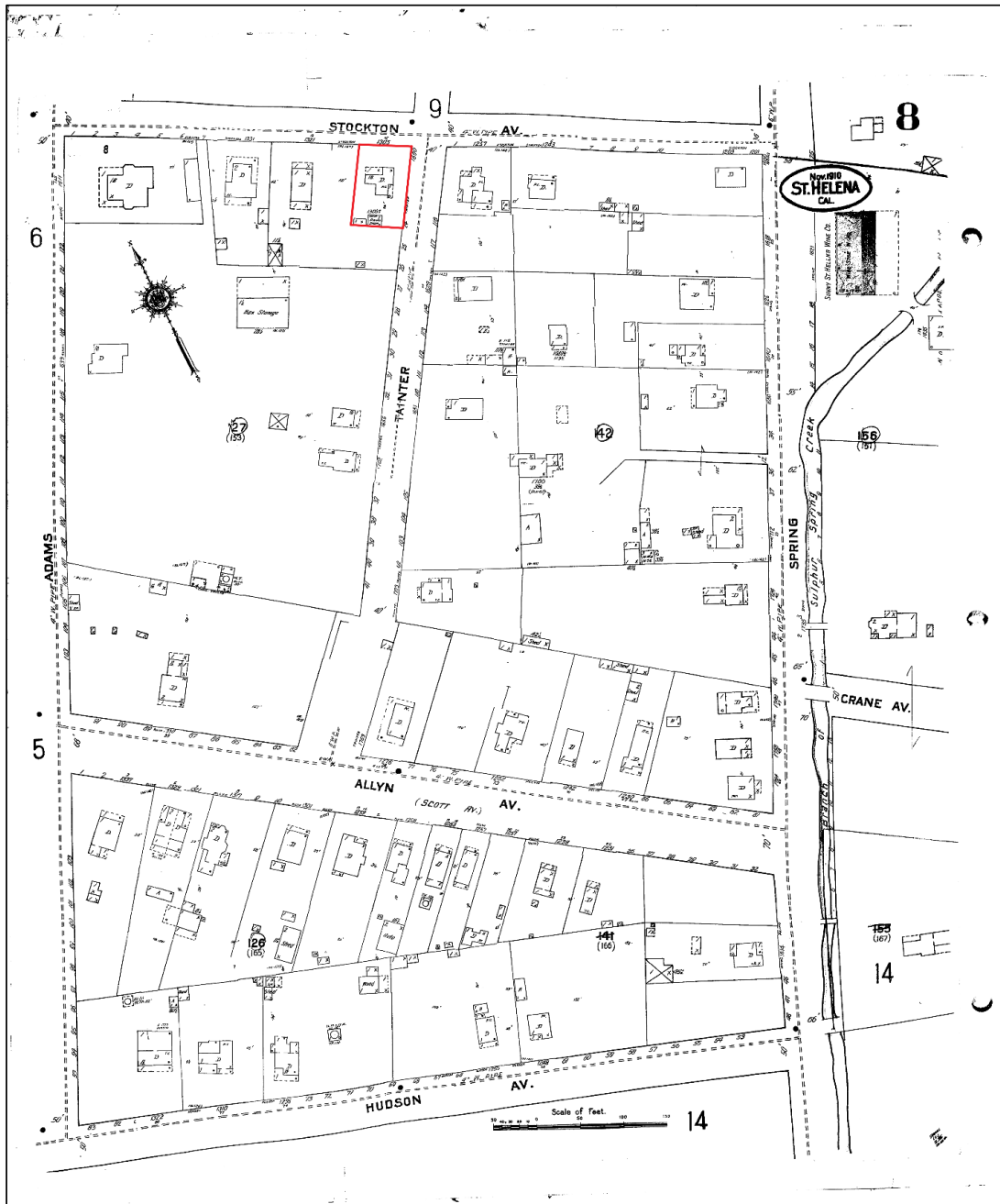


Figure 6. 1910, updated in 1944, Sanborn Fire Insurance map, showing the ca. 1895 house and the ca. 1925 detached garage “paint shop” within the Project Area (red outline).



ARCHITECTURAL STYLE

The following section is intended to provide a brief understanding of the architectural styles associated with the built environment resources within the Project Area. The ca. 1895 house, though it has been modified, is most closely associated with a hipped roof Vernacular style. The ca. 1925 detached garage is not associated with any architectural style.

The following description of Vernacular architecture is taken in part from the *"A Field Guild to American Houses"*.^{29 30} Vernacular architecture is characterized as a functional shelter for people, animals and stores, "built to meet needs", constructed according to the availability and performance of materials, and formed in response to environmental and climatic conditions. This regional specific nature of the architecture in a rather simple, functional form defines "vernacular architecture" without attributing a specifically defined architectural style, as the attribution of a studied and accepted architectural style to such a regional and functional type would not be appropriate.

To further understand the Vernacular architecture, it is important to know that the definition of what "vernacular architecture" encompasses is not universally agreed upon, and is sometimes extended to include the "everyday" city neighborhoods, market towns, roadside diners, suburban housing developments, barns and anonymous industrial complexes. In addition, the definition of the term is falling out of favor, as a more focused definition of "vernacular architecture" has been set forth by the Vernacular Architecture Forum (VAF), which more closely aligns with the earlier description of Vernacular style that focused on regional and functional elements, which is gaining wider acceptance in the field of architectural history.

As such, this use of the term Vernacular is carefully considered when evaluating buildings that appear to have "no style" or one that does fit the traditional known architectural styles. Whether thatched cottages or trailer parks, vernacular architecture is typically defined as those buildings that are outside of mainstream professional architecture, and may carry a form, design, or use of materials that is fit for the region and function of the building, structure, or object.

HISTORIC ARCHITECTURAL SURVEY

On February 12, 2020, EDS Principal Architectural Historian, Stacey De Shazo, M.A., completed a historic architectural survey of the built environment resources within the Project Area that are at least 45 years in age, including a ca. 1895 house, ca. 1925 detached garage, and associated landscape.

CA. 1895 HOUSE

The ca. 1895 house is associated with a hipped roof form and is most closely associated with Vernacular style architecture. The house was modified significantly in 2012, with changes to the form, windows and doors,

²⁹ McAlester, Virginia and Lee McAlester. *A Field Guild to American Houses*. New York, Alfred A. Knopf. Munro-Fraser, J.P. 2015.

