



****AMENDED 12/15/2020****
City of St. Helena
Planning Commission
Regular Meeting
Tuesday, December 15, 2020 @ 6:00 PM

In accordance with Executive Order N-29-20, and guidance from the California Department of Public Health on gatherings, remote public participation is allowed. We will address the Order in the following ways: Members of the public may not physically attend meetings. The Planning Commission meeting will be live-streamed on Comcast Channel 28 and on the City's website, barring technical difficulties. Those members of the public wishing to participate must do so remotely via Zoom electronic meetings in the following ways; by either logging onto the Zoom link located on the meeting agenda (please download the app to your computer or mobile device) and enter the meeting ID or by calling a listed number and enter the meeting ID. Public comment for Planning Commission meetings will be accepted via email to publiccomment@cityofstheleena.org. All public comments must be emailed by 4:00 PM prior to the meeting. Emailed public comments will not be read out loud but will be publicly available and attached to the on-line Planning Commission agenda.

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

Spanish translation for this meeting will be offered. To access Spanish translation, you will need to join the meeting using the Zoom app from a computer, iPad or iPhone. You will see an icon on the screen that will allow you to choose Spanish translation. To learn how to use Zoom, please see the instructions below.

Please click the link below to join the meeting:

<https://us02web.zoom.us/j/88408770310>

Or iPhone one-tap :

US: +16699006833,,88408770310# or +12532158782,,88408770310#

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 +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799

Meeting ID: 884 0877 0310

International numbers available: <https://us02web.zoom.us/j/88408770310>

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.

~~~~~  
**Ciudad de Santa Helena**  
**Reunión del Comisión de Planificación**  
**15 de diciembre del 2020 @ 6:00 PM**

**De acuerdo con las órdenes ejecutivas N-25-20, N-29-20, y la orientación del Departamento de**

Salud Pública de California sobre reuniones, se permite la participación pública virtual. Seguiremos la Orden de la siguiente manera: Los miembros del público no pueden asistir físicamente a las reuniones. La reunión del Comisión de Planificación de la Ciudad se transmitirá en vivo por el Canal 28 de Comcast y en el sitio web de la Ciudad, salvo dificultades técnicas. Aquellos miembros del público que deseen participar deben hacerlo de forma virtual a través de las reuniones electrónicas de Zoom de las siguientes maneras; iniciando sesión en el enlace Zoom ubicado en la agenda de la reunión (descargue la aplicación en su computadora o dispositivo móvil) e ingrese el ID de la reunión o llamando al número ubicado en la agenda e ingrese el ID de la reunión. Se aceptarán comentarios públicos para la reunión del Comisión de Planificación por correo electrónico a [publiccomment@cityofsthelena.org](mailto:publiccomment@cityofsthelena.org). Todos los comentarios públicos se harán públicos y se adjuntarán a la agenda, pero no se leerán en voz alta. Todos los comentarios públicos que se reciban después de las 4:00 PM se adjuntarán a la agenda al día siguiente.

**Consulte el final de la agenda para obtener instrucciones detalladas de PARTICIPACIÓN PÚBLICA.**

Se ofrecerá traducción al español para esta reunión. Para acceder a la traducción al español, deberá unirse a la reunión utilizando la aplicación Zoom desde una computadora, iPad o iPhone. Verá un icono en la pantalla que le permitirá elegir la traducción al español. Para aprender como utilizar Zoom, consulte las instrucciones a continuación.

Haga clic en el enlace a continuación para participar en la reunión:

<https://us02web.zoom.us/j/88408770310>

- O por iPhone one-tap: +16699006833,,88408770310# or +12532158782,,88408770310#  
O por Teléfono: Marque(para mejor calidad, marque número basado en su ubicación actual):  
US: +1 669 900 6833 o +1 253 215 8782 o +1 346 248 7799 o +1 929 205 6099 o +1 301 715 8592 o +1 312 626 6799

ID de la Reunión: ID: 884 0877 0310

Números Internacionales Disponibles:

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

**TENGA EN CUENTA: Cualquier persona que desee hablar sobre un tema en la agenda o hacer un comentario en la sección de "comentario público" de la agenda puede hacerlo, pero por favor observe el límite de tiempo de cuarto minutos.**

Page

1. PLEDGE OF ALLEGIANCE
2. CALL TO ORDER AND ROLL CALL  
Vice Chair: John Ponte  
Commissioners: Autumn Anderson and Daniel Hale  
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. NEW BUSINESS

4.1. Recognition of Service of Commissioner Bobbi Monnette

4.2. Recognition of Service of Chair Lester Hardy

5. 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)

5.1. Approval of Minutes: December 1, 2020

9 - 11

[Commission Minutes 12.1.2020](#)

5.2. **\*\*THIS ITEM WILL BE PULLED AND MOVED TO A FUTURE AGENDA\*\***

13 - 24

Presentation of an Administrative Approval granted to John and Pam Raybould for a Lot Line Adjustment to modify parcel configurations between two properties located at 800 Crane Avenue (APNs 009-280-040 & 009-392-035), St. Helena, in the Industrial (I) District.

CEQA Determination: Exempt pursuant to CEQA Guidelines Section 15305.

Prepared By: Aaron Hecock, Senior Planner

Recommendation:

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

1. Consider and concur with the staff finding that the project is exempt from the requirements of CEQA as a Class 5 categorical exemption pursuant to Section 15305, and
2. Accept staff approval to grant the Lot Line Adjustment to John and Pam Raybould to modify parcel configurations between two properties located at 800 Crane Avenue (APNs 009-280-040 & 009-392-035); or request to formally consider this LLA at a Public Hearing and identify the specific concerns the Commission would like to be addressed with such a review.

[Staff Report - 800 Crane Ave.](#)

6. PUBLIC HEARINGS

6.1. Request by Arlene and Richard Corsetti for adoption of a resolution approving a demolition permit and design review in order to demolish an existing single-family residence and associated structures to accommodate the construction of a new single-family home on the property located at 1413 Spring Street in the High Density Residential zoning district.

25 - 29

CEQA Determination: Exempt 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 Section 15301 and Section 15303; and
2. Accept the required findings and approve a resolution granting demolition permit and design review approval for the proposed demolition and new construction on the property located at 1413 Spring Street.

[\\*\\*1413 Spring St. - Staff Report](#)  
[Public Comment Lattin](#)

7. SCHEDULED MATTERS

8. DEPARTMENT REPORTS

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

9. 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:

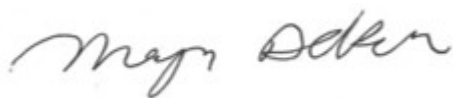
[http://www.cityofsthelena.org/projects?term\\_node\\_tid\\_depth=21](http://www.cityofsthelena.org/projects?term_node_tid_depth=21)

Please contact the assigned project Planner for additional questions.

10. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for January 19, at 6:00 p.m.

I do hereby certify that a copy of the foregoing agenda was posted on the City website on December 4, 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 Planning 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 Meetings 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](https://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>

##### **1. 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 Chair will verbally open public comment. At this time each individual is permitted 4 minutes to speak.

#### **1. Send a Public Comment in by 4:00 PM Prior to the Meeting to:** [publiccomment@cityofsthelena.org](mailto: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](mailto: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 2 hours before the scheduled meeting and will be included as an attachment to the agenda. All public comments will be made publicly available and attached to the agenda item and will not be read out loud. All public comments that are received after 4:00 PM will be attached to the agenda the following day.

#### **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, December 1, 2020 @ 6:00 PM**  
**Virtual Meeting**

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, Commissioner Daniel Hale, Vice Chair John Ponte, and Commissioner Autumn Anderson

**Absent:** None

**Staff Present:** Maya DeRosa, Planning & Building Director, Aaron Hecock, Senior Planner, and Xinia Gamero, Permit Technician II

**1. PLEDGE OF ALLEGIANCE**

**2. CALL TO ORDER AND ROLL CALL**

**3. PUBLIC FORUM:**

**4. CONSENT ITEMS**

**4.1 Approval of Minutes: November 19, 2020**

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

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

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

**5. PUBLIC HEARINGS**

**5.1 Request by Anthony Micheli for approval of a lot line adjustment and a use permit between parcels APN #009-401-041 (1125 Crinella Dr.) & APN #009-401-042 in the Medium Density Residential zoning district.**

CEQA Determination: Staff has conducted analysis and concluded that the project is exempt from the requirements of CEQA pursuant to Section 15305, as a Class 5 categorical exemption, Minor Alterations in Land Use Limitations, which exempts minor lot line adjustments not resulting in the creation of any new parcel. The proposed project is not subject to any of the exceptions to the

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

Prepared By: Xinia Gamero, Permit Technician II

**Recommendation:**

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

1. Consider and concur with the staff finding that the project is exempt from the requirements of CEQA as a Class 5 categorical exemption pursuant to Section 15305; and
2. Accept the Planning Director's approval to grant the Lot Line Adjustment between two legal parcels located at APN #009-401-041 (1125 Crinella Dr.) and APN #009-401-042 in the Medium Density zoning district; and
3. Accept the required findings and approve a resolution granting the use permit approval for the creation of a 4,112 square foot small lot on the property located at APN #009-401-042.

Xinia Gamero, Permit Technician II reported on the item.

Chair Hardy opened the public hearing.

Anthony Micheli, applicant, and Chris Cole, surveyor, addressed the Planning Commission.

Chair Hardy closed the public hearing.

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

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

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

**6. SCHEDULED MATTERS**

None.

**7. DEPARTMENT REPORTS**

Planning and Building Director Maya DeRosa reported on the following:

- Planning Commission meeting of December 15th.
- Chair Hardy to be sworn in to serve as a Council Member on 12/8 and no longer serving as a Planning Commissioner.

Chair Hardy reported on the following:

- Recognizing service and departure of former Commissioner Monnette as she no longer serves as a Planning Commissioner.

**8. AGENDA FORCAST**

Please refer to the City website for updates.

**9. ADJOURNMENT**

Chair Hardy adjourned the meeting at **6:40 p.m.**

**APPROVED:**

**ATTEST:**

---

Lester Hardy, Planning Commission Chair

---

Maya DeRosa, AICP  
Planning and Building Director





## PLANNING COMMISSION REPORT

Planning Commission Meeting of December 15, 2020

**FILE NUMBER:** PL20-027

**SUBJECT:** Presentation of an Administrative Approval granted to John and Pam Raybould for a Lot Line Adjustment to modify parcel configurations between two properties located at 800 Crane Avenue (APNs 009-280-040 & 009-392-035), St. Helena, in the Industrial (I) District.

**PREPARED BY:** Aaron Hecock, Senior Planner

**REVIEWED BY:** Maya DeRosa, Planning & Building Director

**APPROVED BY:** Maya DeRosa, Planning & Building Director

**APPLICATION FILED:** 06/30/20

**ACCEPTED AS COMPLETE:** 10/27/20

**LOCATION OF PROPERTY:** 800 Crane Avenue

**APN:** 009-280-040 & 009-392-035

**GENERAL PLAN/ZONING:** Industrial (I)

**APPLICANT:** John S. Raybould &  
Pamela L. Raybould

**PHONE:** 707-963-9124

### **BACKGROUND**

The subject properties are located at 800 Crane Avenue (APN 009-280-040 and APN 009-392-035) in the Industrial (I) Zoning District. APN 009-280-040 is currently 11.61 acres and APN 009-392-035 is currently 3.54 acres. According to the attached statement from the applicant, they wish to change the lot lines in order to have the entirety of the gate to Harold Smith & Sons on the same parcel.

### **PROJECT DESCRIPTION**

The applicant requests approval of a Lot Line Adjustment to reconfigure the parcel boundaries of two existing lots. The requested LLA would not affect land use or zoning

designations and the total number of parcels would not change. The configuration of the existing and proposed parcels can be seen on the exhibits attached. No new or additional development is proposed.

The parcels involved are as follows:

| APN         | OWNER                                 | SIZE        |
|-------------|---------------------------------------|-------------|
| 009-280-040 | John S. Raybould & Pamela L. Raybould | 11.61 acres |
| 009-392-035 | John S. Raybould & Pamela L. Raybould | 3.54 acres  |

Upon approval of the Lot Line Adjustment and recordation of the new deeds and maps, there will be two legal parcels as follows:

| APN         | OWNER                                 | SIZE        |
|-------------|---------------------------------------|-------------|
| 009-280-040 | John S. Raybould & Pamela L. Raybould | 13.39 acres |
| 009-392-035 | John S. Raybould & Pamela L. Raybould | 1.76 acres  |

There will be no change in ownership.

## **ANALYSIS**

### **CEQA**

The requested LLA is exempt from the requirements of CEQA pursuant to Section 15305, as a Class 5 categorical exemption, Minor Alterations in Land Use Limitations, which exempts minor lot line adjustments not resulting in the creation of any new parcel.

### **GENERAL PLAN**

The subject property has a General Plan land use designation of Industrial (I). The Industrial land use designation includes industrial parks, warehouses, light manufacturing, and auto and farm-related uses. The maximum allowable FAR is 0.50. Industrial areas are located south of Mills Lane and east of State Route 29; along Sulphur Creek between State Route 29 and Valleyview Street; and east of State Route 29, south of Mills Lane. An Urban Reserve Area is designated to the east of the existing industrial area south of Dowdell Lane for future expansion of this area. General Plan Update 2040 policies applicable to the proposed project include:

- **LU1.1** - Require new development to occur within well-defined boundaries and be consistent with the ability to provide urban services. New development should mitigate infrastructure impacts by using sustainable, best management practices in green building and stormwater management and paying its share of development impact fees, while minimizing impacts on sewer, water, energy, and natural resources.
- **LU1.2** - Allow urban development to occur only within the Urban Limit Line.

- **LU1.4** - In order to minimize and postpone the need for expansion of the Urban Limit Line, encourage infill development within currently developed areas.
- **LU4.4** - Ensure access to and from industrial areas that allows for safe and efficient circulation of goods and people.

*Staff Response: Staff finds that the proposed Lot Line Adjustment is consistent with the General Plan in that the adjusted parcels boundaries will allow the property owner continued industrial uses in an industrial designated area within the urban limit line.*

## **ZONING**

Consistent with the adopted General Plan, the subject property is designated Industrial (I) by the St. Helena Municipal Code (SHMC). The (I) district provides for industrial parks, warehouses, light manufacturing, auto and farm-related equipment sales and repairs, viticulture and winery support services and similar and compatible uses.

This Lot Line Adjustment will alter the boundaries of two existing contiguous parcels. No new development is proposed. Pursuant to SHMC section 17.60.070 development standards, the minimum lot area in the (I) district is 20,000 sq.ft. Both parcels will meet the minimum lot area by creating one 76,666 sq. ft. parcel (1.76 acres) and one 583,268 sq. ft. parcel (13.39 acres).

## **LOT LINE ADJUSTMENT**

Review procedures for Lot Line Adjustments (LLA) are regulated by the St. Helena Municipal Code Section 16.08.070. A LLA map may be submitted and approved for a boundary adjustment between (four or fewer) existing and adjoining parcels, which does not create a greater number of lots than originally existed, if each proposed lots meets all the requirements of the California Subdivision Map Act, St. Helena General Plan, the Zoning Ordinance and building regulations.

As required by St. Helena Municipal Code Section 16.08.070(B), each of the parcels involved in the proposed LLA are legally established parcels owned by the respective applicant(s). In addition to identifying the application requirements, Section 16.08.070 grants the Planning Director and the Public Works Director the discretion to jointly approve a LLA application which meet all development criteria. If jointly approved by the Planning Director and Public Works Director, Section 16.08.070(D) requires that the directors make a written report to the Planning Commission at its next regularly scheduled meeting, which this report is satisfying.

The Planning Commission may choose to formally review the LLA or simply provide concurrence on the Planning and Public Works Director's approval. If the Planning Commission decides by majority vote to formally "review" the LLA, then a Planning Commission hearing date is set, public notice is sent out and the proposal is considered by the Commission.

If the Planning Commission concurs with the staff approval, then the Planning Director must publish the action to approve the LLA in the newspaper and send out a notice to all property owners within 300 feet of the site notifying them of the decision. Upon receipt of such notice property owners may then choose to appeal the action of the Planning Director/ Public Works Director to the Planning Commission.

### **ISSUES**

The applicant provided exhibits show APN 009-280-040 is owned by the Varroza Family Trust, however County Assessor information available to staff show both parcels are owned by John S. Raybould & Pamela L. Raybould. The Raybould's have clarified that the property was previously owned by Mrs. Raybould's parents and was transferred to them upon the passing of her father.

### **CORRESPONDENCE**

As of the completion of this report staff had not received any correspondence related to this application.

