City of St. Helena
Planning Commission
Regular Meeting
Tuesday, July 21, 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@cityofsthelena.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/89772062048

Or iPhone one-tap :
US: +16699006833,,89772062048# or +12532158782,,89772062048#
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: 897 7206 2048

International numbers available: https://us02web.zoom.us/u/kbpsxcCqRs

PLEASE NOTE: Any person who wishes to speak regarding an item on the agenda or make a comment under the "Oral Communication" portion of the agenda may do so, but please observe the time limit of four minutes.

Page

1. PLEDGE OF ALLEGIANCE

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

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

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

4. CONSENT ITEMS

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

4.1. Approval of Minutes: July 7, 2020 — 7 - 10

Commission Minutes 7.07.2020

5. PUBLIC HEARINGS

5.1. Request by Jenny Hoover on behalf of David and Elyse Walker for adoption of a resolution granting demolition permit, design review, use permit and variance approval to demolish an existing structure in order to construct a new 2,847 square foot commercial building on an existing non-conforming parcel located 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. — 11 - 128

CEQA Determination: The project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Sections 15301, 15302, 15303, and 15332.

Prepared By: Aaron Hecock, Senior Planner

Recommendation:

For the reasons described above, staff recommends that the Planning Commission adopt a resolution finding that:

1. The project is exempt from the requirements of CEQA pursuant to CEQA Sections 15301, 15302, 15303 and 15332; and
2. Accept the required findings and approve a Demolition Permit, Design Review, Use Permit and Variance for the proposed project at 1229/1231 Adams Street in the Central Business District.

1229/ 1231 Adams St. - Staff Report
Public Comment(1)_Smith
Public Comment(2)_Arata
Public Comment(3)_Ducate
Public Comment(4)_Leonardini
Public Comment(5)_Phinney
35RS28 **(Presented during meeting)
Notice of Consent_2016-0024318**(Presented during meeting)

6. SCHEDULED MATTERS

7. DEPARTMENT REPORTS

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

8. AGENDA FORCAST

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

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

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

Please contact the assigned project Planner for additional questions.

9. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for August 4, 2020 at 6:00 p.m.

I do hereby certify that a copy of the foregoing agenda was posted on the City website on July 14, 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://cityofsthelena.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, 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@cityofsthelena.org.

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

Present:	Chair Lester Hardy, Vice Chair John Ponte, Commissioner Daniel Hale, Commissioner Bobbi Monnette, and Commissioner Autumn Anderson
Absent:	None
Staff Present:	Maya DeRosa, Planning & Building Director, 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

Chair Hardy recused himself from consideration and voting of item 4.2 due to having a conflict of interest as he lives within proximity of the proposed project.

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

4.1 Approval of Minutes: June 16, 2020

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

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

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.

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.

Senior Planner Aaron Hecock briefly reported on the item.

Nick Brereton, applicant and Katie Leonardini, owner addressed the Planning Commission.

No public comment was received.

Commissioner Bobbi Monnette moved to approve Item 4.2 as presented by staff. The motion was seconded by Commissioner Daniel Hale and on roll call carried by the following vote:

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

Chair Hardy rejoined the virtual meeting at 6:18 P.M.

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.

No public comment was received.

No action was taken on this item.

6. SCHEDULED MATTERS

6.1 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
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.

Vice-Chair John Ponte nominated Lester Hardy to continue serving as Chair of the Planning Commission. The motion was seconded by Commissioner Daniel Hale and on roll call carried by the following vote:

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

Commissioner Bobbi Monnette nominated John Ponte to continue serving as Vice-Chair of the Planning Commission. The motion was seconded by Commissioner Autumn Anderson and on roll call carried by the following vote:

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

ABSTAIN: None
RECUSE: None

Commissioner Daniel Hale nominated Xinia Gamero, Permit Technician II as Secretary of the Planning Commission. The motion was seconded by Commissioner Autumn Anderson and on roll call carried by the following vote:

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

7. DEPARTMENT REPORTS

Maya DeRosa, Planning and Building Director reported on the following:

- Update on Farmstead MND
- Zoning Code Update
- Scheduled Planning Commission meeting of July 21st

8. AGENDA FORCAST

9. ADJOURNMENT

Chair Hardy adjourned the meeting at **6:28 P.M.**

The July 7, 2020 minutes were approved at the _____ Planning Commission meeting.

APPROVED:	**ATTEST:**
_____	_____
Lester Hardy, Planning Commission Chair	Maya DeRosa, Planning and Building Director

PLANNING COMMISSION REPORT

Planning Commission Meeting of July 21, 2020

FILE NUMBER: PL19-055

SUBJECT: Request by Jenny Hoover on behalf of David and Elyse Walker for adoption of a resolution granting demolition permit, design review, use permit and variance approval to demolish an existing structure in order to construct a new 2,847 square foot commercial building on an existing non-conforming parcel located 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.

PREPARED BY: Aaron Hecock, Senior Planner

REVIEWED BY: Maya DeRosa, Planning & Building Director

APPROVED BY: Maya DeRosa, Planning & Building Director

APPLICATION FILED:12/20/19 **ACCEPTED AS COMPLETE:**06/29/20

LOCATION OF PROPERTY: 1229/1231 Adams Street

APN: 009-240-023

GENERAL PLAN/ZONING: Central Business District (CBD)

APPLICANT: Jenny Hoover - Wade Design **PHONE:** (415) 578- 2856

BACKGROUND

The existing building on the site was constructed as a blacksmith shop in 1925/26. The building is listed as a “contributor” to the St. Helena Historic Commercial District and is listed on the City’s Historic Resources Master List. Attached for the review and consideration of Planning Commission is a detailed “Historic Resource Evaluation and Consistency Analysis” prepared for the project. The analysis provides a detailed history of the buildings ownership and uses.

The rectangular wood frame building is clad in corrugated metal atop a concrete slab. As more fully detailed in the attached analysis, the building is in a state of disrepair with a considerable amount of rust and overall deterioration. The Historic Resource Evaluation and Consistency Analysis, in its conclusion section, indicates that the building is not a significant contributor to the District and its removal would not result in an adverse change to the integrity of the District or preclude the District from contributing integrity. Also, the building exhibits issues that preclude rehabilitation and reuse and an appropriate replacement is proposed that is consistent with the Secretary of the Interior's Standards.

All existing improvements on the site are proposed to be demolished and the site cleared.

PROJECT DESCRIPTION

The applicant is proposing to demolish the existing 2,520 sf wood and metal building on the 3,801 sq. ft. (.09 acres) site at the corner of Money Way and Adams Street as the building is beyond repair and crosses over existing property lines. The applicant proposes to construct a new 2,847 sf, two-story, commercial office and retail building. The new building would resemble the existing building in that it will be of similar size and shape and the exterior surfaces would be a combination of concrete, steel siding, vertical wood and steel windows. The roof would have a shallow slope with short eaves with a height to top of ridge of 23'4". Total square footage on-site would increase by approximately 327 sf, which represents a reduction in the existing footprint and the new second floor.

ANALYSIS

CEQA

As the subject property 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. 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 resource evaluation and consistency analysis prepared by Lilly Bianco (discussed in more detail below) determined that the existing structure is not individually significant and that the removal and replacement of the building may be undertaken without negatively impacting the integrity of the Historic Commercial District.

The project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301, which exempts the demolition and removal of individual small structures; Section 15302, which exempts the replacement or reconstruction of existing structures; Section 15303, which exempts the construction or conversion of small structures including commercial buildings less than 10,000 sf in floor area; and Section 15332, which exempts projects characterized as in-fill development. The proposed project is

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

GENERAL PLAN

The subject property has a General Plan Land Use designation of Central Business (CB). The CB land use designation provides for retail and commercial uses that serve local residents and the surrounding area. Typical CB uses include offices, restaurants, specialty retail and lodging, with particular emphasis on pedestrian-oriented retail and service uses on the ground floor level and offices located on upper floors. Residential uses can be considered for upper floor areas but are subject to discretionary use permit review and approval. The maximum allowable FAR in CB-designated areas is 2.0. The CB district extends from Sulphur Creek along Main Street to midway between Adams Street and Pine Street, west to Oak Avenue and along the north side of Adams Street east of Main Street. The 2040 St. Helena General Plan Update includes the following policies that are relevant to the proposed project:

- *LU3.1 - Strengthen the downtown as the City's social and cultural core, and as the primary center of retail services. Facilitate a healthy mix of retail and commercial uses, residential development, entertainment, and lodging.*
- *LU3.2 - Enhance the pedestrian-oriented character of commercial areas and provide for convenient pedestrian and bicycle connections to encourage walking and reduce vehicle trips within the commercial area.*
- *LU3.4 - Protect historic resources in the commercial areas and encourage appropriate rehabilitation and adaptive reuse.*
- *LU3.5 - Ensure that new retail and commercial development is compatible with and complementary to St. Helena's small-town image. In addition, within the City's Central Business District, new retail and commercial development should be of a scale and type that complements the historic character.*
- *LU3.7 - Provide sufficient auto and bicycle parking in order to serve local businesses in the commercial districts. Ensure that all parking areas are well designed and that auto parking spaces are hidden from pedestrian view, whenever possible.*
- *LU3.9 - In Mixed-Use, Service Commercial, and Central Business districts encourage residential and office uses in upper-story locations or locations along the periphery of the retail district. This will facilitate active and pedestrian-oriented commercial areas.*
- *LU3.10 - Encourage office development within Mixed-Use, Service Commercial, and Central Business districts to complement the pedestrian orientation of surrounding development.*

Staff Response: Staff has concluded that the proposed project is consistent with the General Plan policies listed above in that the project 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 that will serve to strengthen the City's commercial core.

ZONING

Like the General Plan land use designation, the site has a zoning designation of Central Business (CB). This designation provides for retail, personal service uses, offices, restaurants, hotels/motels, service stations, public and quasi-public uses, and similar and compatible uses that serve local residents and the surrounding area. St. Helena Municipal Code (SHMC) Section 17.48.070 establishes the development standards for the Central Business District. The following summarizes the applicable standards and the conformity and compliance of the proposed project:

STANDARD	MIN/MAX	EXISTING	PROPOSED
Lot Size	5,000 sf	3,801 sf	No Change
Front Setback (Adams St.)	0 feet	0 feet	1 foot
Side Setback (Money Way)	0 feet	0 feet	4 feet
Rear Setback (Parking)	0 feet	25 feet	24 feet
Height	35 feet max	19'2"	23'4"
Floor Area Ratio (FAR)	2.0 max	.67	.75

Landscaping Requirements

SHMC Section 17.48.090(D) requires that a minimum of 5% of the total parcel area be landscaped and also prescribes various landscaping requirements for shade trees, planters, and landscaped areas. Due to existing site constraints the project is unable to accommodate the landscaping as described in SHMC Section 17.48.090(D), however the applicant is proposing 4 planter boxes at the front of the building along Adams Street. The applicant has requested a Variance to allow for an exception to these landscaping requirements as described below.

Wastewater Generation

SHMC Section 17.48.090(E) restricts each and every use in the CB district such that any lot of record does not generate wastewater in excess of 600 gallons per day, without a use permit which regulates wastewater generation. The estimated wastewater generation of the proposed project is approximately 40 gallons per day.

Staff Response: The project as proposed meets all development standards as required by Section 17.48.070 of the Municipal Code including setbacks, height and floor area ratio, however due to existing site constraints and a non-conforming parcel size, the project is not able to meet desired landscaping as described in SHMCSection 17.48.090(D).

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 Lilly Bianco Preservation & Planning to evaluate the historical status of the property and the proposed project. The assessment and evaluation dated December 18, 2019 (attached) made the following findings and recommendations:

- The existing building is not an individually significant resource, however it is a contributor to the St. Helena Historic Commercial District;
- That the existing building is not integral to the St. Helena Historic Commercial District and is unable to be rehabilitated or re-used;
- An appropriate replacement structure consistent with the Secretary of the Interior's Standards is proposed; and
- That the removal and replacement of the building maybe undertaken without negatively impacting the integrity of the district.

Staff Response: For the reasons stated above, the proposed project will not have an adverse negative impact on a historic resource or district.

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 applicant has provided a water neutrality analysis (included as an attachment) that requires them to provide off-site retrofits in order to achieve water neutrality. A condition of approval has been added requiring these retrofits and no certificate of occupancy will be issued until they have been completed as evidence by finaled building permits.

PARKING

The applicant's building is within the City's parking impact overlay district which is governed by SHMC Chapter 17.104. The purpose of the parking impact overlay district is to establish parking standards for portions of the City generally located within the central business district. This area of the City is impacted by a lack of off-street parking because the buildings are of historic and unique character and were constructed in the early history of the City when automobiles were not as common. Per SHMC Section 17.104.020(B), the parking requirement for additional occupancies, or additions to a structure existing as of February 1, 1980, or a new structure shall be as required in

Chapter 17.124 of the SHMC. Per SHMC Section 17.124.030(D), minimum on-site parking requirements for commercial and office uses, one parking space is required for each 300 sf of floor area. As the proposed project consists of 2,847 sf of floor area, 9 on-site parking spaces would be required. As 3 parking spaces currently exist on-site, an additional 6 spaces would be required on the 3,801 sf parcel.

Staff Response: According to the applicant, requiring on-site parking would reduce the amount of space available for building square footage thereby making development on the site financially infeasible (i.e., parking would take up a majority of the parcel). The 3 existing spaces on-site are not up to current standards and brining them up to code would require changes that would also render the project infeasible. Therefore, the applicant has applied for use permit approval in order to pay in-lieu parking fees ($7,000/space) as permitted by SHMC Section 17.104.030. As nine (9) parking spaces would typically be required, the applicant would have to pay $63,000 into the City's parking impact fund. The applicant has provided several parking scenarios (attached to this report) in which they attempt to show the infeasibility of parking on-site. The parking impact overlay district and the in-lieu fee were created in recognition of the constrained nature of the CB District and serve to mitigate the loss of parking by providing the City funds to construct new public parking in and around the CB District.

DEMOLITION PERMIT

Demolition in the CB District is governed by SHMC Section 17.48.090(F). This Code Section states that a Demolition Permit shall not be issued except when required for the emergency protection of public health, safety or welfare as determined by the City Manager or until approved by the Planning Commission in accordance with the following findings:

1. That, based on the public record and testimony presented at a public hearing, the structure is determined not to be a significant architectural or historical building. If a structure is determined to be significant by the planning commission, no demolition will be authorized unless the following findings are made by the commission:

a. That the structure poses a threat to health, safety and general welfare if it is not demolished.
b. That restoration of the structure is not feasible or practicable using current building codes including, but not limited to the Historic Building Code provisions of the Uniform Building Code of the state of California.
c. That no public or other funding is available for financing renovation or purchase of the structure.

Staff Response: The historic resource evaluation and consistency analysis prepared by Lilly Bianco determined that the existing structure is not individually significant, and that removal and replacement of the building may be undertaken without negatively impacting the integrity of the Historic Commercial District.

DESIGN REVIEW

The purpose of design review is to, among other things, promote the qualities that bring value to the community and foster attractiveness and functional utility of the community as a place to live and work. The Planning Commission must find that the project takes reasonable account of the design criteria prescribed in SHMC Section 17.164.030 (listed below) 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.

<u>Staff Response</u>: The proposed project would remove an old, structurally unsound structure that is past its useful life and replace it with a new structure of a scale and massing that is consistent with the context of the CB District. The project will use modern materials to mimic the historic-style architecture in the surrounding area. For these reasons, staff believes that the proposed project is consistent with the design review criteria 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.

USE PERMIT

As described above, the applicant is seeking use permit approval in order to pay a parking in-lieu fee opposed to providing on-site parking as permitted by SHMC Section 17.104.030. The purpose of a use permit is to allow the proper integration in the city of essential or desirable uses which may be suitable only in certain locations or zoning districts, or to ensure that such uses are designed or arranged on the site in a particular manner. Pursuant to Municipal Code Section 17.168.050, the Planning Commission must make the following use permit findings to support the motion to approve the use permit:

1. *That the proposed uses would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community in that the use permit is for payment of in-lieu fees in place of providing on-site parking and that proposed uses would occur indoors within a new building.*
2. *That the proposed uses would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties in that the proposed use permit is for payment of in-lieu fees in place of providing on-site parking and uses are not expected to generate excessive levels of noise.*
3. *That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan as the use permit is for payment of in-lieu fees in place of providing on-site parking.*
4. *That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection in that the proposed use permit is for payment of in-lieu fees in place of providing on-site parking.*
5. *That the proposed uses would provide adequate ingress and egress to and from the proposed location as the use permit is for payment of in-lieu fees in place of providing on-site parking and ingress/egress would be similar with the new building.*
6. *That allowing the proposed uses would not conflict with the City's goal of maintaining the economic viability of a local serving economy in that the proposed use permit is for payment of in-lieu fees in place of providing on-site parking.*
7. *That the proposed uses would be compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located as the proposed use permit is for payment of in-lieu fees in place of providing on-site parking which is consistent with the Central Business zoning district.*

8. *That the proposed uses would not be in conflict with the City's General Plan in that the use permit is for payment of in-lieu fees in place of providing on-site parking.*
9. *That the proposed uses would not be injurious to public health, safety, or welfare in that the use permit is for payment of in-lieu fees in place of providing on-site parking.*
10. *That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan in that this use permit only applies to this property and to this specific use (the payment of in-lieu parking fees).*
11. *That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long term parking needs of employees and business owners and customers is available in that the proposed use permit is for payment of in-lieu fees in place of providing on-site parking.*
12. *That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use in that the proposed use permit is for payment of in-lieu fees in place of providing on-site parking and the project site can adequately be served by existing streets (Adams Street and Money Way).*

<u>Staff Response</u>: As previsously stated, the project site is located in the City's Parking Impact Overlay Zone. This overlay was established in order to recognize that the City's Central Business District was established prior to the prominence of the automobile and that a lack of off-stret parking exists. To this effect, SHMC Section 17.104.030 states "For any new use, structure, or building on a site which, due to the size or location of the parcel, cannot be provided with required off-street parking, or in a case where it is found by the city to be in the public interest to not require off-street parking on a site, parking requirements may be satisfied by payment of an in-lieu fee upon approval of a use permit by the planning commission as follows:

A. The property on which the use is proposed must be located within a parking impact overlay district.
B. The amount of the in-lieu parking fee shall be established by city resolution.
C. Approval of a use permit to allow payment of an in-lieu fee shall include the finding that the properties and land uses surrounding the project will not be significantly impacted by waiving the required off-street parking.

Staff believes the proposed project is consistent with the findings listed above; the findings included in the attached resolution identify this compliance. The loss of 3 on-site parking spaces in the overall context of the CB District would not be a significant parking impact and the payment of $63,000 of in-lieu fees will provide the City funding to create additional public parking in and around the CB District.

VARIANCE
Per SHMC Section 17.48.090(D), Landscaping requirements, landscaping must cover a minimum of five percent of the total project site. As noted above, the applicant has

applied for a variance in order to eliminate their on-site landscaping requirements. Applications for variance consideration are governed by SHMC Section 17.172 which states:

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

Section 17.172.020, General Provisions, Subsection B, states:

> "B. If the variance pertains to a new structure or building, or an addition to a structure or building, design review of the structure or building must be approved prior to or simultaneous to the approval of the variance."

Section 17.172.050, Findings required, states:

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

A. A hardship peculiar to the property, not created by any act of the owner, exists. In this context, personal, family or financial difficulties, loss of prospective profits and neighboring violations, are not hardships justifying a variance;

B. The variance is necessary for the preservation and enjoyment of substantial property rights of the applicant which are possessed by other properties in the same district and in the same vicinity; and that a variance, if granted, would not constitute a special privilege of the recipient not enjoyed by his or her neighbors;

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

D. The condition or situation of the specific piece of property for which the variance is sought is not so general or recurrent in nature as to make reasonably practicable the formulation of a general regulation for such condition or situation; and

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

Staff Response:

A. A hardship peculiar to the property, not created by the owner, exists. The non-conforming property in terms of minimum lot size was created long before current zoning standards were adopted. In addition to parcel size, the property is constrained by surrounding development and the location of Money Way. Therefore,a hardship peculiar to the property, not created by the owner, exists and may be resolved through consideration of a variance.

B. Due to the constraints of the property in terms of its size, location, and nature of surrounding development, the variance is necessary for the preservation and enjoyment of substantial property rights available to other properties in the same district and vicinity; and that a variance, if granted, would not constitute a special privilege of the recipient not enjoyed by his or her neighbors.

C. The authorization of the variance will not be a substantial detriment to adjacent properties, and will not materially impair the purpose and intent of this title or the public interest, or adversely affect the general plan as the variance would only allow for reduced landscaping on-site.

D. Inasmuch as there are not a significant number of similar properties in the vicinity or zoning district, it is not reasonably practicable to formulate a general regulation for such condition or situation. In other words, there are not enough sites capable of accomodating new construction to make it necessary or practical to amend the Zoning Code to address this peculiar situation.

E. An approval of this variance to allow for construction of the proposed project with limited on-site landscaping will enhance the public health, safety and welfare of the community as a structurally unsound and functionally unused building would be replaced with a new building.

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 received one (1) letter in support of the proposed project. This correspondence is attached to this report.

STAFF RECOMMENDATION

For the reasons described above, staff recommends that the Planning Commission adopt a resolution finding that:

1. The project is exempt from the requirements of CEQA pursuant to CEQA Sections 15301, 15302, 15303 and 15332; and
2. Accept the required findings and approve a Demolition Permit, Design Review, Use Permit and Variance for the proposed project at 1229/1231 Adams Street in the Central Business District.

ATTACHMENTS

Resolution
Applicant Statement_revised
Aerial View
Assessor's Map
Plan Set_revised
Structural Review Letter
Parking Diagrams
Sidewalk Use Consent Letter
Water Use Analysis Report_04.02.2020
Storm Water Control Plan_04.02.2020
Historical Report
Project Support Letter
Resolution #99-22 Parking In Lieu Fee

CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
GRANTING DEMOLITION PERMIT, DESIGN REVIEW, USE PERMIT AND VARIANCE APPROVAL TO
1229/1231 ADAMS STREET (File No. PL19-055)

PROPERTY OWNER: 1229 Adams Street LLC **APN:** 009-240-023

Recitals

1. On December 20, 2019, Jenny Hoover of Wade Design, on behalf of 1229 Adams St. LLC, submitted an application for a Demolition Permit to demolish an existing 2,538 sf structure and Design Review to construct a new 3,151 sf retail and office building on parcel #009-240-023 in Central Business District; and
2. On February 14, 2020, the applicant submitted an application for a Variance in order to eliminate on-site landscaping; and
3. On June 29, 2020, the applicant submitted an application for a Use Permit in order to apply parking in-lieu fees opposed to providing on-site parking; and
4. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law; and
5. 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 21, 2020; and
6. Now, therefore let it be found that, the Planning Commission approves a Demolition Permit, Design Review, Use Permit and a Variance thereby authorizing the modifications contained described in the staff report and the reviewed 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 15301, which exempts the demolition and removal of individual small structures; Section 15302, which exempts the replacement or reconstruction of existing structures; Section 15303, which exempts the construction or conversion of small structures including commercial buildings less than 10,000 sf in floor area; and Section 15332, which exempts projects characterized as in-fill development.

C. In accordance with the demolition permit findings required in SHMC Section 17.48.090(F), the Planning Commission finds as follows:

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

D. 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 proposed structures and uses are consistent with the intent of applicable General Plan policies pertaining to development in the Central Business District.*
2. *Compatibility of design with the immediate environment of the site in that the immediate neighborhood consists of a variety of commercial and retail uses in predominantly older buildings. As proposed, the project will use modern materials to mimic the historic-style architecture.*
3. *Relationship of the design to the site is found to be consistent in that the project has been designed to be compatible with the site and the surrounding area*.
4. *That the design is compatible in areas considered by the board as having a unified design or historical character in that the project 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 would not alter the scale or transition between different land uses inasmuch as it is surrounded by similar retail and commercial structures and uses.*
6. *Compatibility with future construction both on and off the site in that the proposed commercial office and retail building will blend in with existing and future construction in the immediate vicinity.*
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 landscaping and open space, while constrained by the site will enhance the overall appearance of the property and general vicinity.*
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 Adams Street and Money Way. As a part of this application, there will be a new sidewalk adjacent to Money Way and the front sidewalk will be repaired to City Standards as needed, improving pedestrian safety. No changes are proposed to the width of the street that would impact vehicular access.*

11. *That natural features are appropriately preserved and integrated with the project in that the project 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 proposed siding, colors, and roofing materials are consistent with the historic context and compatible with surrounding design.*

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 due to the size constraints and location of the property, landscaping will not be extensive. However, it will be consistent with other properties in the Central Business District.*

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.*

E. In accordance with Municipal Code Section 17.168.050 and 17.104.030, the Planning Commission makes the following use permit findings to support the motion to approve the use permit:

1. *That the proposed uses would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community in that the use permit is for payment of in-lieu fees in place of providing on-site parking and that proposed uses would occur indoors within a new building.*

2. *That the proposed uses would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties in that the proposed use permit is for payment of in-lieu fees in place of providing on-site parking and uses are not expected to generate excessive levels of noise.*

3. *That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan as the use permit is for payment of in-lieu fees in place of providing on-site parking.*

4. *That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection in that the proposed use permit is for payment of in-lieu fees in place of providing on-site parking.*

5. *That the proposed uses would provide adequate ingress and egress to and from the proposed location as the use permit is for payment of in-lieu fees in place of providing on-site parking and ingress/egress would be similar with the new building.*

6. *That allowing the proposed uses would not conflict with the City's goal of maintaining the economic viability of a local serving economy in that the proposed use permit is for payment of in-lieu fees in place of providing on-site parking.*
7. *That the proposed uses would be compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located as the proposed use permit is for payment of in-lieu fees in place of providing on-site parking which is consistent with the Central Business zoning district.*
8. *That the proposed uses would not be in conflict with the City's General Plan in that the use permit is for payment of in-lieu fees in place of providing on-site parking.*
9. *That the proposed uses would not be injurious to public health, safety, or welfare in that the use permit is for payment of in-lieu fees in place of providing on-site parking.*
10. *That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan in that this use permit only applies to this property and to this specific use (the payment of in-lieu parking fees).*
11. *That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long term parking needs of employees and business owners and customers is available in that the proposed use permit is for payment of in-lieu fees in place of providing on-site parking.*
12. *That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use in that the proposed use permit is for payment of in-lieu fees in place of providing on-site parking and the project site can adequately be served by existing streets (Adams Street and Money Way).*
13. *Properties and land uses surrounding the project will not be significantly impacted by the payment of in-lieu fees instead of requiring off-street parking.*

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

1. *A hardship peculiar to the property, not created by the owner, exists. The non-conforming property in terms of minimum lot size was created long before current zoning standards were adopted. In addition to parcel size, the property is constrained by surrounding development and the location of Money Way. Therefore, a hardship peculiar to the property, not created by the owner, exists and may be resolved through consideration of a variance.*
2. *Due to the constraints of the property in terms of its size, location, and nature of surrounding development, the variance is necessary for the preservation and enjoyment of substantial property rights available to other properties in the same district and vicinity; and that a variance, if granted, would not constitute a special privilege of the recipient not enjoyed by his or her neighbors.*

3. *The authorization of the variance will not be a substantial detriment to adjacent properties, and will not materially impair the purpose and intent of this title or the public interest, nor adversely affect the general plan as the variance would only allow for reduced landscaping on-site.*
4. *Inasmuch as there are not a significant number of similar properties in the vicinity or zoning district, it is not reasonably practicable to formulate a general regulation for such condition or situation. In other words, there are not enough sites capable of accommodating new construction to make it necessary or practical to amend the Zoning Code to address this peculiar situation.*
5. *An approval of this variance to allow for construction of the proposed project with limited on-site landscaping will enhance the public health, safety and welfare of the community as a structurally unsound and functionally unused building would be replaced with a new building.*

Planning Department Conditions of Approval

G. The Planning Commission approves a demolition permit, design review, use permit and variance for the above-described project with the following conditions of approval. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

1. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit.
2. 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 permitee shall be subject to a Housing Impact Fee, an inclusionary requirement, an in-lieu fee, and/or similar fair and appropriate mechanisms, to provide funds for or to develop

additional affordable housing. This fee must be paid prior to a certificate of occupancy being issued.

