City of St. Helena
Planning Commission
Regular Meeting
Tuesday, March 2, 2021 @ 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@cityofsthelena.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/81515612568

Or iPhone one-tap :
US: +16699006833,,81515612568# or +12532158782,,81515612568#
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 +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099

Meeting ID: 815 1561 2568
International numbers available: https://us02web.zoom.us/u/kbQ6ApAJAR

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

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

ID de la Reunión: 815 1561 2568
Números Internacionales Disponibles: https://us02web.zoom.us/u/kbQ6ApAJAR

***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
   Chair: John Ponte
   Vice Chair: Daniel Hale
   Commissioners: Autumn Anderson, Rosaura Segura and Marika Rothfeld.
   City staff present at the meeting will be noted in the minutes.

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

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

4. CONSENT ITEMS

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

4.1. Approval of Minutes: February 2, 2021 9 - 14

Special Planning Commission Minutes - 02.02.2021
Regular Commission Minutes 02.02.2021

5. PUBLIC HEARINGS

5.1. Request by Josh Dempsey for adoption of a resolution approving a use permit amendment and design review in order to accommodate an addition to an existing single-family home and construction of a new carport on the property located at 2705 Spring Street in the Open Space zoning district. 15 - 72

CEQA Determination: Exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301 which exempts the additions and minor alterations to existing structures 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 use permit amendment and design review approval for the proposed additions on the property located at 2705 Spring Street.

2705 Spring St. - Staff Report

6. SCHEDULED MATTERS

7. DEPARTMENT REPORTS

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

8. AGENDA FORCAST

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

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

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

Please contact the assigned project Planner for additional questions.

9. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for March 16, 2021.

I do hereby certify that a copy of the foregoing agenda was posted on the City website on February 18, 2021.

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 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
The easiest way to provide public comment is to email your public comment. Public comments may be emailed to publiccomment@cityofsthelena.org. Please include in the subject line "COMMENT TO PLANNING COMMISSION and the AGENDA ITEM". Any public comment is required to be submitted no later than 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
Special Planning Commission Meeting
Tuesday, February 2, 2021 @ 5:00 PM
Virtual Meeting

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

A complete video recording of this meeting, except for closed session, can be found at https://sthelena.civicweb.net/Portal/ or by calling the City Clerk at (707) 968-2742. The City Council video is the official record of the Council meeting.

Present:	Acting Chair John Ponte, Commissioner Autumn Anderson, Commissioner Daniel Hale, Commissioner Marika Rothfeld, and Commissioner Rosaura Segura
Absent:	None
Staff Present:	Maya DeRosa, Planning & Building Director, Martin de los Angeles, BBK Attorney, and Xinia Gamero, Permit Technician II

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

3. PUBLIC FORUM:

No public comment was received as public comment at special meetings is limited to subjects on the agenda only.

4. CONSENT ITEMS

None.

5. PUBLIC HEARINGS

None.

6. NEW BUSINESS

None.

7. SCHEDULED MATTERS

7.1 Planning Commission Brown Act Training presented by BBK Law.

Martin de los Angeles, BBK Attorney reported on the item and showed a presentation to the Planning Commission.

8. DEPARTMENT REPORTS

None.

9. AGENDA FORCAST

None.

10. ADJOURNMENT

Acting Chair Ponte adjourned the meeting at **5:30 p.m.**

The February 2, 2021 minutes were approved at the March 2, 2021 Planning Commission meeting.

APPROVED: **ATTEST:**

_____ _____

John Ponte, Acting Chair

Maya DeRosa, AICP
Planning and Building Director

MINUTES
City of St. Helena
Planning Commission Meeting
Tuesday, February 2, 2021 @ 6:00 PM
Virtual Meeting

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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:	Vice Chair John Ponte, Commissioner Daniel Hale, Commissioner Autumn Anderson, Commissioner Rosaura Segura, and Commissioner Marika Rothfeld
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:

No public comment was received.

4. CONSENT ITEMS

4.1 Approval of Minutes: December 15, 2020

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

AYES: John Ponte, Daniel Hale, Autumn Anderson, Rosaura Segura, and Marika Rothfeld
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

5. PUBLIC HEARINGS

5.1 Review and recommendation to the City Council of an Ordinance amending and restating St. Helena Municipal Code (SHMC) Chapter 17.164 'Design Review', modifying the requirements and process for Design Review primarily as applied to single family residential projects; proposing to eliminate the requirement for Design Review for “Outdoor Seating” identified in SHMC Sections 17.48.090 and 17.52.090; and proposing to eliminate the requirement for Design Review for the installation of “Awnings and Canopies”, as identified in SHMC Section 17.112.070, citywide.