### **STAFF RECOMMENDATION**

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

1. Consider and concur with the staff finding that the project is exempt from the requirements of CEQA as a Class 5 categorical exemption pursuant to Section 15305, and
2. Accept staff approval to grant the Lot Line Adjustment to John and Pam Raybould to modify parcel configurations between two properties located at 800 Crane Avenue (APNs 009-280-040 & 009-392-035); or request to formally consider this LLA at a Public Hearing and identify the specific concerns the Commission would like to be addressed with such a review.

### **ATTACHMENTS**

[800 Crane Ave. Lot Line Adjustment Approval](#)

[LLA Plans](#)

[Aerial View](#)

[Written Statement](#)



# LOT LINE ADJUSTMENT APPROVAL



**DATE:** December 15, 2020

**TO:** Applicants, Neighboring Property Owners and Interested Citizens

**FROM:** Aaron Hecock, Senior Planner

**RE:** Approval of a Lot Line Adjustment to modify parcel configurations between two properties located at 800 Crane Avenue (APNs 009-280-040 & 009-392-035), St. Helena, in the Industrial (I) District.

## **BACKGROUND**

The subject properties are located at 800 Crane Avenue (APN 009-280-040 and APN 009-392-035) in the Industrial (I) Zoning District. APN 009-280-040 is currently 11.61 acres and APN 009-392-035 is currently 3.54 acres.

## **PROJECT DESCRIPTION**

The applicant requests approval of a Lot Line Adjustment to reconfigure the parcel boundaries of two existing lots. The requested LLA would not affect land use or zoning designations and the total number of parcels would not change. The configuration of the existing and proposed parcels can be seen on the exhibits attached. No new or additional development is proposed.

The parcels involved are as follows:

| APN         | OWNER                                 | SIZE        |
|-------------|---------------------------------------|-------------|
| 009-280-040 | John S. Raybould & Pamela L. Raybould | 11.61 acres |
| 009-392-035 | John S. Raybould & Pamela L. Raybould | 3.54 acres  |

Upon approval of the Lot Line Adjustment and recordation of the new deeds and maps, there will be two legal parcels as follows:

| APN         | OWNER                                 | SIZE        |
|-------------|---------------------------------------|-------------|
| 009-280-040 | John S. Raybould & Pamela L. Raybould | 13.39 acres |
| 009-392-035 | John S. Raybould & Pamela L. Raybould | 1.76 acres  |

There will be no change in ownership.

## **PROCESS**

St. Helena Municipal Code (S.H.M.C.) Section 16.08 establishes review procedures for Lot Line Adjustments. The Code specifies that a LLA map may be submitted to adjust the boundary between four or fewer existing and adjoining parcels, which does not create a greater number of lots than originally existed. Per Municipal Code Section 16.08.070, the Planning Director and the Public Works Director, may at their discretion jointly approve a lot line adjustment if the proposal is found to meet all required review criteria.

This letter serves as the approval of the requested Lot Line Adjustment. Per Zoning Code Section 16.08.070(D), this letter and a written report were presented to the Planning Commission on December 15, 2020 to establish concurrence with the Director's findings.

*Lot Line Adjustment Approval  
December 15, 2020*

**CONDITIONS OF APPROVAL**

The lot line adjustment is granted subject to compliance with the following conditions. The Lot Line Adjustment shall be in conformance with all City ordinances, rules, regulations and policies in effect at the time of issuance of a building permit. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

***PLANNING DEPARTMENT***

1. The lot line adjustment shall be valid for one year from the date of approval and if the revised lots are not a matter of record within that one-year period, the approval shall expire. The permit may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals. Any request for an extension of the Lot Line Adjustment must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
2. This permit is valid for this approval only. New permits must be applied for upon any other change in the parcel boundaries.
3. The permit shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed to the Planning Commission within that 14-day period.
4. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to recordation of the approved map, 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.
5. 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.
6. 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.

***PUBLIC WORKS DEPARTMENT***

7. The applicant, or his/her representative, shall submit two (2) copies of the lot line adjustment draft deed documents' legal descriptions with the following information:
  - a. The legal descriptions shall describe the entire boundary of each resulting parcel.
  - b. The legal descriptions shall be prepared, signed and stamped by a registered Land Surveyor or a licensed Civil Engineer.
  - c. The following statements shall be included on each draft deed document:
    1. The purpose of this conveyance and the conveyances being recorded concurrently herewith is to create a lot line adjustment pursuant to California Government Code Section 66412(d) and all local subdivision ordinances.

*Lot Line Adjustment Approval  
December 15, 2020*

2. The consolidation of underlying lots, parcels or portions thereof, as set forth in the above metes and bounds description, constitutes an expressed written statement of the Grantor, merging said underlying lots, parcels, or portions thereof pursuant to Section 1093 of the California Civil Code.
8. The applicant, or his/her representative, shall submit two (2) copies of the title reports issued within 30 days of the date of the legal descriptions and deed form submittals.
9. The applicant, or his/her representative, shall submit two (2) copies of the record maps, deed documents, etc. referred to in the lot line adjustment legal descriptions.
10. The applicant, or his/her representative, shall submit proof of payment of the mapping services fee, as required by the Napa County Board of Supervisors Resolution 92-119.
11. The applicant, or his/her representative, shall submit proof of prepayment of property taxes.
12. Lenders should be contacted and any deeds of trust on the involved properties should be modified, to conform to the new boundary configurations, prior to recording the deed documents.

#### **APPEALS**

This determination is subject to a 14-day appeal period. Anyone interested in appealing this Determination shall file an appeal with the Planning Director within 14-days of the date of this letter. The letter of appeal must state: (1) the specific action objected to; (2) the action appellant requests the city council to take; (3) the reason for the appeal; and (4) the name, address, and telephone number of the appellant or contact person if there are multiple appellants and be accompanied by the appropriate fee.

Notice of this Lot Line Adjustment approval was provided to the Planning Commission on December 15, 2020.

Thank you for your attention to this matter.



Maya DeRosa, AICP  
Planning and Building Director  
City of St Helena



Erica Smithies  
Public Works Director / City Engineer  
City of St. Helena

*Lot Line Adjustment Approval  
December 15, 2020*

LOT LINE ADJUSTMENT MAPS  
FOR THE  
RAYBOULD & VAROZZA PROPERTIES

LOCATED AT  
800 CRANE AVENUE  
SAINT HELENA, CA  
APN: 009-392-035 & 009-280-040

OWNERS:

APN: 009-280-040  
THE VAROZZA FAMILY TRUST  
800 CRANE AVENUE  
SAINT HELENA, CA 94574  
MAILING ADDRESS:  
466 PRATT AVANUE  
SAINT HELENA, CA 94574

APN: 009-392-035  
JOHN S RAYBOULD & PAMELA L RAYBOULD  
CRANE AVENUE  
SAINT HELENA, CA 94574  
MAILING ADDRESS:  
466 PRATT AVANUE  
SAINT HELENA, CA 94574

EXISTING USE:

APN: 009-280-040 - INDUSTRIAL (GENERAL)  
APN: 009-392-035 - INDUSTRIAL (GENERAL)

PROPOSED USE:

PARCEL "A" - INDUSTRIAL (GENERAL)  
PARCEL "B" - INDUSTRIAL (GENERAL)

WILLIAMSON ACT AGREEMENTS:

NEITHER PARCEL IS UNDER AGREEMENT

EXISTING UTILITIES:

APN: 009-280-040  
WATER - PROVIDED BY SAINT HELENA AND PRIVATE WELL  
SEWER - PRIVATE SEWER SYSTEM

APN: 009-392-035  
WATER - NONE  
SEWER - NONE

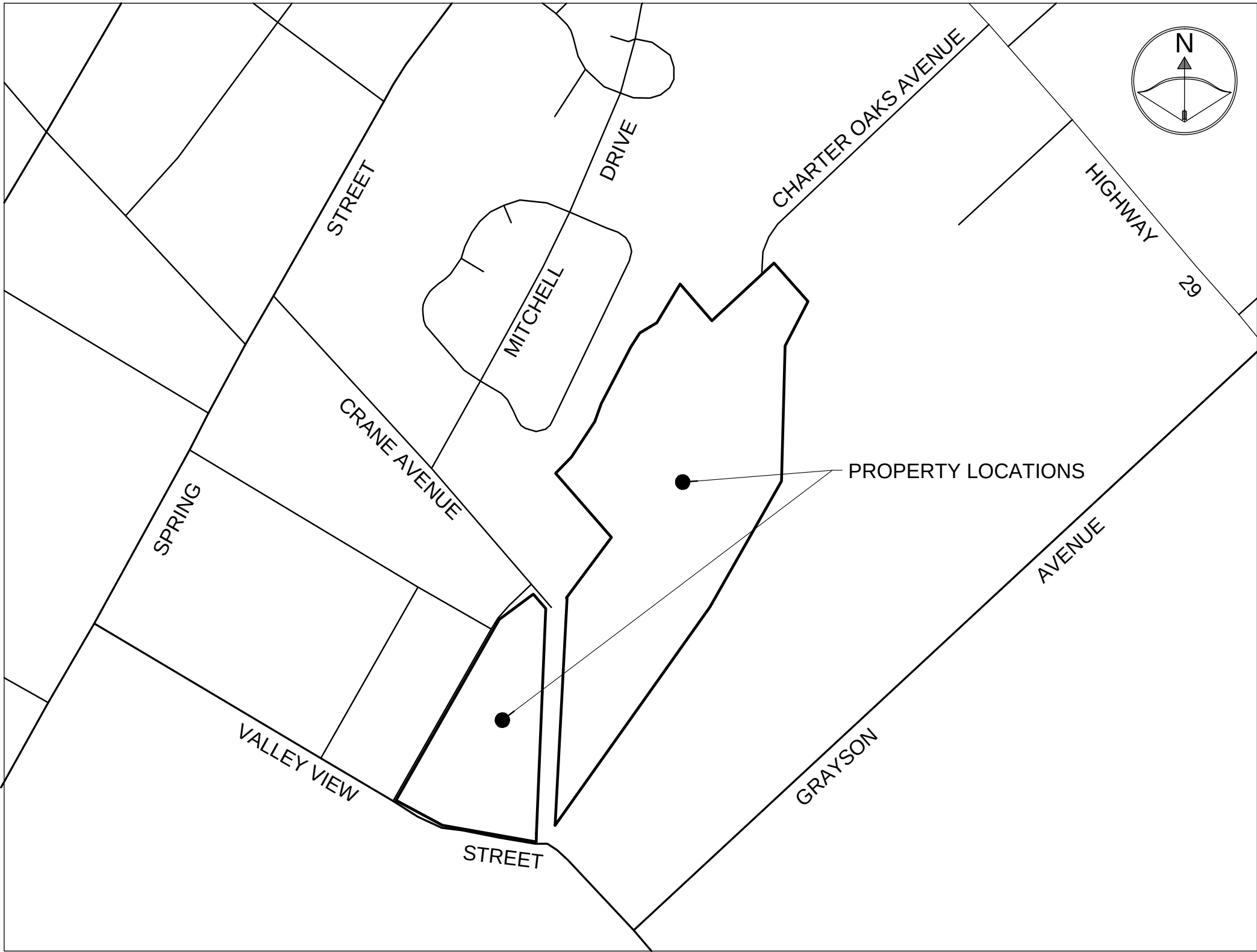
PROPOSED UTILITIES:

PARCEL "A"  
WATER - PROVIDED BY SAINT HELENA AND PRIVATE WELL  
SEWER - PRIVATE SEWER SYSTEM

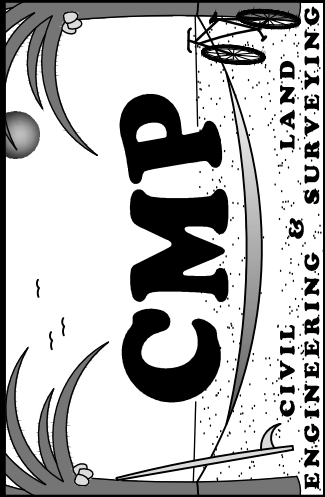
PARCEL "B"  
WATER - NONE  
SEWER - NONE

SHEET INDEX:

SHEET 1 - TITLE  
SHEET 2 - EXISTING LOT CONFIGURATION AND SITE PLAN  
SHEET 3 - PROPOSED LOT CONFIGURATIONS AND SITE PLAN



VICINITY MAP  
NO SCALE



PREPARED BY:  
CAMERON PRIDMORE PE, PLS  
1607 CAPELL VALLEY ROAD  
SAN JOSE, CA 95128  
(707) 815-0988  
CAMERON@CMPENGINEERING.COM  
CMPENGINEERING.COM  
PROJECT #: 00037  
DATE: 02/26/2020

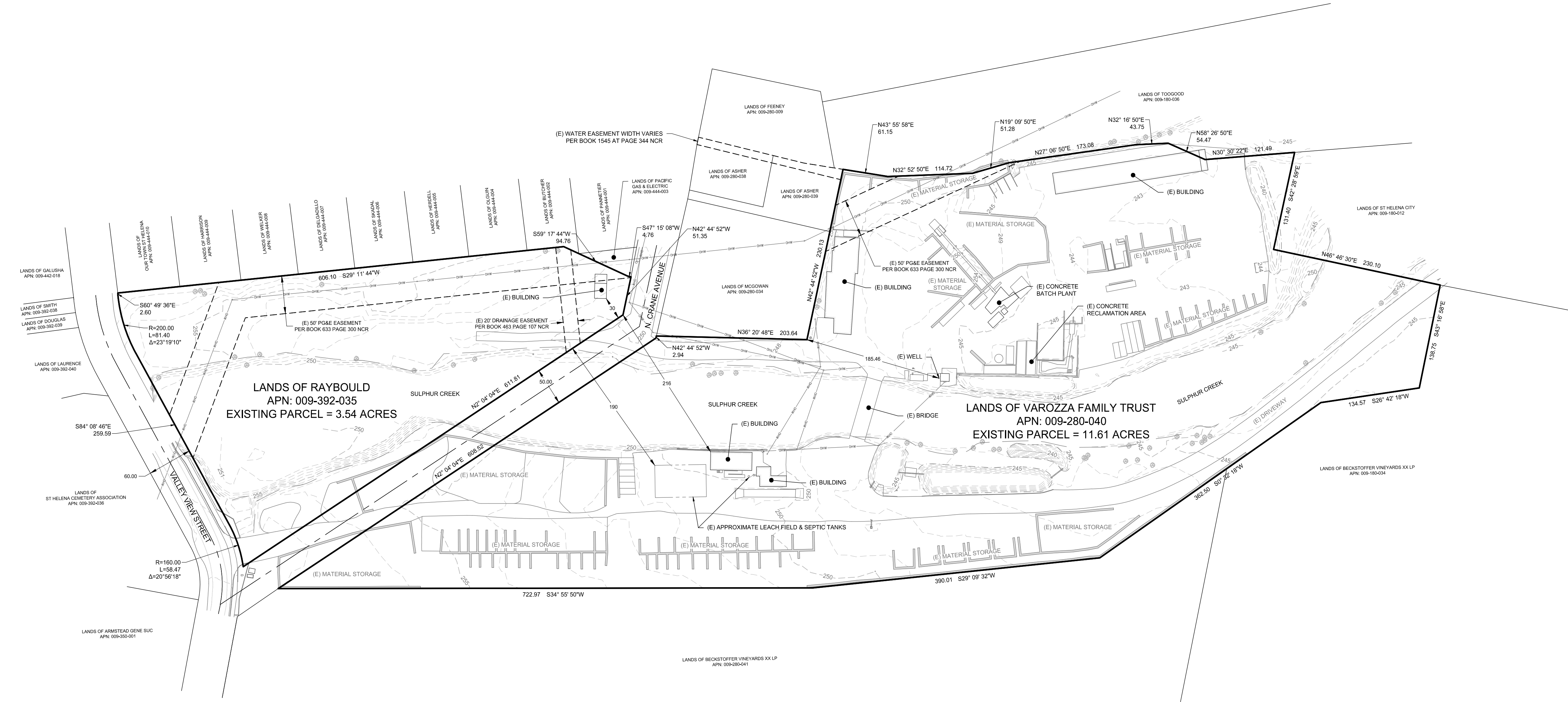
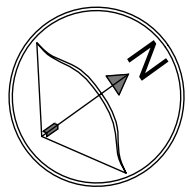
| REV. # | DESCRIPTION | DATE |
|--------|-------------|------|
|        |             |      |
|        |             |      |
|        |             |      |
|        |             |      |
|        |             |      |
|        |             |      |
|        |             |      |
|        |             |      |
|        |             |      |

PROJECT INFO:  
RAYBOULD & VAROZZA  
PROPERTIES  
800 CRANE AVENUE  
SAINT HELENA, CA 94574  
APN: 009-392-035 & 009-280-040

SHEET NAME:  
TITLE

SHEET:  
1  
OF 3



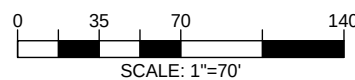


LINE & SYMBOL LEGEND

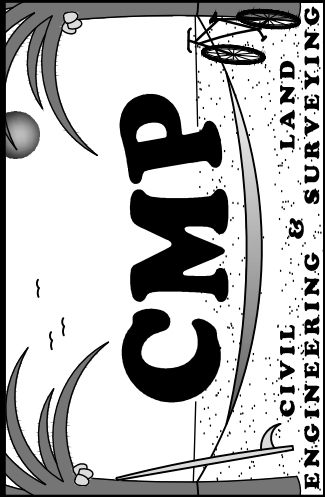
- OVER HEAD WIRES
- TOP OF BANK
- CENTER LINE OF RIGHT OF WAY
- CONTOUR LINES
- APPROXIMATE PROPERTY LINE
- APPROXIMATE PROPOSED PROPERTY LINE
- APPROXIMATE EASEMENT LINE
- STRUCTURE AS NOTED
- CONCRETE BLOCK WALL
- NCR
- NAPA COUNTY RECORDS
- PROPERTY LINE
- EXISTING

NON LOCATABLE EASEMENTS OF RECORD

- BOOK 65 PAGE 18 NCR
- BOOK 68 PAGE 117 NCR



PARCEL BOUNDARY NOTE:  
PARCEL BOUNDARIES SHOWN ARE BASED ON RECORD DATA PER  
RECORD OF SURVEY FILED IN BOOK 42 OF SURVEYS AT PAGE 65 NCR



PREPARED BY:  
CAMERON PRIDMORE PE, PLS  
1607 CAPELL VALLEY ROAD  
NAPA, CA 94558  
(707) 815-0988  
CAMERON@CMPENGINEERING.COM  
CMPENGINEERING.COM  
PROJECT #: 00037 DATE: 02/26/2020

| REV. # | DESCRIPTION | DATE |
|--------|-------------|------|
|        |             |      |
|        |             |      |
|        |             |      |
|        |             |      |
|        |             |      |
|        |             |      |
|        |             |      |
|        |             |      |
|        |             |      |

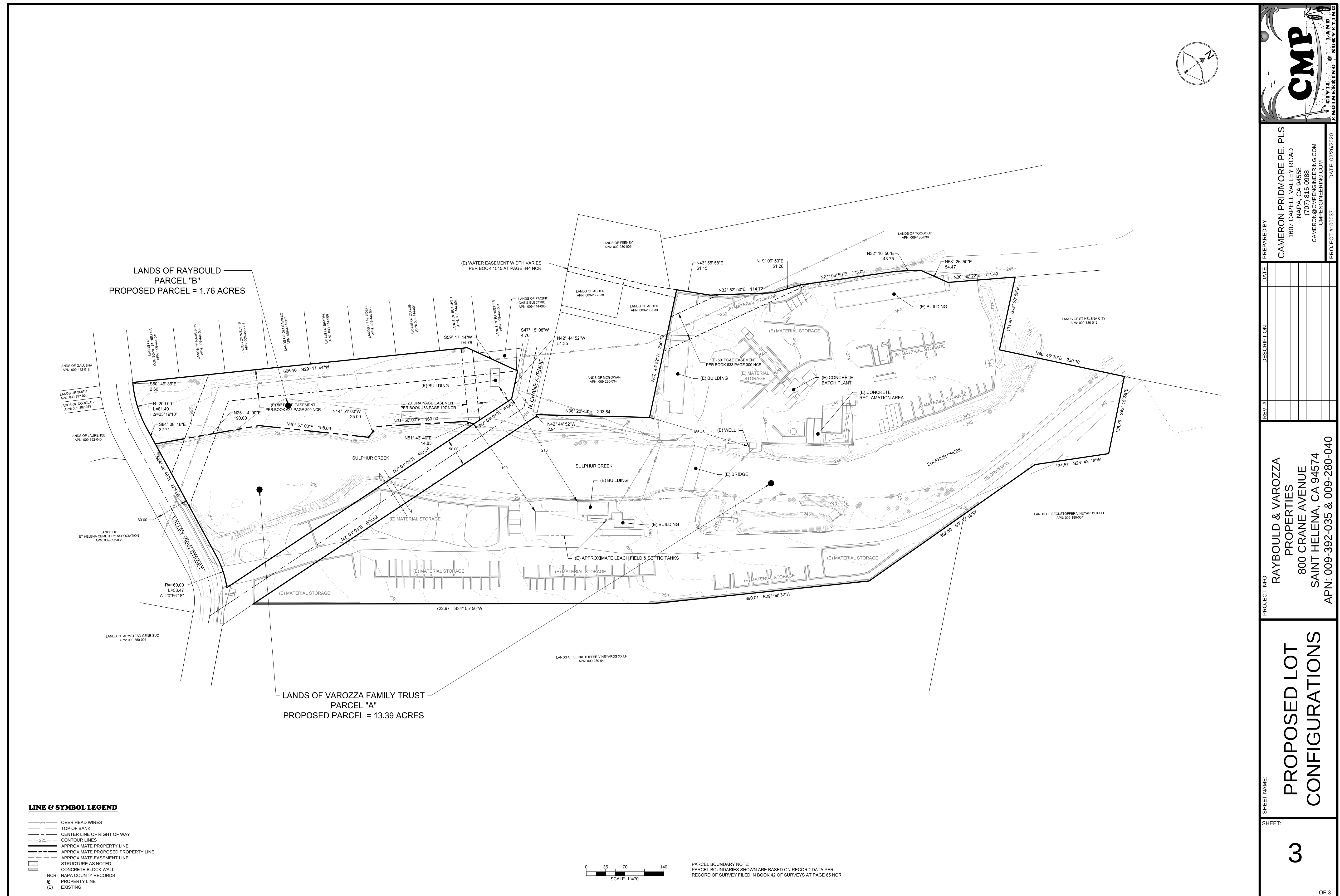
PROJECT INFO:  
RAYBOULD & VAROZZA  
PROPERTIES  
800 CRANE AVENUE  
SAINT HELENA, CA 94574  
APN: 009-392-035 & 009-280-040

SHEET NAME:  
**EXISTING LOT  
CONFIGURATIONS**

SHEET:

2









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

Re: Lot Line Adjustment  
Parcels 009-392-035 and 009-280-040

To Whom It May Concern:

We are wanting to separate the property from the creek. Portion of gate for Harold Smith is on the same lot as the lot across the creek. This would clean up the parcel and keep them separated. Thank you,

Sincerely,



John Raybould





## PLANNING COMMISSION REPORT

Planning Commission Meeting of December 15, 2020