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 21, 2020, except as modified herein.
13. The applicant is required to pay a $63,000 parking in-lieu fee prior to a certificate of occupancy being issued.
14. During demolition, all debris must be contained on the subject property and removed within 30 days of demolition.
15. The applicant is responsible for any damage to adjacent structures or property that may occur during demolition.
16. During construction, the project site shall be adequately fenced and secured to prevent trespassing.
17. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.
18. 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

19. 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.
20. 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.
21. 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.
22. The Developer shall install storm drain detention system improvements as required to maintain post development 2-year and 10-year runoff from the pre-development levels. The Developer shall submit storm drain detention system supporting calculations for review and approval prior to improvement plan approval.
23. A grading and drainage plan shall be prepared for the project that includes a design that allows for a 100-year overland release. All graded building pads shall be above the 100-year overland release elevation.
24. The grading plans provided by the Developer for review shall include the existing topography shown with contour lines labeled at one-foot intervals and extending a minimum of 100-feet beyond the limits of the site, or sufficient distance to indicate impacts on adjacent properties.
25. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.
26. The applicant shall incorporate water conservation practices into the proposed project per the Water Availability Analysis prepared by Madrone Engineering dated December 19, 2019. Any and all non-conforming appliances and plumbing fixtures shall be removed from the premises. The water conservation requirements shall be replicated in full on the architectural plans. Any required offsets will be completed prior to final occupancy.

27. All parcels shall be connected to the City of St. Helena municipal water system and installed per City of St. Helena standards.
28. A detailed Post-Construction Stormwater Control Plan (SWCP) that identifies and sizes all permanent post-construction stormwater treatment BMPs shall be prepared and submitted for review approval. The Plan shall be prepared in accordance with the latest edition of the *Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual* and the requirements of the State Water Resources Control Board Phase II Municipal Separate Storm Water System (MS4) General Permit (Order 2013-0001 DWQ).
29. A Post Construction Stormwater Operations and Maintenance Plan that provides a color-coded plan sheet showing all storm drain and water quality infrastructure that is to be maintained, along with detailed instructions and schedules for the ongoing maintenance and operation of all post-construction stormwater BMPs shall be submitted for review and approval by the City Engineer. Once approved, the property owner shall enter into an agreement with the City that provides the terms, conditions, and security associated with the ongoing requirements of the Post Construction Stormwater Best Management Practices.
30. If the project includes 500 square feet or more of new landscaping and/or 2,500 square feet or more of rehabilitated landscape, the proposed landscaping shall comply with the State's Model Water Efficient Landscape Ordinance (MWELO). An MWELO application shall be completed and submitted as part of the building permit submittal.
31. A detailed Soils Investigation/Geotechnical Report shall be prepared and submitted for review. The report shall address, at a minimum, potential for liquefaction, R-values, expansive soils and seismic risk. The improvement plans shall incorporate all design and construction criteria recommended in the Geotechnical Report.
32. Unless otherwise explicitly permitted, all existing wells, septic tanks/systems and/or underground fuel storage tanks shall be abandoned under permit and inspection of Napa County Department of Environmental Services or other designated agency. If there are none, the project engineer shall provide a letter describing the scope of the search done to make this determination.
33. The Applicant shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the City Engineer.
34. The developer shall underground all on-site utility lines per St. Helena Municipal Code. The cost of undergrounding shall be the responsibility of project developer.
35. Due to the economic and engineering infeasibility of undergrounding regional serving overhead power lines, such existing lines may remain on overhead power poles.
36. 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.

37. 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.
38. Proposed separations between public water facilities and other utilities shall meet the minimum separations as specified by the Department of Health and the City of St. Helena Public Works Standards.
39. No construction may commence until adequate access to fire water supply is available to building sites as approved by the Fire Chief.
40. Trash areas, dumpsters and recycling containers shall be enclosed and roofed per State and County standards to prevent water run-on to the trash area and water runoff from the area, to contain litter and trash so that it is not dispersed by the wind or run-off during waste removal. In the event that wine or food is disposed in these areas, the enclosed trash area shall drain to the sanitary sewer system. An area drain connected to the sanitary sewer shall be installed in the enclosure area and a structural control such as an oil/water separator or sand filter shall be included. No other area shall drain into the trash enclosure. A sign shall be posted prohibiting the dumping of hazardous materials into the sanitary sewer.
41. Wastewater discharged is subject to all of the requirements and limitations set forth in Chapter 13.20, Sewer Service System, of the St. Helena Municipal Code.
42. Provide details of all proposed fencing, walls, and gates on all plans submitted for building permit review.
43. 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.
44. 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.
45. The applicant shall be required to obtain an encroachment permit for improvements on the public right-of-way prior to receiving a grading or building permit authorizing site work or construction activities on the site.
46. The Developer shall construct all on and offsite improvements in accordance with the improvement plans and supporting calculations that are prepared by a registered civil engineer and reviewed by the City of St. Helena Public Works Department. The improvement plans and supporting calculations shall include detailed designs for all utilities, water, grading, drainage, erosion control and paving.
47. The following improvements shall be installed by the Developer unless amended by the Director of Public Works:
    - All required public frontage and street improvements shall be designed and built in accordance with City of St. Helena ordinances and the Public Works Department Standard Specifications.
    - Construct ADA compliant sidewalk along the entire project frontage and replace the adjacent driveway to Money Way.

- Perform a full width 2-inch grind and overlay of parking areas tied to the parcel.
- The improvement plans shall include a Construction Traffic Control Plan.
- The improvement plans shall include an Erosion and Sediment Control Plan.

Building Department Conditions of Approval

48. A building permit is required for all onsite demolition, construction and/or change of occupancy.
49. 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.
50. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
51. The applicant shall provide a construction waste management plan with the building permit application.
52. 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.
53. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
54. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.
55. 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

56. 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.
57. Fire sprinklers and fire hydrants shall be installed as required by Fire Code and the Fire Department.
58. 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.
59. 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 demolition permit, design review, use permit and variance applications were duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on July 21, 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

REVISED
4:21 pm, Jun 29, 2020

WADE DESIGN
ARCHITECTS

29 MAGNOLIA AVENUE SAN ANSELMO, CA 94960 T:415 578 2856 WADE-DESIGN.COM

Written statement for 1229 Adams Street – UPDATED 6/29/2020

For your consideration, attached please find a design proposal for a commercial office & retail building at 1229 Adams Street, located on at the corner of Adams Street and Money Way in the Central Business District of St. Helena.

The corner lot is surrounded by a mix of both one and two story commercial and public structures, as shown in the site plan. At present a dilapidated one-story corrugated metal storage building is located on site; it which has been deemed a contributor to the Historic District in terms of its scale and form. A preliminary structural evaluation of the property finds rehabilitation unadvisable structurally and fiscally. It is proposed to demolish the old structure and rebuild a new two-story commercial building of similar size and shape, with leasable space for retail or office tenants.

The guiding principle for the proposed structure is of appropriateness of scale and form within the existing historic district, while restoring usefulness to the derelict lot once again. In deference to the building that is proposed to be demolished, a low-slope corrugated gable roof mimics the shape of the old structure; less than three feet of additional height is added in order to gain a partial second floor. A concrete base wall along Money Way will help protect the structure from damage by loading trucks and traffic; the new footprint additionally constricts out of the setback that now exists on Money Way, and out of the Adams Street right of way which the current building overhangs. The roof eaves are clipped to avoid conflict with the PG&E pole, and to avoid overhanging the property lines and setbacks.

Materials proposed, concrete, corrugated metal, vertical boards, and metal windows, are selected to evoke the agricultural underpinnings of the local economy, while quietly differentiating the structure from surrounding historic buildings. The materials are intended to reinforce the shed-like utilitarian form that has historically occupied the site. The proposed design has been reviewed by local historian Lilly Bianco, and her endorsement of the proposed design has been provided.

The area of the proposed footprint of the structure (2,333 sq.ft.) is slightly smaller than the existing building footprint (2,520 sq.ft.) as a result of the setback and property line observance. Total overall area, due to an added second floor, is increased by 327 sq.ft. to 2,847 sq.ft. total– this represents a Floor Area Ratio of 75%, which is allowed in the Central Business District. The rear of the lot consists of non-conforming parking which will be repurposed as a loading zone. New freestanding planter boxes are proposed along the Adams Street façade.

Parking In-Lieu Fee Use Permit & Landscape Variance

This proposal includes a request for a use permit to pay the in-lieu fee for parking within the Parking Impact Overlay District for a proposed new commercial building located at 1229 Adams Street. Additionally a variance is requested to reduce the landscaped area requirement such that the planter boxes proposed on Adams would satisfy the requirement.

The subject lot is within the CB district's Parking Impact Overlay. The lot width is 44.8 feet along Adams Street by 84.9 feet along Money Way. There is a 4-foot setback requirement along Money Way. The total square footage of the site is 3081 square feet, which means it is non-conforming small lot.

The property is subject to existing circumstances that make creation of conforming parking and landscaping a peculiar hardship. As noted above, the lot is exceedingly small and the designation as a contributor to the Historic District elevates the need to retain the scale of the structure above the desire for parking on site. Additionally, the site is hemmed in on all sides by existing parking uses relied upon by the citizens of St Helena that would be detrimentally impacted by the creation of on-site parking. These include parallel street parking along Adams, striped loading zones along Money Way and access to neighboring landlocked parking at the back edge of the property.

The southeastern portion of the lot, farthest from Adams, is currently used by drivers for de-facto access to and from non-conforming parking at the rear of several neighboring buildings. These include businesses located at 1241 Adams, access to parking and a garage behind 1350 Oak Avenue, and parking behind the St Helena Recreation Department at 1360 Oak Avenue. Furthermore, this pattern of ad-hoc access creates a vehicular connection from Money Way to Oak Avenue that sees active use by drivers. Creation of conforming parking and landscaping at the back edge of the lot would alter these current access patterns, creating ill effects for neighboring properties and the adjacent loading zones.

Along Money Way the site is bordered by city-maintained Loading Zones which are a benefit to multiple businesses. The Loading Zones help keep delivery vehicles serving local businesses off of Main Street, relieving congestion and traffic along this primary thoroughfare. Creation of any site parking along Money Way would mean the elimination of these publicly beneficial Loading Zones. Similarly, creation of site parking at the Adams frontage would eliminate the existing public-serving parallel parking spots located there. Additionally, creating parking along either street frontage would negatively impact the volume and form of the proposed building design within the Historic District and would cause potential traffic hazards with drivers backing out of parking spaces into the right-of-way.

Several designs for parking layouts have been studied, proving graphically the difficulty of creating even one parking spot within the context of the site (see attached). If a single parking spot was created on site, it would need to be ADA van accessible, and the minimum size including an accessible walkway would be 16 feet wide by 48 feet deep including the required back-out space, totaling 768 square feet, more than 25% of the buildable site. Per the Parking Overlay requirement for a new structure at the proposed square footage of 2,847 square feet, nine spaces would be the minimum requirement per St. Helena Zoning section 17.104.020.

This is a request to maintain a loading zone at the south end of the subject property, and pay an in-lieu fee for the balance of parking required by the Zoning Code, and in accordance with the spirit of the Parking Impact Overlay stated purpose: to preserve the character and density of the pre-automobile historic downtown business district.

In conclusion, it is our opinion as architects and designers with an interest in appropriateness and context, that this project represents the type of addition that will blend seamlessly with the existing neighborhood and will be more appreciated than the current condition of a vacant lot. Sensitive infill development enriches and strengthens a community and it is our hope that this design proposal is accepted with positivity. We appreciate your time in reviewing the project.

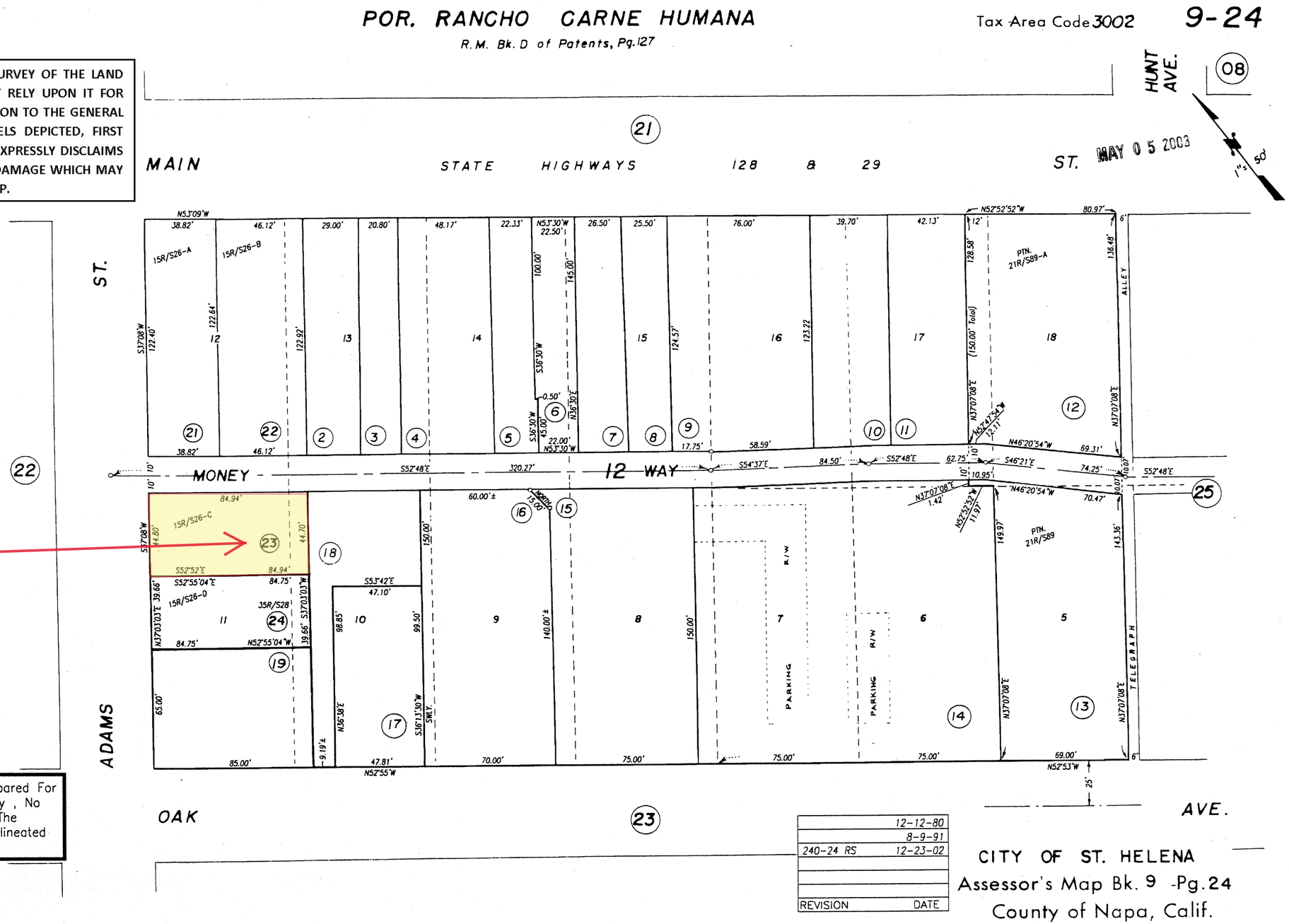
29 MAGNOLIA AVENUE SAN ANSELMO, CA 94960 T:415 578 2856 WADE-DESIGN.COM

NORTH

Aerial Vicinity

NOT TO SCALE | Adams Street | February 12, 2020

THIS MAP MAY OR MAY NOT BE A SURVEY OF THE LAND DEPICTED HEREON. YOU SHOULD NOT RELY UPON IT FOR ANY PURPOSE OTHER THAN ORIENTATION TO THE GENERAL LOCATION OF THE PARCEL OR PARCELS DEPICTED, FIRST AMERICAN TITLE COMPANY OF NAPA EXPRESSLY DISCLAIMS ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY RESULT FROM RELIANCE UPON THIS MAP.



THIS MAP MAY OR MAY NOT BE A SURVEY OF THE LAND DEPICTED HEREON. YOU SHOULD NOT RELY UPON IT FOR ANY PURPOSE OTHER THAN ORIENTATION TO THE GENERAL LOCATION OF THE PARCEL OR PARCELS DEPICTED, FIRST AMERICAN TITLE COMPANY OF NAPA EXPRESSLY DISCLAIMS ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY RESULT FROM RELIANCE UPON THIS MAP.

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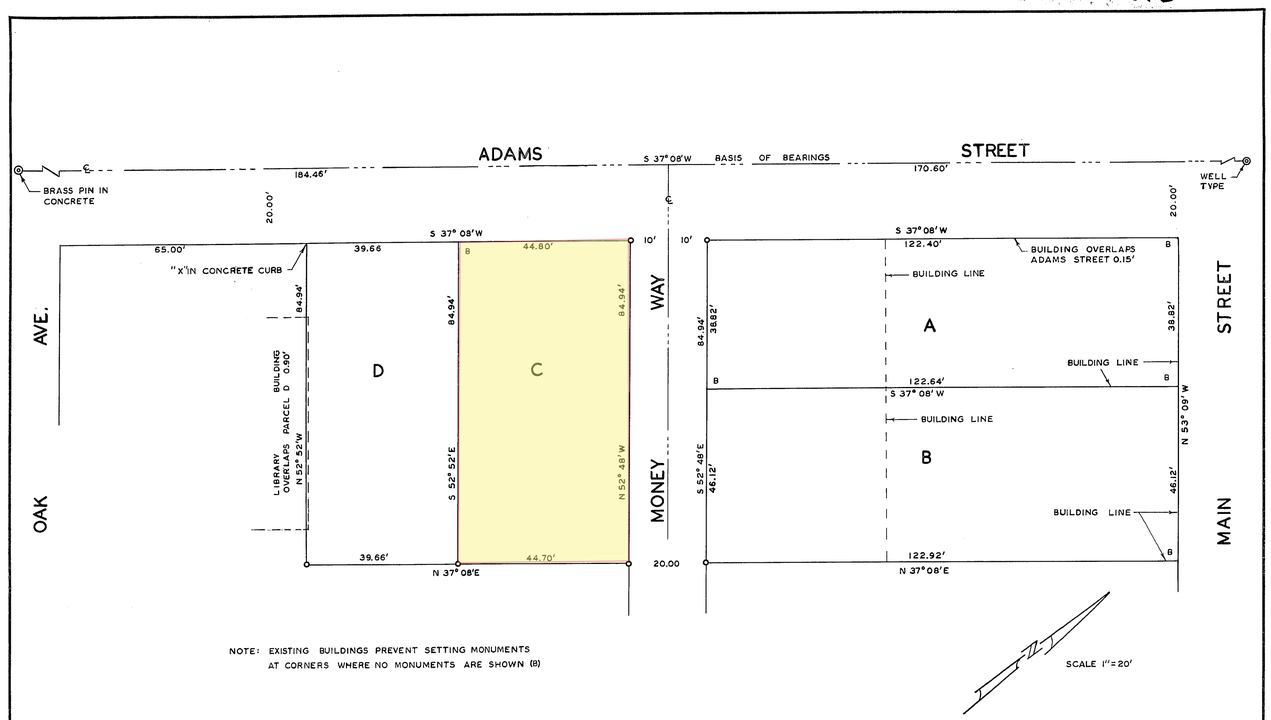


pd. 5.00

WITHIN THE CITY OF ST. HELENA

AJ1013

MAP NO. 1551

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 15 OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE AT THE REQUEST OF THE OWNER IN AUGUST 1966. STUART RHODES, R.C.E. 11649	THIS MAP HAS BEEN EXAMINED FOR CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 15 OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE THIS 12th DAY OF September 1966. O. H. Boiles COUNTY SURVEYOR BY DEPUTY	FILED FOR RECORD THIS 12 DAY OF Sept 1966 AT 12:01 P.M. IN BOOK 15 OF SURVEYS AT PAGE 26 AT THE REQUEST OF CHESTER BRUCE. VELVA SWAN COUNTY RECORDER Hylah Floyd DEPUTY RECORDER	LEGEND ◎ EXISTING MONUMENT FOUND O T-BAR MONUMENT SET THIS SURVEY UNLESS OTHERWISE NOTED	RECORD OF SURVEY MAP OF THE LANDS OF EDWIN L. BRUCK 745 O.R. 844 NAPA COUNTY RECORDS

WALKER BUILDING

ST. HELENA, CALIFORNIA

Project Statistics

Project Address:
1229 Adams Street, St. Helena CA 94574

APN:
009-240-023

Zoning:
Central Building District (CB)

Lot Area:
3,801 Sq. Ft. per survey (.09 acres)

Combining District:
Parking Impact Overlay (PI)

Construction Type:
VB

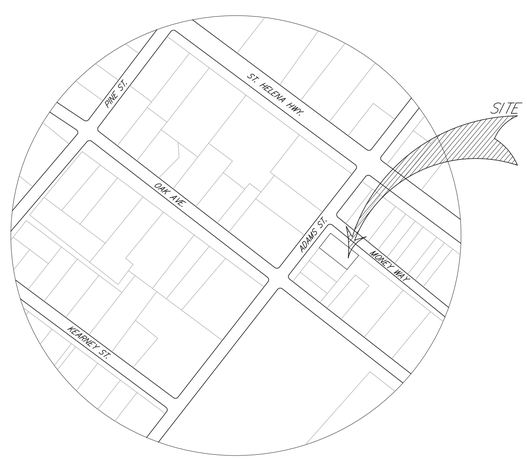
Occupancy:
B

Number of Stories:
Two Stories at Rear Leased Area, One Story at front Leased Area

Building Areas:

BUILDING AREAS (SQ.FT.):	
FRONT LEASED SPACE	940 (includes restroom & stock)
REAR LEASED SPACE	1754
1ST LEVEL	1240 (includes restroom & stair)
2ND LEVEL	514
TOTAL LEASEABLE SPACE	2694
BUILDING FOOTPRINT	2333
BUILDING TOTAL FOR PERMIT	2847 (Footprint + Second Level)

Vicinity Map



Drawing Index

1 - Survey / Existing Site Plan

Architectural Drawings

2 - Vicinity Plan
3 - Site Plan
4 - Demolition Plan
5 - First Floor Plan
6 - Second Floor Plan
7 - Roof Plan
8 - Adams Street and Money Way Elevations
9 - Back and Rear Elevations
10 - Material Palette (11x17 set only)
11 - Model View

Civil Drawings

C1.0 - Cover Sheet
C2.0 - Grading Plan
C3.0 - Utility Plan

NORTH

Walker Building

Design Review Drawings

1229 Adams Street
St. Helena, CA 94574

June 29, 2020 - Revision 2

REVISED
4:23 pm, Jun 29, 2020

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29 Magnolia Ave. San Anselmo, CA 94960
Phone: 415.578.2856 Fax: 415.578.2867
info@wade-design.com

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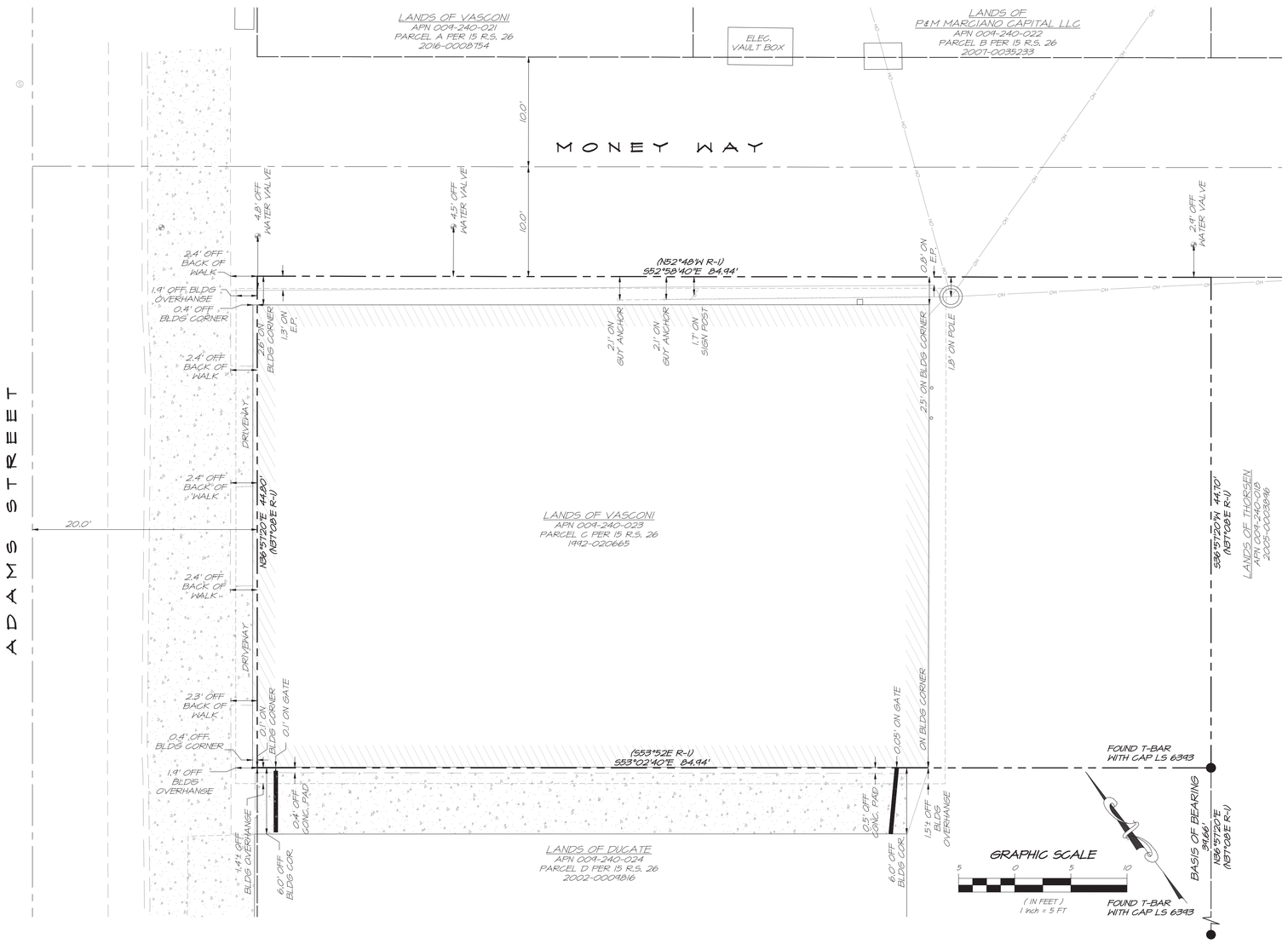

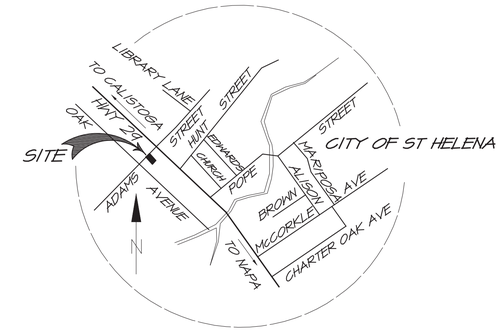

LOCATION MAP

NO SCALE

NOTES

1. THE SUBJECT PARCEL LIES IN FLOOD ZONES.

   ZONE X AREAS OF MINIMAL FLOOD HAZARD.