³⁰ The term "vernacular architecture", as opposed to traditional, vernacular or folk buildings, first appeared in the post-war period of the 1950s and 1960s when architects sought to appropriate simple traditional buildings to legitimize prevalent functionalist theories of design.



front entry, and the exterior cladding. The building is currently clad in deep channel wood siding and the roof is clad in corrugated sheet metal. The house rests on a concrete perimeter and post and pier foundation. The building is raised and consists of a water table and decorative corner boards.

Northeast Elevation (Primary Façade)

The northeast elevation (primary façade) consists of a half-width porch, half wall wood rails, and main entry stairs that are flank by low wood side walls (Figure 7). The porch is supported by a square post and the ceiling is clad in decorative bead board. The porch floor appears to be clad in fiber board cement (FBR). There is a glazed and wood panel door and three narrow two-over-two wood windows with lugs. The windows are trimmed in simple wood casings and a slightly projecting window sill. There is a gable hood vent that is visible along this elevation and foundation vents.



Figure 7. Northeast elevation, facing west.

Southeast Elevation

The southeast elevation consists the original portion of the house and a rear addition and deck, with half wall railing along the addition (Figure 8). There are three narrow two-over-two wood window with lugs along the main form of the building, and a small slider window, and new glazed door along the rear addition. The windows are trimmed in simple wood casings and a slightly projecting window sill. There are several foundation vents along this elevation and a small foundation door for access.



Figure 8. Southeast elevation, facing northwest.

Southwest Elevation

The southeast elevation (rear façade) consists of an exterior addition and porch structure that is reminiscent of a barn flank with shed forms (Figure 9). Fenestrations includes a pair of slider wood windows, one narrow two-over-two wood window, and a small, rectangular hopper window. The windows are trimmed in simple wood casings and a slightly projecting window sill. The deck is constructed of wood and the deck flooring appears to be FBR. There are stairs from the deck that lead from the southern corner of the southwest elevation that lead to a gravel driveway.



Figure 9. Southwest elevation, facing north.

Northwest Elevation

The northwest elevation consists of the original form of the house and the extending deck addition (Figure 10). The open half width porch is also visible along this elevation. Fenestrations includes a pair of narrow two-over-two wood windows, and glazed French doors, flanked by narrow side light windows. The deck along this elevation consists of a wire and post railing. There are also several foundation vents that are present along this façade.



Figure 10. Northwest elevation facing east.

ALTERATIONS

Based on a review of the Sanborn Fire Insurance maps (Figure 2, Figure 3, and Figure 6) compared with the Architectural Drawings by Willie Price Design, showing existing conditions in 2011, and the alternations completed in 2011 (Figure 11, Figure 12, Figure 13, and Figure 14), the changes to the building in 2011 are extensive, and as such a bulleted list is provided with the details of the alterations that impacted the ca. 1895 house in 2011. There were no changes to the ca. 1929 detached garage in 2011.

- Structural upgrade and removal of the basement.
- New Entry Stairs and porch along the northeast elevation within the existing building envelope.
- Removal of original exterior stucco cladding, and installation of horizontal, deep channel wood siding.
- Removal of all fenestrations and reconfiguration of window openings and door openings.
- Installation of new wood windows, and wood framed doors.
- Demolition of the rear porch (southwest elevation) and construction of a new, larger porch and extended roof addition.
- Removal of composite wood shingles and replacement with corrugated sheet metal roofing material.

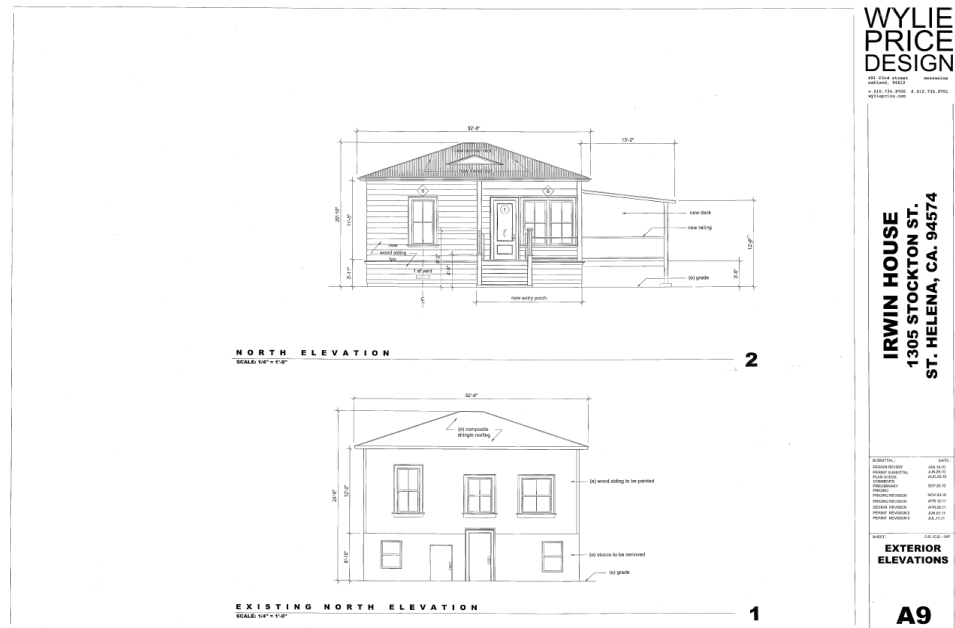


Figure 11. Architectural Drawings of the northeast elevation (Willie Price Design, 2011).