**FILE NUMBER:** PL20-034

**SUBJECT:** Request by Arlene and Richard Corsetti for adoption of a resolution approving a demolition permit and design review in order to demolish an existing single-family residence and associated structures to accommodate the construction of a new single-family home on the property located at 1413 Spring Street in the High Density Residential zoning district.

**PREPARED BY:** Aaron Hecock, Senior Planner

**REVIEWED BY:** Maya DeRosa, Planning & Building Director

**APPROVED BY:** Maya DeRosa, Planning & Building Director

**APPLICATION FILED:** 07/21/20

**ACCEPTED AS COMPLETE:** 11/02/20

**LOCATION OF PROPERTY:** 1413 Spring Street

**APN:** 009-262-001

**GENERAL PLAN/ZONING:** High Density Residential (HR)

**APPLICANT:** Arlene and Richard  
Corsetti

**PHONE:** (707) 963-8526

### **BACKGROUND**

The existing approximately 11,163 square foot (sf) parcel is currently developed with a 3,273-sf single-family home with an attached 303-sf attached garage built in 1992. There is also an approximately 1,100-sf detached ADU toward the rear of the property with 4 bedrooms. While the Napa County Assessor's Office recognizes the existing home as a 6 bedroom/3 bathroom, there are numerous additional living spaces throughout the structure.

To that point, there is a long and well documented code enforcement history with the subject property dating back more than a decade. The City previously noted extreme public nuisances, substandard building conditions, and life/safety hazards at the subject property. The nuisance conditions on the property included, among many others, unpermitted construction, illegal and substandard electrical wiring, lack of sufficient emergency ingress and egress, inadequate ventilation and lighting, insufficient heating, and an insufficient foundation that had been compromised by illegal excavation activities. The attic and basement had also been modified for residential purposes; neither of these areas was ever approved for occupancy. While the nuisance and life/safety hazards have been corrected to the satisfaction of the City, and legal and code enforcement efforts have ceased, the property was left in a less than ideal condition by the previous owner (photos attached to this report).

### **PROJECT DESCRIPTION**

The applicant is seeking demolition permit and design review approval to demolish the existing home and associated structures in order to construct a new 3,299-sf, two-story, single-family residence with a 480-sf, 1 bedroom ADU and a 228-sf detached garage. The proposed residence would have 4 bedrooms and 4½ baths. As shown on the plans, the new home would be finished with a variety of contemporary materials including board and batten siding and shingle roofing. The height of the proposed home at its highest point would approximately 29'10" which is approximately 11 feet taller than the existing home.

The proposed ADU is permitted by right as a matter of state law and St. Helena Municipal Code (SHMC) Section 17.116.030 and is not subject to design review.

### **ANALYSIS**

#### **CEQA**

Staff has conducted the requisite analysis and concluded that the project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301 which exempts the demolition and removal of small structures including single-family homes and Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not located on or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts.

#### **GENERAL PLAN**

The subject property has a General Plan Land Use designation of High Density Residential (HDR). The HDR land use designation provides for single-family and multi-family residential housing, apartments, and group quarters. The St. Helena General Plan Update 2040 and 2015-2023 Housing Element Goals, Policies, and Eight-Year Action Plan include the following policies that are relevant to the proposed project:

- LU1.1 - Require new development to occur within well-defined boundaries and be consistent with the ability to provide urban services. New development should mitigate infrastructure impacts by using sustainable, best management practices in green building and stormwater management and paying its share of development impact fees, while minimizing impacts on sewer, water, energy, and natural resources.
- LU1.4 - In order to minimize and postpone the need for expansion of the Urban Limit Line, encourage infill development within currently developed areas.
- LU2.1 - Promote a mix of housing types and price ranges that are consistent with the Housing Element RHNA categories of housing affordability.
- LU2.2 - Encourage new residential development that is consistent in design, size, color, and floor area ratio (FAR) with the older residences in the neighborhood.
- CD3.1 - Limit building envelope sizes and require adequate side and rear set-backs to preserve the character of existing residential areas and to avoid over-built lots. Require future development to conform to the pattern and density of the neighboring areas. In order to complement existing town character and protect against incursion into vineyard agricultural areas.
- CD3.2 - Ensure that new residential designs contribute positively to existing neighborhoods by complementing character and incorporating design features, such as front porches, façade articulation and stepbacks.
- HE1.5 - Encourage innovative housing types and designs.
- HE2.6 - Promote a balance of types of housing throughout the whole community.

*Staff Response: Staff has concluded that the proposed project is consistent with the General Plan policies listed above in that the home would provide additional housing opportunities within the City, would be professionally designed and constructed to suit the site, and would result in updated and modernized structures on the site.*

## ZONING

Consistent with the General Plan land use designation described above, the subject property has a zoning designation of High Density Residential (HR). The HR zoning designation allows for single-family and multifamily residential units, group quarters and other compatible uses. The reconstruction of an existing single-family home is a permitted use in the HR district however it is subject to design review approval and must conform to the development standards prescribed by SHMC §17.44.060 as detailed below:

| STANDARD                      | MAXIMUM  | EXISTING  | PROPOSED  |
|-------------------------------|----------|-----------|-----------|
| Lot Coverage                  | 45%      | 35%       | 26%       |
| Height of Main Building       | 30 feet  | 19 feet   | 29' 10"   |
| Height of Accessory Buildings | 15 feet  | 13' 2"    | 14' 11"   |
| SIZE/SETBACKS*                | MINIMUM  | EXISTING  | PROPOSED  |
| Lot Area                      | 7,000 sf | 11,163 sf | 11,163 sf |
| Lot Width                     | 70 feet  | 75 feet   | 75 feet   |

| STANDARD        | MAXIMUM | EXISTING          | PROPOSED          |
|-----------------|---------|-------------------|-------------------|
| Front Setback   | 20 feet | 20 feet           | 20 feet           |
| Sidyard Setback | 10 feet | 10 feet / 11 feet | 10 feet / 11 feet |
| Rear Setback    | 20 feet | <50 feet          | <70 feet          |

*\*Per SHMC Section 17.116.010(C)(3), the detached garage can be 3 feet from the sidyard property line. Per state law and SHMC Section 17.116.030(D)(2)(b), the ADU can have a rear and sidyard setback of 4 feet.*

As far as the Floor Area Ratio (F.A.R.) is concerned, a 11,163-sf parcel has a maximum F.A.R. of .298. This would allow up to approximately 3,327-sf of floor area (excluding any applicable F.A.R. exemptions). As detailed below, the home as proposed has a F.A.R. of .298 which is the maximum allowed on the site.

**EXISTING FLOOR AREA:**

|                   |          |
|-------------------|----------|
| PRIMARY DWELLING  | 3,273 SF |
| ADU               | 1,116 SF |
| GARAGE            | 303 SF   |
| ADU EXEMPTION*    | -800 SF  |
| PARKING EXEMPTION | -200 SF  |

---

**TOTAL 3,692 SF**

**FLOOR AREA RATIO: 3,692 / 11,163 = .332**

**PROPOSED FLOOR AREA:**

|                   |          |
|-------------------|----------|
| PRIMARY DWELLING  | 3,299 SF |
| ADU               | 480 SF   |
| GARAGE            | 228 SF   |
| ADU EXEMPTION*    | -480 SF  |
| PARKING EXEMPTION | -200 SF  |

---

**TOTAL 3,327 SF**

**FLOOR AREA RATIO: 3,327 / 11,163 = .298**

*\*Per newly adopted state law, an 800sf ADU is permitted by right regardless of any local restrictions on floor area ratio. The proposed ADU does not require design review approval and is not under Planning Commission discretion.*

*Staff Response: The project as proposed meets all development standards as required by Section 17.44.060 of the SHMC including lot coverage, setbacks, floor area, height, etc. It should be noted that total square footage on-site will be reduced by 685 square feet.*

**HISTORIC RESOURCES**

The existing home was constructed in 1992 and is not listed on the City's Historic Resources Master List.

*Staff Response: The existing home and associated accessory structures are not architecturally or historically significant. The demolition of these structures will not have a negative impact on existing historic districts or structures.*

## **WATER**

Chapter 13.12.030 of the SHMC 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 proposed 4 bedroom home + 1 bedroom ADU is a net living unit reduction from the existing 6 bedroom home + 4 bedroom ADU, therefore, for the sake of this analysis, it is assumed that the proposed project will have a reduced water demand. Furthermore, the proposed project would use less water than the existing home due to the required use of modern water efficient fixtures and appliances. The water neutrality requirement has been demonstrated to the satisfaction of the Public Works Director.*

## **PARKING**

SHMC Section 17.124.030 "Minimum On-site Parking Requirements", requires that residential uses provide two parking spaces for the main dwelling unit, one of which shall be contained within a garage or carport. In addition to the required parking for the primary residence, one parking space, covered or uncovered, shall be provided on site for an ADU. However, no parking is required for a new ADU if it meets setback, size and height requirements per state law. As the proposed ADU meets these requirements, no parking is required for the ADU and it is permitted by right with a building permit. As described in SHMC Section 17.124.050(D), parking in tandem is permitted in residential districts when required parking is less than 3 spaces.

*Staff Response: As detailed in the attached plan set, the project includes a one-car garage and driveway which can easily accommodate the required 2 off-street parking spaces. Therefore, the project as proposed meets all parking requirements.*

## **DEMOLITION PERMIT**

As provided in SHMC Section 17.164.050(E), no permit authorizing the demolition of any building within any zoning district shall be issued until approved by the Planning Commission in accordance with the following findings:

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

***Staff Response:** The existing home was constructed in 1992 and is not listed on the City of St. Helena's historical resources inventory. The existing home is in poor condition and the building is not architecturally significant. Demolition of this residence and associated accessory structures would not impact a historical resource or otherwise negatively affect the character of the neighborhood.*

## **DESIGN REVIEW**

SHMC Sections 17.44.040 and 17.164.050 requires design review approval for new structures or buildings including construction of a new single-family home. 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.