   AS SHOWN ON THE FEMA FLOOD MAP, PANEL 06055C0263E, DATED 04/28/2008.
2. PROPERTY ADDRESS: 1214 ADAMS STREET, ST HELENA, CA 94574
3. ASSESSOR'S PARCEL NUMBER: 004-240-023
4. GROSS LAND AREA: 0.04 ACRES
5. ZONING: THERE HAS BEEN NO ZONING REPORT PROVIDED TO THE SURVEYOR.
6. WETLANDS: THERE HAS BEEN NO WETLAND DELINEATION CONDUCTED BY A QUALIFIED SPECIALIST OBSERVED DURING THIS SURVEY.
7. PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY OF NAPA, ORDER NO. 00301475-LC DATED JANUARY 24, 2019

REFERENCES

R-1 BOOK 15 RECORD OF SURVEY PAGE 26 26, N.C.R.

LEGEND

●	FOUND MONUMENT AS NOTED
O.R.	OFFICIAL RECORDS
N.C.R.	NAPA COUNTY RECORDS
— — — —	PROPERTY LINE
— — — —	CENTER LINE
— — — —	ADJACENT PROPERTY LINE

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF ST. HELENA, COUNTY OF NAPA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL C, AS SHOWN UPON THE RECORD OF SURVEY MAP FILED FOR RECORD ON SEPTEMBER 12, 1966, IN BOOK 15 OF SURVEYS AT PAGE 26, IN THE OFFICE OF THE COUNTY RECORDER OF NAPA COUNTY, CALIFORNIA.

APN:004-240-023

SURVEY RELATED EXCEPTIONS

THERE ARE NO SURVEY RELATED EXCEPTIONS IDENTIFIED IN THE TITLE REPORT

END OF EXCEPTIONS

SURVEYORS CERTIFICATION

TO MARIO LOUIS VASCONI, ENGINE REAL ESTATES SERVICE INC., FIRST AMERICAN TITLE COMPANY OF NAPA, (NAMES OF OTHERS AS NEGOTIATED WITH THE CLIENT).

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES NO ITEMS OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 14, 2019

CHRISTOPHER M. TIBBITS DATE
L.S.8585

PRELIMINARY

REVISED
4:23 pm, Jun 29, 2020

NO.	DATE	REVISIONS	BY

RSA+
1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE | 707 | 252.3301
+ www.RSAcivil.com +
RSA+ | CONSULTING CIVIL ENGINEERS + SURVEYORS + 1980

ALTA/NSPS LAND TITLE SURVEY
LANDS OF VASCONI

CITY OF ST HELENA CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER M. TIBBITS No. 58361 Exp. 9-30-19 CIVIL ENGINEER STATE OF CALIFORNIA

DATE	MARCH 2019
DRAWN	DRH
DESIGNED	
CHECKED	CMT
JOB NO.	5110

SHEET NO. 1

1 OF 1 SHEETS

N:\5110\5110. Vasconi Retail\5110. Acad\5110. ALTA\5110. ALTA-Vasconi - 2019\5110. ALTA.DWG Adams - COPYRIGHT RSA+

SHEET NOTES

1. SUBJECT PROPERTY
2. 4'-0" MONEY WAY SETBACK
3. EXISTING BUILDING FOOTPRINT TO BE DEMOLISHED (RED)
4. EXISTING SIDEWALK / DRIVEWAY
5. EXISTING LOADING ZONE STRIPING
6. PROPERTY LINE
7. PROPOSED NEW BUILDING FOOTPRINT (BLUE)
8. EXISTING NON-COMPLIANT PARKING

REVISED
4:23 pm, Jun 29, 2020

Vicinity Plan

Scale: 1/16" = 1'-0" | 1229 Adams Street, St. Helena, CA 94574 | March 31, 2020

North

WADE DESIGN ARCHITECTS
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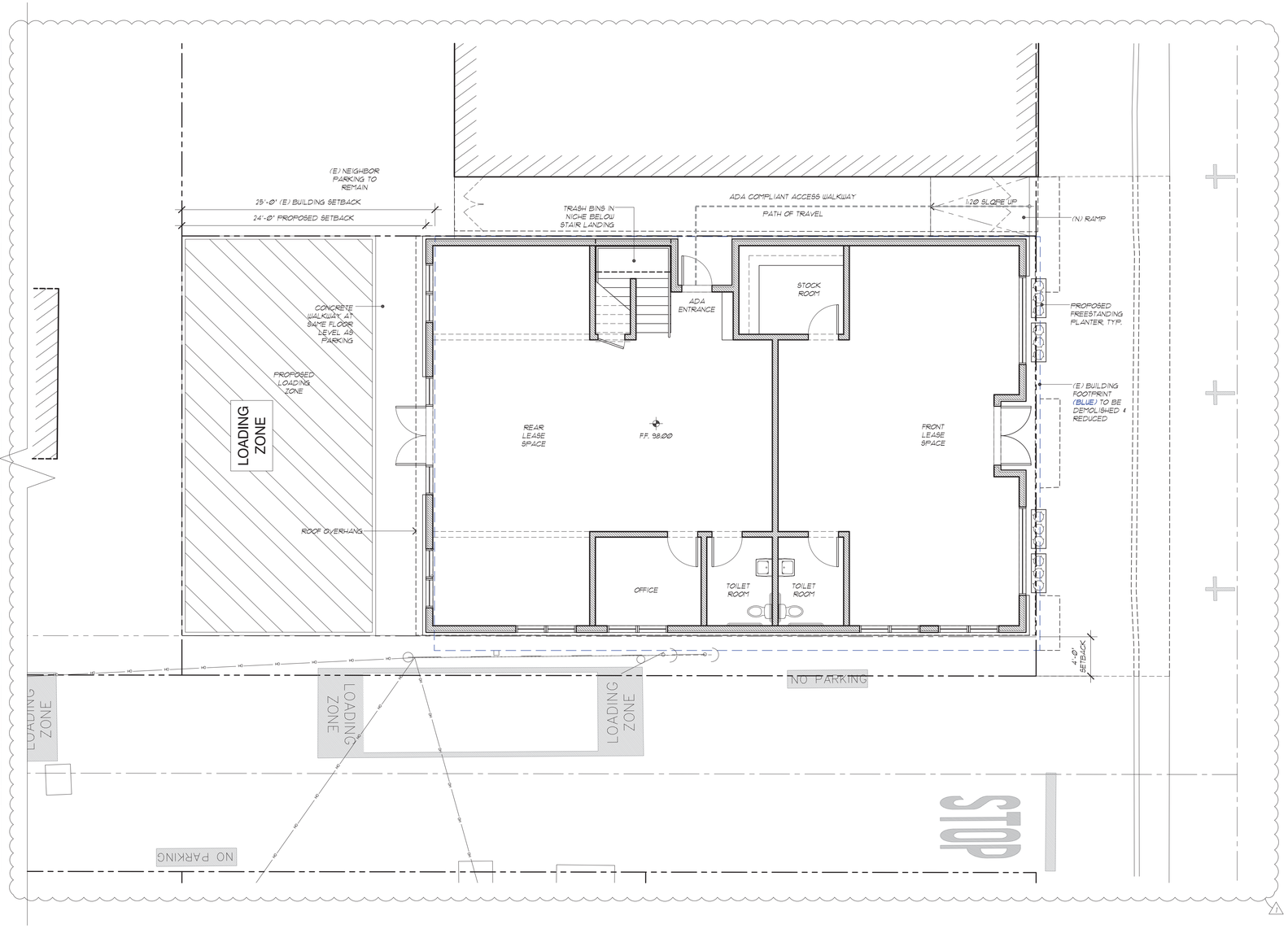
Phone: 415.578.2856 Fax: 415.578.2867
info@wade-design.com

2

North East Corner

East Facade

South Facade



REVISED
4:24 pm, Jun 29, 2020

Site Plan

Scale: 3/16" = 1'-0"

1229 Adams Street, St. Helena, CA 94574

March 31, 2020

North

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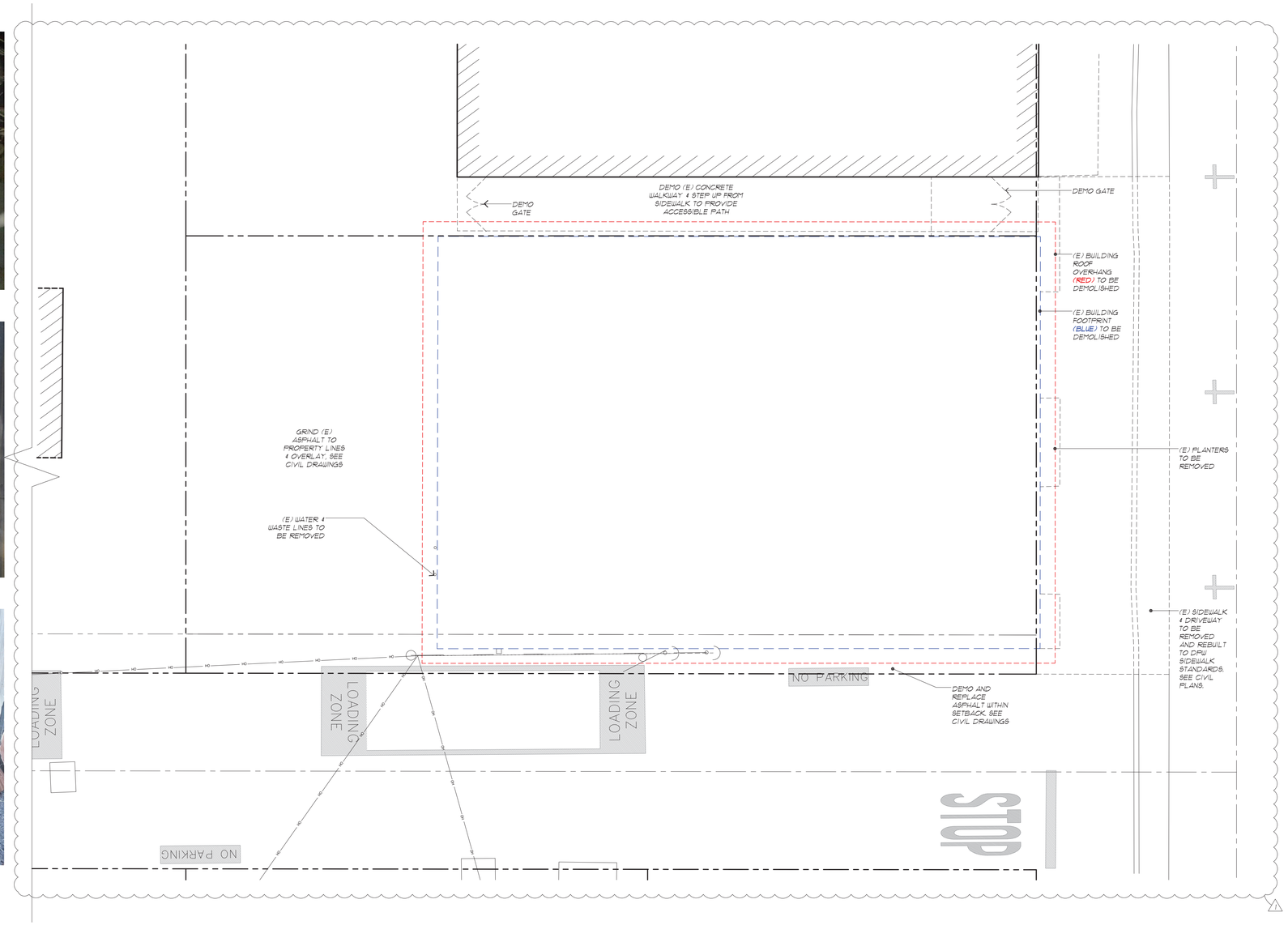

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4:24 pm, Jun 29, 2020

Demolition Plan

Scale: 3/16" = 1'-0" | 1229 Adams Street, St. Helena, CA 94574 | March 31, 2020

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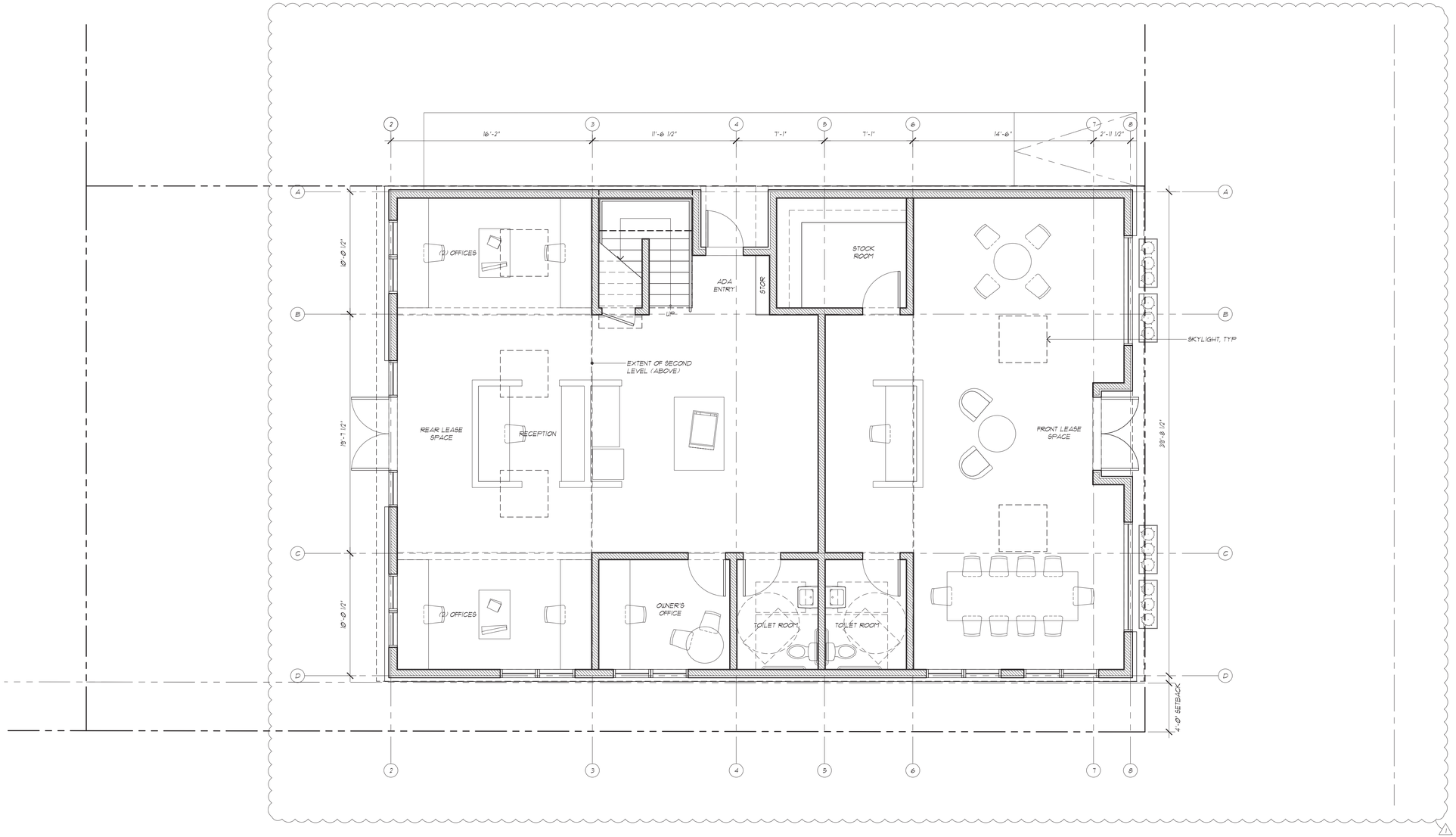

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4:24 pm, Jun 29, 2020

First Floor Plan

Scale: 1/4 1'-0"

1229 Adams Street, St. Helena, CA 94574

March 31, 2020

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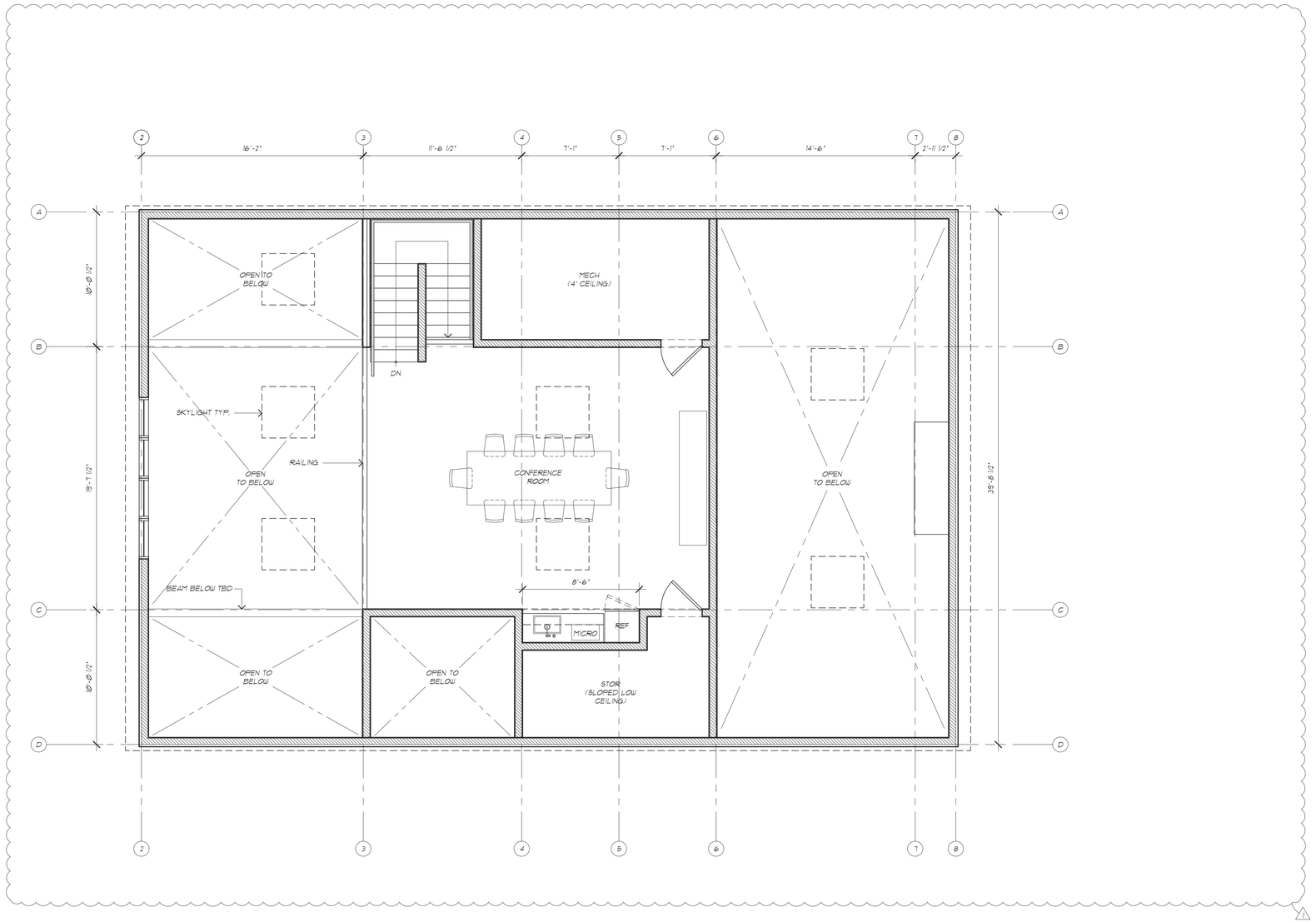

REVISED
4:24 pm, Jun 29, 2020

Second Floor Plan

Scale: 1/4 1'-0"

1229 Adams Street, St. Helena, CA 94574

March 31, 2020

North

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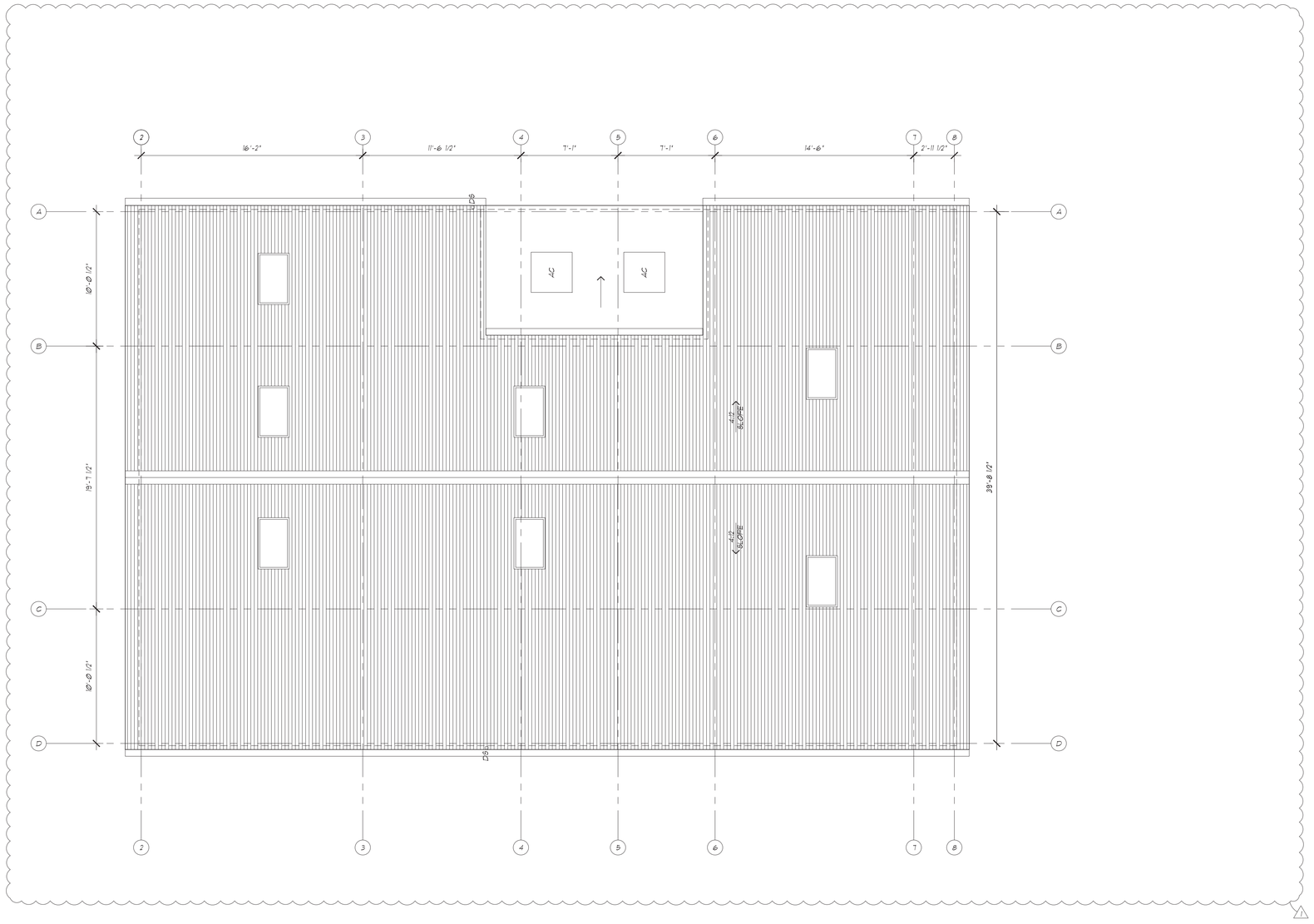

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4:24 pm, Jun 29, 2020

Roof Plan

Scale: 1/4 1'-0"