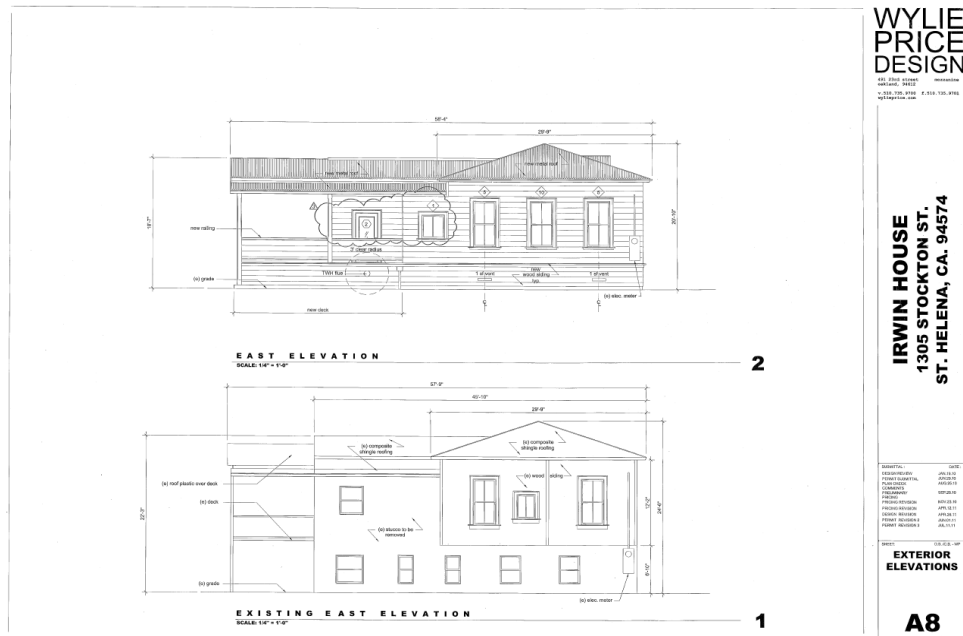


Figure 12. Architectural Drawings of the southeast elevation (Willie Price Design, 2011).

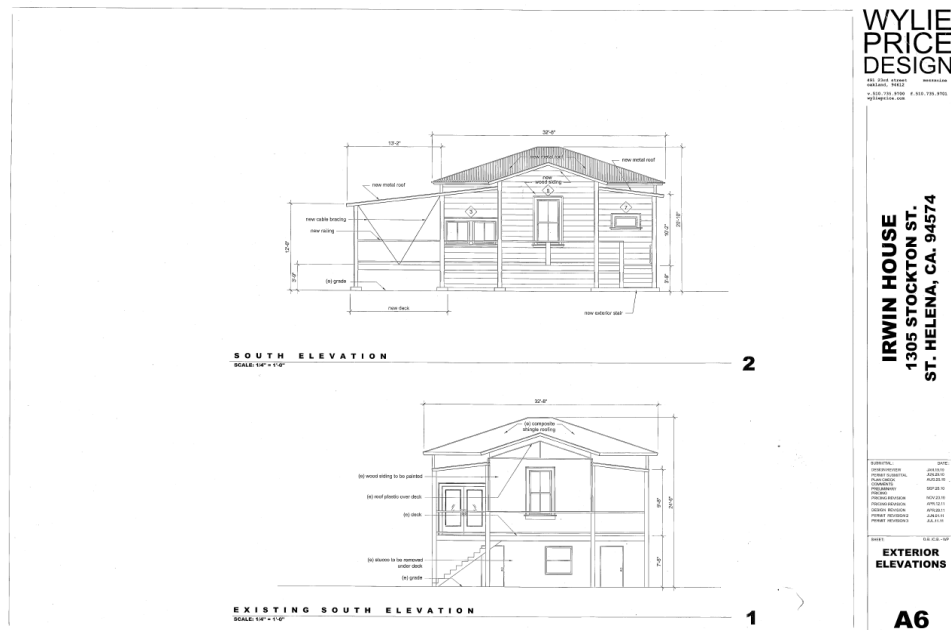


Figure 13. Architectural Drawings of the southwest elevation (Willie Price Design, 2011).

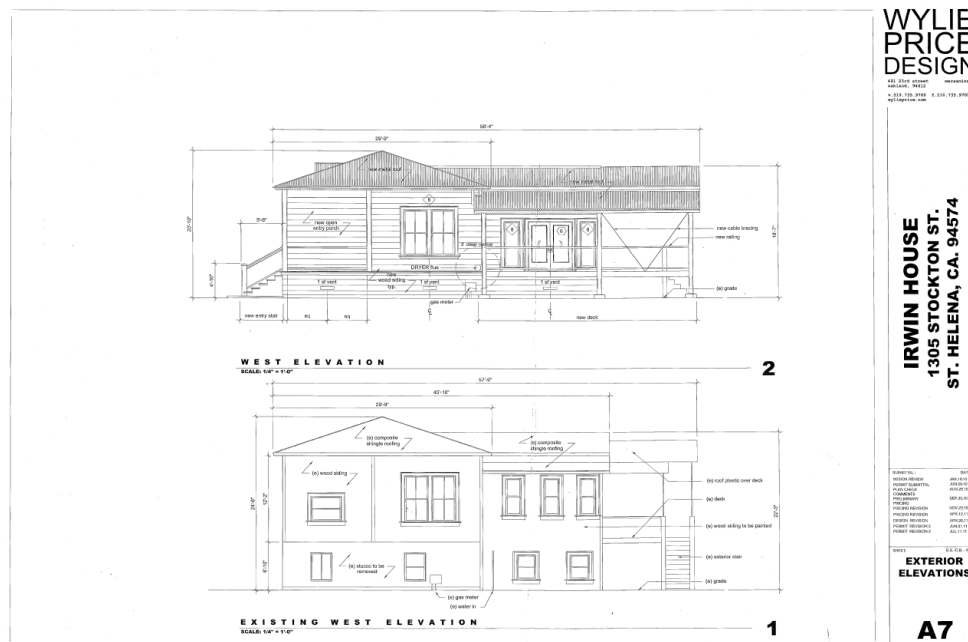


Figure 14. Architectural Drawings of the northwest elevation (Willie Price Design, 2011).



CA. 1925 DETACHED GARAGE

The ca. 1925 detached garage consists of a front gable form with a low-pitched roof, clad in contemporary corrugated metal (Figure 15). The building is clad in the original stucco and there are barn doors along the southeast elevation. There is a door along the northeast elevation, and a replacement vinyl window along the northwest elevation. The southwest elevation does not have any fenestrations.



Figure 15. Southeast elevation, facing northwest.



Figure 16. Photo showing the wood fence that extends from the rear of the ca. 1925 garage.