***Staff Response:** The proposed home meets or exceeds all required development standards as described above and would provide a new, modernized housing opportunity within the City. Additionally, the home was designed to be compatible and respectful to the site and the surrounding environment. While the home is large, total square footage on-site would be reduced by 685-sf from what exists now. Furthermore, the front elevation of the proposed home is articulated and contains stepbacks giving it depth and character defining elements. It should be noted that the only immediately adjacent property (1401 Spring Street) is an approximately 28'3" tall, two-story home owned and occupied by the applicants who will be most directly affected by construction of the proposed new home. The adjacent parcel to the southwest is owned by a Homeowner's Association (APN #009-610-024) and only consists of landscaping (St. James Ct. bisects this parcel). The immediately surrounding area consists of numerous parcels zoned for Public and Quasi-Public (PQP) uses including the Presbyterian Church of St. Helena across Spring Street from the proposed project; this church has a large front setback and a large parking lot. The parcel just to the east of 1401 Spring Street is also zoned PQP and consists of the New Harvest Community Church at 1343 Spring Street. There is one 1-story home at 1406 Spring Street, however it is on the other side of Spring Street; the subject property is not immediately surrounded by older, smaller-scale homes like other primarily residential areas of town.*

*For these reasons, staff believes that the proposed project is consistent with the required design review findings listed above. Per SHMC Section 17.164.040(C), only the proponent's failure to take reasonable account of the items discussed in Sections 17.164.010 through 17.164.030 shall justify the Commission's disapproving a proposal solely on the basis of design.*

## **ISSUES**



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

**CORRESPONDENCE**

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

**STAFF RECOMMENDATION**

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301 and Section 15303; and
2. Accept the required findings and approve a resolution granting demolition permit and design review approval for the proposed demolition and new construction on the property located at 1413 Spring Street.

**ATTACHMENTS**

[PC2020-01X 1413 SPRING ST. DESIGN REVIEW & DEMO 12.15.2020 amended](#)

[Applicant Description 7.13.20 update](#)

[Assessor Map & HOA\(3\)](#)

[Revised Plan Set 120120](#)

[Corsetti Residence - Front - V1](#)

[Corsetti Residence - Rear - V1\(2\)](#)

[Corsetti Residence - Rear - V1\(3\)](#)

[Landscape Plan](#)

[Plant ID](#)

[Site Photos](#)

[Setback ltr and site plan 11.17.20](#)

[Applicant Presentation](#)

**CITY OF ST. HELENA PLANNING COMMISSION**

**RESOLUTION NO. PC2020-01X**

**GRANTING DEMOLITION PERMIT AND DESIGN REVIEW APPROVAL TO  
1413 SPRING STREET (File No. PL20-034)**

**PROPERTY OWNER:** Arlene and Richard Corsetti

**APN:** 009-262-001

**Recitals**

1. The property owners request adoption of a resolution approving a demolition permit and design review in order to demolish an existing single-family residence and associated structures to accommodate the construction of a new single-family home on the property located at 1413 Spring Street in the High Density Residential zoning district;
2. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law;
3. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on December 15, 2020; and
4. Now, therefore let it be found that, the Planning Commission approves the demolition permit and design review thereby authorizing the modifications contained in said plans based on the findings below and subject to the conditions of approval enumerated herein.

**Resolution**

- A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff reports, City files for this matter, correspondence, presentations and other materials.
- B. The Planning Commission hereby finds that the project is exempt from the requirements of CEQA pursuant to Section 15301 which exempts the demolition and removal of small structures including single-family homes and Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.
- C. Pursuant to St. Helena Municipal Code (SHMC) Section 17.164.050, the Planning Commission makes the following findings to support the motion to approve the demolition permit to allow for the demolition the existing structures on-site:
  1. *That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical*

1413 Spring Street  
Resolution / Conditions of Approval  
December 15, 2020

*building in that the existing home was constructed in 1992 and is not listed on the City's Historical Resources Master List.*

- 2. That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood in that demolition of the existing structures will not negatively affect the character of the neighborhood; and*
  - 3. That design review of the proposed replacement structure has been approved in conjunction with the demolition permit.*
- D. In accordance with the design review criteria identified in SHMC Section 17.164.030, the Planning Commission finds that the project demonstrates the following:
- 1. Consistency and compatibility with applicable elements of the general plan in that the project consists of constructing a replacement single-family home in an area where single-family homes are permitted;*
  - 2. Compatibility of design with the immediate environment of the site in that the project has been designed to be compatible with the site and its surroundings;*
  - 3. Relationship of the design to the site is found to be consistent in that the project was designed in consideration of the unique characteristics of the site;*
  - 4. That the design is compatible in areas considered by the board as having a unified design or historical character in that the home is not an area of with a unified design character and has been designed to be compatible with the site and the surrounding area;*
  - 5. That the design promotes harmonious transition in scale and character in areas between different designated land uses in that the project is the construction of a single-family home in an area designated for residential land uses;*
  - 6. Compatibility with future construction both on and off the site in that the project consists of constructing a single-family home in an area designated for residential land uses;*
  - 7. That the architectural design of structures and their materials and colors are appropriate to the function of the project in that the project is a contemporary single-family home;*
  - 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 home has been designed to be compatible with the site and its surroundings;*
  - 9. That the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures in that the home and associated landscaping has been designed to be compatible with the site and its surroundings;*

10. *That access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles in that access to the site will remain via Spring Street;*
11. *That natural features and vegetation are appropriately preserved and integrated with the project in that the residence and associated landscaping has been designed to be compatible with the site and its surroundings;*
12. *That the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions in that in that the home will be constructed of modern building materials and will be compatible with surrounding residential development;*
13. *That the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site in that the residence and associated landscaping has been designed to be compatible with the site and its surroundings;*
14. *That sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials in that project related construction is required to meet all California Building Codes and City of St. Helena development standards.*

**Planning Department Conditions of Approval**

- E. The Planning Commission approves a demolition permit and design review 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. The design review 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 applied for 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.

1413 Spring Street  
Resolution / Conditions of Approval  
December 15, 2020

5. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.
6. Pursuant to City Council Resolution 2003-65, the owner and applicant are informed of the following:  
  
In recognition of the need for additional affordable housing, and to mitigate the effects of this development on the supply and demand of affordable housing, the permittee shall be subject to a Housing Impact Fee, an inclusionary requirement, an in-lieu fee, and/or similar fair and appropriate mechanisms, to provide funds for or to develop additional affordable housing.
7. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
8. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
9. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
10. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
11. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with the Building Official, Fire Inspector and or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.
12. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on December 15, 2020, except as modified herein.
13. During demolition and construction, the project site shall be adequately fenced and secured to prevent trespassing.
14. Exterior lighting shall be directed or shielded to prevent glare onto public roadways or adjacent properties.

1413 Spring Street  
Resolution / Conditions of Approval  
December 15, 2020

15. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The Public Works Director must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

#### **Public Works Department Conditions of Approval**

16. Approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with, the most current version at the time of improvement plan submittal, Caltrans Standards and Specifications, the City of St. Helena Municipal Code, the St. Helena Water and Sewer Standards, the St. Helena Street, Storm Drain and Sidewalk Standards, and all current federal, state and county codes governing such improvements.
17. For any improvements outside the existing building envelope, a grading and drainage plan showing topographic data, all easements, infrastructure onsite and directly adjoining, and an erosion control plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit. If the project entails more than 50 cubic yards of soil disturbance, 10,000 square feet of disturbance area, a cut or fill of 3 feet or more, or alteration of any drainage pattern, a grading permit shall be required.
18. Drainage needs to be routed to prevent inundation of neighboring properties. Grading and/or site improvement plans shall show how 2-year and 10-year storm flows shall be infiltrated on site and/or diverted at the property lines to prevent inundation of neighboring properties.
19. Prepare and implement a Stormwater Control Plan as required by the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual, dated January 2019.
20. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.
21. At the building permit stage, the applicant shall submit calculations estimating the amount of stormwater to be sump pumped to the City's gutter. Depending on the quantity of water and frequency (i.e. year round), the applicant shall design the sump pump system to gravity feed to the nearest City storm drain on Spring Street in lieu of surface flow into the City's curb and gutter. This condition can be modified at the discretion of the Public Works Director if the line will not gravity feed to the nearest storm drain.

1413 Spring Street  
Resolution / Conditions of Approval  
December 15, 2020

22. If the proposed/new landscaping involves an area greater than 500 square feet or rehabilitation of more than 2,500 square feet, the proposed landscaping shall comply with the State's Model Water Efficient Landscape Ordinance (MWELO). WELO compliance shall be demonstrated for each parcel as part of each individual building permit submittal. The applicant shall submit the MWELO application at the time of the building permit submittal. The application is located here: [http://www.cityofsthenana.org/sites/default/files/fileattachments/public\\_works/page/2491/mwelo\\_ldp\\_cc.pdf](http://www.cityofsthenana.org/sites/default/files/fileattachments/public_works/page/2491/mwelo_ldp_cc.pdf)
23. Prior to Certificate of Occupancy, the applicant shall install an approved backflow device behind the water meter if one does not currently exist. 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.
24. Remodels or new construction which requires 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.
25. No construction may commence until adequate access to fire water supply is available to building sites as approved by the Fire Chief.
26. Provide details of any and all proposed fencing, gates, and/or walls on all plans submitted for building permit review.
27. Prior to Certificate of Occupancy, construct sidewalk and driveway approaches per current City and ADA Standards.
28. Prior to Certificate of Occupancy, the applicant shall conform to the City of St. Helena Water and Sewer Standards Section 6-2.10 which includes assessing the adequacy of the lateral, replacing if necessary and installing any needed cleanouts.
29. Prior to Certificate of Occupancy, if a sanitary sewer clean-out does not exist or does not meet City requirements, (Public Works Standard 211), one will be required and may include replacement of the existing sewer lateral to the City main.
30. Any missing or broken curb and gutter along the project frontage shall be constructed and/or replaced prior to Certificate of Occupancy, extent to be determined by the Public Works Department.
31. The applicant shall repair all public improvements that are damaged by the construction process in accordance with the City Water/Sewer/Street/Storm Drain/Sidewalk Standards prior to Certificate of Occupancy.
32. 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.

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

**Building Department Conditions of Approval**

34. A building permit is required for all onsite demolition, construction and/or change of occupancy.
35. 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.
36. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
37. The applicant shall provide a construction waste management plan with the building permit application.
38. 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.
39. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
40. 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.
41. 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**

42. Plans submitted for building permit shall exhibit compliance with the current St. Helena Fire Code, as adopted and codified in St. Helena Municipal Code Chapter 15.36.
43. Fire sprinklers and fire hydrants shall be installed as required by Fire Code and the Fire Department.
44. Any gates installed to control vehicular access to a property are required to be setback 30-feet from the property line and/or edge of pavement, whichever is greater. No



vehicle gates may be installed without Fire Department and Public Works Department review and explicit approval.

**I HEREBY CERTIFY** that the foregoing demolition permit and design review application was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on December 15, 2020 by the following roll call vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

APPROVED:

ATTEST:

---

John Ponte  
Vice-Chair, Planning Commission

---

Maya DeRosa, AICP  
Planning and Building Director

## **Project Statement**

### **1413 Spring Street**

**Date: July 13, 2020**

This single lot development will demolish the existing 1992-built main two-story dwelling, with basement of ranch style architecture; a subgrade 2<sup>nd</sup> dwelling; a subterranean pool and adjacent cistern. The perimeter concrete retaining wall, along the eastern and rear property lines, will remain. All existing concrete flatwork will be demolished. Demolition will occur as part of the re-grading operation. The lot will be graded lower and flat to more conform with lots in the neighborhood. The rear portion of the lot will require to be rear draining to sumps, but will be pumped forward by through-curb outlets. All runoff is proposed to drain forward into the public street drainage system.

Proposed is a 4-bedroom, two-story main dwelling, a single bedroom Accessory Dwelling Unit (ADU), a shared pool and single car garage. This development is similar to the former in square footage. However, no basement is proposed, due to low ground water in the area. The proposed architecture is contemporary traditional with board & batten finishes, in keeping with the neighborhood building styles. No mechanical equipment will be seen from the street, and a well-planned landscape with low water use irrigation is proposed. In keeping with the "Water Neutral" City code, this development cuts water use by half of historic levels. As required by current building code, solar photovoltaic panels will be installed on roof top facing south, to the rear yard, not seen from City street.

Project Data: 2 story Main Dwelling 3,299 SF, with (4) bedrooms; of which (1) is on the first floor, and (3) are on the second floor;  
Single story ADU 480 SF, with (1) bedroom;  
Total project bedroom count is (5).  
One car detached Garage 228 SF.  
Total project square footage for the buildings is 4,007 SF.

The total square footage for F.A.R. calculations is based on the main dwelling of 3,299 SF; the garage square feet over 200, which is 28 SF; for a total square footage of 3,327. Based on a lot size of 11,163 SF, the F.A.R. is  $3,327 \div 11,163 = .298$ . That ratio is within the bounds of the acceptable F.A.R.

The newly constructed property will replace two dwellings. The existing main house, has total living space of 3,273 SF. A second dwelling in the rear of the property adds 1,150 SF. The total existing square footage is 4,423. Total legal bedroom count is (10). The existing main dwelling is a 2-story house, which has (6) legal bedrooms, of which (4) are on the first floor and (2) are on the second floor. The main dwelling also has a basement. The second dwelling in the rear of the property is a one-story dwelling, 1,150 SF, which has (4) legal bedrooms. Thus, the existing property has a total of (10) legal

bedrooms. These bedrooms were used to house the family as well as renters. Space in the basement was used illegally to house additional renters, but this space is not in the count for legal bedrooms. An attic in the second dwelling also housed renters, but this also is not counted in the legal bedroom count.

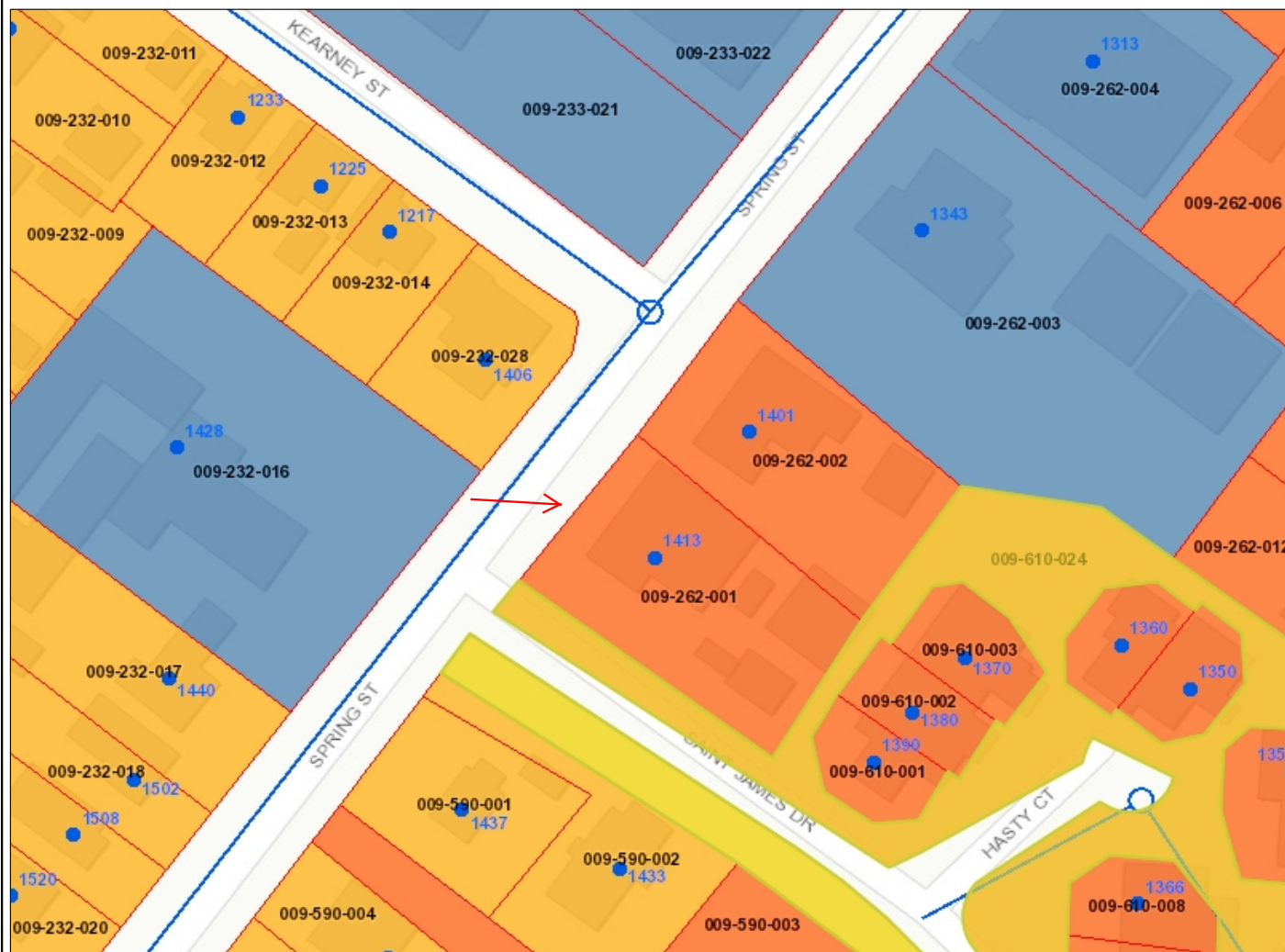
**Richard Corsetti      7/13/20**

\_\_\_\_\_  
Richard Corsetti

\_\_\_\_\_  
Date



# City of St. Helena



## Legend

- Addresses
- Sanitary Sewer
- Downtown Parking
- Parcels St. Helena
- Urban Limit Boundary
- St Helena Landuse
  - Agriculture
  - Agriculture/Parks
  - Central Business
  - High Density Residential
  - Industrial
  - Low Density Residential
  - Medium Density Residential
  - Business / Professional Office
  - Open Space
  - Parks and Recreation
  - Public & Quasi-Public
  - Service Commercial
  - Woodlands / Watershed
- Parcels
- County Boundary

188.1 0 94.04 188.1 Feet

Disclaimer: This map was prepared for informational purposes only.  