1229 Adams Street, St. Helena, CA 94574

March 31, 2020

North

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Phone: 415.578.2856 Fax: 415.578.2867
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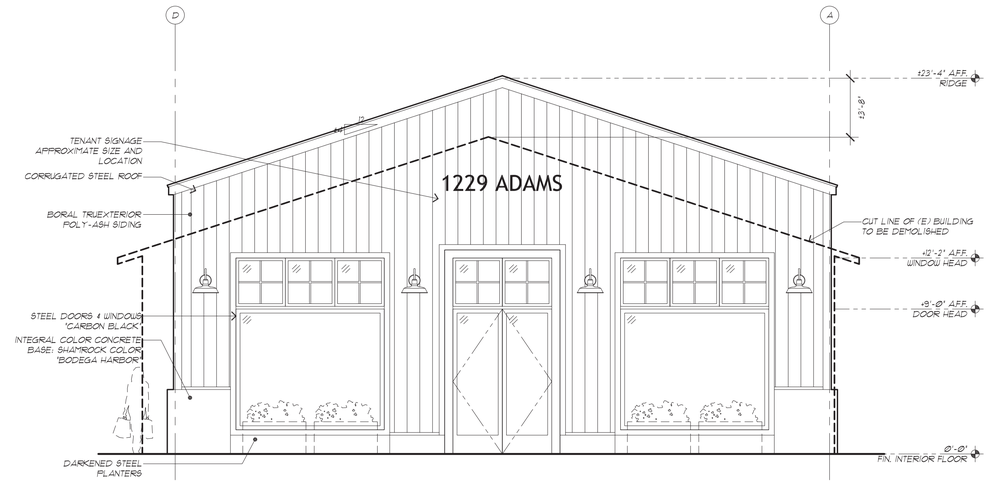
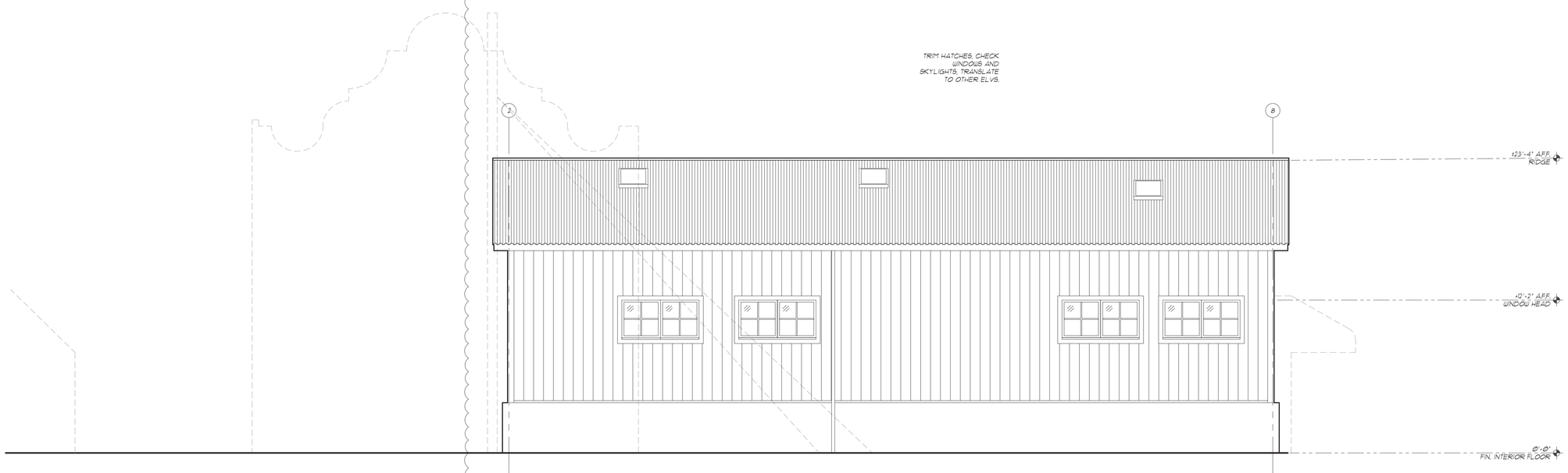


North Elevation - Adams Street



East Elevation - Money Way

Elevations

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

1229 Adams Street, St. Helena, CA 94574

March 31, 2020

REVISED
4:25 pm, Jun 29, 2020

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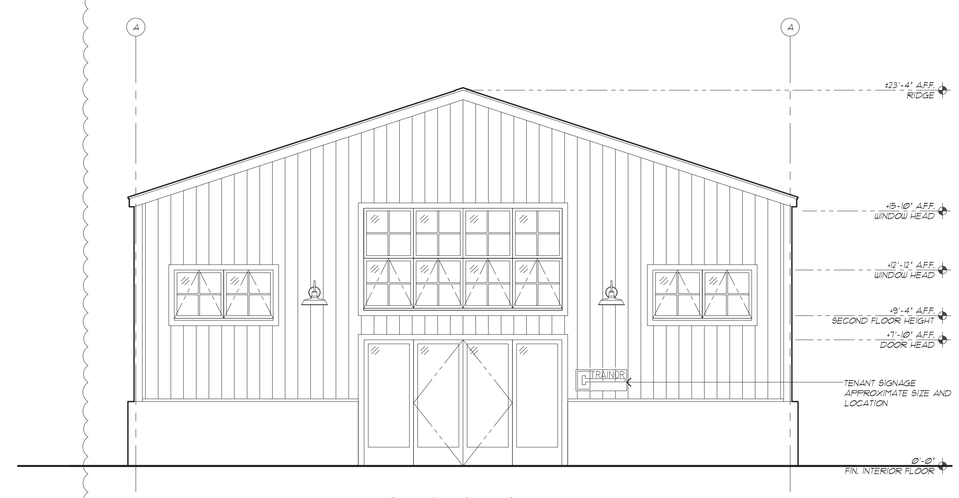
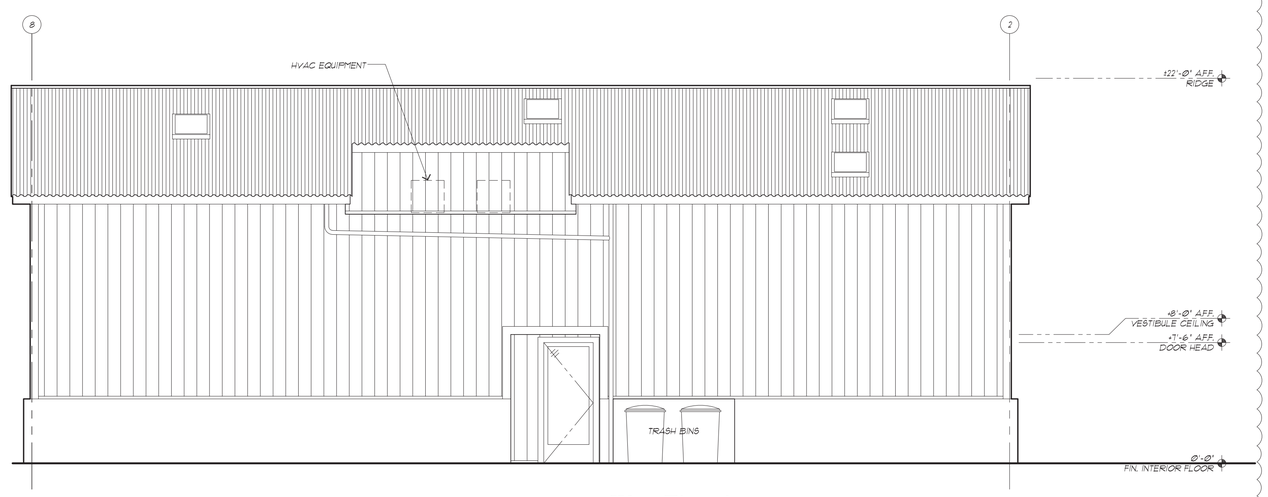


South Elevation



West Elevation

Elevations

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

1229 Adams Street, St. Helena, CA 94574

December 18, 2019

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4:25 pm, Jun 29, 2020

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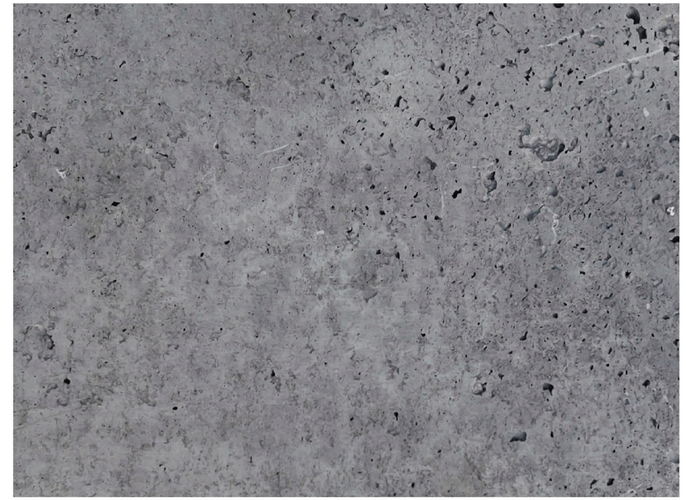
Corrugated Steel Roof

AEP Span “Cool Zatique” Roof Color

Boral TruExterior Poly-Ash Siding:
Nickel Gap (above) or
Channel (below) TBD



Integral Color Concrete Base:
Shamrock Color “Bodega Harbor”

Doors & Windows “Carbon Black”

Farrow & Ball Paint Colors:
Lime White Pointing White Tie

Material Palette

Not to Scale 1229 Adams Street, St. Helena, CA 94574 March 31, 2020

REVISED
4:25 pm, Jun 29, 2020

WADE DESIGN ARCHITECTS
29 Magnolia Ave. San Anselmo, CA 94960
Phone: 415.578.2856 Fax: 415.578.2867
info@wade-design.com

Model View

Not to Scale | 1229 Adams Street, St. Helena, CA 94574 | March 31, 2020

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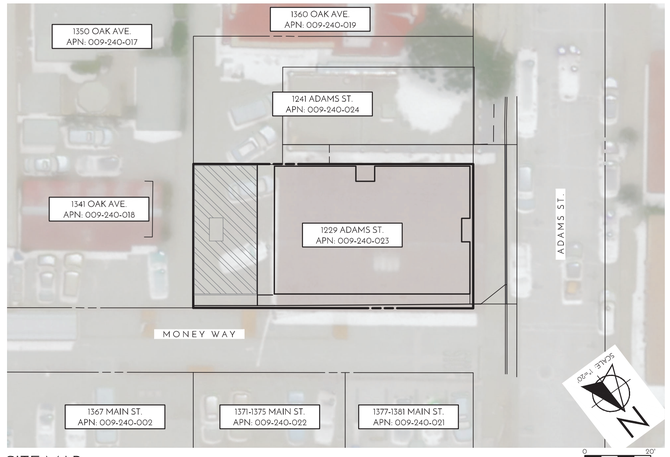

SITE MAP

PROJECT STATEMENT

THE PURPOSE OF THIS PROJECT IS TO OBTAIN DESIGN REVIEW APPROVAL FOR REPLACING AN EXISTING GARAGE WITH A NEW OFFICE BUILDING, INCLUDING ALL REQUIRED INFRASTRUCTURE.

SURVEY NOTES

1. THE BOUNDARY ON THESE DRAWINGS DOES NOT REPRESENT A PROPERTY LINE SURVEY. PROPERTY LINES SHOWN HEREON ARE BASED ON RECORD DATA, AND MAY NOT REPRESENT THE TRUE POSITIONS OF THE LINES.

2. THE TOPOGRAPHY IS BASED ON A FIELD SURVEY OF MARCH 2019 PERFORMED BY RSA+.

3. THIS SURVEY IS ON AN ASSUMED DATUM.

4. SITE BENCHMARK DESCRIPTION: NONE NOTED.

5. MADRONE ENGINEERING ASSUMES NO LIABILITY, REAL OR ALLEGED, REGARDING THE ACCURACY OF THE TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS.

6. CONTRACTOR SHALL PROTECT EXISTING SURVEY MONUMENTS OR REPLACE THEM AT HIS OWN EXPENSE.

ESTIMATED EARTHWORK QUANTITIES

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

ESTIMATED PROJECT EARTHWORK		
	UNADJUSTED QUANTITIES (CY)	ADJUSTED QUANTITIES (CY)
CUT	0	45
FILL	0	0
ESTIMATED NET EARTHWORK		45 EXCESS

THE APPROXIMATE AREA OF DISTURBED SOIL IS 4,750 SF (0.11 AC). EXCESS SOIL WILL BE OFF-HAULED TO A LOCATION APPROVED BY THE CITY OF ST. HELENA.

CIVIL IMPROVEMENT PLANS FOR:
WALKER BUILDING
1229 ADAMS STREET
ST. HELENA, CA, 94574

VICINITY MAP

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

ABBREVIATIONS

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

SYMBOL LEGEND

PP	UTILITY POLE	SSMH#1	SEWER MANHOLE/RISER WITH ID #
	SIGN	SDMH#2	STORM DRAIN MANHOLE WITH ID #
W	WELL	WV	WATER VALVE
	STREET LIGHT	WM	WATER METER & DCV
	TREE		FDC/PIV WITH CHECK VALVE
	TREE TO BE REMOVED	FH	FIRE HYDRANT WITH GATE VALVE
6" SS	SANITARY SEWER	CO	CLEANOUT
6"G	GAS LINE	85	PROPOSED CONTOUR
6"W	WATER LINE		SOLID STORM DRAIN
85	EXISTING CONTOUR		PERFORATED STORM DRAIN
	TOP/TOE BANK GRADEBREAK		GRADE SWALE
	PROPERTY LINE		OVERLAND RELEASE ROUTE
	CENTERLINE		

SHEET INDEX

C1.0 COVER SHEET
C2.0 GRADING PLAN
C3.0 UTILITY PLAN

PROJECT INFORMATION

OWNER: DAVID & ELYSE WALKER
1617 INGLEWOOD AVE
ST. HELENA, CA 94574

SITE ADDRESS: 1229 ADAMS STREET
ST. HELENA, CA 94574

ASSESSOR PARCEL #: 009-240-023
PARCEL SIZE: ±0.09 ACRES
COUNTY ZONING: CB (CENTRAL BUSINESS)

SURVEYOR: RSA+
1515 FOURTH STREET
NAPA, CA 94559
CHRIS TIBBITS, P.L.S.
707/252-3301

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

ARCHITECT: WADE DESIGN ARCHITECTS
29 MAGNOLIA AVE.
SAN ANSELMO, CA 94960
LUKE WADE/JENNY HOOVER
(415) 578-2856

REVISED
4:26 pm, Jun 29, 2020

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madrone engineering
1485 Main Street, Suite 302
St. Helena, California 94574
Tel: 707.302.6280

CIVIL IMPROVEMENT PLANS
COVER SHEET

WALKER BUILDING
1229 ADAMS STREET
ST. HELENA, CA 94574
APN: 009-240-023
PROJECT: 19-048

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

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

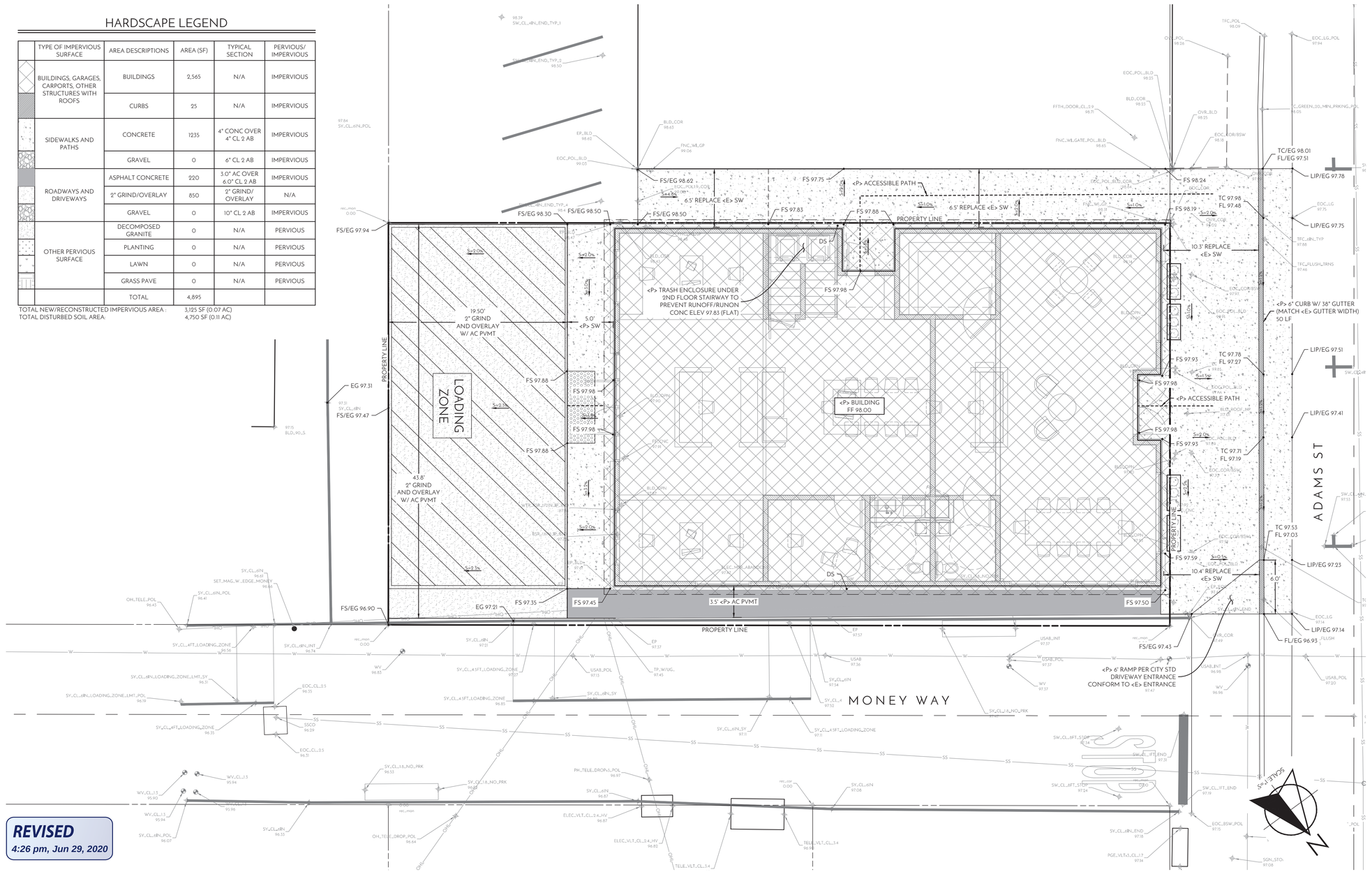
DATE:	ISSUE:
03/23/20	DESIGN REVIEW

SHEET:
C1.0

HARDSCAPE LEGEND

	TYPE OF IMPERVIOUS SURFACE	AREA DESCRIPTIONS	AREA (SF)	TYPICAL SECTION	PERVIOUS/ IMPERVIOUS
	BUILDINGS, GARAGES, CARPORTS, OTHER STRUCTURES WITH ROOFS	BUILDINGS	2,565	N/A	IMPERVIOUS
		CURBS	25	N/A	IMPERVIOUS
	SIDEWALKS AND PATHS	CONCRETE	1235	4" CONC OVER 4" CL 2 AB	IMPERVIOUS
		GRAVEL	0	6" CL 2 AB	IMPERVIOUS
	ROADWAYS AND DRIVEWAYS	ASPHALT CONCRETE	220	3.0" AC OVER 6.0" CL 2 AB	IMPERVIOUS
		2" GRIND/OVERLAY	850	2" GRIND/ OVERLAY	N/A
		GRAVEL	0	10" CL 2 AB	IMPERVIOUS
	OTHER PERVIOUS SURFACE	DECOMPOSED GRANITE	0	N/A	PERVIOUS
		PLANTING	0	N/A	PERVIOUS
		LAWN	0	N/A	PERVIOUS
		GRASS PAVE	0	N/A	PERVIOUS
		TOTAL	4,895		

TOTAL NEW/RECONSTRUCTED IMPERVIOUS AREA : 3,125 SF (0.07 AC)
TOTAL DISTURBED SOIL AREA: 4,750 SF (0.11 AC)



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GRADING PLAN

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madrone engineering
1485 Main Street, Suite 102
St. Helena, California 94574
Tel: 707.302.0300

CIVIL IMPROVEMENT PLANS

GRADING PLAN

WALKER BUILDING
1229 ADAMS STREET
ST HELENA, CA 94574
APN: 009-240-023
PROJECT: 19-046

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

EVERY PERSON PLANNING TO DIG CALL USA AT 811 PRIOR TO EXCAVATION

FOR MORE INFORMATION SEE WWW.USANORTH.ORG

DATE: 03/23/20
ISSUE: DESIGN REVIEW

SHEET:

C2.0

EXISTING UTILITY NOTES

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

STORM DRAIN SYSTEM NOTES

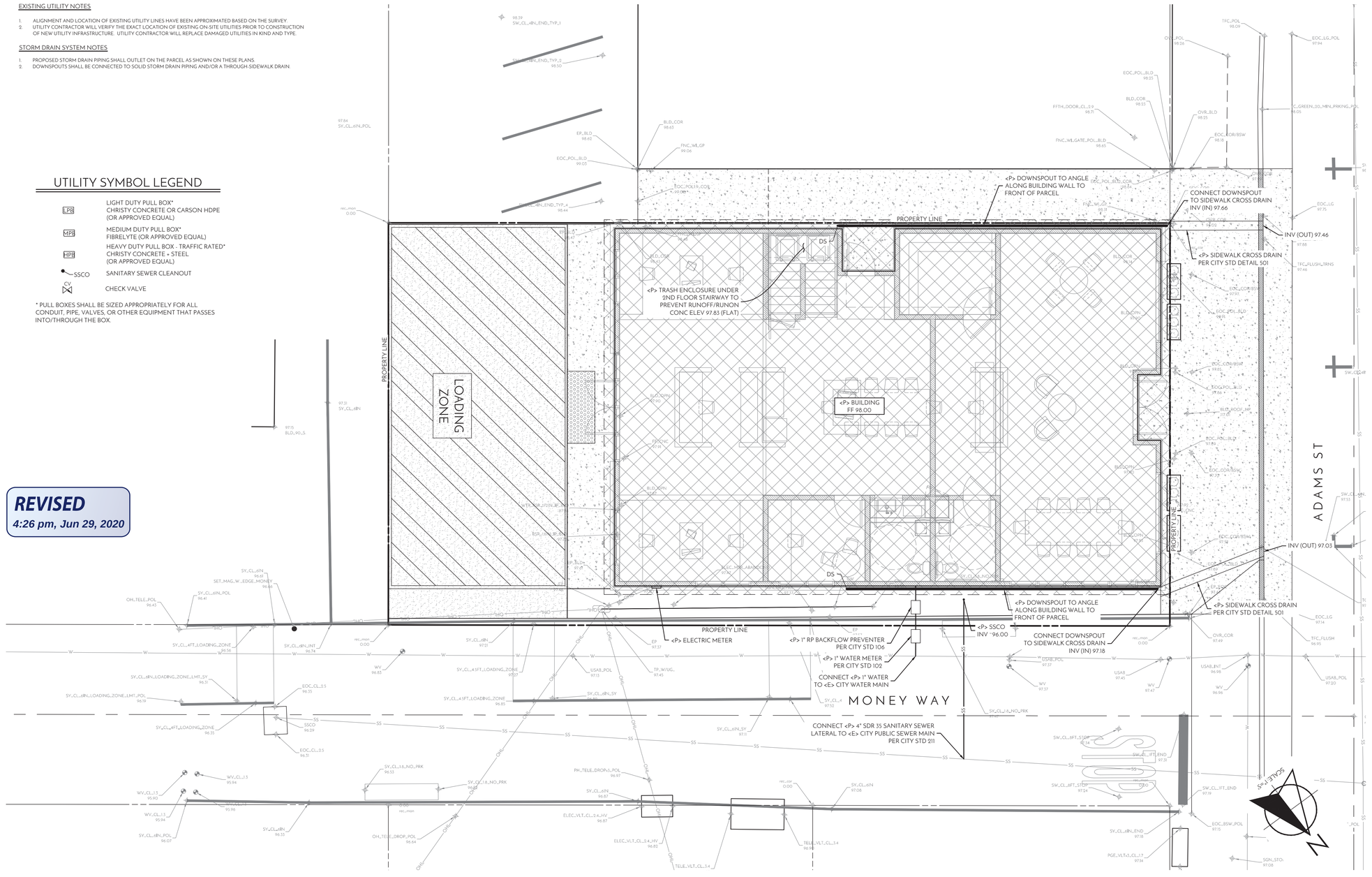
1. PROPOSED STORM DRAIN PIPING SHALL OUTLET ON THE PARCEL AS SHOWN ON THESE PLANS.
2. DOWNSPOUTS SHALL BE CONNECTED TO SOLID STORM DRAIN PIPING AND/OR A THROUGH-SIDEWALK DRAIN.

UTILITY SYMBOL LEGEND

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

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

REVISED
4:26 pm, Jun 29, 2020



UTILITY PLAN

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SCALE IN FEET

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St Helena, California 94574
Tel: 707.302.0300

CIVIL IMPROVEMENT PLANS

UTILITY PLAN

WALKER BUILDING
1229 ADAMS STREET
ST HELENA, CA 94574
APN: 009-240-023
PROJECT: 19-046

REGISTERED PROFESSIONAL ENGINEER
CHRIS A. DE ARAUJO
No. 75989
Exp. 06-30-20
CIVIL
STATE OF CALIFORNIA

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DATE	ISSUE
03/23/20	DESIGN REVIEW

SHEET:

C3.0

MKM & Associates
structural engineering

Larry Miyano ▪ Bud Malmanis ▪ Eric Kreager ▪ John Cook

November 15, 2019

MKM File # 190630

David & Elyse Walker
1617 Inglewood Avenue
St. Helena, 94574
C/O: Jenny Hoover
Wade Design Architects

Re: Existing Building Review
1229 Adams Street St.
St. Helena, CA 94574

Dear David,

At your request, MKM & Associates provided a site visit on Thursday, October 13th, 2019 at 9:30 am to review and evaluate the condition of the existing structure. Present during our review was yourself, and Eric Kreager from MKM & Associates.

Our cursory site review was limited to a visual survey of exposed exterior and interior accessible areas. Concealed spaces were not explored. Only general statements regarding the present structural condition and structural integrity can be made within these limitations.

General Findings

1. The metal roofing is attached to 2x3 wood purlins spaced approximately 28 inches on center and span between existing wood trusses at 48 inches on center (see picture 2 and 3).
2. The existing wood trusses are field-built and are comprised of 2x6 framing that are overlapped and nailed together at the truss joints. The existing truss connectors are overstressed, and the trusses appear to have a midspan deflection of approximately 2 inches (see picture 4).
3. The perimeter bearing walls are sheathed with exterior metal siding and are supporting the trusses with a 4x6 top chord, 4x6 vertical posts at 8 feet on center and a 2x6 bottom plate bolted to the existing concrete slab floor. Spanning between the wall posts are horizontal 2x6 flat studs at approximately 33 inches on center (see picture 3).
4. The exterior wall on the east side has had several of the supporting 4x6 posts pushed into the interior and are nearly off the wall bottom plate (see picture 5). We recommend that this be repaired, or shoring added.
5. The interior concrete slab appeared to be in a satisfactory condition. However, it is likely that the slab is lacking a vapor barrier and areas of the slab appeared to be slightly heaved or settled.
6. The gable end walls are not full height framed. The gable end wall top plate matches the top plate height at the adjacent bearing walls. These walls are braced with diagonal 2x6 horizontal braces at approximately the middle of the gable end wall (see picture 6).