CEQA Determination: Exempt from the requirements of CEQA under Sections 15301, 15302 and 15303 and 15061 (b)(3)
Prepared By: Aaron Hecock, Senior Planner
Recommendation:
Staff recommends that the Planning Commission:

1. Find that the proposed Ordinance amendment is exempt form the requirements of CEQA pursuant to Guidelines Sections 15301, 15302, 15303 and 15061(b)(3); and

2. Review, comment and make a recommendation to the City Council on the proposed permanent changes to Chapter17.164 and Sections 17.48.090(C)(6), 17.52.090(D)(6), 17.112.050(B) and 17.112.070 of the St. Helena Municipal Code.

Acting Chair Ponte opened the public hearing.

No ex parte communication disclosed by the Commissioners.

Senior Planner Aaron Hecock reported on the item.

Planning and Building Director Maya DeRosa addressed the Planning Commission.

Acting Chair Ponte opened the public hearing.

No public comment was received.

Acting Chair Ponte closed the public hearing.

Commissioner Autumn Anderson moved to approve the item as presented. The motion was seconded by Commissioner Rosaura Segura and on roll call carried by the following vote:

AYES: John Ponte, Daniel Hale, Autumn Anderson, Rosaura Segura, and Marika Rothfeld

NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

6. SCHEDULED MATTERS

6.1 Nomination and election of a new Planning Commission Chair
Prepared By: Maya DeRosa, Planning & Building Director

Recommendation:
It is recommended that the Commission nominate and vote to elect a new Chairperson and if this creates a vacancy of the Vice Chair, there is a nomination and vote to elect a new Vice Chair as identified in Rule 1 of the Planning Commission By-laws.

Commissioner Autumn Anderson nominated Acting Chair Ponte as Chair of the Planning Commission. The motion was seconded by Commissioner Daniel Hale and on roll call carried by the following vote:

AYES: Daniel Hale, Autumn Anderson, Rosaura Segura, and Marika Rothfeld
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: John Ponte

Commissioner Rosaura Segura nominated Commissioner Daniel Hale as Vice-Chair of the Planning Commission. The motion was seconded by Commissioner Autumn Anderson and on roll call carried by the following vote:

AYES: John Ponte, Daniel Hale, Autumn Anderson, Rosaura Segura, and Marika Rothfeld
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

7. DEPARTMENT REPORTS

Planning and Building Director Maya DeRosa reported on the following:

- Mintier Harnish Planning Consultants hired as Housing Element consultant.
- Lisa Wise Zoning Code Update Draft and creation of Zoning Code Subcommittee.
- Regular Planning Commission Meeting of February 16, 2021- Cancelled

8. AGENDA FORCAST

9. ADJOURNMENT

Chair Ponte adjourned the meeting at **6:30 p.m.**

The February 2, 2021 minutes were approved at the March 2, 2021 Planning Commission meeting.

APPROVED:	**ATTEST:**
_____	_____
John Ponte, Chair Planning Commission	Maya DeRosa, AICP Planning and Building Director

PLANNING COMMISSION REPORT

Planning Commission Meeting of March 2, 2021

FILE NUMBER: PL20-041

SUBJECT: Request by Josh Dempsey for adoption of a resolution approving a use permit amendment and design review in order to accommodate an addition to an existing single-family home and construction of a new carport on the property located at 2705 Spring Street in the Open Space zoning district.

PREPARED BY: Aaron Hecock, Senior Planner

REVIEWED BY: Maya DeRosa, Planning & Building Director

APPROVED BY: Maya DeRosa, Planning & Building Director

APPLICATION FILED:09/15/20 **ACCEPTED AS COMPLETE:**02/08/21

LOCATION OF PROPERTY: 2705 Spring Street

APN: 009-392-043

GENERAL PLAN/ZONING: Open Space (OS)

APPLICANT: Josh Dempsey **PHONE:** (707) 637-6123

BACKGROUND

As discussed in more detail below, the subject property is located in the Open Space (OS) district, which essentially requires that any new development obtain approval of a use permit. As such, a previous owner obtained use permit and design review approval (#96-89 which is attached to this report) to construct a 1,320 square foot (sf), 1 bedroom, 2 ½ bathroom single-family home, a 336-sf accessory dwelling unit (ADU), and other accessory structures on the subject property. Condition of approval #8 from #96-89 notes the approved accessory structures are shown in exhibits A-L; these exhibits show an ADU, a study, and a 3-car garage all contained within one structure. The structures associated with these approvals were built in 1997.

Note: The property formerly had an Assessor's Parcel Number (APN) of 009-392-001 and an address of 2701 Spring Street; these have changed over time to the APN and address described above.