No liability is assumed for the accuracy of the data delineated hereon.

This map was printed on 12/3/2020

## Notes



# CORSETTI DEVELOPMENT PLAN

1. THE WORK INCLUDED UNDER THIS CONTRACT CONSIST OF ALL LABOR MATERIALS, TRANSPORTATION, CLEANING AND REMOVING CONSTRUCTION DEBRIS, TOOLS AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION OF THE PROJECT LEAVING ALL WORK READY FOR USE.
2. ALL CONSTRUCTION SHALL CONFORM TO THE 2019 CALIFORNIA BUILDING CODE; CRC/CBC/IFC/CFC 2019 CALIFORNIA AND 2019 CALIFORNIA ENERGY CODE AS APPLIES TO THIS PROJECT. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
3. THE PLANS INDICATE THE GENERAL EXTENT OF NEW CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE ALL INCLUSIVE. ALL DEMOLITION AND ALL NEW WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THE INTENTION OF THE DRAWINGS ARE INCLUDED REGARDLESS OF WHETHER SHOWN ON THE DRAWINGS OR MENTIONED IN THE NOTES. ALL WORK IS NEW, UNLESS OTHERWISE NOTED.
4. ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF THE CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL THE TRADES AND SHALL PROVIDE ALL THE SUBCONTRACTORS WITH CURRENT SETS OF THE CONSTRUCTION DOCUMENTS NECESSARY TO COMPLETE THEIR WORK. ANY CHANGES TO THE PLANS SHALL BE REDLINED ON A "REDLINE SET" AND TURNED OVER TO THE ENGINEER WHEN CONSTRUCTION IS COMPLETE.
6. THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH EXAMINATION. ANY DEVIATION FROM DRAWINGS OR SPECIFICATIONS SHALL REQUIRE ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.
7. WRITTEN DIMENSIONS TAKE PRECEDENCE, DO NOT SCALE DRAWINGS. ALL DIMENSIONS TO AND FROM NEW CONSTRUCTION WHEN SHOWN IN PLAN ARE TO FACE OF STUD, FACE OF MASONRY, CENTERLINE, IN FRAMING PLAN, AND FACE OF FINISH IN ELEVATIONS OR UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ON CEILING OR ELECTRICAL PLANS ARE FROM FACE OF FINISH OR CENTER LINE OF COLUMN TO CENTER LINE OF FIXTURE OR GROUP OF FIXTURES.
9. ALL DIMENSIONS NOTED "VERIFY" ARE TO BE CHECKED BY CONTRACTOR PRIOR TO CONSTRUCTION. IMMEDIATELY REPORT ANY VARIANCES TO THE ENGINEER FOR RESOLUTION.
10. COORDINATE ALL WORK WITH EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO: ELECTRICAL CONDUIT, WATER LINES, GAS LINES, DRAINAGE LINES, ETC.
11. PROTECT IN-PLACE ALL EXISTING BUILDING AND SITE CONDITIONS TO REMAIN INCLUDING WALLS, CABINETS, FINISHES, TREES AND SHRUBS, PAVING, ETC.
12. WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED, THEY SHALL BE CENTERED IN THE WALL OR PLACED FOUR (4) STUD WIDTHS FROM ADJACENT WALL AS INDICATED ON THE DRAWINGS.
13. ALL REQUIRED ECTS SHALL BE OPERABLE FROM INSIDE, WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE AS PER CODE.
14. ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
15. INSTALL ALL FIXTURES, EQUIPMENT AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS.
16. VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, ETC. BEFORE ANY CONSTRUCTION, ORDERING OF OR INSTALLATION OF ANY ITEMS OF WORK.
17. SEALANT, CAULKING AND FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND REQUIREMENTS AND STANDARD INDUSTRY AND BUILDING PRACTICES.
18. ALL ROOF DECK PENETRATIONS AND EXTERIOR WALL OPENINGS SHALL BE GUARANTEED BY THE CONTRACTOR TO BE WATER TIGHT FOR A MINIMUM PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION OF ALL WORK UNDER THIS CONTRACT AND IN ACCORDANCE WITH STATE LAW.
19. THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A REGULAR BASIS; AND SHALL EXERCISE A STRONG POLICY OVER JOB CLEANING TO PREVENT ANY DIRECT DEBRIS OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE JOB SITE AREA.
20. CONTRACTOR SHALL LEAVE PREMISES AND ALL AFFECTED AREAS CLEAN AND ORDERLY, READY FOR OCCUPANCY. THIS INCLUDES BUT NOT LIMITED TO CLEANING OF ALL GLASS AND FRAMES (INSIDE AND OUTSIDE) BOTH NEW AND EXISTING, COUNTER TOP AND FLOORS.
21. IN THE LIVING AREAS, INSTALL FOUR (3) SMOKE DETECTORS AND ONE (1) MONOXIDE DETECTOR, HARDWIRED TOGETHER, IN ACCORDANCE WITH THE SPECIFICATIONS AND IN CONFORMANCE WITH LOCAL FIRE MARSHAL REQUIREMENTS.
22. ALL EXTERIOR DOORS AND WINDOWS ARE TO BE WEATHER STRIPPED PER TITLE 24 REQUIREMENTS, UNLESS OTHERWISE NOTED IN DOOR DETAILS.
23. GLASS SUBJECT TO HUMAN IMPACT SHALL BE OF SAFETY GLAZING MATERIAL TO MEET STATE AND FEDERAL REQUIREMENTS.
24. PROVIDE SHOP DRAWINGS FOR ALL MILLWORK, METAL WORK AND CUSTOM ITEMS FOR REVIEW AND APPROVAL BY ENGINEER AND OWNER.

| 1. BUILDINGS:       |           |          |            |
|---------------------|-----------|----------|------------|
|                     | EXISTING  | PROPOSED | DIFFERENCE |
| RESIDENCE (2 STORY) | 3,273 SF  | 2,092 SF | -1,181 SF  |
| ADU                 | N/A       | 460 SF   | -460 SF    |
| GARAGE              | (303 SF)* | 228 SF   | 63 SF      |
| PORCH               | 500 SF    | 118 SF   | 382 SF     |
| ACCESSORY BUILDING  | 1,150 SF  |          |            |
| TOTAL               | 4,923 SF  | 2,918 SF |            |

NET PARCEL AREA: 11,163 SF  
FLOOR AREA RATIO : 0.3 ORD 17.44.070 (MUST BE UNDER 30% (0.298))

ALLOWABLE FLOOR AREA (ADU 480 SF AND 200 SF GARAGE ALLOWANCE NOT INCLUDED):  
11,163 X 0.298 = 3,327 SF > 3,299 SF 2 STORY HOUSE + 28 SF EXTRA GARAGE = 3,327 OR 29.8%

|                                                                                       |                                                   |
|---------------------------------------------------------------------------------------|---------------------------------------------------|
|    | <u>INTERIOR ELEVATION NUMBERS</u><br>SHEET NUMBER |
|    | <u>SECTION / ELEVATION NUMBER</u><br>SHEET NUMBER |
|    | <u>DETAIL NUMBER</u><br>SHEET NUMBER              |
|    | <u>ENLARGED DETAIL NUMBER</u><br>SHEET NUMBER     |
|    | WINDOW SYMBOL                                     |
|   | DOOR SYMBOL                                       |
|  | REVISION                                          |
|  | <u>FLOOR ELEVATION</u><br>OR DIMENSION POINT      |
|  | HOSE BIB                                          |

|                           |                                                                                                 |
|---------------------------|-------------------------------------------------------------------------------------------------|
| AB                        | ANCHOR BOLT OR AGGREGATE BASE                                                                   |
| APN                       | ASSESSOR PARCEL NUMBER                                                                          |
| COMP CONC CONT CLR        | COMPACT OR COMPACTED CONCRETE CONTINUOUS CLEAR                                                  |
| DIA DF DL DWG             | DIAMETER DOUGLAS FIR DEAD LOAD DRAWING                                                          |
| (E) EG ES EW              | EXISTING EXISTING GRADE EVENLY SPACED EACH WAY                                                  |
| FF FG FND                 | FINISH FLOOR FINISH GRADE FOUNDATION                                                            |
| GALV HS HVAC JNT          | GALVANIZED HIGH STRENGTH HEATING AND AIR CONDITIONING SYSTEM JOINT                              |
| LL                        | LIVE LOAD                                                                                       |
| MFT                       | MANUFACTURER                                                                                    |
| NIC (N)                   | NOT IN CONTRACT NEW                                                                             |
| OC                        | ON CENTER                                                                                       |
| (P) PLYWD PREF PSF PSI PT | PROPOSED FLYWOOD PERFORATED POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PRESSURE TREATED WOOD |
| REFD REQ RDWD             | REINFORCED REQUIRED REDWOOD                                                                     |
| SCH SF                    | SCHEDULE SQUARE FEET                                                                            |
| TJI TOC TOT TYP TW UON    | TRUSS JOIST OR EQUAL TOP OF CONCRETE TOTAL TYPICAL TANKLESS WATER HEATER UNLESS OTHERWISE NOTED |
| WWM WUI                   | WELDED WIRE MESH WILDLAND—URBAN INTERFACE FIRE CODE                                             |

| SHEET INDEX |        |                              |
|-------------|--------|------------------------------|
| SHEET NO    | DWG NO | DESCRIPTION                  |
| 1           | G-1    | TITLE AND GENERAL NOTES      |
| 2           | ST-1   | SITE PLAN (PROPOSED)         |
| 3           | GRD-1  | GRADING AND DEMO PLAN        |
| 4           | FLR-1  | 1ST FLOOR MAIN DWELLING PLAN |
| 5           | FLR-2  | 2ND FLOOR MAIN DWELLING PLAN |
| 6           | ELV-1  | ELEVATIONS                   |
| 7           | ELV-2  | ELEVATIONS                   |
| 8           | S-1    | SECTIONS                     |
| 9           | RF-1   | ROOF PLAN MAIN DWELLING      |
| 10          | ADU-1  | ADU FLOOR AND ELEVATIONS     |
| 11          | GAR-1  | GARAGE FLOOR AND ELEVATIONS  |

PRELIMINARY PLANS NOT FOR CONSTRUCTION

|                                                                                      |                                                                                                                                                          |             |            |
|--------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|------------|
| DRAWING                                                                              | CITY OF ST. HELENA                                                                                                                                       | NAPA COUNTY | CALIFORNIA |
| G-1                                                                                  |                                                                                                                                                          |             |            |
| SHEET NO                                                                             |                                                                                                                                                          |             |            |
| OF                                                                                   |                                                                                                                                                          |             |            |
| 11                                                                                   |                                                                                                                                                          |             |            |
| <b>TITLE AND GENERAL NOTES</b>                                                       |                                                                                                                                                          |             |            |
| CORSETTI DEVELOPMENT                                                                 |                                                                                                                                                          |             |            |
| FILE                                                                                 |                                                                                                                                                          |             |            |
|                                                                                      |                                                                                                                                                          |             |            |
|                                                                                      |                                                                                                                                                          |             |            |
|                                                                                      |                                                                                                                                                          |             |            |
| DATE                                                                                 | NOVEMBER 30, 2020                                                                                                                                        |             |            |
|  | <b>StittEngineering.com</b><br>ENGINEER: JOHN STITT<br>TELEPHONE: (707) 238-8193<br><a href="http://www.stitengineering.com">www.stitengineering.com</a> |             |            |
| OWNER                                                                                | CORSETTI PROPERTY                                                                                                                                        |             |            |
| ADDRESS                                                                              | 145 SHAW BLVD.                                                                                                                                           |             |            |
| TELEPHONE                                                                            | ST. HELENA, CA 94574                                                                                                                                     |             |            |
| PARCEL No.                                                                           | APN 009-282-001                                                                                                                                          |             |            |
| REV No.                                                                              |                                                                                                                                                          |             |            |
| DATE                                                                                 |                                                                                                                                                          |             |            |
| DESCRIPTION                                                                          |                                                                                                                                                          |             |            |



| APN APPX | ASSESSOR PARCEL NUMBER APPROXIMATE |
|----------|------------------------------------|
| BU       | BUBBLE UP                          |
| B/S      | BACK OF SIDEWALK                   |
| CONC     | CONCRETE                           |
| DWG      | DRAWING                            |
| (E)      | EXISTING                           |
| EG       | EXISTING GRADE                     |
| FF       | FINISH FLOOR                       |
| FLR      | FLOOR                              |
| FLTR     | POOL FILTER SYSTEM                 |
| INV      | INVERT                             |
| LAT      | LATERAL                            |
| (N)      | NEW                                |
| SC       | SEWER CLEANOUT                     |
| SF       | SQUARE FEET                        |
| S/W      | SIDEWALK                           |
| SS       | SEWER SYSTEM                       |
| TFC      | TOP FACE OF CURB                   |
| TOS      | TOP OF SLAB                        |
| TYP      | TYPICAL                            |

1. DEMO EXISTING STRUCTURES, MAIN DWELLING, ATTACHED GARAGE AND BASEMENT, ACCESSORY STRUCTURE, EXISTING SUBTERRANEAN POOL AND CISTERN.
2. GRADE PROPERTY WITH THREE PADS AS SHOWN.
3. GRADE PROPERTY TO POSITIVELY DRAIN OVER FRONT CURB AND TO PUBLIC DRAINAGE SYSTEM. REAR HALF OF LOT DRAINS TO TWO REAR SUMPS AND PUMPED THROUGH FRONT CURB INTO PUBLIC GUTTER.
4. DEVELOP GRADING PLAN WITH CASQA BMP'S AND BASMAA EROSION AND SEDIMENT CONTROLS AS PER CITY OF ST. HELENA PLAN REQUIREMENTS.

1. ALL ROOF LEADERS SHALL SPLASH ONTO CONCRETE THEN TO PUBLIC STREETS AND DRAINAGE DOWNS.
2. RECENTLY PREPARED SOIL REPORT BY REESE & ASSOCIATES DATED JUNE 5, 2020 DEVELOPED SPECIFICALLY FOR THIS PROJECT. CURRENT ALL GRADING OPERATIONS WILL BE OVERSEEN BY REESE & ASSOCIATES AND REPORTED TO CITY INSPECTORS.
3. CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE USED DURING ALL GRADING OPERATIONS.
4. ALL EXPOSED SOIL MATERIAL SHALL BE REMOVED FROM SITE AS NECESSARY.
5. EXISTING RETAINING WALLS TO REMAIN AND BE PROTECTED IN PLACE.
6. ALL WORK TO BE DONE IN CONFORMANCE WITH THE STANDARDS OF THE CITY OF ST. HELENA.
7. RECOMMENDATIONS OF THE GEOTECHNICAL REPORT SHALL BE STRICTLY ADHERED TO.
8. PRIOR TO COMMENCING ANY GRADING ON THE SITE, THE EXTERIOR BOUNDARIES SHALL BE MARKED. BOUNDARY MARKERS SHALL BE MAINTAINED THROUGHOUT THE GRADING OPERATION.
9. PROTECTIVE FENCING AND/OR BARRIERS SHALL BE PROVIDED WHEN NECESSARY TO PROTECT ADJACENT PROPERTIES DURING GRADING OPERATION.
10. THE SOIL ENGINEER'S AREA OF RESPONSIBILITY SHALL INCLUDE, BUT NEED NOT BE LIMITED TO, THE PROFESSIONAL OBSERVATION AND RECOMMENDATIONS CONCERNING THE PREPARATION OF GROUND TO RECEIVE FILLS, TESTING FOR REQUIRED COMPACTION, THE MARKING OF ALL FILL SLOPES, DESIGN OF BATTERS, FILLS, SUBDRAIN INSTALLATION AND INCORPORATION OF DATA SUPPLIED BY THE ENGINEERING GEOLOGIST.
11. ALL ABANDONED UNDERGROUND PIPELINES EXPOSED DURING GRADING SHALL BE REMOVED OR ABANDONED IN PLACE AND SLURRED AS RECOMMENDED BY THE SOILS ENGINEER.
12. DUST CONTROL AND NOISE CONTROL: AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTOR ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF ANY AIRBORNE NOISANCE BY WATERING AND/ OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE DRIVE OR ROAD. THE CONTRACTOR WILL CONTROL ALL DUST FROM ANY DAMAGE CAUSED BY DUST FROM HIS OWN ACTIVITIES OR SUBCONTRACTOR'S ACTIVITIES IN PERFORMING THE WORK UNDER THIS CONTRACT AND SHALL BE RESPONSIBLE FOR ANY CITIZENS' COMPLAINTS OR CHARGES RESULTING FROM DUST NOISANCE.