441 College Avenue ▪ Santa Rosa, CA 95401 ▪ (707)578-8185 ▪ Fax: (707)578-7153 ▪ Email: info@mkmassociates.com

Summary / Recommendations

The entire building structure needs to be strengthened in order to provide the minimum life safety requirements of the building code.

1. The existing metal roofing does not provide a diaphragm that has the capacity to support the building laterally. We recommend that plywood sheathing be installed directly to the trusses and to new intermittent framing between the trusses.
2. The exterior walls are sheathed with metal siding that does not have the capacity to support the building laterally. We recommend that plywood sheathing be installed directly to the existing posts and to new intermittent stud wall framing.
3. The bearing wall framing should be framed with additional studs to support the trusses and the wall sheathing.
4. The existing sill plate needs additional bolting and holdowns to the existing foundation. In addition, the perimeter wall should be set on a raised concrete curb to obtain the required earth to wood clearance around the perimeter of the building.
5. The gable end walls need to be reframed. In their current condition, they are inadequate to transfer perpendicular lateral forces into the roof.
6. The existing roof trusses need to be strengthened and additional framing added between the trusses to support the roofing and finishes.
7. Blocking needs to be added between the trusses that are attached to the roof sheathing and the top of the wall.
8. The existing slab should be removed and replaced with a new slab with a vapor barrier.
9. The exterior foundation should be verified and provided if not existing or adequate.

Based on the amount of work required, our recommendation is to demolish the existing structure and build a new building.

I hope this provides you with the information you require currently. Please contact this office if you have any questions.

Sincerely,
MKM & ASSOCIATES
A California Corporation

Eric Kreager License No. SE3266

LH 20191115 1229 ADAMS ST 190630

ITEM	OBSERVATIONS / COMMENTS	PHOTOS
1.	1229 Adams Street St. St. Helena	
2.	The existing metal roofing does not provide a diaphragm that has the capacity to support the building laterally. We recommend that plywood sheathing be installed directly to the trusses and to new intermittent framing between the trusses. Blocking needs to be added between the trusses that are attached to the roof sheathing and the top of the wall.	

ITEM	OBSERVATIONS / COMMENTS	PHOTOS
3.	The exterior walls are sheathed with metal siding that does not have the capacity to support the building laterally. We recommend that plywood sheathing be installed directly to the existing posts and to new intermittent stud wall framing.	
4.	The existing roof trusses need to be strengthened and additional framing added between the trusses to support the roofing and finishes.	

ITEM	OBSERVATIONS / COMMENTS	PHOTOS
5.	The exterior wall on the east side has had several of the supporting 4x6 posts pushed into the interior and are nearly off the wall bottom plate (see picture 5). We recommend that this be repaired, or shoring added.	
6.	The gable end walls need to be reframed. In their current condition, they are inadequate to transfer perpendicular lateral forces into the roof.	

NORTH

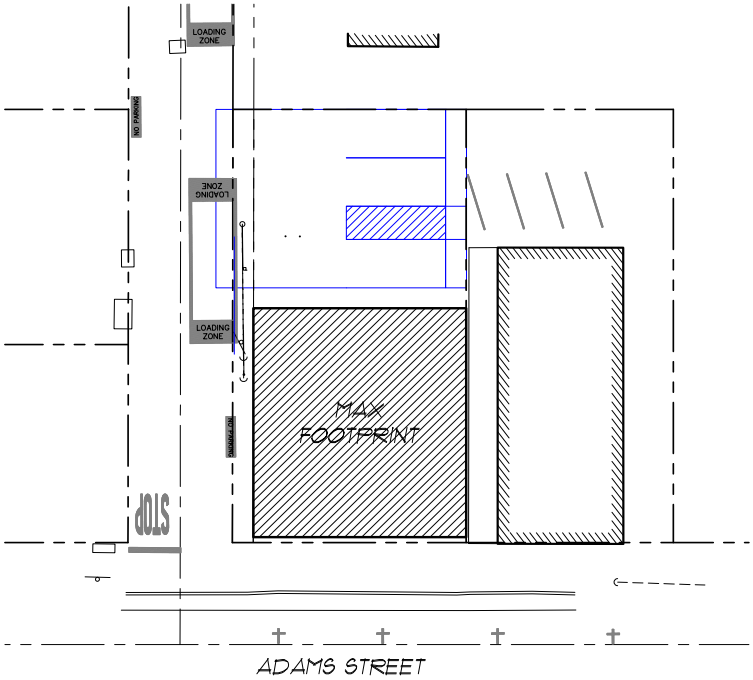
Aerial Vicinity

NOT TO SCALE | Adams Street | February 12, 2020

REVISED
4:22 pm, Jun 29, 2020

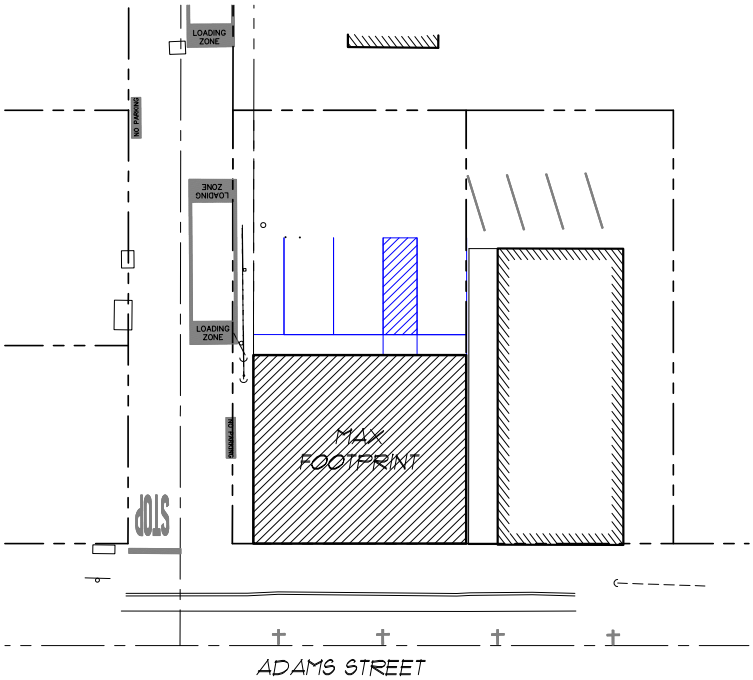
Option 1:
Only three spaces provided.

- Requires back up space into public way.
- No portion of parking can be located in side yard adjacent to a street per 17.124.060, and backup space encroaches into and beyond.
- Restricts neighbor access.



Option 2:
Only three spaces provided.

- Requires back up space onto neighbor property for one space.
- No portion of parking can be located in side yard adjacent to a street per 17.124.060, so 3 spaces is maximum.



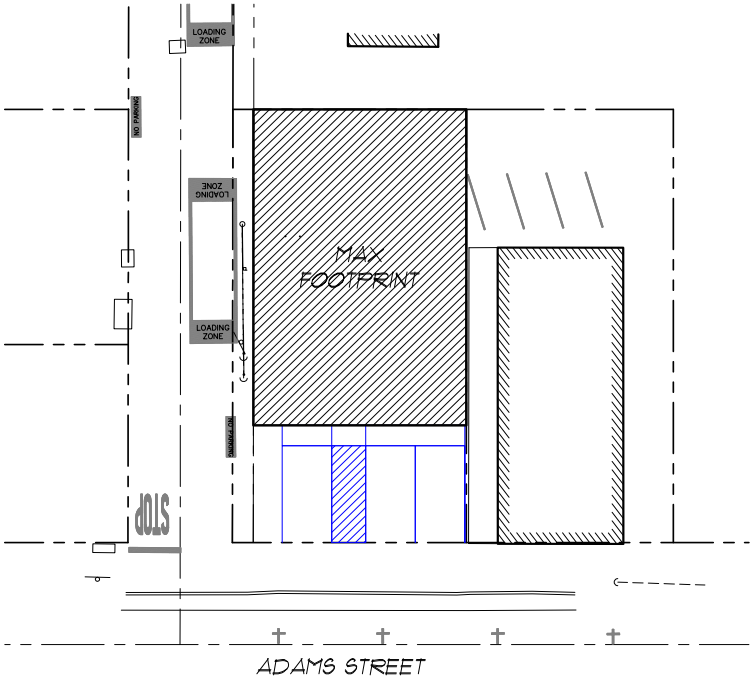
NORTH

PARKING STUDIES

Scale: 1/32"=1'-0" | Adams Street | 2-12-2020

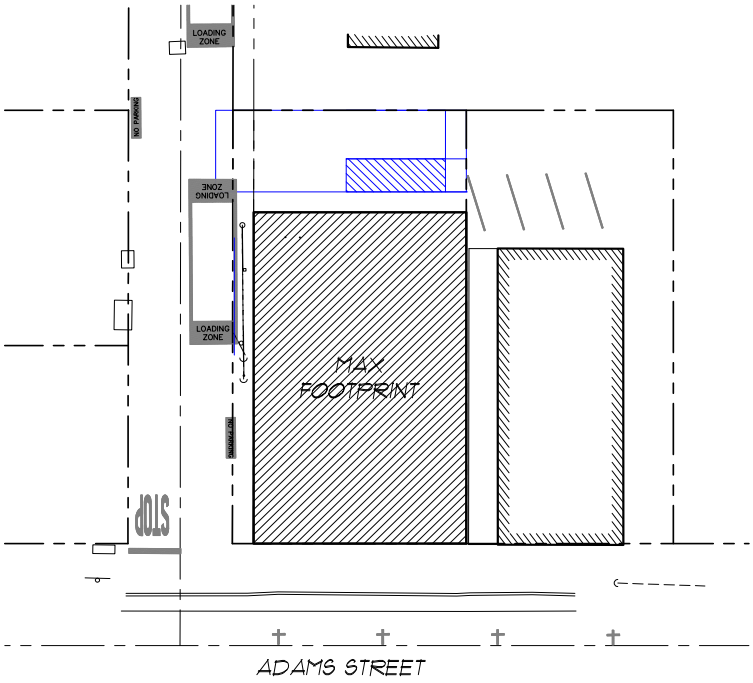
Option 3:
Only three spaces provided.

- Requires back up space into public way.
- Eliminates (2) street parking spots.
- Restricts neighbor access to their rear yards.
- No portion of parking can be located in side yard adjacent to a street per 17.124.060, so 3 spaces is maximum.



Option 4:
Only three spaces provided.

- Requires back up space onto neighbor property for one space.
- No portion of parking can be located in side yard adjacent to a street per 17.124.060, and backup space encroaches into and beyond.

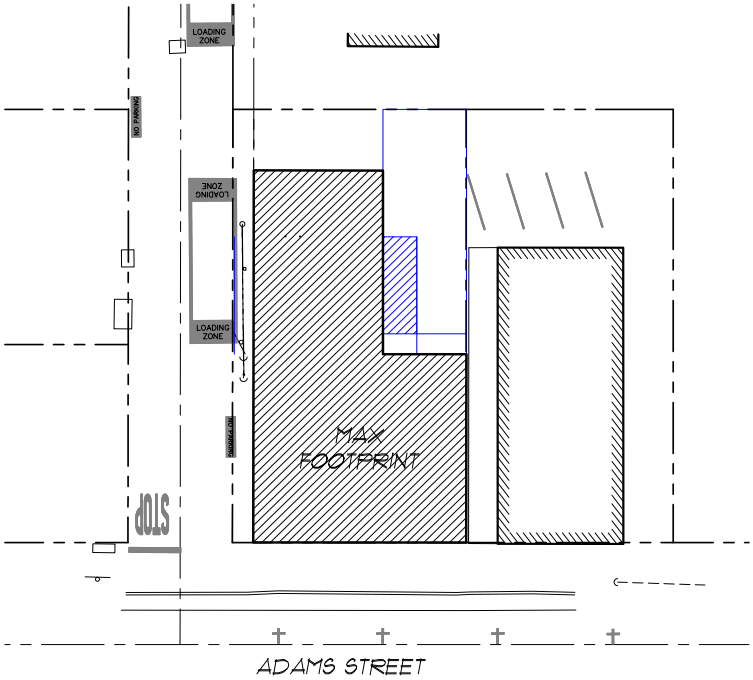


PARKING STUDIES

Scale: 1/32"=1'-0" Adams Street 2-12-2020

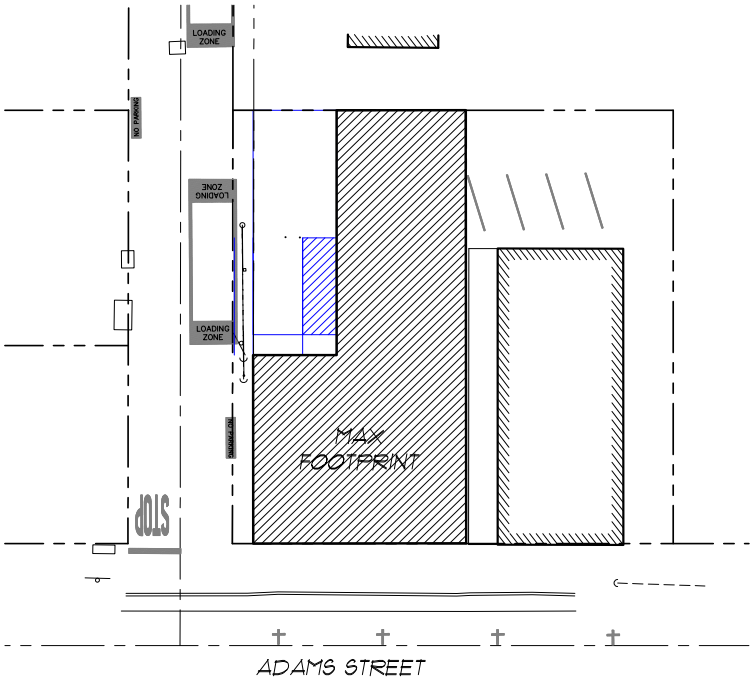
Option 5:
Only one space provided.

- Requires back up space onto neighbor property for exit to public way.



Option 6:
Only one space provided.

- Requires back up space onto neighbor property or into public way.



PARKING STUDIES

Scale: 1/32"=1'-0" | Adams Street | 2-12-2020

April 1, 2020

Planning Department
1572 Railroad Ave.
St. Helena, CA 94574

RE: 1229 Adams Street
Design Review – Parking & ADA Access

To Whom It May Concern:

I hereby provide consent for the tenants and visitors to the proposed building at 1229 Adams Street to use the walkway along the westerly edge of my property at 1241 Adams. The owner at 1229 Adams is authorized to remove the gates at the north and south ends of the walkway, and repair or replace the concrete walking surface to comply with ADA standards. Any damage to my property resulting from this approved work is the responsibility of the owner at 1229 Adams Street to repair. I understand that any alteration to this agreement may require the owner at 1229 Adams to renovate his building to maintain an accessible path of travel.

Thank you,

David Ducate
Owner 1241 Adams Street

Water Use Analysis

1229 Adams Street

St. Helena, CA 94574

APN: 009-240-023

December 19, 2019

Rev 1: March 24, 2020

prepared by:

Madrone Engineering

1485 Main Street, Suite 302

St. Helena, CA 94574

TABLE OF CONTENTS

I. INTRODUCTION & GENERAL OVERVIEW 3
A. INTRODUCTION 3
B. PROJECT DESCRIPTION 3
II. WATER USE ANALYSIS 3
III. MITIGATION MEASURES 4
IV. CONCLUSION 4

I. Introduction & General Overview

A. Introduction

Madrone Engineering has prepared this report to assist the 1229 Adams Street project with compliance with City of St. Helena water use requirement. As of March 22, 2011, a water demand analysis must be completed to demonstrate that all proposed projects are water neutral (City of St. Helena Code 13.12).

B. Project Description

The owners of the property at 1229 Adams Street (APN 009-240-023) are proposing to replace an existing warehouse building with a new office building. The parcel is currently connected to City water, and has a restroom. However, the connection appears to predate the requirement for a water meter, as no water meter appears to exist. Therefore, no previous water use will be assumed for the purposes of this report.

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

II. Water Use Analysis

This project proposes the development of a new office building to replace an existing warehouse building on an existing property at 1229 Adams Street, St. Helena (APN 009-240-023). The proposed building includes two single-occupancy restrooms, each with a toilet and sink, and a small kitchen with a sink. Proposed landscaping consists of two small planter boxes at the front of the building.

Water usage on the parcel will be a function of the number of people using the office space. The building includes a "front lease space" for 2 people, a "rear lease space" for 6 people. Peak use would occur on a weekday, when each of the spaces would be occupied (8 people total).

Total water use is estimated at approximately 40 gallons per day averaged throughout the year. This will be the net additional water use for the project. Please see Table 1, attached, for a summary of the water use generated by the proposed project.

III. Mitigation Measures

Replacing older fixtures in a 3-bedroom residence would accomplish the necessary water savings. The applicant will identify an existing 3-bedroom residence that is currently connected to City water, and perform the following retrofits.

Replacing the showerheads within an existing 3-bdrm residence with low-flow units would result in significant water savings. A typical low-flow showerhead (1.5 gpm) would save 1.0 gpm. Please see Table 2, below, for a conservative estimate of the water savings.

TABLE 2 - ESTIMATED WATER SAVINGS

Use	Differential Flow	Duration	Daily Use	Occupants	Gallons Per Day
Showerheads	1 gpm	8.00 min	1	6	48 gal
Total					**48 gallons**

IV. Conclusion

Table 3, below, provides a summary of the proposed water uses and water savings measures of the proposed project.

Table 3: Estimated Total Water Use

Use	Gallons		Acre-Feet
	Daily	Annual	Annual
Add'l Water Use	40	14,600	0.045
Mitigation Measures	-48	-17,520	-0.054
Net Water Usage	**-8**	**-2,920**	-0.009

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

TABLE 1 - PROPOSED PROJECT WATER USE

		Quantity	Average Flow	Duration	Daily Use	Occupants	Total Daily Water Use	Total Annual Water Use	Total Annual Water Use
260 days annually	Low Flow Toilet (Wkday)	2	1.28 gal		3	8	31 gal	7987 gal	
	Low Flow Lavatory Faucet (Wkday)	2	1.5 gpm	0.25 min	3	8	9 gal	2340 gal	
	Low Flow Kitchen Faucet (Wkday)	1	1.5 gpm	2 min	1	4	12 gal	3120 gal	
	Exterior Landscaping	1	1.0 gph	10 min	1	4	1 gal	173 gal	
105 days annually	Low Flow Toilet (Weekend)	2	1.28 gal		2	2	5 gal	538 gal	
	Low Flow Lavatory Faucet (Wkend)	2	1.5 gpm	0.25 min	2	2	2 gal	158 gal	
	Low Flow Kitchen Faucet (Wkend)	1	1.5 gpm	2 min	1	1	3 gal	315 gal	
	Exterior Landscaping	1	1.0 gph	10 min	1	4	1 gal	70 gal	
	Total							**14,701 gal**	**0.05 af**
								40 gal/day	

TABLE 2 - ESTIMATED WATER SAVINGS

Use	Differential Flow	Duration	Daily	Occupants	Gallons Per Day
Showerheads	1.00 gpm	8.00 min	1	6	48 gal
Total					**48 gallons**

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Stormwater Control Plan

Small/Single-Family Home project

Walker Building

1229 Adams St., St. Helena, CA 94574

APN: 009-240-023

March 23, 2020

prepared by:

Madrone Engineering

1485 Main Street, Suite 302

St. Helena, CA 94574

RECEIVED
City of St. Helena
4/2/2020

19.048
1229 Adams Street

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TABLE OF CONTENTS

I. INTRODUCTION & GENERAL REQUIREMENTS 3
A. REPORT OVERVIEW 3
B. PROJECT DESCRIPTION 3
II. PROJECT DATA FORM 4
III. RUNOFF REDUCTION OPTION CHECKLISTS 5
IV. CONCLUSION 5

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I. Introduction & General Requirements

A. Report Overview

Madrone Engineering has prepared this report to assist the Walker Building project in complying with current storm water regulations, specifically the Phase II NPDES Permit for Small Municipal Storm Sewer Systems (MS4s). As of June 30, 2015, development projects that create or replace 2,500 square feet or more of impervious surface (roofs or pavement) must incorporate specific measures to reduce runoff.

As the total new or reconstructed impervious area for this project is less than 5,000 square feet, the project is required to submit a complete Storm Water Control Plan for Small Projects. This report follows the Bay Area Stormwater Management Agencies Association guidelines found in Appendix C (Small/Single-Family Home Projects) of the Post-Construction Manual.

B. Project Description

This project is requesting Design Review approval for the replacement of an existing garage with a new office building at 1229 Adams, St. Helena, CA (APN 009-240-023).

The project location is in downtown St. Helena, which is developed with multiple buildings, roads, and parking areas. The parcel is flat (less than 2% slope), currently completely covered by impervious area (roofs and pavement), and is a half block east of Main Street. Stormwater is currently transported by sheet flow to adjacent streets and gutters.

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1229 Adams Street

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II. Project Data Form

Project Name/Number	Walker Building
Application Submittal Date	March 23, 2020
Project Location (street address + APN)	1229 Adams Street St. Helena, CA 94574 APN: 009-240-023
Name of Owner or Developer	David Walker
Project Type and Description	Small Project (< 5,000 square feet) New roof and sidewalk.
Total Project Site Area (acres)	0.11 acres
Total New or Replaced Impervious Surface Area (square feet)	3,125 square feet
Total Pre-Project Impervious Surface Area	~4,750 square feet
Total Post-Project Impervious Surface Area	~4,750 square feet
Runoff Reduction Measures Selected (check one or more)	☐ 1. Disperse runoff to vegetated area ☐ 2. Pervious Pavement ☐ 3. Cisterns or Rain Barrels ☐ 4. Bioretention Facility or Planter Box

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III. Runoff Reduction Option Checklists

The guidelines in Appendix C of the BASMAA Post-Construction Manual provide four options for reducing storm water runoff:

1. Disperse Runoff to Vegetated Areas
2. Pervious Pavement
3. Cisterns or Rain Barrels
4. Bioretention Facility or Planter Box

Storm water runoff from this project will be routed into through-sidewalk drains and to the gutter on Adams Street. Because the existing parcel is completely covered with roof/pavement, and the parcel is very small (0.11 acres), no opportunities exist for adding any landscaped or bioretention areas. However, because no new impervious area is proposed, post-project runoff will be equal to or less than pre-project runoff.

IV. Conclusion

This report demonstrates that the project design is in compliance with current stormwater regulations and follows the recommendations of Appendix C of the BASMAA Post-Construction Manual for a Small Project.

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APPENDICES

APPENDIX A: VICINITY MAP

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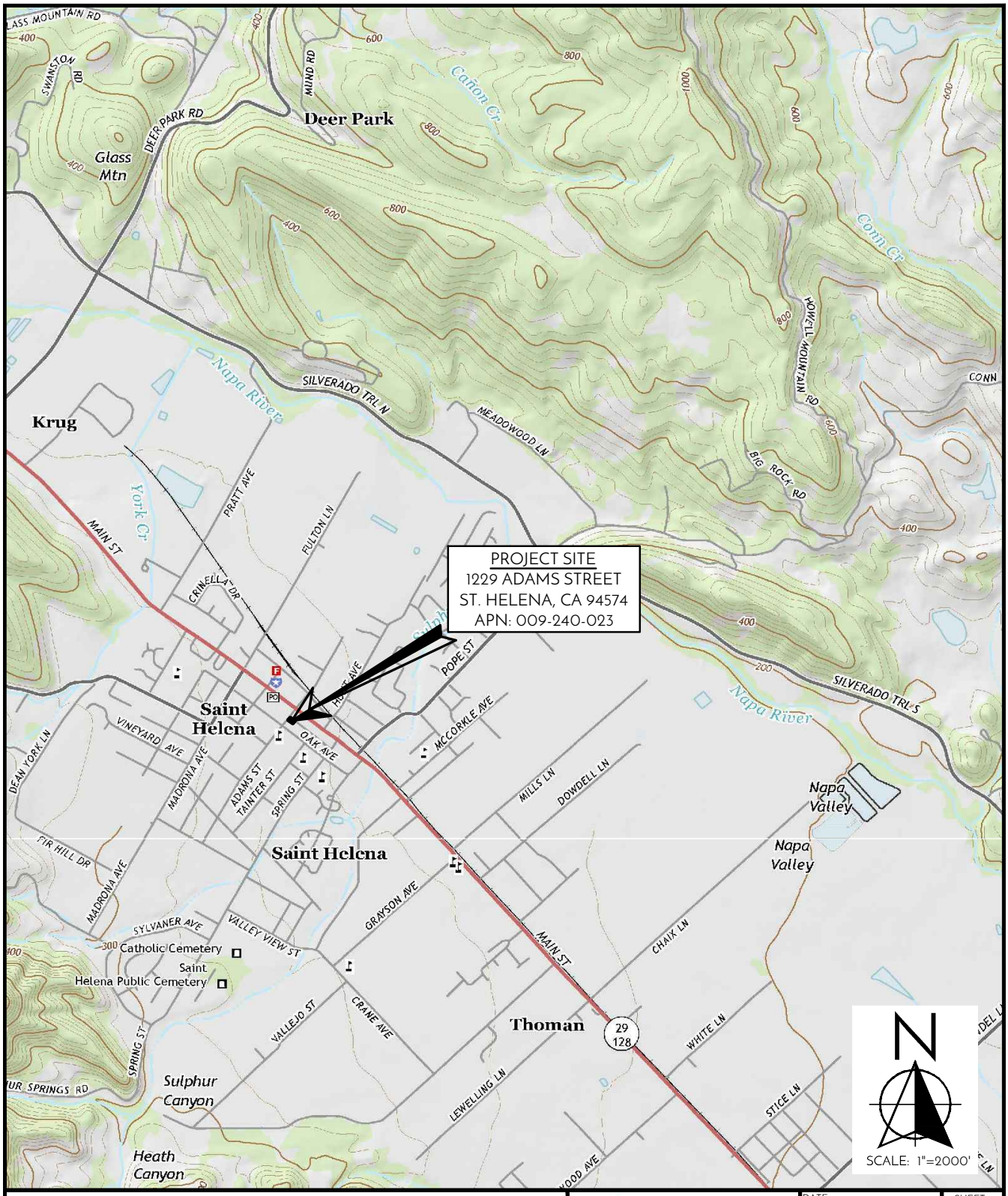
APPENDIX A
VICINITY MAP



WALKER BUILDING
VICINITY MAP

madrone engineering
1485 MAIN ST., SUITE 302
ST. HELENA, CA 94574
(707) 302-6280

DATE:	03/24/20
SCALE:	1"=2,000'
JOB #	19.048
APN:	009-240-023

SHEET 1 OF 1

HISTORIC RESOURCE EVALUATION + CONSISTENCY ANALYSIS

1229 Adams Street, ST. HELENA, CA

December 18, 2019

PREPARED FOR:
David & Elyse Walker
1229 Adams Street
St. Helena, CA 94574

PREPARED BY:
LILLY BIANCO
PRESERVATION & PLANNING

PURPOSE

This Historic Resource Evaluation (HRE) and Consistency Analysis has been prepared for the "Walker Building" project (APN.009-240-023) located at 1229 Adams Street in St. Helena, California (formerly referred to as 1225 and 1229 Adams St.). The subject building is a utilitarian building, constructed as a blacksmith shop in 1925/26. The property is listed as a contributor to the St. Helena National Register Historic Commercial District (OMB no. 1024-0018) and is also listed on the City's Historic Resources Master List. It does not appear that the building has been individually evaluated or recorded on a DPR 523 form.