ASSOCIATED LANDSCAPE

The landscape includes a rectangular pool that was constructed in 2012, oversized concrete pavers, wooden privacy fencing that extends the entire perimeter of the property, and an interior fence that extends from northwest elevation of the ca. 1925 garage approximately 12 feet. None of the built landscape is original to the property.



Figure 17. Photo showing the landscape including the pool, oversized pavers, and privacy fencing, facing northeast.

EVALUATION FOR HISTORICAL SIGNIFICANCE

The current condition of the ca. 1895, ca. 1925 detached garage, and associated landscape were assessed and evaluated, to determine eligibility for listing on the CRHR. The ca. 1895 house was evaluated under the theme of Vernacular architecture with a period of significance of ca. 1895, which is the approximate date of when the house was constructed. The ca. 1925 detached garage is not associated with any architectural style.

The following section details the results of the evaluation.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The CRHR is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the CRHR through several methods. State Historical Landmarks and NRHP listed properties are automatically listed in the CRHR. Properties can also be nominated to the CRHR by local governments, private organizations, or citizens. The CRHR follows *similar* guidelines to those used for the NRHP. One difference is that the CRHR identifies the Criteria for Evaluation numerically instead of alphabetically. Another difference, according to the OHP is that "It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the NRHP, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or



historical information or specific data”.³¹

To qualify for listing in the CRHR, a resource must possess significance under one of the four criteria and have historic integrity. The process of determining integrity consists of evaluating seven variables or aspects that include location, design, setting, materials, workmanship, feeling and association. According to the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, these seven characteristics are defined as follows:

- **Location** is the place where the historic property was constructed.
- **Design** is the combination of elements that create the form, plans, space, structure and style of the property.
- **Setting** addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).
- **Materials** refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history.
- **Feeling** is the property’s expression of the aesthetic or historic sense of a particular period of time.
- **Association** is the direct link between an important historic event or person and a historic property.

The following section examines the eligibility of the ca. 1895, ca. 1925 detached garage, and associated landscape for listing on the CRHR.

CRHR EVALUATION

1. **(Event): Associated with events that have made a significant contribution to the broad patterns of local regional history or the cultural heritage of California or the United States.**

The ca. 1895 house, ca. 1925 detached garage, and associated landscape were not found to be associated with any event that made a significant contribution to local, state, or National history.

Therefore, the ca. 1895, ca. 1925 detached garage, and associated landscape are not eligible for listing in the CRHR under Criterion 1.

2. **(Person): Associated with the lives of persons important to local, California or national history.**

Despite detailed research, it does not appear that the ca. 1895 house, ca. 1925 detached garage, and associated landscape are associated with the lives of individuals or families that are important to local, California, or national history enough to warrant eligibility under this criterion.

³¹ California Office of Historic Preservation Technical Assistance Series #6 California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register).



Therefore, the ca. 1895, ca. 1925 detached garage, and associated landscape are not eligible for listing in the CRHR under Criterion 2.

3. (Construction/Architecture): Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values.

The ca. 1895 house is most closely associated with a Vernacular architecture, which includes a simple hipped roof, with a raised foundation; however, the original aspects that characterize Vernacular design such as cladding and fenestrations have been removed. As such, it was determined that the ca. 1895 house is not a representative of this style and was not the first to be constructed of this type of building, nor is it the work of a master or possess high artistic values.

The ca. 1925 detached garage is not associated with any architectural style.

Therefore, the ca. 1895 and the ca. 1925 detached garage do not appear eligible for listing in the CRHR under Criterion 3.

4. (Information potential): Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Criterion 4 most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion 4 can also apply to buildings that contain important information. For a building to be eligible under Criterion 4, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

The ca. 1895, ca. 1925 detached garage, and associated landscape do not have the ability to convey information potential that is unique or unknown in regard the Vernacular architectural style.

Therefore, the ca. 1895, ca. 1925 detached garage, and associated landscape are not eligible for listing in the CRHR under Criterion 4.

INTEGRITY

To qualify for listing in the CRHR, a property must possess significance under one or more of the above listed criteria and have historic integrity. There are seven variables, or aspects, that are used to judge historic integrity, including location, design, setting, materials, workmanship, feeling and association.³² A resource must possess the aspects of integrity that relate to the historical theme(s) and period of significance identified for the built-environment resources. National Register Bulletin 15 explains, “only after significance is fully established can you proceed to the issue of integrity.” Since the ca. 1895 house, ca. 1925 detached garage, and associated landscape were not found to be eligible under any of the CRHR

³² National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: United States Department of the Interior, 1997).



criteria, it is not necessary to discuss integrity.

CONCLUSIONS AND RECOMMENDATIONS

In accordance with CEQA regulations and guidelines, EDS completed an Assessment, and updated Evaluation of the Project Area that includes of the ca. 1895 house, ca. 1925 detached garage, 2012 pool, and associated landscape within the 0.22-acre Project Area at 1305 Stockton Street, St. Helena, Napa County, California to document and assess built environment resources, at least 45 years in age, and to determine if they are eligible for listing on the CRHR. The Assessment was completed by EDS Principal Architectural Historian, Stacey De Shazo, M.A., who exceeds the Secretary of the Interior's professional qualification standards in Architectural History and History.

The Assessment and Evaluation determined that the ca. 1895 house, ca. 1925 detached garage, and associated landscape do not meet the eligibility requirements for listing on the CRHR under any criterion. However, the ca. 1895 house is currently listed in the City of St. Helena Cultural Resource Inventory (1978; updated 2006) and is located within the City of St. Helena local "Adams Street District". As such, the ca. 1895 house is currently considered are a Historical Resources under CEQA.

However, due to the findings within the Assessment, EDS recommends that the property is removed from the local City of St. Helena Cultural Resource Inventory listing as an individual resource eligible for local listing; Finally, although it does not appear to be individually eligible, it was not evaluated for its potential to be a contributor to the district.



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U.C. Santa Barbara

1940 Aerial photograph of Napa County

1957 Aerial photograph of Napa County

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Appendix A:

DPR Forms

State of California  The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary # HRI # Trinomial NRHP Status Code
Other Listings Review Code	Reviewer	Date

Page 1 of 10 *Resource Name or #: 1305 Stockton Street

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Napa and

*b. USGS 7.5' Quad St. Helena Date 1993 T 8N; R 6W; ☐ of ☐ of Sec N/A; MD B.M.

c. Address 1305 Stockton Street City St. Helena Zip 94574

d. UTM: Zone 10, 545997 mE/ 4261565 mN

e. Other Locational Data: The resource is situated within a 0.22-acre parcel (APN 009-312-011) on the northwest corner of Stockton and Tainter Streets, within the local Adams Street District in St. Helena, Napa County, California.