13. IN ADDITION, THE NOISE LEVEL OF THE CONTRACTOR'S OPERATION SHALL BE KEPT TO A MINIMUM AS PER CITY OF ST. HELENA MUNICIPAL CODE FOR NOISE RESTRICTION. A PRELIMINARY MEETING SHALL BE HELD WITH THE CITY INSPECTOR AT THE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTORS, ENGINEERS, SOILS ENGINEER, CITY INSPECTOR, OR THEIR REPRESENTATIVE. MINUTES OF THAT MEETING SHALL BE FURNISHED TO THE CITY INSPECTOR FOR REVIEW.
14. IT IS THE RESPONSIBILITY OF THE DEVELOPER/ CONTRACTOR TO INFORM THE CITY ENGINEER IF THE CIVIL ENGINEERING FIRM OR SOILS ENGINEERING FIRM HAS BEEN CHANGED PRIOR TO PRIOR APPROVAL OF THE CITY ENGINEER. THE NEW RESPONSIBLE CIVIL AND/OR SOILS ENGINEERING FIRM SHALL SUBMIT IN WRITING THAT THEY HAVE REVIEWED ALL PRIOR REPORTS AND ALL PLANS AND THAT THEY CONCUR WITH THE FINDINGS, CONCLUSIONS, RECOMMENDATIONS, AND IS SATISFIED WITH THE WORK PERFORMED.
15. HOURS OF GRADING OPERATION SHALL BE ALLOWED FROM 7:00 A.M. TO 6:00 P.M. DAILY WITH THE EXCEPTION OF NO WORK ON SUNDAY. NO WORK OF ANY KIND, INCLUDING MOVEMENT OF EQUIPMENT ON OR OFF THE SITE OR WARMING UP OF EQUIPMENT IS PERMITTED OUTSIDE THESE HOURS OF OPERATION. PRIOR APPROVAL OF THE CITY ENGINEER SHALL BE REQUIRED FOR WORK ON SATURDAYS AND HOLIDAYS.
16. TREE PROTECTION ZONE TO BE PLACED AS DETERMINED IN FIELD BY PROJECT CERTIFIED CONSULTING ARBORIST OR CONTRACTOR.
17. PROVIDING THE CITY WITH ALL PROGRESS SOILS REPORTS AS SOON AS THEY ARE PREPARED.
18. THE SOILS ENGINEER SHALL PREPARE A GRADING REPORT STATING THAT THE GRADING OPERATIONS HAVE BEEN OBSERVED AND FOUND TO SATISFACTORILY MEET THE RECOMMENDATIONS OF THE SOILS REPORT.
19. FINISH GRADING OF LOT: TOP SOIL PLACED ON LOT DURING FINISH GRADING SHALL BE COMPACTED. PONDING OF WATER ON THE LOT RESULTING FROM SETTLEMENT OF TOP SOIL FILL SHALL BE CORRECTED.
20. FINISH GRADING LOT SHALL BE FREE OF ALL DIRT CLOS, ROCKS, DEBRIS AND PILES OF MATERIAL. THERE SHALL BE NOTHING LEFT ON THE LOT OVER 1" IN DIAMETER. DEFINED DRAINAGE SWALES SHALL BE WORKED FOR PROPER LOT DRAINAGE.
21. FRONT LOT CORNERS SHALL BE MARKED ON THE TOP OF THE CONCRETE CURB WITH A CROSS CHISELED INTO THE CONCRETE ON THE PROJECTION OF LOT LINE.

 DIRECTIONAL DRAINAGE ARROW



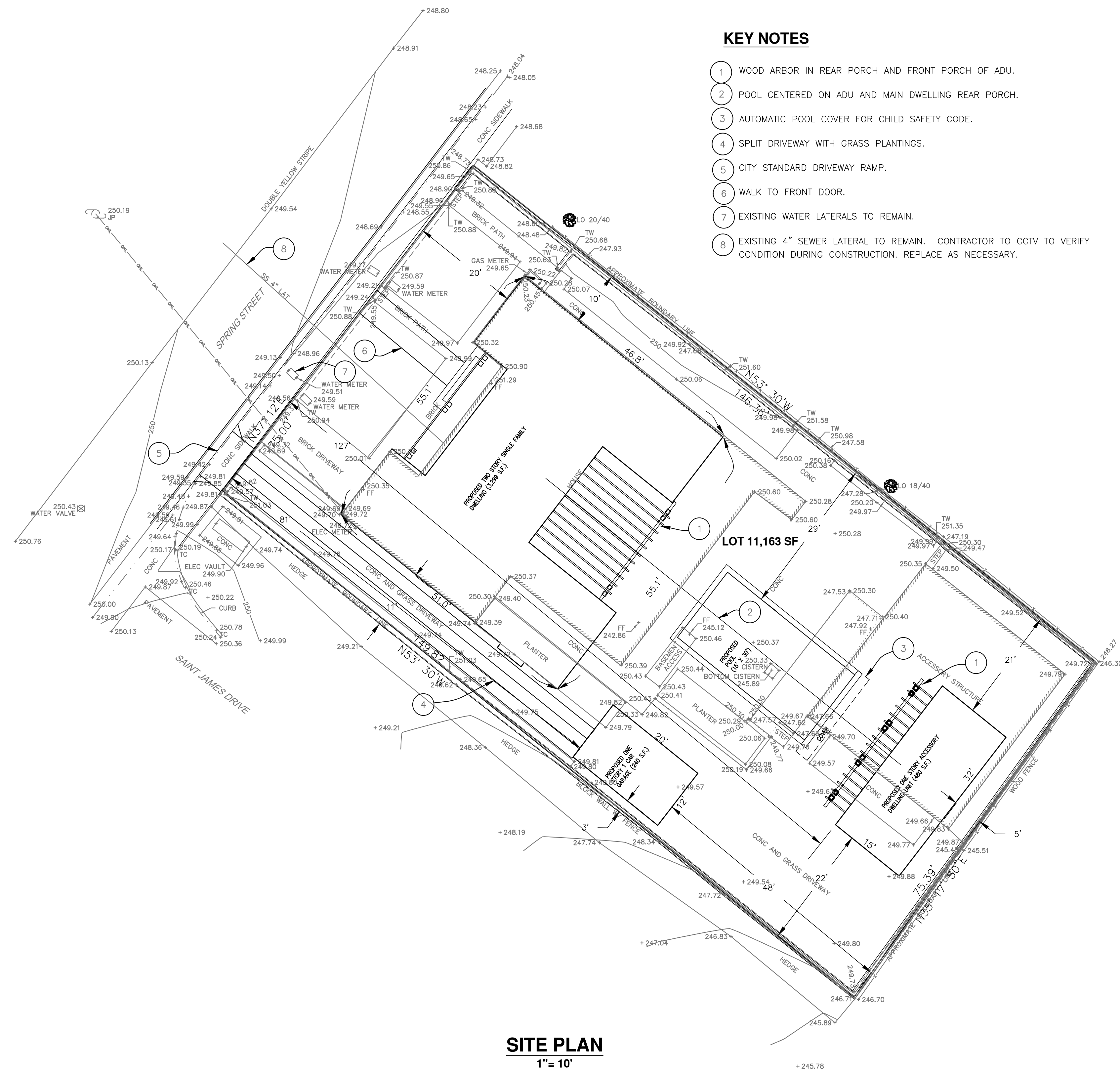
PRELIMINARY PLANS NOT FOR CONSTRUCTION

[illegible]



| AFN APPX     | ASSESSOR PARCEL NUMBER APPROXIMATE                        |
|--------------|-----------------------------------------------------------|
| BU B/S       | BUBBLE UP<br>BACK OF SIDEWALK                             |
| CONC         | CONCRETE                                                  |
| DWG          | DRAWING                                                   |
| (E) EG       | EXISTING<br>EXISTING GRADE                                |
| FF FLR FLTR  | FINISH FLOOR<br>FLOOR<br>POOL FILTER SYSTEM               |
| INV          | INVERT                                                    |
| LAT          | LATERAL                                                   |
| (N)          | NEW                                                       |
| SC SF S/W SS | SEWER CLEANOUT<br>SQUARE FEET<br>SIDEWALK<br>SEWER SYSTEM |
| TFC TOS TYP  | TOP FACE OF CURB<br>TOP OF SLAB<br>TYPICAL                |

- 1 WOOD ARBOR IN REAR PORCH AND FRONT PORCH OF ADU.
- 2 POOL CENTERED ON ADU AND MAIN DWELLING REAR PORCH.
- 3 AUTOMATIC POOL COVER FOR CHILD SAFETY CODE.
- 4 SPLIT DRIVEWAY WITH GRASS PLANTINGS.
- 5 CITY STANDARD DRIVEWAY RAMP.
- 6 WALK TO FRONT DOOR.
- 7 EXISTING WATER LATERALS TO REMAIN.
- 8 EXISTING 4" SEWER LATERAL TO REMAIN. CONTRACTOR TO CCTV TO VERIFY CONDITION DURING CONSTRUCTION. REPLACE AS NECESSARY.



# SITE PLAN

1" = 10'

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT.

FOR NEW ALBION SURVEYS INC., DBA ALBION SURVEYS

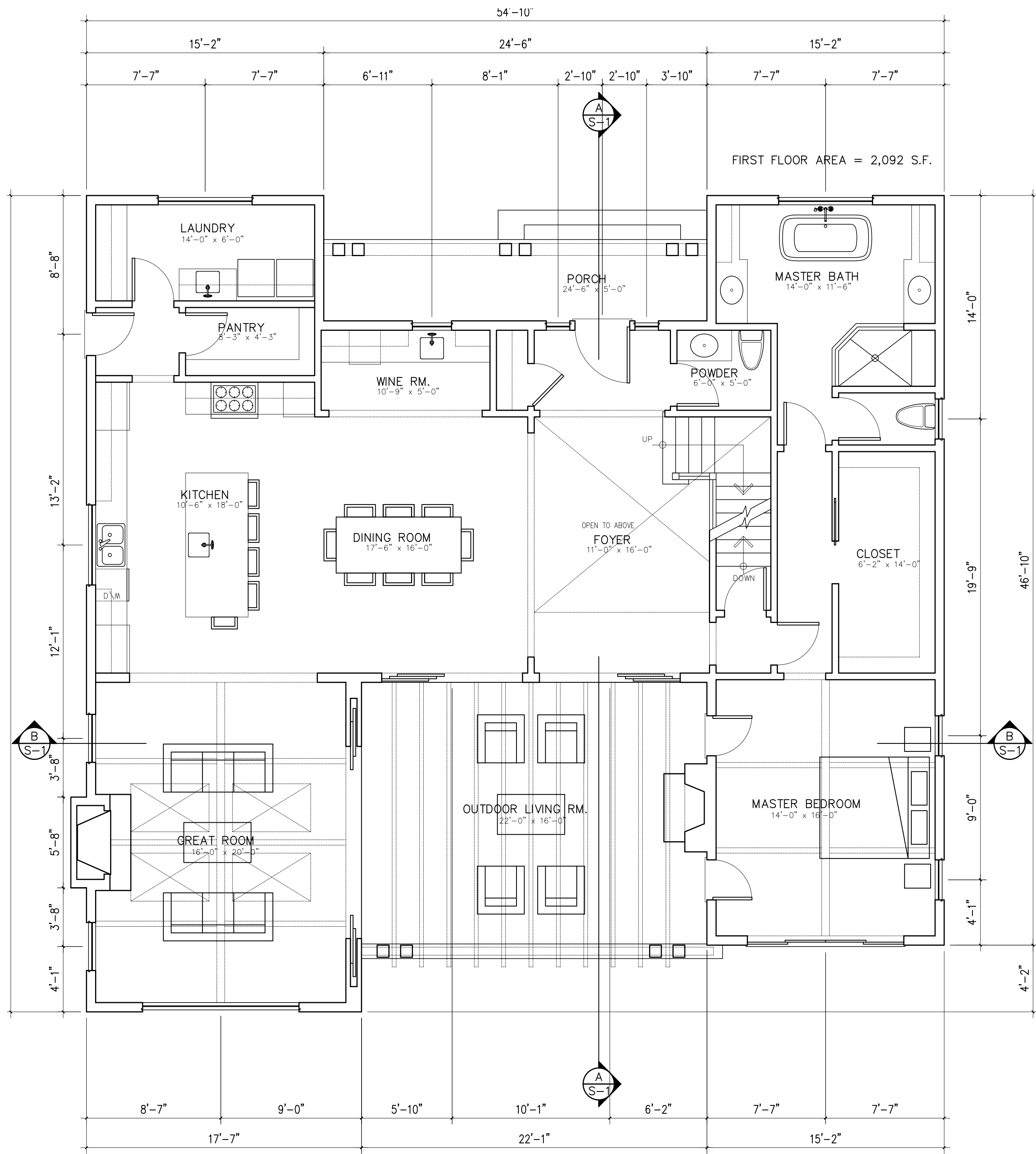
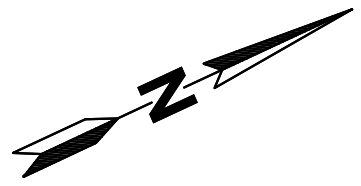
JANUARY 9, 2020

DRAWING  
**ST-1**  
SHEET NO  
2  
OF  
11

|                      |                        |                                         |      |                                                                                     |                                                                                                                                                                |                                                                                                                |          |      |             |
|----------------------|------------------------|-----------------------------------------|------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|----------|------|-------------|
| CORSETTI DEVELOPMENT | DRAWING<br><b>ST-1</b> | SHEET NO<br><b>2</b><br>OF<br><b>11</b> | FILE |  | <b>StittEngineering.com</b><br><br>ENGINEER: JOHN STITT<br>TELEPHONE: (707) 235-8193<br><a href="http://www.stittengineering.com">www.stittengineering.com</a> | OWNER                                                                                                          | REV. No. | DATE | DESCRIPTION |
|                      |                        |                                         |      |                                                                                     |                                                                                                                                                                | CORSETTI PROPERTY<br>1413 SPRING STREET<br>ST. HELENA, CA 94574<br><br>TELEPHONE<br>PARCEL No. APN 009-282-001 |          |      |             |



Copyright 2020, John Stitt, PE, dba Stitt Engineering, Stitt Co. LLC, NV. All rights reserved.  
This drawing is the property of Stitt Engineering and is not to be reproduced or used in any way without the written consent of Stitt Engineering.



**1ST FLOOR PLAN MAIN DWELLING**  
SCALE 1/4" = 1'

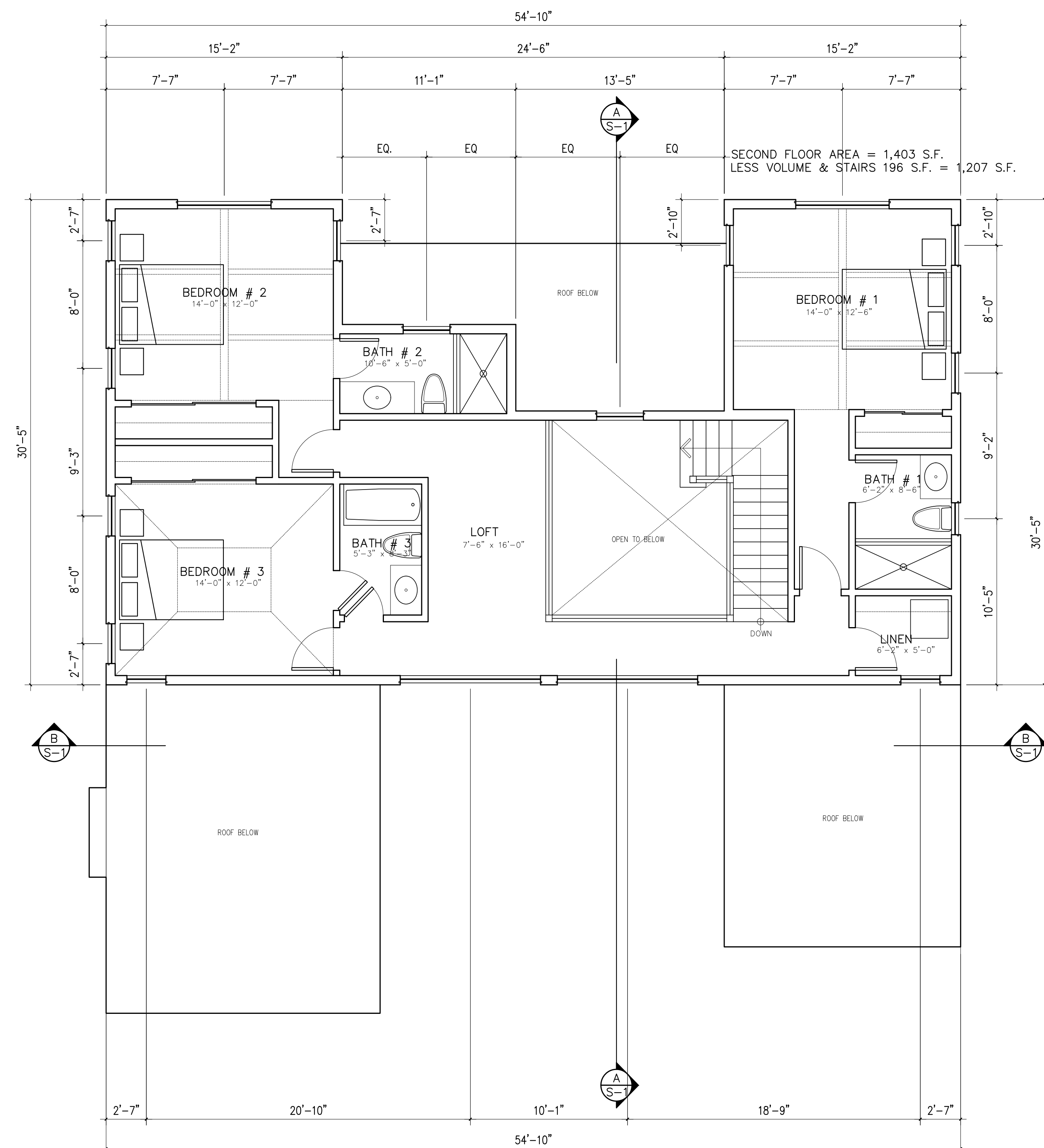
**FLOOR NOTES**

1. EXTERIOR WALL CONSTRUCTION IS 2X6 WITH DOUBLE PLATE.  
INTERIOR WALL CONSTRUCTION IS 2X4 WITH DOUBLE PLATE.