The foregoing evaluation includes a review of the building's individual historic significance, as well as, an evaluation of the proposed new construction and potential impacts to the integrity as proposed under the "Walker Building" project. Under this application, the property owners have proposed to demolish the existing building and construct a replacement structure that is in keeping with the simple design, scale, and mass of the existing building. The proposed replacement would generally maintain the existing footprint, form, and mass of the building, but would increase the height minimally by 2'10". The new building would be clad in vertical wood siding, punctuated with a series of simple windows and capped with a gabled, corrugated steel roof.

METHODOLOGY

To inform the evaluation, the author conducted review of archival information and records available at the Napa County Library, Napa County Historical Society, and Napa County Assessor's Office. Additional online resources that were consulted include the California Digital Newspaper Collection, the Napa County Newspaper Archive, and Ancestry.com. Correspondence with the Research Coordinator at the St. Helena Historical Society and conversations with the previous property owners, Hap and Patty Vasconi, informed this evaluation. A field survey was undertaken on October 24, 2019 to document the building and determine the level of integrity that remains . Review of project plans prepared by Wade Design Architects for the "Walker Building" project and dated December 18, 2019, as well as discussion with the client, informed the understanding of the proposed project.

The evaluation focuses on the identification of the building's individual historic significance, the role the property played in the larger historic context, and an

assessment of integrity. In addition, this evaluation includes consideration of how the new construction may impact the historic integrity of the District and the extent to which the proposed design meets applicable Secretary of the Interior's Standards.

HISTORIC RESOURCE EVALUATION

HISTORIC CONTEXT

The City of St. Helena lies within what was historically the Carne Humana Rancho, granted to English physician, Edward Turner Bale, from the Mexican Government In 1839. The boundaries of the Rancho comprised all the Napa County lands north of the Caymus Rancho (just north of present-day Yountville).

In 1851, not long after California obtained Statehood, Englishman Henry Still purchased approximately 100 acres of the Bale grant, bounded by what are now Main Street, Sulphur Creek, Madrona Avenue and the foothills to the southwest. In partnership with a Mr. Walter, Still constructed the first building in St. Helena in 1853 — a very basic building of redwood splits and a small dwelling. In recognizing the potential of his land to become a strategic agricultural and economic center in the Valley, Still soon began donating lots to anyone willing to erect a building on it. In 1855 a Mr. John Kistner constructed two buildings on the corner of Spring and Main. From that point on development of the small town proceeded at a regular pace. In 1855, A. Tainter constructed the first hotel — this was quickly followed by the construction of a blacksmith shop and wagon shop. In 1856 Christian Turkeldson built the first house east of Main. The first school and church were constructed in quick succession in 1857 and 1858.[1] The surrounding agricultural lands were devoted to cattle grazing, grain production, and viticulture.

In April 1864 the California Legislature passed a bill authorizing aid for the construction of a new Napa Valley Railroad. The railroad, originally providing service from suscol to Napa, was extended north and reached St. Helena in February of 1868. The extension of the railroad reinforced St. Helena as an agricultural and trade center such that it came to serve as a central trading post for grain farms in Conn, Chiles, and Pope Valleys as well as fruit orchards of the Howell Mountain.

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[1] W.F Wallace, *History of Napa County, Comprising an Account of its geographical position and area...*(Oakland, CA: Enquirer print), 1901. 231-237.

St. Helena incorporated as a city in 1876 and reincorporated in 1889. In the intervening years, St. Helena viticulture grew to be an ever-more prominent industry. By the 1870s most agriculture lands were devoted to wine grape production. By the 1880s St. Helena was well recognized as an important commercial center and shipping center for agricultural and extractive industries.

St. Helena Commercial Development

Since it's founding, commercial activity in St. Helena concentrated along Main Street, the main thoroughfare connecting the city to Napa in the south and Calistoga in the north. In the 1880's wooden sidewalks were installed, by 1900 a sewer system was installed, and the wooden sidewalks were replaced by concrete. In 1907 an electric railway was installed along Main Street and functioned until 1937, when it was removed so that Main street could be paved with concrete and asphalt.

The earlier half of the twentieth century, St. Helena experienced a period of growth which facilitated a rapid expansion both commercially and residentially. Today, the commercial center exhibits development spanning the years from 1870 until 1947 with development occurring in four distinct phases, the last of which occurred from around 1910 to 1947. Two trends seen during the final phase of development included the replacement of earlier structures which more modern functional structures and façade modernization.

1229 Adams Street

Consistent with the trends of the time, the subject building at 1229 Adams, constructed in 1925/26, replaced an earlier building on the site dating to sometime before 1910. Per a 1925 St. Helena Star Article[2] , the subject building was commissioned in the fall of 1925 by Bismarck Bruck. The article notes that, Bismarck Bruck was to have his large lot on Adam's Street cleared of trees in order to erect six private garages, as well as a blacksmith shop to be occupied by a Lloyd L Williams, who has an existing shop housed in a building on the opposite corner of Adams and Oak Street. During this period, blacksmithing was still essential to the Valley's early farmers and ranchers who counted on local blacksmiths for equipment repairs and the forging of new farm implements. The blacksmith shop was to be designed by Architect Hunt of Napa with an exterior of corrugated iron. The blacksmith shop was to be located across the 14-

[2] "Improvements Being Made: Bismarck Bruck Preparing to Erect Building on Adams Street," St. Helena Star, September 4, 1925.

foot alley (Money way) and measure 42x60 feet, with a 20x42 foot yard located at the building rear. Between the shop and public library, there were to be three private garages measuring 9x18 feet.[3]

Bismarck Bruck (1870-1926) was born on Sept. 5, 1870 to Louis and Isadora "Lolita" Bruck. Bismarck descended from the Bale and Vallejo Families and spent much of his youth working on his family's property (the Bale Ranch) and attending school. In the 1890's Bismarck became the manager of the Moffit Ranch (formerly Krug Winery) and later leased the property and there he would help to develop a new grafting method. In the early 1900s Bismarck entered the political world and went on to become a St. Helena Trustee, Napa County Supervisor and later in 1914, a California Assemblymen.

During his political career, Bismarck championed many community projects include construction of many of Napa's stone bridges, road improvements and the creation of Lyman park. He also fought prohibition and was instrumental in preserving his grandfather's mill – the Bale Mill, which was dedicated as a California Historical site in 1925. Bismarck made his home in the Napa Valley until he passed in October of 1926.[4]

With Bismarck's passing, the subject property on Adams Street was transferred to his son, Dr. Edwin Bruck (1893-1967).[5] The property stayed in the Bruck family until Edwin sold the property in November of 1966 to Mario and Gertrude Vasconi. The property most recently passed from the Vasconi family to the current owners, David and Elyse Walker.

From its construction in 1925/26 until approximately 1950, the subject building functioned as a blacksmith shop. Available Polk City Directories indicate that from 1926 to at least 1929 LL Williams, Blacksmith, tenanted the building. Williams originally had a blacksmith shop situated on the opposite corner of Adams and Oak but moved into the new shop after its construction in 1926. An advertisement in a 1923 issue of the St. Helena star indicates that Williams specialized in: general repairs, horseshoeing, wagon making, blacksmithing, and auto spring work, as well as, hardwood work and automobile beds. The building continued to function (albeit intermittently) as a blacksmith shop until about 1950. From 1933 to 1935, WW Frost, Blacksmith is listed as

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[3] St. Helena Star, "Improvements Being Made. Bismarck Bruck Preparing to Erect Building on Adams Street," September 4, 1925.

[4] Rebecca Yerger, Memory Lane: Bismarck Bruck, a devoted native son, Napa Valley Register, Sept 22,2019 https://napavalleyregister.com/lifestyles/real-napa/columnists/rebecca-yerger/rebecca-yerger-memory-lanebismarck-bruck-a-devoted-native-son/article_a0d02822-d02a-542f-9d92-3b00ff4be71b.html

[5] Document No. 1928-0002330. Decree of Distribution, Sept. 24,1928

the tenant, with no tenant listed for 1937 and 1939. From 1942 to 1950 Jos. Zampetti, Blacksmith tenanted the building.

According to information obtained from the former property owners, In the 1950's through the 1960's the property functioned as a PG&E substation. After PG&E had vacated the property, it served as a storage building, and later sat vacant. The building has remained vacant for a number of years and has been moth-balled, but the condition of it has continued to deteriorate given the level of deferred maintenance.

ARCHITECTURAL DESCRIPTION

The building at 1229 Adams Street is located on a rectangular lot of 3801 SF, situated with frontage on Adams Street and Money Way. Constructed in 1925/26, the building is a one-story utilitarian building measuring 42x60 feet. The wood framed building is rectangular in plan, set atop a slab foundation, clad in corrugated metal siding and capped with gabled metal roof. The building is punctuated with garage doors and unglazed, screened window openings that have since been boarded up with plywood.

The **façade (north elevation)**, like the rest of the building, is clad in corrugated metal siding. The facade features two equally spaced garage door openings of different sizes, each flanked by a window opening which has since been boarded up. Above the westernmost opening is an address referencing it as 1229 Adams. Historically, the building was addressed as 1225 and 1229 Adams. The **east elevation** extends along Money Way and is punctuated with two window openings, one of the which is covered with metal sheeting and the other boarded up. The **rear (south) elevation** is clad in a patchwork of corrugated metal siding and features an off-center garage door opening. What was formerly considered "the yard" now serves as parking. Finally, the **west (interior side**) **elevation**, like that of the east elevation, features an unadorned wall plane punctuated with two large boarded up window openings. The building's overall condition is poor in that the metal siding, likely altered over the years, is now a patchwork of metal sheeting, and in a state of disrepair with a considerate amount of rust and overall deterioration.

SIGNIFICANCE

In 1997 the subject building was listed on the National Register of Historic Places (NRHP) as a contributor to the St. Helena Commercial District. The District is significant under the theme of architecture in that is illustrates the evolution of commercial architecture from 1870 through the end of WWII and also, because it

includes a large concentration of buildings constructed of native trachytic. It continues to exhibit a high level of integrity and features approximately 33 contributing buildings and 13 non-contributing buildings. According to the District Nomination , the components that contribute to the feeling of a traditional downtown include the arrangement of buildings, which are immediately contiguous to each other and front the sidewalk, the predominant retail use, uniformity of scale, and retention of design and detailing.

The subject building (referred to in the Nomination as 1225 and 1229 Adams) is identified as a contributor to the District. However, no evaluation of the building's individual significance could be located. Accordingly, this assessment considers the building's potential historic significance as an individual resource under the California Register and National Register Criteria to 1) determine if it is individually significant for listing and 2) to obtain a better understanding of its relative significance in the context of the District.

Eligibility for listing on the National Register/ California Register is determined based on how well a given property meets one or more of the following criteria. It is not required that all four criteria are met for a resource to be considered significant. A discussion of how the project does or does not meet the applicable criteria is included, below:

Criterion 1/A. 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

This criterion recognizes properties associated with single events or with a pattern of events or historic trends which are clearly important within an identified historic context. The subject property does thematically fall under the theme of commercial development in St. Helena, However, when considered alone, its relative importance in this theme does not rise to the level of significance needed to be individually eligible under this criterion. The construction or operation of the building as a blacksmith shop is not representative of any notable transition or important development in the context of commercial development in St. Helena and therefore does not appear individually eligible under this criterion.

With that said, although the building does not appear to be significant under this criterion as an individual resource, it's inclusion as a contributor to the larger historic district seems appropriate given that it is an intact example of a commercial building

dating to the 1920's. Still, the building is a nominal contributor and while it does help to convey the significance of the commercial district, it is not as integral to the significance as some of the more prominent contributors.

Criterion 2/B. Associated with the lives of persons important to local, California or national history

Properties eligible under Criterion 2/B are usually those associated with a person's productive life, reflecting the time period when he or she achieved significance. To be eligible under this criterion, the resource should be the location that is the most representative and closely associated with a significant person, the person's home, office, studio, etc. Based on research conducted, the subject building bears the strongest association with Bismarck Bruck, who originally owned the property upon which the building was built and commissioned it's construction. While considered significant in the context of local history, Bruck's association with the building is not strong enough for it to be considered significant merely based on his limited association with it. Bruck's accomplishments are much better represented by those resources related to his personal life and/or political career. For those reasons, the subject building does not appear significant under Criterion 2/B.

Criterion 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

Properties eligible under this criterion are most often eligible given their embodiment of distinctive characteristics of a type. The building at 1229 Adams, while unique for its corrugated metal exterior, does not embody a significant number of characteristics of any particular architectural style. The building it a simple, utilitarian building constructed for functional purposes. The architecture does not embody distinctive characteristic of a type, nor is it the work of a master, and it doesn't possess high artistic value. The building therefore does not appear eligible under Criterion 3/C.

Criterion 4 Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation

Under this criterion a property is eligible if it has been used as a source of data and contains more yet retrieved data. A property is also eligible if it has not yet yielded information but, through testing or research, is determined a likely source of data. The subject building does not constitute the principal source of information, for which

to deem it eligible under this criterion. Further, a review of available records is not indicative of the presence of archeological resources proximate to the subject site. As such, there is no indication that the property would be significant because it has yielded or is it expected to yield information important to the prehistory or history of California or the nation. It therefore does not appear eligible under Criterion 4/D.

INTEGRITY

Historic Resources deemed to be significant must also be able to convey their historic significance. The ability to do this is judged by how well the resource meets the seven aspects of integrity: *Location, design, setting, materials, workmanship, feeling and association*. It is not required that a property retains *all* its historic physical features or characteristics, rather a property must retain at the very least, those essential features which allow it to convey its significance. The essential features are those that define (1) why a property is significant and (2) when it was significant.

The subject building appears to retain integrity as a contributor to the District given that it's essential features (form, mass, materials, and details) have remained largely unchanged. At the individual level, the building does not appear significant, and as such, integrity as an individual resource is not a consideration.

CONCLUSION

Research detailed herein indicates that the building at 1229 Adams is not significant as an individual resource but does confirm the building's eligibility as a contributor to the historic district. However, In the context of the District and relative to other identified contributors, the subject building appears to be a nominal contributor and the removal of the resource from the District would not necessarily result in an adverse change to the integrity of the District or preclude the District from exhibiting integrity.

While it is not the preferred approach to remove a contributor from a Historic District; in singular instances where the building is not individually significant, is not particularly integral to the district, exhibits issues that preclude rehabilitation/re-use, and an appropriate replacement is proposed, the removal may be acceptable at the discretion of the lead agency and could be undertaken without negatively impacting the integrity of the District.

CONSISTENCY ANALYSIS:

The purpose of the Consistency Analysis is to determine whether the proposed design of the replacement building is consistent with character of the Commercial District and complies with applicable Secretary of the Interior's Standards. The Secretary of the Interior's Standards mostly apply to the treatment of existing resources and do not readily address new construction/infill development with the exception of a few standards. The Standards and Treatment Guidelines that do apply are identified below with a discussion of how the project meets those guidelines.

According to project plans, dated December 18, 2019, the client proposes to demolish the existing building and re-construct a new building that is in keeping with the general character and which maintains much the same relationship with adjacent resources. The proposed building would feature almost the exact same footprint, would maintain the same form, massing, and simple character of the existing building and only increases the height by approximately 2'10". The new design would be appropriate in the context of the District and would not have an adverse impact on the integrity of the District and would be consistent with the Sect. of the Interior's Standards, as explained, below.

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

   The proposed design does not significantly deviate from the that of the existing building. The Secretary of the Interior's Standards Treatment Guidelines, 2017, specify that the design for related new construction should be considered in terms of its relationship to historic district and setting. The retention of the footprint, form, height (+_ a few feet) and simple detail, gives a nod to the existing building, while also largely maintaining the established relationship between the subject property and the other resources in the District. The proposed detailing, vertical wood cladding, and more modern materials will ensure that the building is not misconceived as a historic resource but will also ensure that it sufficiently fits in with the District and

maintains a relationship very similar to that of the existing building and surrounding resources. As such, the project is consistent with SOIS 9.

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

    The new construction is detached and if removed or replaced in the future, would not impact the District or adjacent resources. As such, the project is consistent with SOIS 10.

CONCLUSION

The findings of the Evaluation and Consistency Analysis indicate that the former blacksmith shop located at 1229 Adams is not individually significant but continues to serve as a contributor to the St. Helena Historic Commercial District and retains integrity. It is further found that in this particular situation, given that the building is not individually significant, is not particularly integral to the district, exhibits issues that preclude rehabilitation/re-use, and an appropriate replacement consistent with applicable Sect. of the Interior's Standards is proposed, at the discretion of the Lead Agency, the removal and replacement of the building may be undertaken without negatively impacting the integrity of the District.

REFERENCES

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National Register of Historic Places, St. Helena Historic Commercial District, St. Helena, Napa County, California. National Register #1024-0018

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Public Records

Napa County Assessor's Records

Napa County Historical Society Archives

R.L Polk City Directories available at Napa County Library. Years 1925- 2007

Sanborn Fire Insurance Maps: 1890, 1899, 1910 (updated 1944)

St. Helena Historical Society Archives

St. Helena Star Archives

Personal Correspondence

Mariam Hansen, Research Librarian at St. Helena Historical Society, October 17, 2019

Hap & Patty Vasconi, former owners of subject property, October 29, 2019

QUALIFICATIONS

Lilly Bianco holds a Masters in Historic Preservation and has practiced in the field for eight years. She is a qualified Architectural Historian pursuant to the Secretary of the Interior's Standards and as defined in the Code of Federal Regulations, 36 CFR Part 61. Ms. Bianco is also listed as an Architectural Historian on the California Historic Resources Information Systems list of qualified consultants.

ATTACHMENTS

1. Site Photos
2. Sanborn Fire Insurance Maps
3. DPR 523 Primary Record and Building, Site, and Object Record

Attch 1. Site Photos

Façade (North Elevation).

Façade - address located above westernmost garage opening.

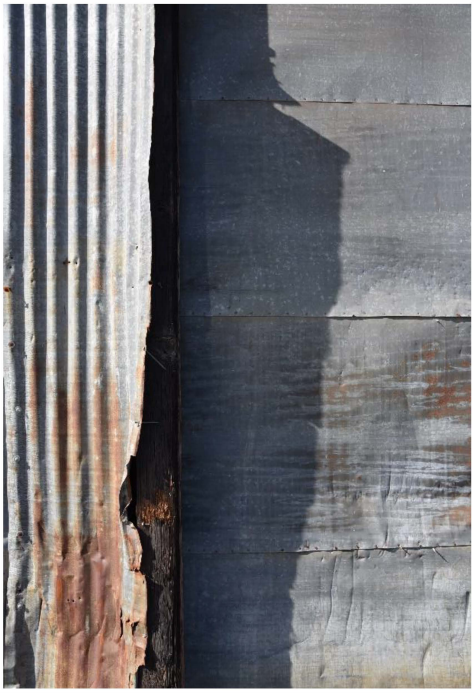
Façade viewed from the west

Northeast Corner/ East Elevation.

East Elevation (Adjacent to Money Way).

Rear (South Elevation)

Rear (South) Elevation door.



Rear Elevation – siding material

West (Interior side) Elevation.

APN 009-240-023-000
1229 Adams Street
Saint Helena, CA 94574

Inquiry Number: 5829240.1
October 14, 2019

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
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Certified Sanborn® Map Report

10/14/19

Site Name:

APN 009-240-023-000
1229 Adams Street
Saint Helena, CA 94574
EDR Inquiry # 5829240.1

Client Name:

Lilly Bianco Preservation & Planning
2413 Adrian St
Napa, CA 94558
Contact: Lilly Bianco

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Project 009-240-023-000

Maps Provided:

1944
1910
1899
1890
1886

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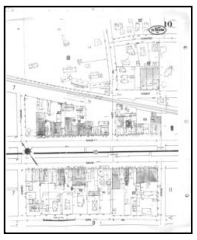
1944 Source Sheets

Volume 1, Sheet 6
1944

Volume 1, Sheet 7
1944

Volume 1, Sheet 9
1944

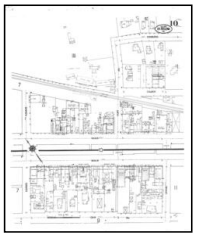

Volume 1, Sheet 10
1944

1910 Source Sheets

Volume 1, Sheet 6
1910

Volume 1, Sheet 7
1910

Volume 1, Sheet 9
1910


Volume 1, Sheet 10
1910

1899 Source Sheets

Volume 1, Sheet 5
1899

Volume 1, Sheet 6
1899

Volume 1, Sheet 10
1899

Volume 1, Sheet 11
1899

1890 Source Sheets

Volume 1, Sheet 2
1890

Volume 1, Sheet 3
1890

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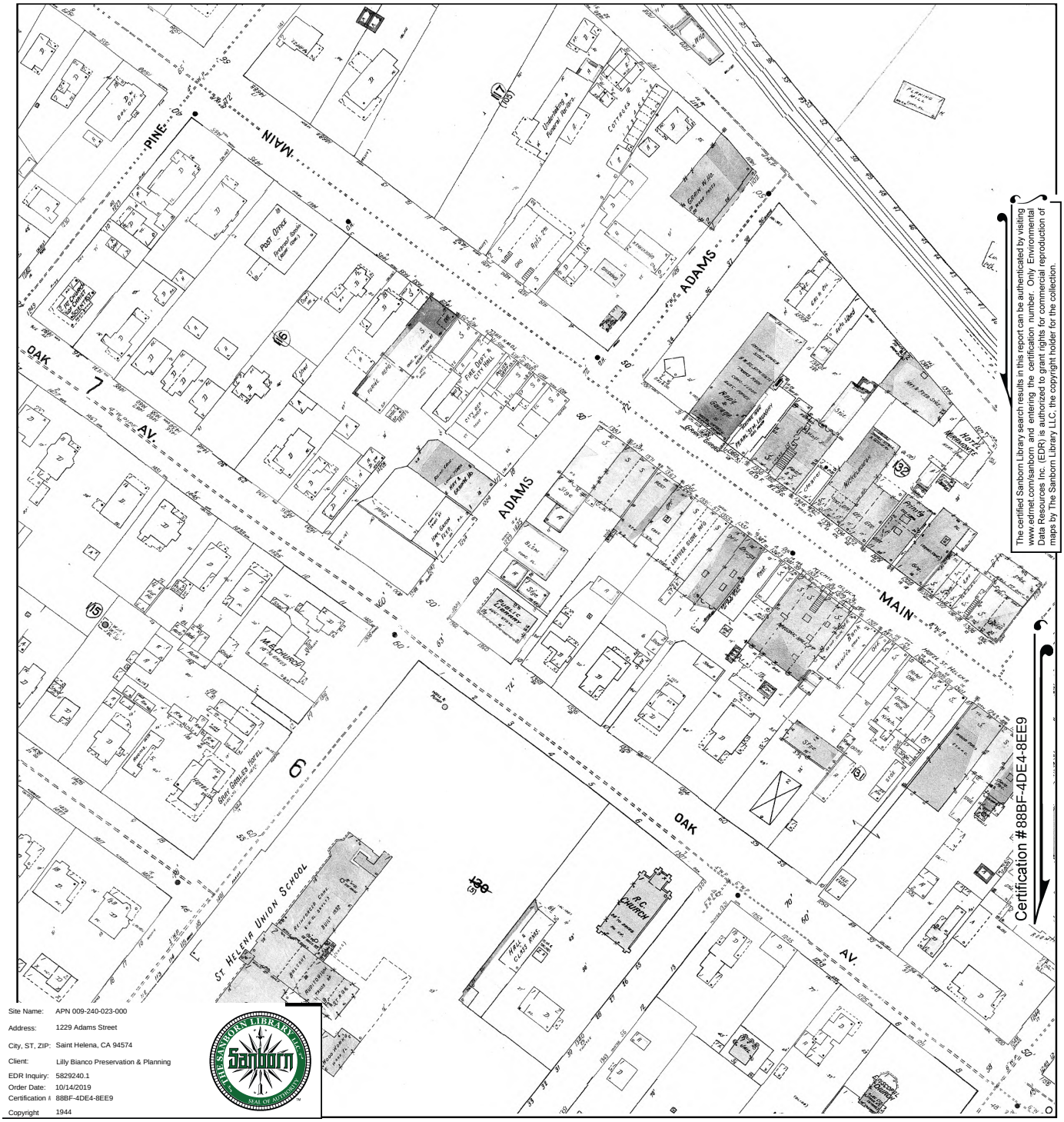
1886 Source Sheets

Volume 1, Sheet 1
1886

EDR

Certified Sanborn® Map

1944



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Address:	1229 Adams Street
City, ST, ZIP:	Saint Helena, CA 94574
Client:	Lilly Bianco Preservation & Planning
EDR Inquiry:	5829240.1
Order Date:	10/14/2019
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Copyright	1944

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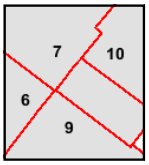