*P3a. Description: The resource consists of a ca. 1895 house, ca. 1925 detached garage, and associated landscape. The ca. 1895 house is associated with a hipped roof form and is most closely associated with Vernacular style architecture. The house was modified significantly in 2012, with changes to the form, windows and doors, front entry, and the exterior cladding. The building is currently clad in deep channel wood siding and the roof is clad in corrugated sheet metal. The house rests on a concrete perimeter and post and pier foundation. The building is raised and consists of a water table and decorative corner boards. (Continued on Continuation Sheet, Page 2)

P5a.



*P3b. Resource Attributes; HP2 Single family property (ca. 1895 house); HP4. Ancillary Building (ca. 1925 detached garage); and HP29. Landscape architecture (associated landscape)

*P4. Resources Present: ☒ Building
☐ Structure ☐ Object ☐ Site ☐ District
☐ Element of District ☐ Other

P5b. Description of Photo: ca. 1895 house, northeast elevation, facing west.

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric
☐ Both ca. 1895 house, ca. 1925 detached garage, and associated landscape; aerial photographs and various primary sources.

*P7. Owner and Address:

Name withheld by owner

*P8. Recorded by: Stacey De Shazo, M.A., Evans & De Shazo, Inc., 1141 Gravenstein Highway S, Sebastopol, CA 95472

*P9. Date Recorded: 2/12/2020

*P10. Survey Type: Intensive

*P11. Report Citation: Stacey De Shazo, M.A. (2020): A Current Condition Assessment and Evaluation of the Property Located at 1305 Stockton Street, St. Helena, Napa County, California.

*Attachments: ☐ NONE ☒ Location Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

State of California  Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 1305 Stockton Street
Page 2 of 10

(Continued from Primary Sheet, Page 1)

Northeast Elevation (Primary Façade)

The northeast elevation (primary façade) consists of a half-width porch, half wall wood rails, and main entry stairs that are flank by low wood side walls. The porch is supported by a square post and the ceiling is clad in decorative bead board. The porch floor appears to be clad in fiber board cement (FBR). There is a glazed and wood panel door and three narrow two-over-two wood windows with lugs. The windows are trimmed in simple wood casings and a slightly projecting window sill. There is a gable hood vent that is visible along this elevation and foundation vents.



Northeast elevation, facing west.

Southeast Elevation

The southeast elevation consists the original portion of the house and a rear addition and deck, with half wall railing along the addition. There are three narrow two-over-two wood window with lugs along the main form of the building, and a small slider window, and new glazed door along the rear addition. The windows are trimmed in simple wood casings and a slightly projecting window sill. There are several foundation vents along this elevation and a small foundation door for access.

State of California Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 1305 Stockton Street
Page 3 of 10



Southeast elevation, facing northwest.

Southwest Elevation

The southeast elevation (rear façade) consists of an exterior addition and porch structure that is reminiscent of a barn flank with shed forms. Fenestrations includes a pair of slider wood windows, one narrow two-over-two wood window, and a small, rectangular hopper window. The windows are trimmed in simple wood casings and a slightly projecting window sill. The deck is constructed of wood and the deck flooring appears to be FBR. There are stairs from the deck that lead from the southern corner of the southwest elevation that lead to a gravel driveway.

State of California Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 1305 Stockton Street
Page 4 of 10



Southwest elevation, facing north.

Northwest Elevation

The northwest elevation consists of the original form of the house and the extending deck addition. The open half width porch is also visible along this elevation. Fenestrations includes a pair of narrow two-over-two wood windows, and glazed French doors, flanked by narrow side light windows. The deck along this elevation consists of a wire and post railing. There are also several foundation vents that are present along this façade.

State of California  Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 1305 Stockton Street
Page 5 of 10



Northwest elevation facing east.

Alterations

Based on a review of the Sanborn Fire Insurance maps compared with the Architectural Drawings by Willie Price Design, showing existing conditions in 2011, and the alternations completed in 2011, the changes to the building in 2011 are extensive, and as such a bulleted list is provided with the details of the alterations that impacted the ca. 1895 house in 2011. There were no changes to the ca. ~~1929-1925~~ detached garage in 2011.

- Structural upgrade and removal of the basement.
- New Entry Stairs and porch along the northeast elevation within the existing building envelope.
- Removal of original exterior stucco cladding, and installation of horizontal, deep channel wood siding.
- Removal of all fenestrations and reconfiguration of window openings and door openings.
- Installation of new wood windows, and wood framed doors.
- Demolition of the rear porch (southwest elevation) and construction of a new, larger porch and extended roof addition.
- Removal of composite wood shingles and replacement with corrugated sheet metal roofing material.

State of California  Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 1305 Stockton Street
Page 6 of 10

ca. 1925 detached garage

The ca. 1925 detached garage consists of a front gable form with a low-pitched roof, clad in contemporary corrugated metal. The building is clad in the original stucco and there are barn doors along the southeast elevation. There is a door along the northeast elevation, and a replacement vinyl window along the northwest elevation. The southwest elevation does not have any fenestrations.



Southeast elevation, facing northwest.

State of California 🌿 Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 1305 Stockton Street
Page 7 of 10



Photo showing the wood fence that extends from the rear of the ca. 1925 garage.

Associated Landscape

The landscape includes a rectangular pool that was constructed in 2012, oversized concrete pavers, wooden privacy fencing that extends the entire perimeter of the property, and an interior fence that extends from northwest elevation of the ca. 1925 garage approximately 12 feet. None of the built landscape is original to the property.

State of California Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 1305 Stockton Street
Page 8 of 10



Photo showing the landscape including the pool, oversized pavers, and privacy fencing, facing northeast.

California Register of Historical Resources (CRHR) Evaluation

- 1. (Event): Associated with events that have made a significant contribution to the broad patterns of local regional history or the cultural heritage of California or the United States.**

The ca. 1895 house, ca. 1925 detached garage, and associated landscape were not found to be associated with any event that made a significant contribution to local, state, or National history.