2. INTERIOR WALL AND CEILING FINISH IS 5/8" DRYWALL.
3. INSTALL HVAC SYSTEM IN ATTIC ABOVE HALL.

| DESCRIPTION                  |  | DATE                 | REV. No.   |
|------------------------------|--|----------------------|------------|
| OWNER                        |  | CORSETTI PROPERTY    |            |
| ADDRESS                      |  | 1413 SPRING STREET   |            |
| TELEPHONE                    |  | ST. HELENA, CA 94574 |            |
| PARCEL No.                   |  | APN 009-262-001      |            |
| ENGINEER                     |  | JOHN STITT           |            |
| TELEPHONE                    |  | (707) 256-8193       |            |
| www.stittengineering.com     |  |                      |            |
| FILE                         |  | FLR-1.DWG            |            |
| DATE                         |  | OCTOBER 12, 2020     |            |
| CORSETTI DEVELOPMENT         |  | NAPA COUNTY          | CALIFORNIA |
| 1ST FLOOR MAIN DWELLING PLAN |  | CITY OF ST. HELENA   |            |
| DRAWING                      |  |                      |            |
| FLR-1                        |  |                      |            |
| SHEET NO                     |  |                      |            |
| 4                            |  |                      |            |
| OF                           |  |                      |            |
| 11                           |  |                      |            |

PRELIMINARY PLANS NOT FOR CONSTRUCTION





## FLOOR NOTES

1. EXTERIOR WALL CONSTRUCTION IS 2X6 WITH DOUBLE PLATE.  
INTERIOR WALL CONSTRUCTION IS 2X4 WITH DOUBLE PLATE.
2. INTERIOR WALL AND CEILING FINISH IS  $\frac{5}{8}$ " DRYWALL.
3. INSTALL HVAC SYSTEM IN ATTIC ABOVE HALL.

SECOND FLOOR AREA = 1,403 S.F.  
LESS VOLUME & STAIRS 196 S.F. = 1,207 S.F.

## 2ND FLOOR PLAN MAIN DWELLING

**SCALE 1/4" = 1'**

F:\Project\2020\Corsett\DWG\Master-1.dwg Time:Nov30,2020-11:58am  
 Login:Owner Dimscale:3 LTScale:20 Images:D:\Office-stl\StiltLogo2.jpg  
 Xrefs:-IB-24x36.dwg

© COPYRIGHT 2020. JOHN STITT, PE dba STITT ENGINEERING, STITT CO LLC, NV ALL RIGHTS RESERVED

|   |                           |  |                      |  |  |  |                                                                                      |  |  |  |                               |  |  |  |
|---|---------------------------|--|----------------------|--|--|--|--------------------------------------------------------------------------------------|--|--|--|-------------------------------|--|--|--|
| Z | DRAWING<br><b>FLR-2</b>   |  | CORSETTI DEVELOPMENT |  |  |  | StittEngineering.com                                                                 |  |  |  | OWNER<br>CORSETTI PROPERTY    |  |  |  |
|   | SHEET NO<br>5<br>OF<br>11 |  |                      |  |  |  | ENGINEER: JOHN STITT<br>no. 4592                                                     |  |  |  | ADDRESS<br>1413 SPRING STREET |  |  |  |
|   |                           |  |                      |  |  |  |  |  |  |  | TELEPHONE<br>APN 009-262-001  |  |  |  |
|   |                           |  |                      |  |  |  | DATE<br>OCTOBER 12, 2020                                                             |  |  |  | PARCEL No.                    |  |  |  |
|   |                           |  |                      |  |  |  | FILE<br>FLR-1.DWG                                                                    |  |  |  | APN 009-262-001               |  |  |  |
|   |                           |  |                      |  |  |  |                                                                                      |  |  |  | DATE                          |  |  |  |
|   |                           |  |                      |  |  |  |                                                                                      |  |  |  | REV. No.                      |  |  |  |
|   |                           |  |                      |  |  |  |                                                                                      |  |  |  | DESCRIPTION                   |  |  |  |
|   |                           |  |                      |  |  |  |                                                                                      |  |  |  |                               |  |  |  |
|   |                           |  |                      |  |  |  |                                                                                      |  |  |  |                               |  |  |  |

PRELIMINARY PLANS NOT FOR CONSTRUCTION





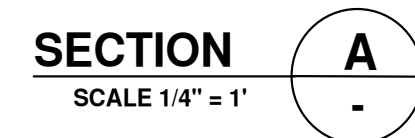
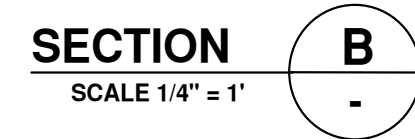




DRAWING  
**ELV-2**  
SHEET NO  
**7**  
OF  
**11**

|                      |  |      |                                                                                     |                      |                           |                    |
|----------------------|--|------|-------------------------------------------------------------------------------------|----------------------|---------------------------|--------------------|
| CORSETTI DEVELOPMENT |  | FILE | StittEngineering.com                                                                |                      | OWNER                     | CORSETTI PROPERTY  |
| ELEVATIONS           |  |      |  | ENGINEER: JOHN STITT | ADDRESS                   | 1413 SPRING STREET |
|                      |  |      |                                                                                     |                      | ST. HELENA, CA 94574      |                    |
|                      |  |      |                                                                                     |                      | TELEPHONE: (707) 235-6183 |                    |
|                      |  |      |                                                                                     |                      | TELEPHONE APN 009-262-001 |                    |
|                      |  |      |                                                                                     |                      | PARCEL No.                |                    |
|                      |  | DATE | OCTOBER 12 2020                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |
|                      |  |      |                                                                                     |                      |                           |                    |





|                                                    |                                                                                      |                                                                          |                                                                                                                                                                                                      |                                                       |      |             |
|----------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|------|-------------|
| DRAWING<br><b>S-1</b><br>SHEET NO<br>8<br>OF<br>11 | CORSETTI DEVELOPMENT<br><br><b>SECTIONS</b><br><br>NAPA COUNTY<br>CITY OF ST. HELENA | FILE<br><br><br><br><br><br><br>DATE      OCTOBER 12, 2020<br>CALIFORNIA | <br><b>StittEngineering.com</b><br>ENGINEER: JOHN STITT<br>TELEPHONE: (707) 235-8193<br>www.stittengineering.com | OWNER<br>CORSETTI PROPERTY                            | DATE | DESCRIPTION |
|                                                    |                                                                                      |                                                                          |                                                                                                                                                                                                      | ADDRESS<br>1413 SPRING STREET<br>ST. HELENA, CA 94574 |      |             |
|                                                    |                                                                                      |                                                                          |                                                                                                                                                                                                      | TELEPHONE<br>PARCEL No.      APN    009-262-001       |      |             |
|                                                    |                                                                                      |                                                                          |                                                                                                                                                                                                      |                                                       |      |             |
|                                                    |                                                                                      |                                                                          |                                                                                                                                                                                                      |                                                       |      |             |





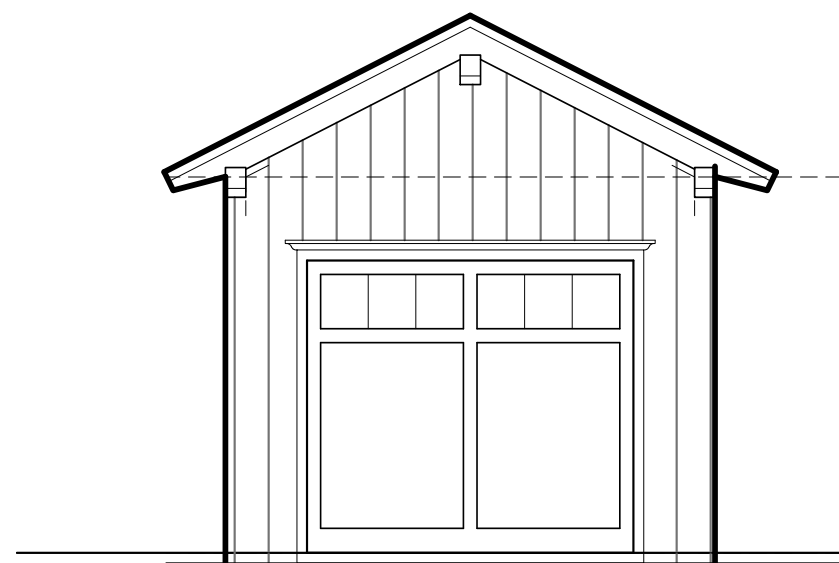




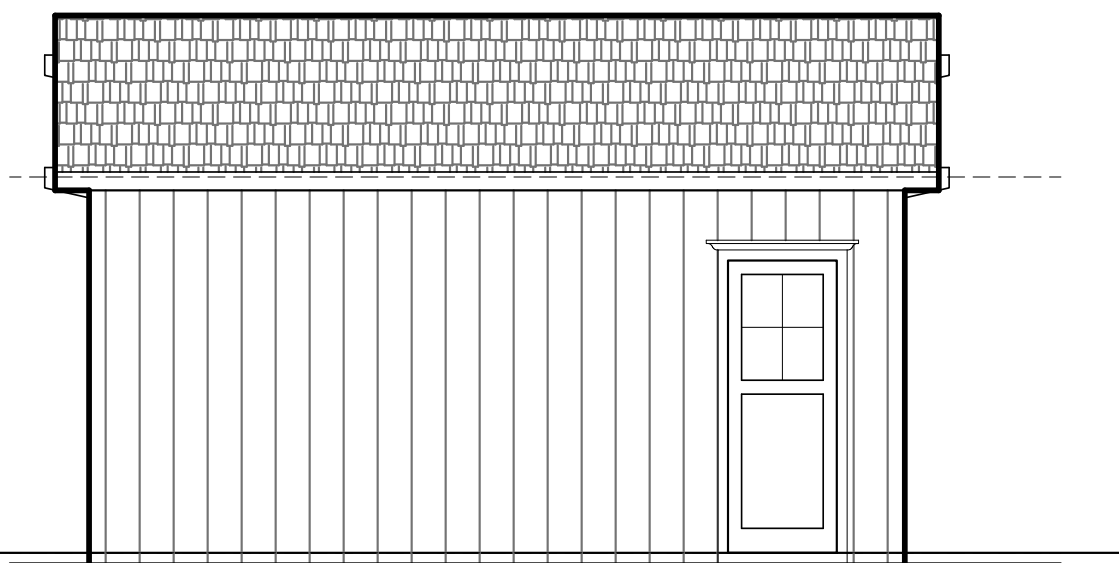


C:\Users\jstitt\OneDrive\Documents\115500020\115500020.dwg  
C:\Users\jstitt\OneDrive\Documents\115500020\115500020.dwg  
C:\Users\jstitt\OneDrive\Documents\115500020\115500020.dwg

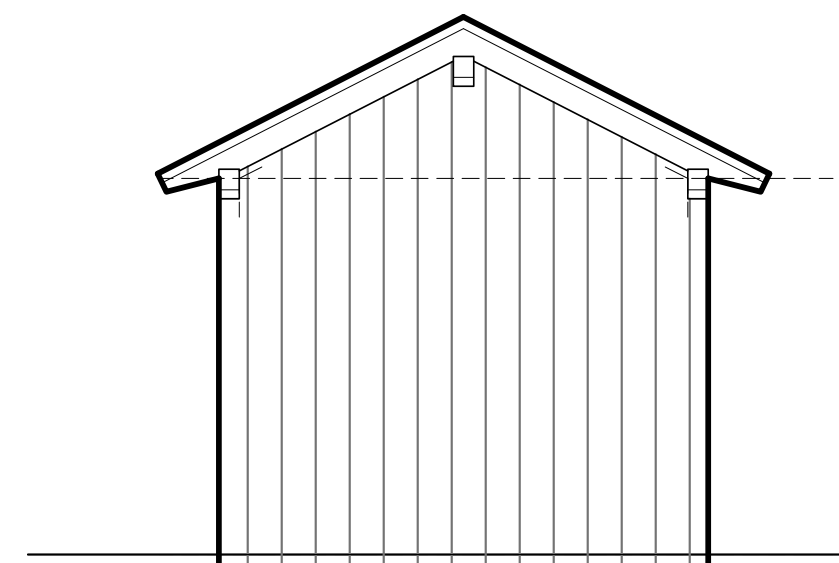
© COPYRIGHT 2020, JOHN STITT, PE dba STITT ENGINEERING, STITT CO. LLC, NV ALL RIGHTS RESERVED



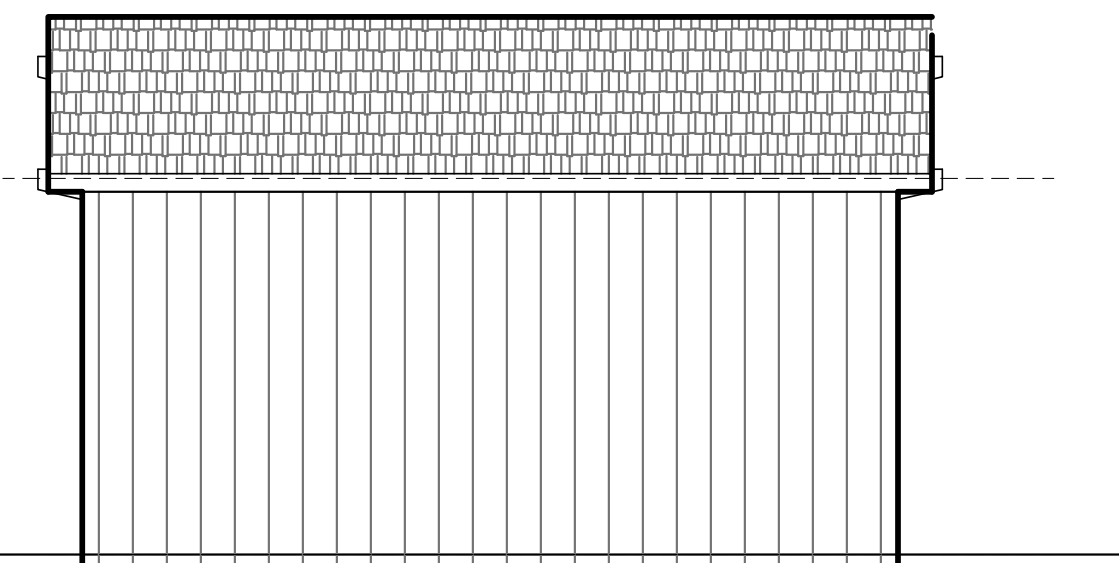
**NORTH (FRONT) ELEVATION**  
SCALE: 1/4" = 1'



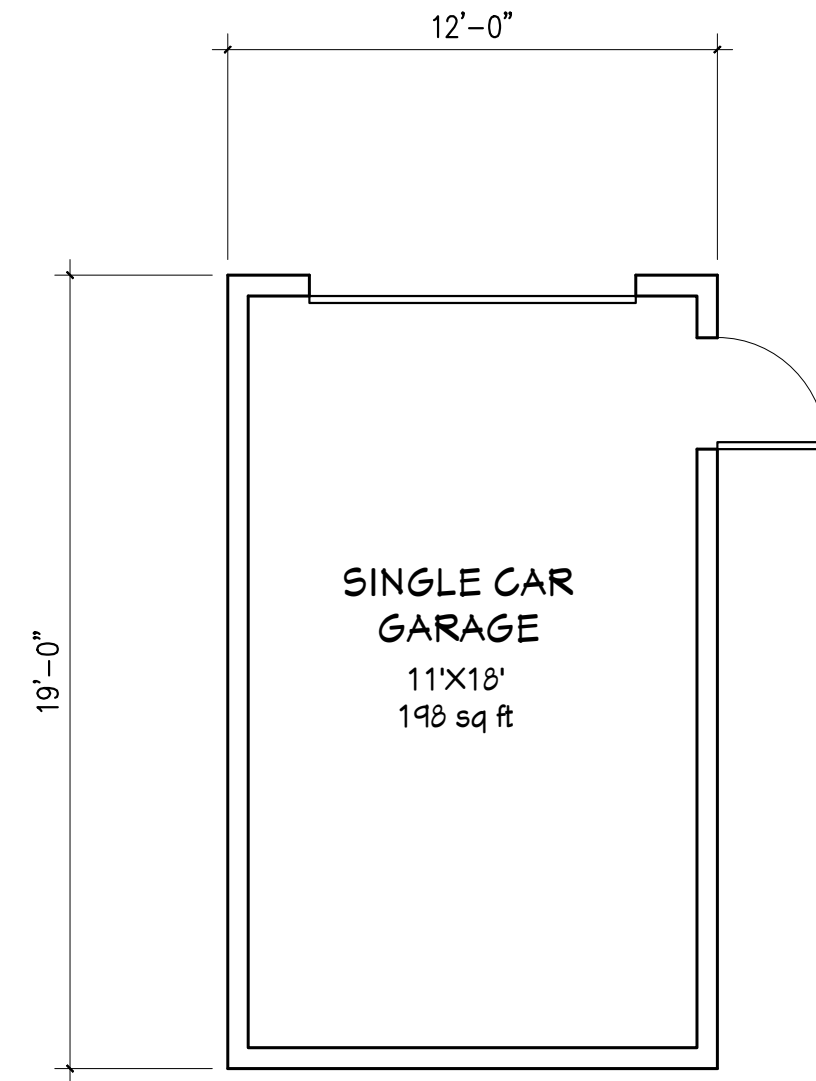
**EAST (LEFT) ELEVATION**  
SCALE: 1/4" = 1'



**SOUTH (REAR) ELEVATION**  
SCALE: 1/4" = 1'



**WEST (RIGHT) ELEVATION**  
SCALE: 1/4" = 1'



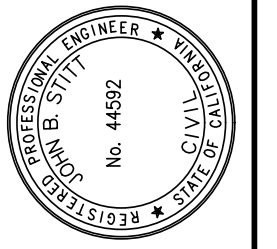
**GARAGE FLOOR PLAN**  
SCALE: 1/4" = 1'

PRELIMINARY PLANS NOT FOR CONSTRUCTION

DRAWING  
**GAR-1**  
SHEET NO  
11  
OF  