Volume 1, Sheet 10
Volume 1, Sheet 9
Volume 1, Sheet 7
Volume 1, Sheet 6

0 Feet 150 300 600

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5829240 - 1 page 5

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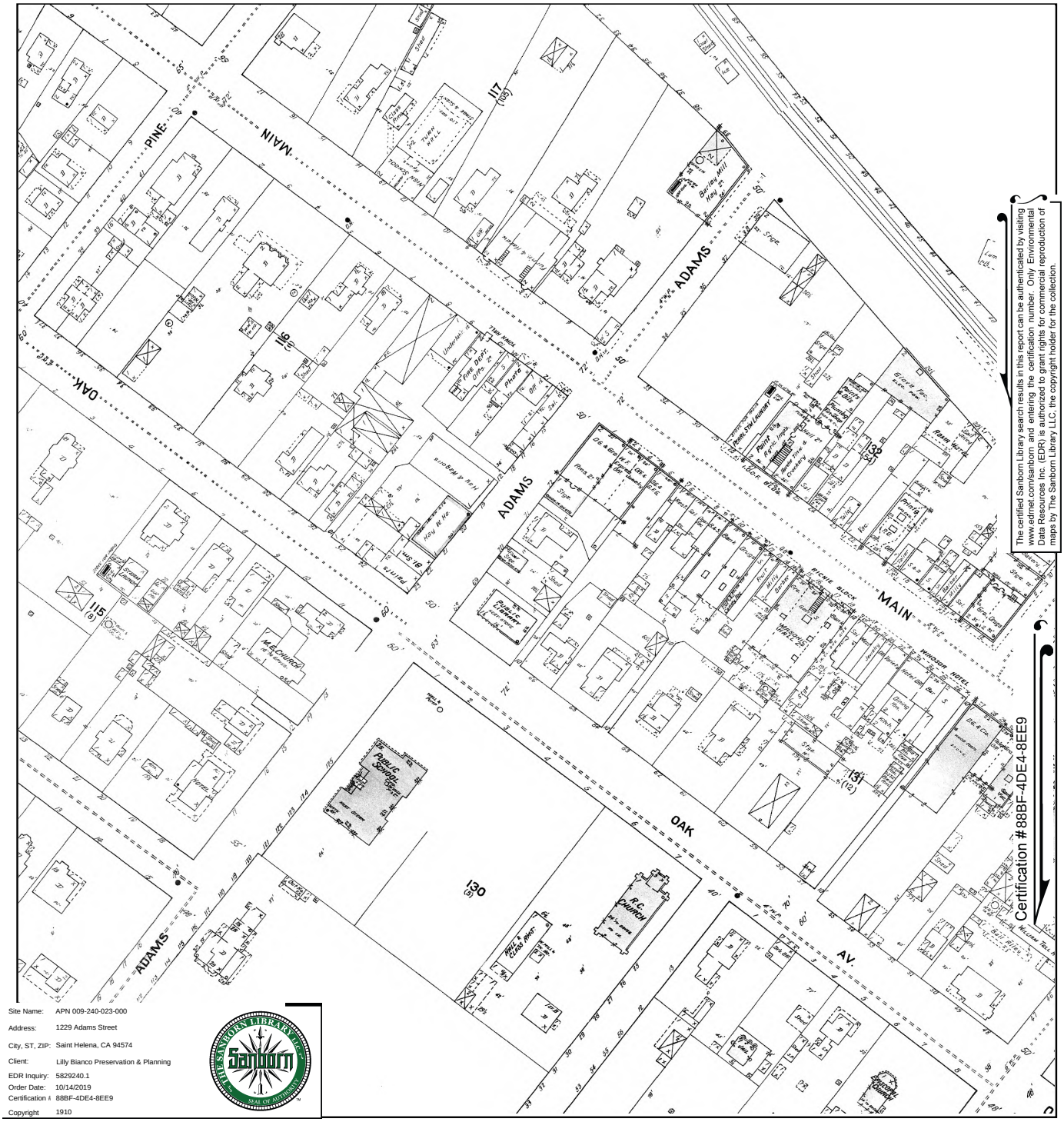
1910



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Certification #	88BF-4DE4-8EE9
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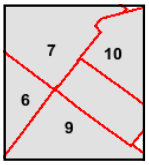

Volume 1, Sheet 10
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Volume 1, Sheet 6

0 Feet 150 300 600

N

5829240 - 1 page 6

EDR

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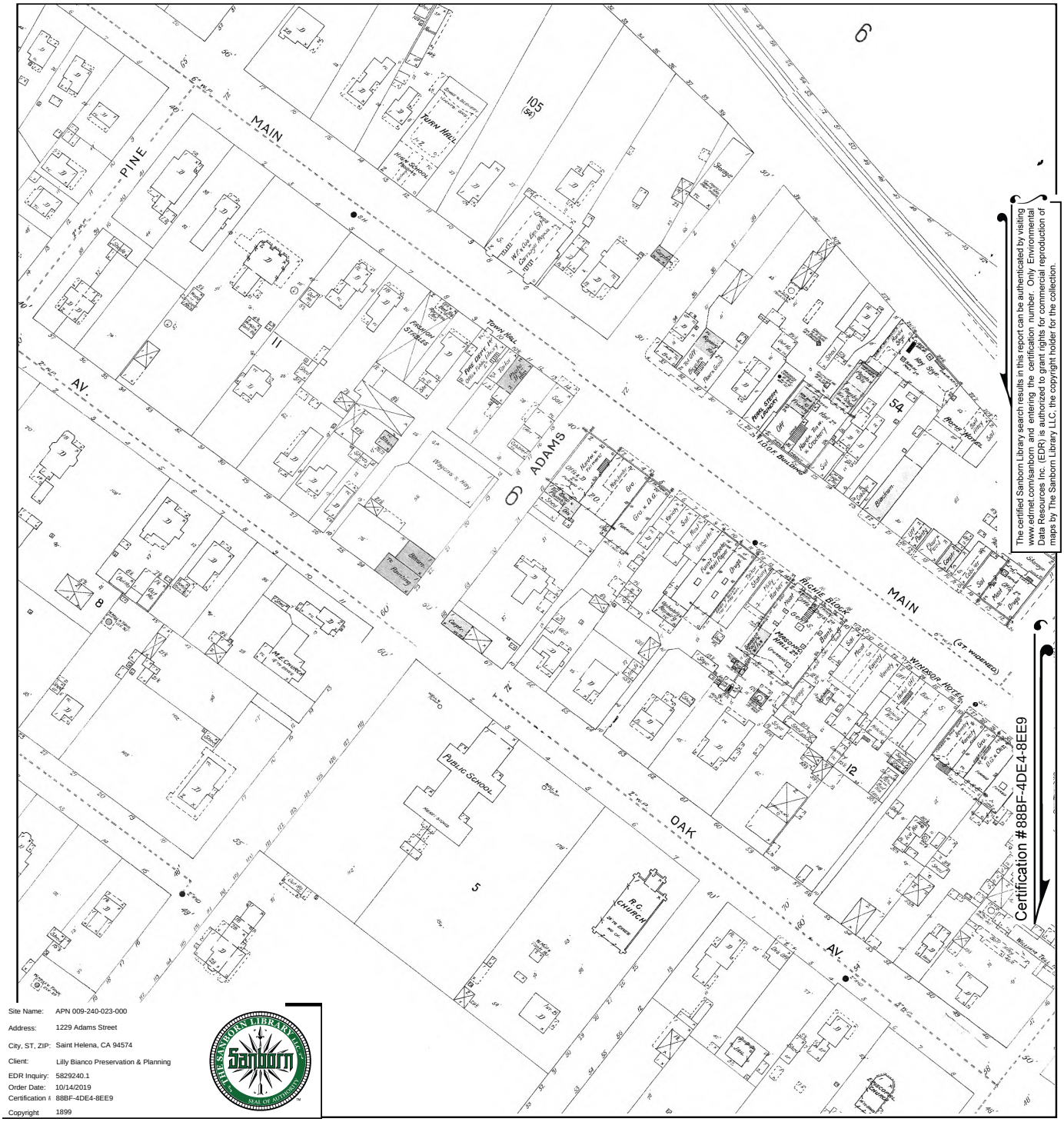
1899



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Certification #	88BF-4DE4-8EE9
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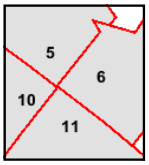

Volume 1, Sheet 11
Volume 1, Sheet 10
Volume 1, Sheet 6
Volume 1, Sheet 5

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5829240 - 1 page 7

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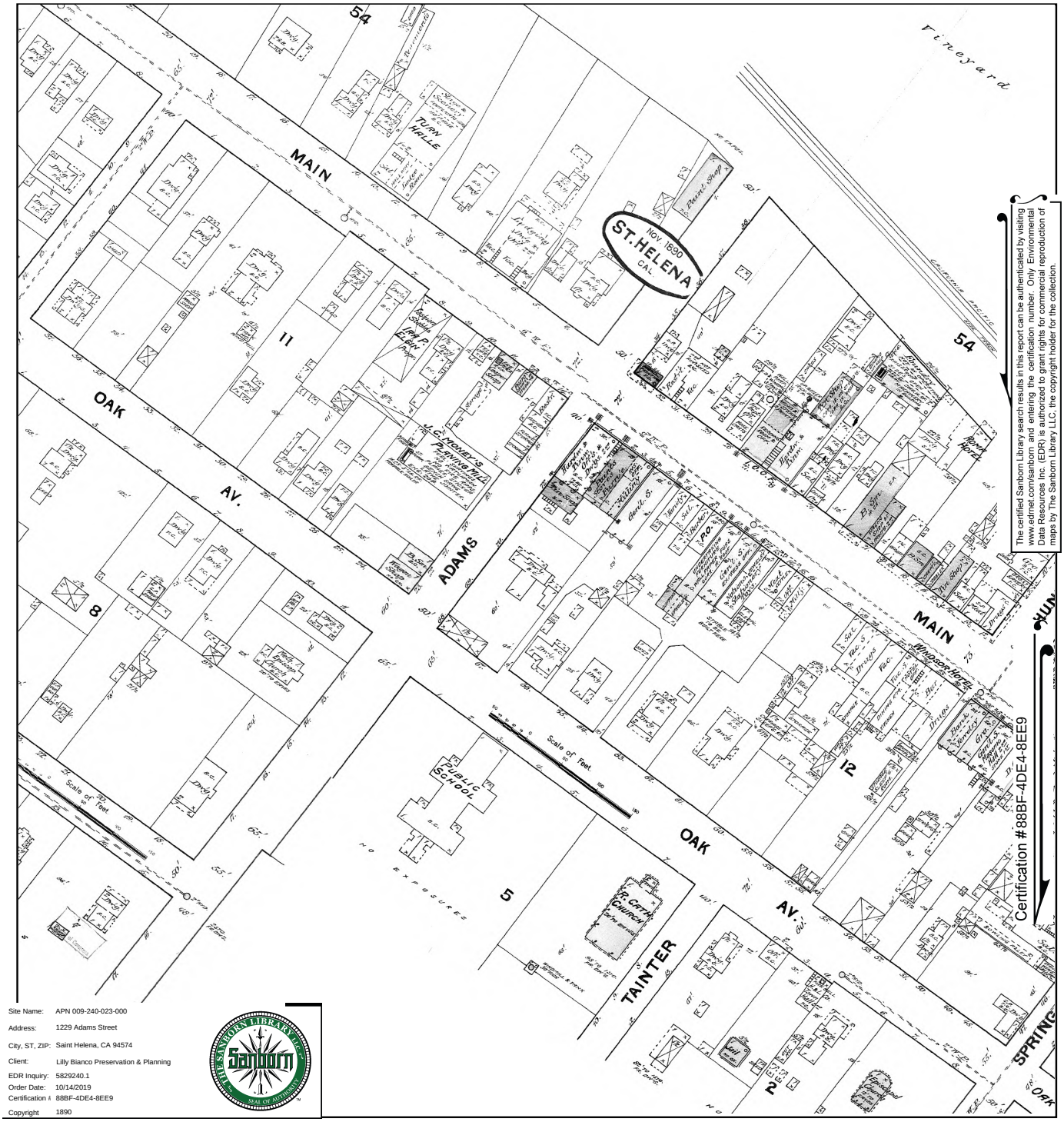
1890



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Copyright	1890

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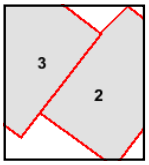

Volume 1, Sheet 3
Volume 1, Sheet 2

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5829240 - 1 page 8

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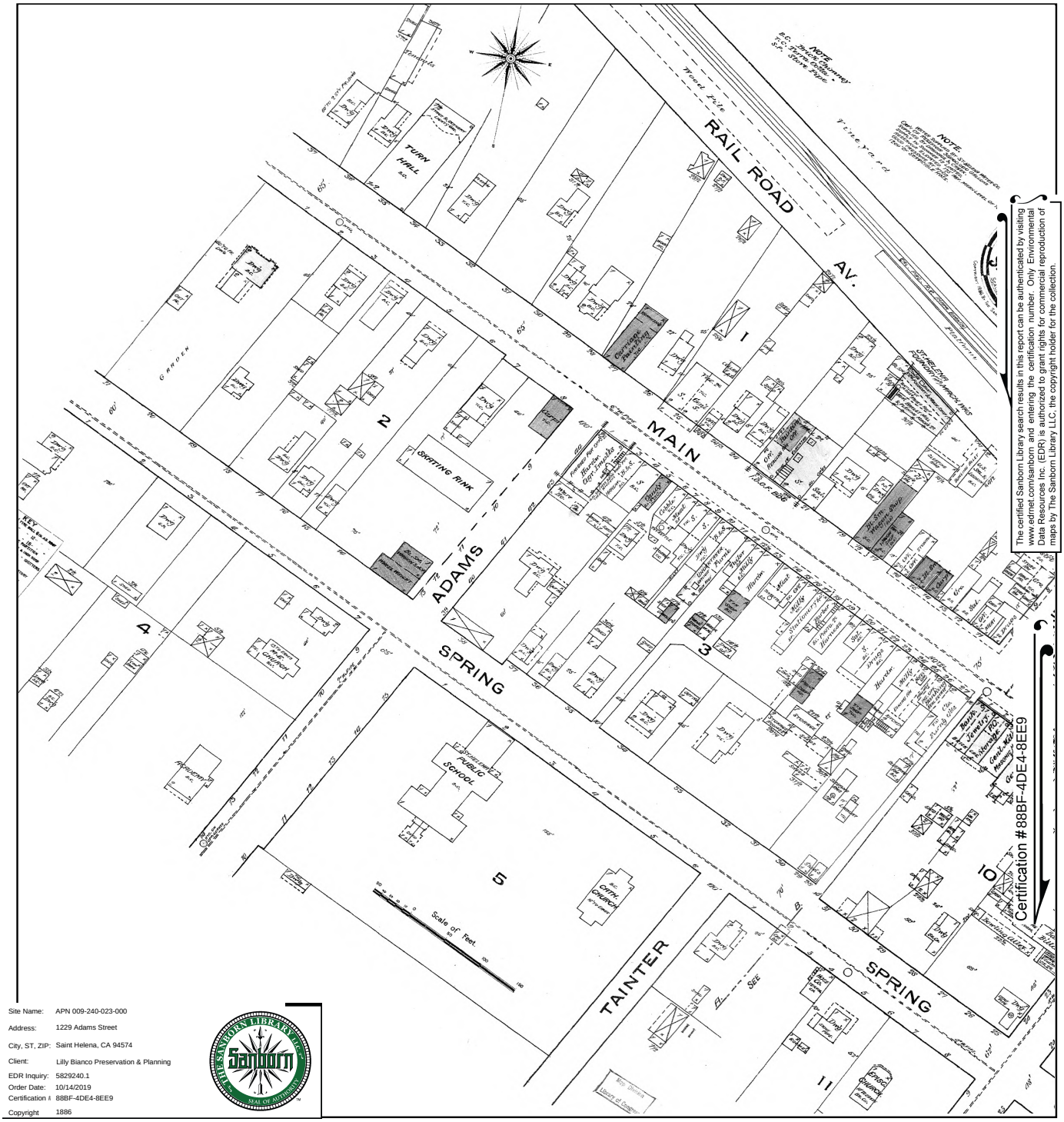
1886



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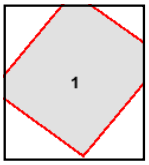

Volume 1, Sheet 1

0 Feet 150 300 600

N

5829240 - 1 page 9

State of California ◆ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 1D

Other Review Code | Reviewer | Date | Listings

Page 1 **of** 8 ***Resource Name or #:** (Assigned by recorder) 1229 Adams Street, St. Helena, CA
P1. Other Identifier:

*P2. **Location:** ☐ **Not for Publication** ☒ **Unrestricted**
*a. **County** Napa **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. **USGS 7.5' Quad** ____ **Date** ____ **T** ___; **R** ___; ___ ☐ **of** ___ ☐ **of Sec** ___; ____**B.M.**
c. Address 1229 Adams Street City Napa 94558 Zip

d. UTM: (Give more than one for large and/or linear resources) Zone ___, ____ mE/ ____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN.009-240-023 Historically referred to as 1225 and 1229 Adams Street.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)The building at 1229 Adams Street is located on a rectangular lot of 3801 SF, situated with frontage on Adams Street and Money Way. Constructed in 1925/26, the building is a one-story utilitarian building measuring 42x60 feet. The wood framed building is rectangular in plan, set atop a slab foundation, clad in corrugated metal siding and capped with gabled metal roof. The building is punctuated with garage doors and unglazed, screened window openings that have since been boarded up with plywood. (Description continued page).

***P3b. Resource Attributes:** (List attributes and codes) HP6
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #)
***P6. Date Constructed/Age and Source:** ☐ Historic ☒ Prehistoric ☐ Both
1925/26

***P7. Owner and Address:**
1229 Adams LLC
1631 B Electric Avenue
Venice, CA 90291
***P8. Recorded by:**
Lilly Bianco
Preservation & Planning
PO Box 3244
Napa, CA 94558
***P9. Date Recorded:** 12.17.19
***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Historic Resource Evaluation & Consistency Analysis, 1229 Adams Street, prepared by Lilly Bianco Preservation & Planning, 12.17.19

***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):

DPR 523A (9/2013) ***Required information**

State of California ◆ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) **Page** 2 **of** 8 1229 Adams Street ***NRHP Status Code** 1D

B1. Historic Name: 1225 and 1229 Adams Street
B2. Common Name: 1229 Adams Street
B3. Original Use: Blacksmith Shop B4. Present Use: Vacant
***B5. Architectural Style:** Utilitarian/Vernacular
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed 1925/1926
***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:**

B9a. Architect: Hunt b. Builder: N/A
***B10. Significance: Theme** _____ **Area** Architecture

Period of Significance 1870-1947 **Property Type** commercial
Applicable Criteria C (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

HISTORIC CONTEXT
The City of St. Helena lies within what was historically the Carne Humana Rancho, granted to English physician, Edward Turner Bale, from the Mexican Government In 1839. The boundaries of the Rancho comprised all the Napa County lands north of the Caymus Rancho (just north of present-day Yountville). Continued, page 3

B11. Additional Resource Attributes: (List attributes and codes) _____
***B12. References:**

B13. Remarks:

***B14. Evaluator:** Lilly Bianco
***Date of Evaluation:** 12.17.19

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

P3a. "Architectural Description" Continued:

The **façade (north elevation)**, like the rest of the building, is clad in corrugated metal siding. The facade features two equally spaced garage door openings each flanked by a window opening which has since been boarded up. Above the westernmost opening is an address referencing it as 1229 Adams. Historically, the building was addressed as 1225 and 1229 Adams. The **east elevation** extends along Money Way and is punctuated with two window openings, one of the which is covered with metal sheeting and the other boarded up. The **rear (south elevation**) is clad in a patchwork of corrugated metal siding and features an off-center garage door opening. What was formerly considered "the yard" now serves as parking. Finally, the **west (interior side)** elevation, like that of the east elevation, features an unadorned wall plane punctuated with two large boarded up window openings. The building's overall condition is poor in that the metal siding, likely altered over the years, is now a patchwork of metal sheeting, and in a state of disrepair with a considerate amount of rust and overall deterioration.

B10. "Significance" Continued:

In 1851, not long after California obtained Statehood, Englishman Henry Still purchased approximately 100 acres of the Bale grant bounded by what are now Main Street, Sulphur Creek, Madrona Avenue and the foothills to the southwest. In partnership with a Mr. Walter, Still constructed the first building in St. Helena in 1853 — a very basic building of redwood splits and a small dwelling. In recognizing the potential of his land to become a strategic agricultural and economic center in the Valley, Still soon began donating lots to anyone willing to erect a building on it. In 1855 a Mr. John Kistner constructed two buildings on the corner of Spring and Main. From that point on development of the small town proceeded at a regular pace. In 1855, A. Tainter constructed the first hotel — this was quickly followed by the construction of a blacksmith shop and wagon shop. In 1856 Christian Turkeldson built the first house east of Main. The first school and church were constructed in quick succession in 1857 and 1858.[1] The surrounding agricultural lands were devoted to cattle grazing, grain production, and viticulture.

In April 1864 the California Legislature passed a bill authorizing aid for the construction of a new Napa Valley Railroad. The railroad, originally providing service from suscol to Napa, was extended north and reached St. Helena in February of 1868. The extension of the railroad reinforced St. Helena as an agricultural and trade center such that it came to serve as a central trading post for grain farms in Conn, Chiles, and Pope Valleys as well as fruit orchards of the Howell Mountain.

---

[1] W.F Wallace, *History of Napa County, Comprising an Account of its geographical position and area...*(Oakland, CA: Enquirer print), 1901. 231-237.

St. Helena incorporated as a city in 1876 and reincorporated in 1889. In the intervening years, St. Helena viticulture grew to be an ever-more prominent industry. By the 1870s most agriculture lands were devoted to wine grape production. By the 1880s St. Helena was well recognized as an important commercial center and shipping center for agricultural and extractive industries.

St. Helena Commercial Development

Since its founding, commercial activity in St. Helena was concentrated along Main Street, the main thoroughfare connecting the city to Napa in the south and Calistoga in the north. In about 1880's wooden sidewalks were installed, by 1900 a sewer system was installed, and the wooden sidewalks were replaced by concrete. In 1907 an electric railway was installed along Main Street and functioned until 1937, when it was removed so that Main street could be paved with concrete and asphalt.

The earlier half of the twentieth century, St. Helena experienced a period of growth which facilitated a rapid expansion both commercially and residentially. Today, the commercial center exhibits commercial development spanning the years from 1870 until 1947 with development occurring in four distinct phases, the last of which occurred from around 1910 to 1947. Two trends seen during the final phase included the replacement of earlier structures which more modern functional structures and façade modernization.

1229 Adams Street

Consistent with the trends of the time, the subject building at 1229 Adams, constructed in 1925/26, replaced an earlier building on the site dating to sometime before 1910. Per a 1925 St. Helena Star Article[2] , the subject building was commissioned in the fall of 1925 by Bismarck Bruck. The article notes that, Bismarck Bruck was to have his large lot on Adam's Street cleared of trees in order to erect six private garages, as well as a blacksmith shop to be occupied by a Lloyd L Williams, who has an existing shop housed in a building on the opposite corner of Adams and Oak Street. During this period, blacksmithing was still essential to the Valley's early farmers and ranchers, who counted on local blacksmiths for equipment repairs and the forging of new farm implements. The blacksmith shop was to be designed by Architect Hunt of Napa with an exterior of corrugated iron. The blacksmith shop was to be located across the 14-foot alley (Money way) and measure 42x60 feet, with a 20x42 foot yard located

[2] "Improvements Being Made. Bismarck Bruck Preparing to Erect Building on Adams Street," St. Helena Star, September 4, 1925.

at the building rear. Between the shop and public library, there were to be three private garages measuring 9x18 feet.[3]

Bismarck Bruck (1870-1926) was born on Sept. 5, 1870 to Louis and Isadora "Lolita" Bruck. Bismarck descended from the Bale and Vallejo Families and spent much of his youth working on his family's property (the Bale Ranch) and attending school. In the 1890's Bismarck became the manager of the Moffit Ranch (formerly Krug Winery) and later leased the property and there he would help to develop a new grafting method. In the early 1900s Bismarck entered the political world and went on to become a St. Helena Trustee, Napa County Supervisor and later in 1914, a California Assemblymen.

During his political career, Bismarck championed many community projects include construction of many of Napa's stone bridges, road improvements and the creation of Lyman park. He also fought prohibition and was instrumental in preserving his grandfather's mill – the Bale Mill, which was dedicated as a California Historical site in 1925. Bismarck made his home in the Napa Valley until he passed in October of 1926.[4]

With Bismarck's passing, the subject property on Adams Street was transferred to his son, Dr. Edwin Bruck (1893-1967).[5] The property stayed in the Bruck family until Edwin sold the property in November of 1966 to Mario and Gertrude Vasconi. The property most recently passed from the Vasconi family to the current owners, David and Elyse Walker.

From its construction in 1925/26 until around 1950 the subject building functioned as a blacksmith shop. Available Polk City Directories indicate that from 1926 to at least 1929 LL Williams, Blacksmith, tenanted the building. Williams originally had a blacksmith shop situated on the opposite corner of Adams and Oak but moved into the new shop after its construction in 1926. An advertisement in a 1923 issue of the St. Helena star indicates that Williams specialized in general repairs, horseshoeing, wagon making, blacksmithing, and auto spring work, as well as, hardwood work and automobile beds. The building continued to function (albeit intermittently) as a blacksmith shop until about 1950. From 1933 to 1935, WW Frost, Blacksmith is listed as the tenant, with no tenant listed for 1937 and 1939. From 1942 to 1950 Jos. Zampetti, Blacksmith tenanted the building.

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[3] St. Helena Star, "Improvements Being Made. Bismarck Bruck Preparing to Erect Building on Adams Street," September 4, 1925.
[4] Rebecca Yerger, Memory Lane: Bismarck Bruck, a devoted native son, Napa Valley Register, Sept 22,2019 https://napavalleyregister.com/lifestyles/real-napa/columnists/rebecca-yerger/rebecca-yerger-memory-lanebismarck-
bruck-a-devoted-native-son/article_a0d02822-d02a-542f-9d92-3b00ff4be71b.html
[5] Document No. 1928-0002330. Decree of Distribution, Sept. 24,1928

According to information obtained from the former property owners, In the 1950's through the 1960's the property functioned as a PG&E substation. After PG&E had vacated the property, it served as a storage building, and later sat vacant. The building has remained vacant for a number of years and has been moth-balled, but the condition of it has continued to deteriorate given the level of deferred maintenance.

SIGNIFICANCE

In 1997 the subject building was listed on the National Register of Historic Places (NRHP) as a contributor to the St. Helena Commercial District. The District is significant under the theme of architecture in that is illustrates the evolution of commercial architecture from 1870 through the end of WWII and also, because it includes a large concentration of buildings constructed of native trachytic. It continues to exhibit a high level of integrity and features approximately 33 contributing buildings and 13 non-contributing buildings. According to the District Nomination , the components that contribute to the feeling of a traditional downtown include the arrangement of buildings, which are immediately contiguous to each other and front the sidewalk, the predominant retail use, uniformity of scale, and retention of design and detailing.