Therefore, the ca. 1895, ca. 1925 detached garage, and associated landscape are not eligible for listing in the CRHR under Criterion 1.

- 2. (Person): Associated with the lives of persons important to local, California or national history.**

Despite detailed research, it does not appear that the ca. 1895 house, ca. 1925 detached garage, and associated landscape are associated with the lives of individuals or families that are important to local, California, or national history enough to warrant eligibility under this criterion.

Therefore, the ca. 1895, ca. 1925 detached garage, and associated landscape are not eligible for listing in the CRHR under Criterion 2.

- 3. (Construction/Architecture): Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values.**

The ca. 1895 house is most closely associated with a Vernacular architecture, which includes a simple

State of California  Natural Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET Property Name: <u>1305 Stockton Street</u> Page <u>9</u> of <u>10</u>	Primary# HRI # Trinomial
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hipped roof, with a raised foundation; however, the original aspects that characterize Vernacular design such as cladding and fenestrations have been removed. As such, it was determined that the ca. 1895 house is not a representative of this style and was not the first to be constructed of this type of building, nor is it the work of a master or possess high artistic values.

The ca. 1925 detached garage is not associated with any architectural style.

Therefore, the ca. 1895 and the ca. 1925 detached garage do not appear eligible for listing in the CRHR under Criterion 3.

4. (Information potential): Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Criterion 4 most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion 4 can also apply to buildings that contain important information. For a building to be eligible under Criterion 4, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

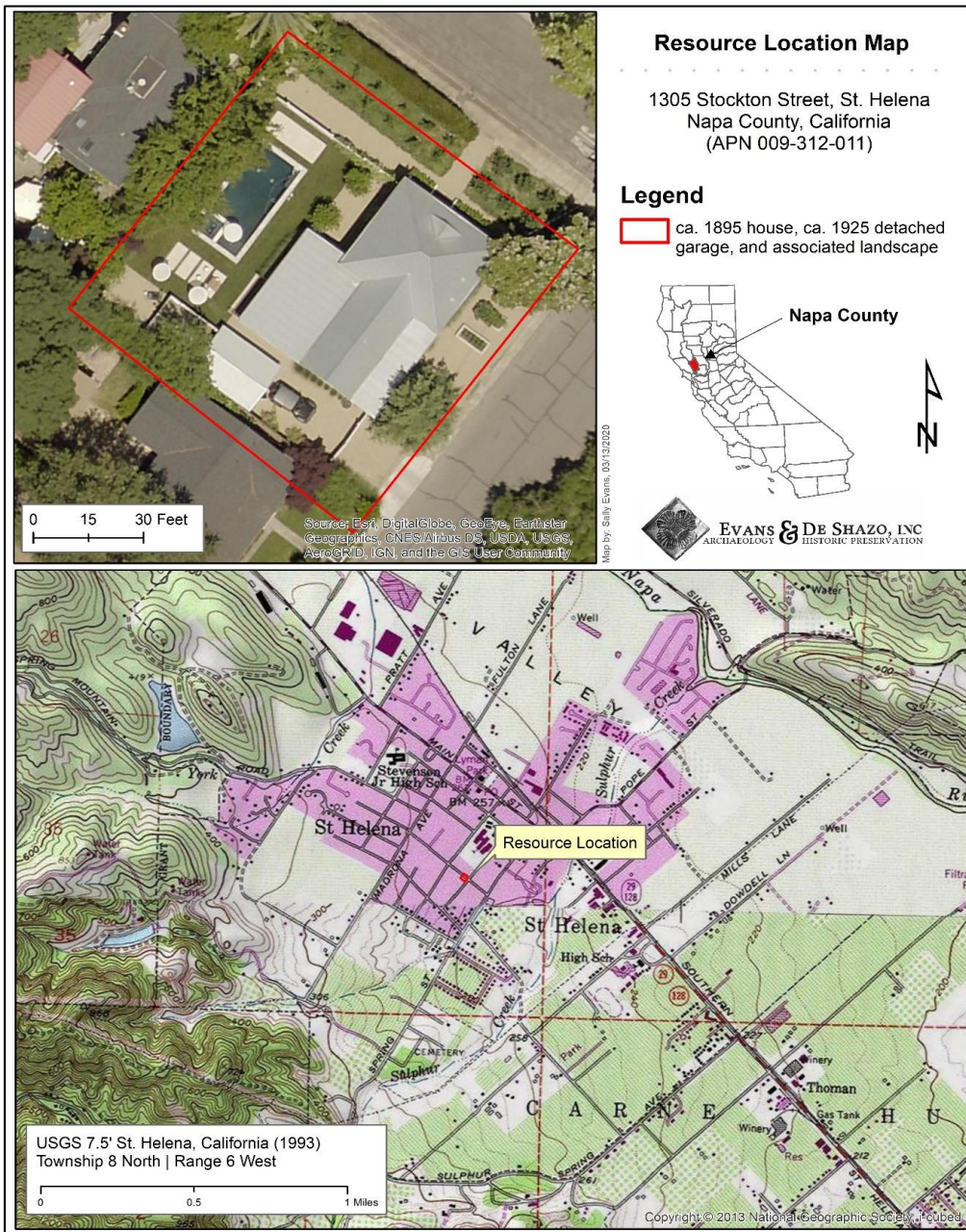
The ca. 1895, ca. 1925 detached garage, and associated landscape do not have the ability to convey information potential that is unique or unknown in regard the Vernacular architectural style.

Therefore, the ca. 1895, ca. 1925 detached garage, and associated landscape are not eligible for listing in the CRHR under Criterion 4.

State of California  Natural Resources Agency DEPARTMENT OF PARKS AND RECREATION LOCATION MAP	Primary # HRI# Trinomial
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Page 10 of 10 *Resource Name or # 1305 Stockton Street

*Map Name: USGS 7.5' St. Helena Quadrangle *Scale: 1:24,000 *Date of map: 1993





PLANNING COMMISSION REPORT

Planning Commission Meeting of July 7, 2020

FILE NUMBER: N/A

SUBJECT: Nomination and election of a new Planning Commission Chair and Vice Chair and designation of the Commission Secretary.