11

CORSETTI DEVELOPMENT  
**GARAGE FLOOR PLAN &  
ELEVATIONS**  
CITY OF ST. HELENA NAPA COUNTY CALIFORNIA

FILE  
DATE  
OCTOBER 12, 2020



**StittEngineering.com**  
ENGINEER: JOHN STITT  
TELEPHONE: (707) 256-8193  
www.stittengineering.com

OWNER CORSETTI PROPERTY  
ADDRESS 1413 SPRING STREET  
ST. HELENA, CA 94574  
TELEPHONE  
PARCEL No. APN 009-262-001

REV No. DATE DESCRIPTION















1413 Spring Street, St. Helena, CA 94574

Sheet

A = 2

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |



①

City of St. Helena



**1413 Spring Street Landscape Identification**

**Trees**

Olive Tree *Olea Europea* 'Monher'



Fuji Apple *Malus Domestica* 'Fuji'



Nectar White Peach *Prunus Persica* 'Nectar'



Japanese Maple *Acer Palmatum* 'Wolff'



Apricot *Prunus Armeniaca* 'Tropic Gold'





Plum *Prunus Salicina* 'Burgundy'



Dwarf Grapefruit *Citrus Paradisi* 'Dwarf Redblush'



Dwarf Orange *Citrus Sinensis* 'Dwarf Campbell'



**Shrubs & Hedges**



Pride of Madeira *Echium Candicans*



Clivia Lily *Clivia Miniata* 'Belgian Hybrid Yellow'



*Rosa Jacsegra* 'Pope John Paul' White Rose





Spanish Lavender *Lavandula Stoechas*  
'Silver Anouk



Rosemary *Rosmarinus Officinalis* 'Tuscan Blue'



Oleander *Nerium Oleander*





Bennetts White Rock Rose *Cistus* 'Bennetts White'



French Lavender *Lavandula Intermedia* 'Provence'



Dwarf Olive *Olea Europaea* 'Montra' Little Ollie



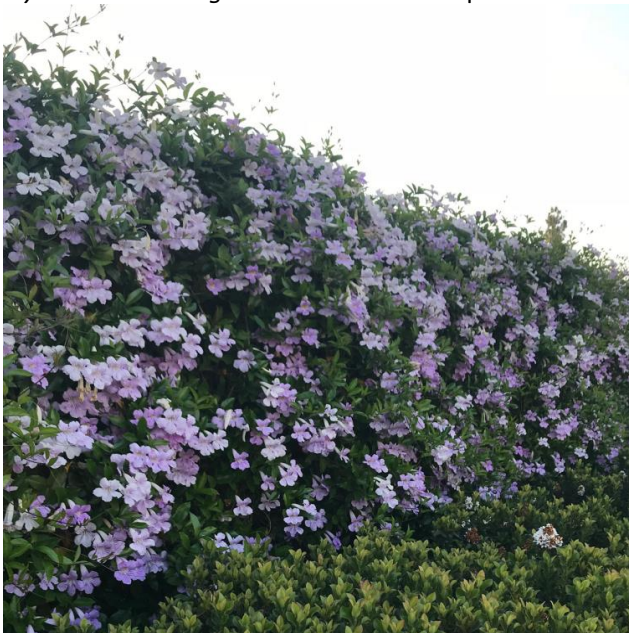


**Vines**

*Passiflora* 'Lavender Lady'



*Clytostoma Callistegioides* Lavender Trumpet Vine





**Groundcovers**

Star Jasmine *Trachelospermum Jasminoides*



Kurapia *Lippia Nodiflora*





1413 Spring St



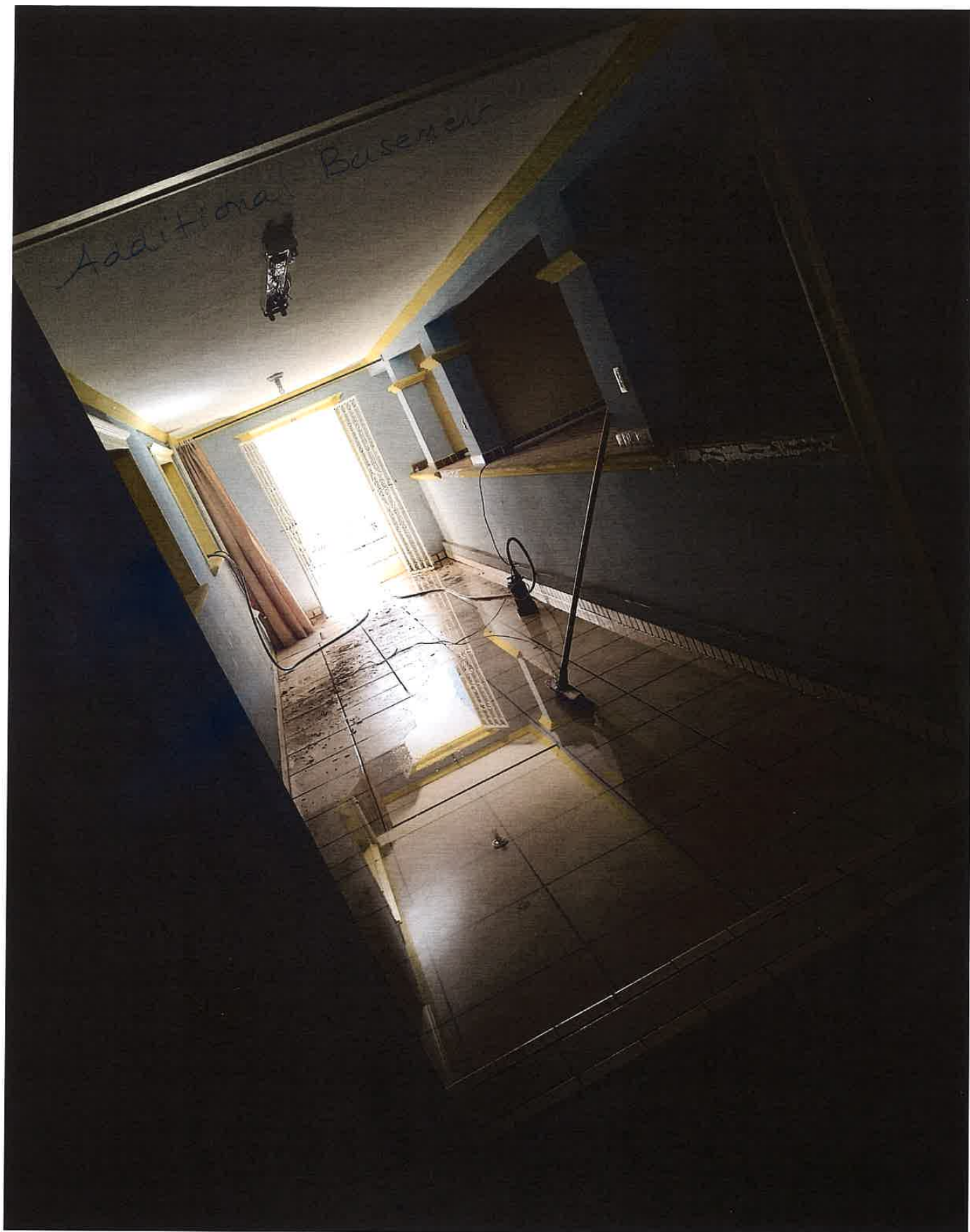






























11/17/2020

To: St. Helena Planning Commission

Attn: Aaron Hecock

From: Richard Corsetti & Arlene Corsetti

Re: 1413 Spring Street Property setbacks

Aaron:

As requested, here is additional information relating the existing property at 1413 Spring Street.

Enclosed is an existing site plan, with notes as to the property line setbacks pertaining to the existing property. Here is an outline of the notes to help clarify.

- 1) Setback from Spring Street (north) side to the front of the house is 20 feet.
- 2) Setback from the left (east) side of the property line to the main house is 10 feet.
- 3) Setback from the right (west) side of the property line to the main house is 11 feet.
- 4) Setback from the left side of the property line to the ADU is 5 feet.
- 5) Setback from the rear (south) side of the property line to the ADU is 4 feet.
- 6) Setback from the right side of the property to the ADU is 35 feet.
- 7) Height of the main house is 19 feet.
- 8) Height of the ADU is 13 feet 2 inches.
- 9) Square footage of the main house first floor is 2,784 SF.
- 10) Square footage of the ADU is 1,116 SF.
- 11) Total lot square footage is 11,163 SF.

We trust that this information will be useful to the Planning Commission. Please let us know if you need anything further.

Sincerely,

A handwritten signature in black ink, appearing to be 'Richard Corsetti', written over a horizontal line.

Richard Corsetti







Hello:

We are Richard and Arlene Corsetti. We live at 1401 Spring Street in St. Helena. We've owned our property at 1401 Spring Street since 1990. We have made several modifications to the property over time, including building our main house in 1999. We have been full-time residents since 2013.

About 14 months ago, we found that the property next door at 1413 Spring Street had been foreclosed by the bank and that a developer had purchased the property. We then found out that the developer had put the property on the market to sell it as is. At that point we decided that we would purchase the property. We have owned it since December, 2019. We bought the property because we wanted to have the ability to exert our influence into how it looks as the neighbor next door. We plan to continue to live at 1401 Spring Street as being our last home.

Since acquiring the property we have become very familiar with the many unusual, and clearly, illegal construction features of it. It is well known that the original owners occupied the property, and used the front and rear dwellings to house farm and casual laborers. The main dwelling has (6) bedrooms. This includes (4) bedrooms on the main floor. A single car garage is built into the main house. The second story includes (2) bedrooms and an attic. The attic is unstable as we can attest to when Arlene put her foot through the attic floor, suffering leg contusions up to her knee. The hole in the main floor ceiling is evidence of where her foot pierced the attic floor. The basement contains (6) "cubbyholes" to accommodate more residents. These cubbyholes are shown in our submittal. These openings in the western side of the basement are (4) feet in height, (8) feet deep, (4) to (6) feet wide and (40) inches above the floor level. Residents would slide into these openings to sleep.

In this underground basement ground water accumulates due to inadequate drainage. The basement was illegally constructed, and, covers the entire dimensions of the first floor. During the rain season, a foot of water would accumulate in the basement. We pumped this water out into our garden for several months in 2020. A photo in the submittal identifies the pooled water. An underground cistern, located between the main house and the rear house, stored pumped-in water, which was pumped out and filtered for usage by the tenant residents.

The rear dwelling has (4) bedrooms, plus an attic (accessed by a ladder on the exterior) to accommodate even more residents. The attic is a confined space, illegal for human occupancy. In 2015, one of the residents died of asphyxiation in the attic.

At any one time, 20-plus people lived on the property. In speaking with neighbors near the property, there were several complaints made about the usage and occupancy of the property. Little has been done by the City to reduce the usage or occupancy, or require corrections of the building code violations.

86% of the property is covered by the existing buildings, concrete or other non-pervious materials. Only 14% is available soil for landscaping.

The good news is that we have a comprehensive plan for this property. We have submitted our plan to demolish the existing buildings, basement, and underground cistern. We will re-grade the property. In doing the re-grading, the ground level will drop 2-3 feet below the current ground level for much of the property. By reducing the ground level, it will match up with the ground levels of surrounding properties. Then, we will construct a two-story, (4) bedroom main house, a (1) bedroom Accessory



Dwelling Unit (ADU), a (1) car garage, and a swimming pool. We will eliminate a sizable amount of the concrete areas. The total footprint of structures, concrete and other non-pervious materials will be 55%, leaving 45% for landscaping. This improves the water flow into the ground, rather than running off. Our proposal reduces the current number of legal bedrooms from (10) to (5), not counting all the current illegal bedrooms in the basement and attic. We will landscape with plants that are low to medium in water usage. We will include a rain garden to improve the irrigation of plants. We will provide for solar panels on the exterior of the main house on the south side, away from the street view. We will provide fire sprinklers in the interior. The pool will have an electric pool cover. There will be an electric gate in the driveway, leading to the garage. Architecturally, the structures will be contemporary farmhouse, which is popular as a concept in Napa Valley, especially in St. Helena. Overall, we believe that we have carefully designed this property to fit in well with the neighborhood, to be pleasant to the eye, to be environmentally sensitive, to be energy efficient, and to have the health and safety features that are proper and necessary. We have spoken to several neighbors surrounding the property. All of them have expressed enthusiasm for the planned construction that we propose. We have shown the architectural drawings and plans to one of our neighbors, who liked it very much. We will also offer to show the plans to other surrounding neighbors.

We compare our proposed footprint of structures, concrete, and other non-pervious materials, to other properties recently built in St. Helena. As we noted above, the footprint of our property is 6,175 square feet, or 55% of the lot size, in structures, concrete and other non-pervious materials. What is the footprint ratio of other recently built properties? In addition, we have performed a Floor to Area Ratio (FAR) calculation, which shows a total of 3,327 square feet of floor area, divided by 11,163 square feet of lot size, producing an FAR of .298. That fits within the City guidelines. What FAR ratios do other recently built properties have?

In conclusion, we believe that this project will be an important improvement to the City landscape. It will increase the tax base. It will be lauded by the neighbors for the beauty of the structures and the landscaping. It will have lower density and lower occupancy compared to the existing property. It will reduce water usage and be more energy efficient. Although we will not be occupying it, we are proud to say that we will have helped create something of beauty in St. Helena. We ask that the Planning Commission give us their blessing so that this project may proceed. Thank You.







**Xinia Gamero**

---

**From:** David Lattin <david@emeritusvineyards.com>  
**Sent:** Tuesday, December 15, 2020 6:37 PM  
**To:** Public Comment  
**Subject:** [External] zoom meeting 12.25.20

Hello,

My wife and I tuned in tonight hoping to comment of a construction project coming before you tonight. We wanted to support Richard Coresetti's rebuild on Spring Street. Instead we're being treated to a farewell party for departing council members. This is an incredible waste of the public's time and something that should have been done privately. Zoom meetings are painful enough as it is, but come on members, keep it succinct and professional.

Sincerely,

David Lattin

Sent from my iPhone