The subject building (referred to in the Nomination as 1225 and 1229 Adams) is identified as a contributor to the District. However, no evaluation of the building's individual significance could be located. Accordingly, this assessment considers the building's potential historic significance as an individual resource under the California Register and National Register Criteria to 1) determine if it is individually significant for listing and 2) to obtain a better understanding of its relative significance in the context of the District.

Eligibility for listing on the National Register/ California Register is determined based on how well a given property meets one or more of the following criteria. It is not required that all four criteria are met for a resource to be considered significant. A discussion of how the project does or does not meet the applicable criteria is included, below:

Criterion 1/A. 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

This criterion recognizes properties associated with single events or with a pattern of events or historic trends which are clearly important within an identified historic context. The subject property does thematically fall under the theme of commercial development in St. Helena, However, when considered alone, its relative importance in this theme does not rise to the level of significance needed to be individually eligible under this criterion. The construction or operation of the building as a blacksmith

shop is not representative of any notable transition or important development in the context of commercial development in St. Helena and therefore does not appear individually eligible under this criterion.

With that said, although the building does not appear to be significant under this criterion as an individual resource, it's inclusion as a contributor to the larger historic district seems appropriate given that it is an intact example of a commercial building dating to the 1920's. Still, the building is a nominal contributor and while it does help to convey the significance of the commercial district, it is not as integral to the significance as some of the more prominent contributors.

Criterion 2/B. Associated with the lives of persons important to local, California or national history

Properties eligible under Criterion 2/B are usually those associated with a person's productive life, reflecting the time period when he or she achieved significance. To be eligible under this criterion, the resource should be the location that is the most representative and closely associated with a significant person, the person's home, office, studio, etc. Based on research conducted, the subject building bears the strongest association with Bismarck Bruck, who originally owned the property upon which the building was built and commissioned it's construction. While considered significant in the context of local history, Bruck's association with the building is not strong enough for it to be considered significant merely based on his limited association with it. Bruck's accomplishments are much better represented by those resources related to his personal life and/or political career. For those reasons, the subject building does not appear significant under Criterion 2/B.

Criterion 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

Properties eligible under this criterion are most often eligible given their embodiment of distinctive characteristics of a type. The building at 1229 Adams, while unique for its corrugated metal exterior, does not embody a significant number of characteristics of any particular architectural style. The building it a simple, utilitarian building constructed for functional purposes. The architecture does not embody distinctive characteristic of a type, nor is it the work of a master, and it doesn't possess high artistic value. The building therefore does not appear eligible under Criterion 3/C.

Criterion 4 Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation

Under this criterion a property is eligible if it has been used as a source of data and contains more yet retrieved data. A property is also eligible if it has not yet yielded information but, through testing or research, is determined a likely source of data. The subject building does not constitute the principal source of information, for which to deem it eligible under this criterion. Further, a review of available records is not indicative of the presence of archeological resources proximate to the subject site. As such, there is no indication that the property would be significant because it has yielded or is it expected to yield information important to the prehistory or history of California or the nation. It therefore does not appear eligible under Criterion 4/D.

INTEGRITY

Historic Resources deemed to be significant must also be able to convey their historic significance. The ability to do this is judged by how well the resource meets the seven aspects of integrity: *Location, design, setting, materials, workmanship, feeling and association*. It is not required that a property retains *all* its historic physical features or characteristics, rather a property must retain at the very least, those essential features which allow it to convey its significance. The essential features are those that define (1) why a property is significant and (2) when it was significant.

The subject building appears to retain integrity as a contributor to the District given that it's essential features (form, mass, materials, and details) have remained largely unchanged. At the individual level, the building does not appear significant, and as such, integrity as an individual resource is not a consideration.

April 1, 2020

Planning Department
1572 Railroad Ave.
St. Helena, CA 94574

RE: 1229 Adams Street
Design Review – Parking & ADA Access

Commissioners,

I would like to provide my support for the development of 1229 Adams Street, as proposed in the March 31,2020 revised application drawings. The proposed design of the 1229 Adams Street redevelopment, as presented, appears to address any concerns regarding access in the rear of my building and will help to reduce overall congestion.

It is my preference that access to my rear yard parking area and the private alleyway to Oak is maintained. This can be accomplished if my neighbor at 1229 Adams maintains a clear loading zone at the southerly end of the proposed new structure. The neighbors all share some of their rear yards with each other, and this area has become an active parking area with access to Oak and Money Way. This condition has been an asset enjoyed since I purchased the property and I believe the proposed design for 1229 Adams will allow me and my neighbors to continue to use the existing rear parking area as we are accustomed.

Thank you,

David Ducate

David Ducate
Owner 1241 Adams Street

CITY OF ST. HELENA

RESOLUTION NO. 99-22

ESTABLISHING IN-LIEU PARKING FEES WITHIN THE PARKING IMPACT OVERLAY DISTRICT

RECITALS

By the year 2010, the City predicts that it will need to provide a new 30-space parking lot at an estimated cost of $210,000. The entire cost of this parking lot will be paid from parking in-lieu impact fees. This project is currently being studied by the City, and funds are being collected for the project.

Pursuant to City Code Section 27.207, any new use, structure, or building on a site located within the overlay district that, due to the size or location of the parcel, cannot be provided with required off-street parking, parking requirements may be satisfied by payment of an in-lieu fee. The in-lieu fee shall be set by resolution of the City Council.

The City included the required findings for the Parking Impact Fee in the Impact Fee Study in February 1997. All findings from that report are still applicable, and a reasonable nexus exists between this type of improvement and the type of development that is being assessed. These findings will be reviewed periodically to insure that the fees are adequate.

RESOLUTION

The City Council hereby sets the amount of the in-lieu parking fee at $7,000.00 per required space. This amount shall remain in effect until changed by resolution of the City Council. All funds collected shall be deposited in the Parking In-Lieu Impact Fee Fund, and only be used for the purpose of acquiring and constructing a parking lot within the Parking Impact Overlay District.

Approved at a Regular Meeting of the St. Helena City Council on February 23, 1999 by the following vote:

Ayes: Councilmembers Brown, Potter, Savidge, Slavens, Mayor Toller

Noes: None

APPROVED:

Frank Toller
Mayor

ATTEST:

Delia Guijosa
City Clerk

APPROVED FOR
CITY COUNCIL AGENDA
DATE: 2/19/99
CITY ADM: DP

MEMORANDUM

February 19, 1999

TO: Mayor and City Council

FROM: Director of Finance

RE: Resolution Establishing In-Lieu Parking Fees

Attached for your review and action is a resolution setting the amount of the parking in-lieu fee. The amount contained in the resolution is the same as what is now being charged for this purpose. The amount is based on the cost of $210,000 for a 30-space parking lot in the impact area.

This amount can only be changed after holding the required public hearings and making the required findings that were contained in the Impact Fee Study adopted by the Council in 1997. As new project costs are identified, then the amount should be adjusted at that time. As the City gets closer to having current costs for the project, the need to adjust the fee may arise. Until that time, the current project estimates and fee amount must remain at the level contained in the resolution.

This matter and process has been reviewed with the City Attorney, and adoption of the attached resolution is recommended at this time.

RECOMMENDED ACTION:

Adopt the resolution as presented.

00049

Dear Mr. A Hecock and Members of the Planning Commission,

I am writing concerning the proposed demolition and remodel of the Walker property at the corner of Money Way and Adams St. I am absolutely opposed to any changes to this property that reduce or eliminate existing parking. In fact, this is the City's golden opportunity to improve the parking situation for our community by requiring the applicant to provide additional parking spaces for their tenants and customers.

In lieu of fees have been collected for the past 30 years and we have yet to see any improvement in parking for the downtown businesses!! This area is already highly congested forcing employees of Main Street businesses to park along Adams by the school and up Kearney and Oak Streets. If a reduction in parking is allowed even more employees will be competing for these limited spots.

I strongly encourage you to have the Walker's reduce the footprint of their building in order to provide adequate parking for their tenants and clients. I understand that this may be a financial hit for them, but they purchased it knowing parking is crucial in our town. I do not feel that the rest of our business community should suffer for the financial gain of one applicant.

I am co-owner of 2 properties with access to Money Way. One of our buildings, 1351 Main St., has 2 tenant parking places behind it on Money Way. Our other building, 1336 Oak Ave, has 15 parking places plus a handicap spot for our tenants and their customers. When my father and uncle built this building in 1980 the city required them to give each unit 3 onsite parking places, thus significantly reducing this complex of offices. Shortly thereafter, in lieu of parking became the way to go and money has been collected in to what most citizens refer to as "The Parking Blackhole Fund" since nothing has been done to improve parking. Even the City parking lot across from the Catholic School is shrinking! In leiu of parking does not help our downtown businesses or our community members unless a parking area is created.

More recently when the Menegon's built their new building on the corner of Main and Adams, significant parking was required at a great expense reducing the size of their building. This is just down the street from this project!!! Surely they could have profited from more square footage too. I applaud the City for requiring the physical

tenant/customer parking places for new developments. But you can not pick and choose when and for whom it is required!
I have reviewed the 6 options for parking on the website - None are acceptable! Option 3 actually takes away 2 parking spots on Adams! What do you expect the existing businesses to do when access to their business is restricted? Options 5/6 only require 1 parking place reducing parking by 2 spots! Although Option 1 and 2 keep the 3 existing parking spots, it is not enough for the increase of square footage and the additional business brought to this corner. Perhaps the 3 existing places or more AND in lieu of parking fees should be enforced !

I implore you to use this project to help begin to solve the parking situation. They actually have the physical space. Our existing merchants and citizens deserve it!!

Sincerely,
Annette Smith

Ronald J Arata
407 Poppy Hill Dr.
Healdsburg, CA 95448
Ph. 707-431-0115
Cell 707-326-3520
rjarata@hotmail.com

July 17, 2020

Mary DeRosa
Planning & Building Director

Aaron Hecock
Senior Planner

Xinia Gamero
Permit Technician 11 -Planning

I am writing to express my concern over a request for a variance concerning the Walker property at 1229 Adams St. St. Helena CA. While I do not currently reside in St. Helena, I do have interest in two commercial buildings with family members. Both of which have access to Money Way. I am opposed to any change to the property that would reduce existing parking.

When my parents and aunt and uncle constructed a commercial building at 1336 Oak Ave, they were required to provide one parking space for every 300 square feet of building. Therefore, space for parking determined the size of the building. More recently when a building permit was needed to re-configure an office space, we had to convert one parking space to handicap parking. When the Menegon's build their new building on Main and Adams, parking was a major requirement to construction. Both in the past and recently parking requirements have been a condition for building. Why should 1229 Adams be any different?

I understand that to many residents the building is an eyesore. There has been no commercial activity at that address for well over 40 years, probably longer. However, to grant a new owner a variance to demolish the building, increase the footprint and eliminate existing parking would establish a dangerous precedent. If, for example my family members decided to add commercial space to our existing building at 1336 Oak Ave via a second story, would we be allowed a variance to use existing parking for the additional space. I doubt it.

While I do not know the selling price, the asking price was 1.2 million. One would hope that at that price a potential buyer would have carefully vetted the property before purchase. St. Helena's parking problem is no secret. In my opinion for a new owner to ask for a variance to increase the existing footprint and eliminate existing parking is a variant of the saying, "it is easier to ask forgiveness than ask permission."

It is not the responsibility of the St. Helena planning department to provide a variance for the sole purpose of making a project financially feasible. That is what due diligence is for.

There are other options. A building with a smaller footprint that preserves at minimum current parking. Many apartment complexes have living space over a carport. So can commercial buildings, one just needs to design the building to accommodate parking.

For years St. Helena has collected "in lieu of" parking fees, and provided no parking. I have been told that the fund today is around $650,000.+/-. If the new owners find the project without a variance not financially viable, perhaps St. Helena could use the fund and purchase the lot from the Walkers, and construct a parking lot. The city is looking to build a new 16-million-dollar library, when many residents feel that for 4 or 5 million the library could be updated to include a new roof. If the city can find the funds for a new library, they can find the money to purchase the lot from the Walkers for the price of their investment. A win for everyone, the Walkers recover their investment and city adds much needed parking.

Today the city with all the vacancies on Main St. needs parking more than a new building. A building that if a variance is granted will reduce parking.

As I was a resident of St. Helena when Mr. Vasconi moved his business from a location on the East side of Main to its current location, I offer bit of anecdotal background to 1229 Adams Ave. There was considerable conversation at the time that as a condition of the move the "tin shed" was to be demolished and the lot given to the city for a parking lot. I doubt there is any written record and obvious the shed was never demolished, nor given to the city. It does however point out how long parking has been problem is St. Helena.

If you have any questions please do not hesitate to call.

Regards,

Ronald J. Arata

April 1, 2020

Planning Department
1572 Railroad Ave.
St. Helena, CA 94574

RE: 1229 Adams Street
Design Review – Parking & ADA Access

Commissioners,

I would like to provide my support for the development of 1229 Adams Street, as proposed in the March 31,2020 revised application drawings. The proposed design of the 1229 Adams Street redevelopment, as presented, appears to address any concerns regarding access in the rear of my building and will help to reduce overall congestion.

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Thank you,

David Ducate

David Ducate
Owner 1241 Adams Street

April 1, 2020

Planning Department
1572 Railroad Ave.
St. Helena, CA 94574

RE: 1229 Adams Street
Design Review – Parking & ADA Access

To Whom It May Concern:

I hereby provide consent for the tenants and visitors to the proposed building at 1229 Adams Street to use the walkway along the westerly edge of my property at 1241 Adams. The owner at 1229 Adams is authorized to remove the gates at the north and south ends of the walkway, and repair or replace the concrete walking surface to comply with ADA standards. Any damage to my property resulting from this approved work is the responsibility of the owner at 1229 Adams Street to repair. I understand that any alteration to this agreement may require the owner at 1229 Adams to renovate his building to maintain an accessible path of travel.

Thank you,

David Ducate
Owner 1241 Adams Street

July 17, 2020

Planning Department
1572 Railroad Ave.
St. Helena, CA 94574

RE: 1229 Adams Street
Development Support

Commissioners,

I would like to provide my support for the development of 1229 Adams Street, as proposed in the Design Review Submission dated June 29, 2020. The proposed design of the 1229 Adams Street redevelopment, as presented, appears to reflect positively on the St. Helena Historic Core and the business district as a whole. The current structure is in a derelict state and has been for decades. This proposed new development will provide a much-needed boost to Adams Street in particular as well as help to enhance the business district as a whole.

Thank you,

Tony Leonardini
Adams Street Shipping
1241 Main Street
St. Helena, CA

July 17, 2020

Planning Department
1572 Railroad Ave.
St. Helena, CA 94574

RE: 1229 Adams Street
Development Support

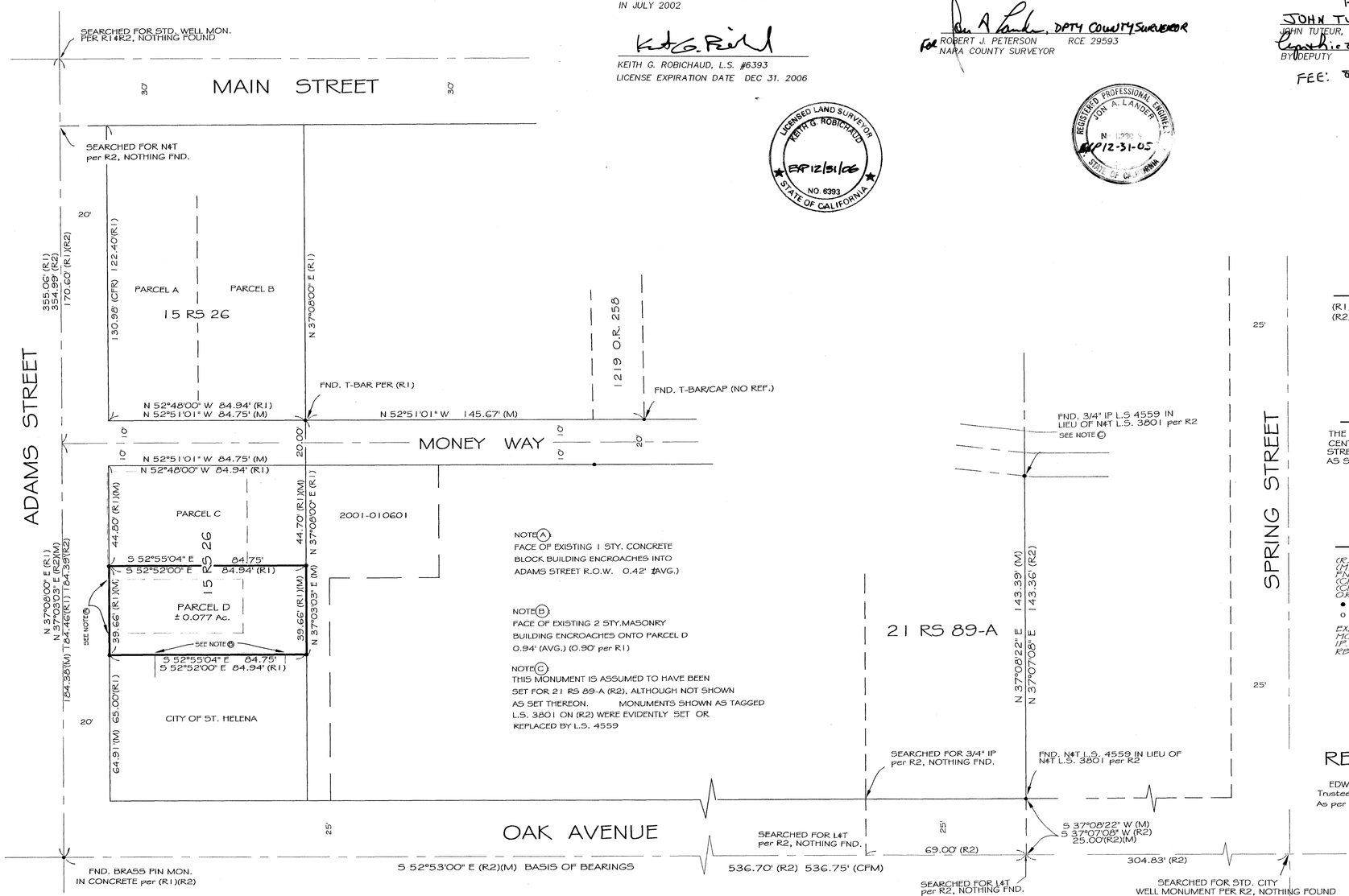
Commissioners,

I would like to provide my support for the development of 1229 Adams Street, as proposed in the Design Review Submission dated June 29, 2020. The proposed design of the 1229 Adams Street redevelopment, as presented, appears to reflect positively on the St. Helena Historic Core and the business district as a whole. The current structure is in a derelict state and has been for decades. This proposed new development will provide a much-needed boost to Adams Street in particular as well as help to enhance the business district as a whole.

Thank you,

Dave Phinney
Orin Swift
1325 Main Street
St. Helena, CA

SCALE 1"=30'



SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE LAND SURVEYORS ACT AT THE REQUEST OF SCOTT ANDERSON IN JULY 2002

KEITH G. ROBICHAUD, L.S. #6393
LICENSE EXPIRATION DATE DEC 31. 2006

LICENSED LAND SURVEYOR KEITH G. ROBICHAUD EXP 12/31/06 NO. 6393 STATE OF CALIFORNIA

COUNTY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE LAND SURVEYORS ACT THIS 23RD DAY OF DECEMBER, 2002

DPTY COUNTY SURVEYOR
FOR ROBERT J. PETERSON RCE 29593
NAPA COUNTY SURVEYOR

REGISTERED PROFESSIONAL ENGINEER JON A. LANDER N 12993 EXP 12-31-05 STATE OF CALIFORNIA

RECORDER'S STATEMENT

FILED THIS 23RD DAY OF DECEMBER 2002, AT 10:10 A.M. IN BOOK 35 OF SURVEYS AT PAGE 28, AT THE REQUEST OF ~~EDWARD DAVID DUCATE~~ ROBERT J. PETERSON

JOHN TUTEUR
JOHN TUTEUR, COUNTY RECORDER
BY: Cynthia L. Wrozek DEPUTY

FEE: $8.00

REFERENCES

(R1) 15 RS 26
(R2) 21 RS 89-A

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS CENTERLINE OF OAK AVENUE BETWEEN ADAMS STREET AND SPRING STREET, BEING N 52°53'00" W AS SHOWN ON 21 RS 89-A (R2)

LEGEND

(R)	RECORD INFORMATION
(M)	MEASURED
FND.	FOUND
(CFR)	CALCULATED FROM RECORD
(CFM)	CALCULATED FROM MEASURED
O.R.	OFFICIAL RECORDS
●	FOUND MONUMENT AS NOTED
○	SET 3/4" IRON PIPE TAGGED L.S. 6393 (OR MONUMENT AS NOTED)
EX.	EXISTING
MON	MONUMENT
IP	IRON PIPE
RB	REBAR

MAP No. 5444

RECORD OF SURVEY

OF THE LANDS OF
EDWARD DAVID DUCATE and BARBARA J. DUCATE,
Trustees of the Ducate Family Trust Dated May 22, 2001
As per Document No. 2002-0009816 Napa County Records

LOCATED IN THE CITY OF ST. HELENA
NAPA COUNTY CALIFORNIA

ARPENT
LAND SURVEYORS INC
1001 Second Street Napa, CA (707) 255-8521

2016-0024318

Recorded Official Records County of Napa JOHN TUTEUR Assessor-Recorder-Cou | REC FEE 19.00 | CC1 ONE CONFORM 1.00 | EV 09:35AM 28-Sep-2016 | Page 1 of 2

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

MONTGOMERY G. FRANKEL
ATTORNEY AT LAW
1304 OAK AVENUE
ST. HELENA, CALIFORNIA, 94574
(Attorney for Owner James Thorsen)

September 14, 2016

NOTICE OF CONSENT TO USE OF LAND:
1341 MONEY WAY, ST. HELENA, CA 94574;
APN# 009-240-018-000

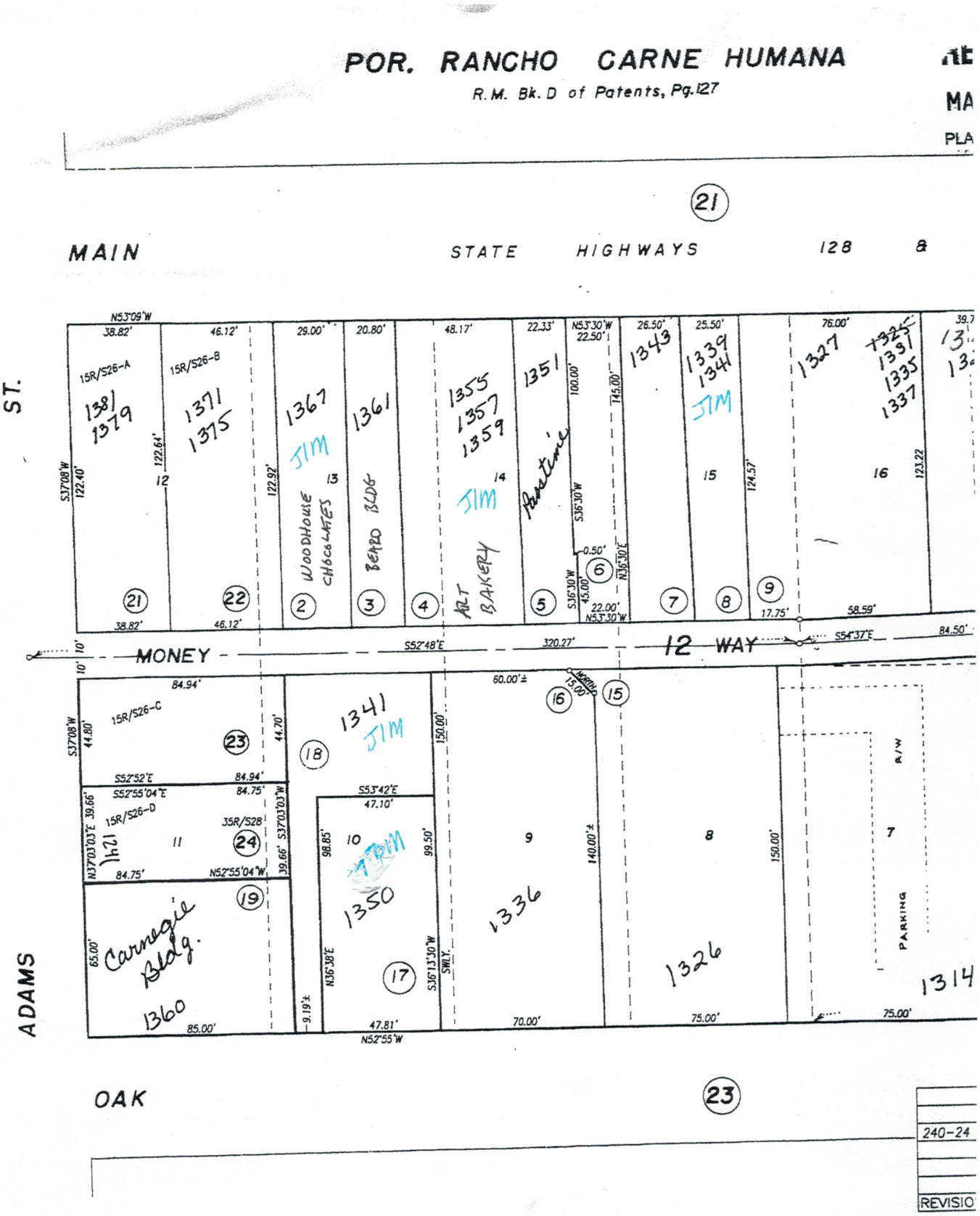
THE RIGHT OF THE PUBLIC OR ANY PERSON TO MAKE ANY USE WHATSOEVER OF THE ABOVE-DESCRIBED LAND OR ANY PORTION THEREOF, INCLUDING, BUT NOT LIMITED TO THE ALLEY PORTION OF THE PROPERTY (other than any use expressly allowed by a written or recorded map, agreement, deed or dedication) IS BY PERMISSION, AND SUBJECT TO CONTROL, OF OWNER: Section 813, California Civil Code.

THIS NOTICE MAY BE REVOKED BY OWNER.

9/22/16

JAMES THORSEN, OWNER (dated)

(END.)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MONEY
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ADAMS
OAK
WOODHOUSE CHOCOLATES
BEARD BLDG
ART BAKERY
Carnegie Bldg.
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