PREPARED BY: Maya DeRosa, Planning & Building Director

REVIEWED BY: Maya DeRosa, Planning & Building Director

APPROVED BY: Maya DeRosa, Planning & Building Director

APPLICATION FILED:

BACKGROUND

Rule 1 of the Commission By-Laws identifies that Commission shall elect a Chair and Vice-Chairperson and designate a Secretary at their first regular meeting of July.

PROJECT DESCRIPTION

Nomination and Election of the Chairperson and Vice-Chair person for the Commission as well as designation of the Commission Secretary.

STAFF RECOMMENDATION

It is recommended that the Commission nominate and vote to elect a new Chairperson and Vice Chairperson, and designate the Commission Secretary, as identified in Rule 1 of the Planning Commission By-Laws.

ATTACHMENTS

[PC BY-LAWS 2018-Final\(Votes\)](#)

CITY OF ST. HELENA

RESOLUTION No. 2018-116

Resolution of the Council of the City of St Helena adopting revisions to the City of St Helena Planning Commission By-Laws

RECITALS

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

- A. Whereas, the City of St. Helena Planning Commission voted unanimously to amend its By-Laws at its Regular Meeting on July 17, 2018; and
- B. Whereas, the City of St Helena Protocol for Committees, Commissions and Boards requires City Council approval of any modifications to the By-Laws of a Committee, Commission or Board.

RESOLUTION

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

- 1. This action is not a project under the California Environmental Quality Act; and
- 2. The City Council authorizes amendments to the City of St Helena Planning Commission By-Laws and are hereby approved, as amended by the Planning Commission on July 17, 2018 (attached).

Approved at a Regular Meeting of the St. Helena City Council on August 28, 2018, by the following vote:

Mayor Galbraith:	Yes
Vice Mayor White:	Yes
Councilmember Koberstein:	Yes
Councilmember Dohring:	Yes
Councilmember Ellsworth:	Yes

APPROVED:

ATTEST:


Alan Galbraith, Mayor




Cindy Tzafopoulos, City Clerk



ST. HELENA PLANNING COMMISSION

BY-LAWS

The following rules shall be applicable to the organization of the St. Helena Planning Commission, to the convening or calling of meetings, and to the transaction of business when the Commission has convened and acts or serves in an official capacity, pursuant to law.

ORGANIZATION AND ELECTION AND DUTES OF OFFICERS

RULE 1. The Commission shall elect a Chairperson and Vice Chairperson and designate a Secretary at the first regular meeting of the Planning Commission in July to serve for a period of one year from the date of their election. However, the Planning Commission, by majority vote, may choose to elect a Chairperson or Vice-Chairperson at a different meeting to address a resignation. In the case of a resignation of the Chair, the Vice-Chair shall become the interim Chair until formal election of a new Chairperson occurs.

RULE 2. The Chairperson of the Planning Commission shall preserve order and decorum and shall decide questions of order. The Vice Chairperson shall preside in the absence of the Chairperson.

RULE 3. The Chairperson of the Planning Commission may second any motion and present and discuss any matter as a member of the Commission without having to step down from the Chair and shall be entitled to vote on all matters before the Planning Commission.

RULE 4. The Secretary shall be a City Employee, normally the Planning Director.

RULE 5. The Secretary shall be responsible for the preparation of the Planning Commission minutes and shall assure that all official actions or decisions by the Commission shall be recorded within the minutes. Consistent with Municipal Code section 2.60.030, the Commission shall keep a public record of its resolutions, transactions, findings and determinations. Those records are kept as minutes that summarize Commission action, in the same manner as City Council minutes.

RULE 6. The City Attorney of the City of St. Helena shall be the legal counsel to the Planning Commission.

RULE 7. The video recordings of each meeting are designated as the official record of the Planning Commission agenda and action and are to be made available on the City of St Helena website.

SCHEDULE OF MEETINGS

RULE 8. The Planning Commission shall hold at least two Regular Meetings per month, which shall be held on the first and third Tuesdays of the month. In the event the first or third Tuesday is a holiday, an alternate meeting may be held. An additional Adjourned Meeting may be held, if

necessary. Such regular meetings may be canceled by a vote of the majority of Commission members present at a regular or special meeting or when a quorum is not available. Meetings shall be held in the same locale used by the City Council or at City Hall or the Fire Department starting at 6:00 P.M. Adjourned Meetings, Special Meetings, meeting relocation, or revised starting time shall be by a three-fifths vote of the Planning Commission. Notice of such meeting shall be given in accordance with State law.

RULE 9. Emergency or special meetings may be called as provided in Section 54956 of the Government Code of the State of California.

RULE 10. In the absence of a quorum all items on the agenda shall be continued to the next scheduled meeting.

AGENDA

RULE 11. An agenda shall be prepared by the Secretary of the Planning Commission for each meeting of the Planning Commission.

RULE 12. All matters to be considered by the Commission shall be properly filed with the City in compliance with the provisions, standards, and procedures established by adopted City Ordinances. The Secretary shall not accept for presentation to the Commission any matter unless it is properly made on the prescribed forms properly filled out with all data attached.

RULE 13. Any matter that comes before the Commission orally under Public Forum shall not be discussed or acted upon by the Commission unless and until it is heard as a scheduled agenda item at a Regular, Adjourned, or Special meeting of the Commission.

RULE 14. Request for informal or advance decisions concerning potential future developments or plans will not be considered by the Planning Commission.

RULE 15. The regular order of business of the Commission shall be:

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE & ROLL CALL
3. MINUTES APPROVAL
4. PUBLIC FORUM
5. COMMUNICATIONS & PETITIONS
6. RECOMMENDED CONSENT CALENDAR
7. CONTINUED ITEMS
8. SIGN PERMIT/ADMINISTRATIVE DETERMINATION
9. PUBLIC HEARINGS - PLANNING COMMISSION ACTION IS FINAL
(DR/UP/VAR/LLA/TPM)
10. PUBLIC HEARINGS – PUBLIC HEARINGS/RECOMMENDATIONS TO CITY
COUNCIL (TSM/ZOTA/GPA/REZONE)
11. NAPA COUNTY REFERRALS
12. SCHEDULED MATTERS
13. REPORTS BY STAFF AND PLANNING COMMISSION
14. AGENDA FORECAST
15. ADJOURNMENT

RULE 16. The Chairperson may revise the order of the agenda for a particular meeting in order to expedite business for the convenience of the public or for improved continuity.

RULE 17. Commission meetings may remain in session up to, but no later than 10:00 P.M. However, the Commission may, by a unanimous vote, extend the meeting if the Commission deems such extension necessary. Otherwise, the meeting shall be adjourned to another day acceptable to the Commission, or unfinished business may be continued to the next Regular Meeting.

CONDUCT OF PUBLIC HEARINGS

RULE 18. Letters, petitions, or other written material pertaining to any item on the agenda may be filed with the secretary of the Commission prior to the time of the public hearing or may be presented to the Commission at the time of the public hearing. The Commission shall consider such material in deciding any issue before it. All written material shall become part of the Commission's file on the agenda item.

RULE 19. Items submitted after packet distribution: Materials related to any item on the Agenda submitted to the Planning Commission after distribution of the agenda packet are available for inspection in the Secretary of the Commission's office at 1480 Main Street, St. Helena, CA during normal business hours. All such materials will be brought to the meeting and will be available for public inspection at the meeting site. Either City Staff or the Chairperson at the hearing shall give public notice of any such materials. If copies are not available in sufficient quantity for interested parties or members of the public at the hearing, the Chairperson shall take reasonable steps to afford all such persons the opportunity to inspect the materials before the start of the hearing on a scheduled matter. The purpose of the foregoing is to avoid the interruption of testimony with requests for inspection of materials.

RULE 20. Any person desiring to address the Planning Commission may, when recognized by the Chairperson, give his or her name and address. A person appearing in a representative capacity shall provide the name and address of each represented party.

RULE 21. Testimony and argument relative to any item scheduled on the agenda as a Public Hearing shall, unless otherwise ordered by the Chairperson, be presented in the following order and within the time limits specified.

- a. The Chairperson shall declare the Public Hearing to be open.
- b. Disclosure of Ex Parte Communication*
- c. Staff Report, including acknowledgement and/or reading of written testimony.
- d. Presentation of the project by applicants, and/or agents/consultants directly associated with the project. (10 minutes)
- e. Commission questions to staff and the applicant for purposes of clarification of staff report and proposed project.
- f. Public Testimony in support or opposition of the project. (4 minutes per person)
- g. Applicant and/or staff response to new information or questions raised by public testimony.
- h. Chairperson declares public hearing to be closed.
- i. Planning Commission debate, and motion.
- j. Roll Call Vote.

Note: At the option of the Chairperson the public or applicant may give further testimony on the question, provided it is directly related to the motion.

* Ex Parte Communication is hereby defined as any additional factual information obtained by commissioners that pertains to an individual decision, including visiting a project site, meeting with a project applicant and/or meeting with interested citizens.

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RULE 22. The Chairperson may, in the interest of facilitating the business of the Planning Commission, limit the amount of time that a person may use in addressing the Planning Commission. Opponents and proponents shall be given equal opportunity for presentation. A project applicant should always be given the right, reasonable opportunity and time, to respond fully to evidence and arguments presented after the applicant has made his/her opening presentation.

RULE 23. The applicant or his or her appointed representative may, with the permission of the Planning Commission, withdraw, or request a continuance on any matter pending before the Commission at any time prior to the Commission acting on such matter.

VOTING

RULE 24. A majority of the members of the Commission shall constitute a quorum. Unless otherwise required by federal, state or local regulation, the affirmative vote of a majority of the quorum is necessary to take action. If a majority is unable to be assembled on any motion (including a motion to continue a matter to a specific time) relating to a specific project for which the Commission must make a recommendation to the City Council, the project shall be referred to Council with a divided recommendation which reflects the individual votes of the Commissioners. If a majority is unable to be assembled on any motion (including a motion to continue a matter to a specific time) relating to a specific project for which the Commission has final authority, the matter before the Commission shall be deemed denied and the applicant may appeal such decision in accordance with the applicable rules. A tie vote, or deadlock, constitutes a denial unless the applicant requests a continuance of the item to a subsequent meeting at which a quorum is present, prior to a vote to deny the item.

RULE 25. On matters of procedure or order of business the Chairperson may make a motion and without a second and after calling for objection and hearing none, so order. In the event of objection, the Chairperson shall call for a second and a roll call vote.

MISCELLANEOUS

RULE 26. The Commission shall conduct their duties in keeping with the governing standards as provided by the Planning Commission Standards of Conduct document, maintaining the highest level of professionalism during their tenure serving the residents of the City of St. Helena.

RULE 27. Unless otherwise provided by these Rules, all proceedings before the Commission shall be conducted in accordance with and pursuant to the parliamentary rules of procedure as prescribed in "Rosenbergs's Rules of Order."

RULE 28. Testimony and argument relative to any other item on the agenda shall generally follow the procedure for a Public Hearing as may be modified at the discretion of the Chairperson.

RULE 29. Any rule of these By-Laws may be altered, amended, or repealed by majority vote of the Commission (subject to approval by the City Council), except that such alteration, amendment, or repeal shall not affect any pending matter.

RULE 30. Any rule of these By-Laws may be temporarily suspended by unanimous consent of the Commission.

RULE 31. A Resolution of the Planning Commission may be adopted conditionally and referred to the Secretary of the Commission for drafting in proper form.

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RULE 32. Commission members shall decide for themselves whether they have a conflict of interest on any matter before the Commission. Such determination shall be made in accordance with State law and the City of St Helena Protocol for Committee, Commissions and Boards or any amendment thereto. When a member has disqualified himself/herself, he/she shall remove himself/herself from the dais stating their reasons for conflict of interest. The member shall also remove himself/herself from the meeting room, unless they are permitted to remain for a qualified interest as set forth in State law.

RULE 33. Failure to adhere to any of these rules does not result in the invalidation of any decision or action of the Planning Commission.

RULE 34. Any violation of these rules does not result in a cause of action against the City of St. Helena.

RULE 35. Subject to compliance with all established laws and regulations, any violation of these rules shall not impact the outcome of a vote or action on a specific project.

Amended, Approved and Adopted at a Regular Meeting of the Planning Commission on July 17, 2018, by the following roll call vote:

MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:

AYES: Commissioners Ponte, Monnette and Hardy

NOES: None

ABSENT: Commissioner Knudsen

ABSTAIN: None