PROJECT DESCRIPTION

The applicant is seeking use permit amendment and design review approval to remodel and expand the existing home by approximately 863-sf in order to accommodate a new foyer, kitchen, and dining/living space while the existing kitchen would be reconfigured in order to accommodate 2 new bedrooms and one new bathroom. The resulting home would be 3 bedrooms, 3 ½ bathrooms and approximately 2,188-sf. The applicant would also like to construct a new, 506-sf, open carport off the existing ADU/garage structure. The applicant would also like to modify the driveway by moving it out of the area between the residence and ADU/garage building and relocating it to the area between the ADU/garage and Spring Street.

As shown on the plans, the proposed addition would be finished with sand colored stucco to match the existing home. The composition shingle roof would be removed and replaced with new solar panel roof shingles. The existing home is 18' in height while the addition would be 17' feet in height. The proposed carport would be steel framed with plexiglass roofing panels and would be approximately 10' in height at the highest point. The carport would be unconditioned and open on three sides.

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 additions and minor alterations to existing structures and Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not 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 Open Space (OS). The OS land use designation includes open spaces that are devoted to natural resource preservation and management, passive outdoor recreation, multi-use trails, public health and safety. All OS areas are associated with stream corridors that pass through or are adjacent to the City, including the Napa River, Sulphur Creek and York Creek. Roads are part of Open Space but are not contributors to natural resource, public health, recreation, etc. 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:

- 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 neighbor-hood.
- 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 residen-tial designs contribute positively to existing neighborhoods by comple-menting character and incorporat-ing 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.
- OS1.1 - Preserve and enhance St. Helena's riparian corridors for their value in providing wildlife habitat, biodiversity, natural drainage, and visual amenity.
- OS1.2 - Prohibit development, alteration, and/or removal of native vegetation from riparian areas. Disallow invasive species that degrade habitat quality.
- OS1.3 - Protect and enhance contiguous corridors of riparian vegetation along the Napa River and its tributaries in order to support regional wildlife move-ment and enhance aquatic habitat.
- OS1.4 - Protect natural habitats that have the potential to support rare, endan-gered, or special-status wildlife and plant species. Control invasive species that degrade habitat quality.
- OS1.5 - Restrict development of hillside areas in order to protect wildlife, veg-etation, viewsheds, and open space characteristics.

General Plan Implementing Actions:

- OS1.B - Restrict development on open space-designated parcels along Sulphur Creek west of the Crane Avenue Bridge. All development must be outside the stream corridor and structures must be set back from the creek's edge, consis-tent with California Department of Fish and Game standards. This does not pre-clude potential walking or multi-use trail development.
- OS1.H - Require all proposed projects adja-cent to a creek corridor or located in the city's hillside areas to submit a management plan for protecting natural habitats, includ-ing provisions to:
    - Employ supplemental planting and main-tenance of grasses, shrubs, and trees of similar quality and quantity to provide adequate vegetation cover to keep the watersheds on steep slopes and along streams in good condition, and to pro-vide shelter and food for wildlife.
    - Provide protection for wildlife habitat.
- OS1.I - Require new development to be sited to maximize the protection of native tree species, riparian vegetation, important concentrations of natural plants, and sensitive wildlife habitat.

- OS1.J - Discourage and minimize the installation of deer fencing to maintain wildlife corridors and support regional wildlife movement.

Staff Response: The proposed project consists of structural additions to an existing single-family home and accessory structure on a graded and developed site; it is not new development on a previously undisturbed site. The existing building envelope was specifically graded and intended for development. Staff has concluded that the proposed project is consistent with the General Plan policies listed above in that the home would provide an updated housing opportunity within the City, would be professionally designed and constructed to suit the site, and would result in updated and modernized structures on the site. The proposed project in minor in nature, is on a graded, disturbed site, outside the stream corridor and is currently developed with a single-family home and associated structures. The applicant has provided for habitat protection by limiting on-site alterations to the existing, graded building envelope and by designing the project to result in a net increase in canopy cover and habitat; a condition of approval has been added prohibiting deer fencing outside the graded building envelope. Additionally, the proposed project is consistent with established standards and SHMC Section 17.136.060 (Stream bank stabilization) in that the project site is setback more than 20 from the top of bank of the stream corridor.

ZONING

Consistent with the General Plan land use designation described above, the subject property has a zoning designation of Open Space (OS). The OS zoning designation provides for natural open space areas that are devoted to the preservation of natural resources, the managed production of resources, outdoor recreation or public health and safety. Areas designated for open space are all associated with stream corridors that pass through or adjacent to the city including: the Napa River, Sulphur Springs Creek, York Creek and Spring Creek.

As specified in St. Helena Municipal Code (SHMC) Section 17.76.030(D), limited development as specified in Policy 6.2.4 of the general plan (outdated reference to a 1993 General Plan Policy) will be permitted on open space-designated parcels along Sulphur Springs Creek west of the Crane Avenue Bridge. Development potential on open space-designated parcels will be determined in accordance with standards governing parcels designated agriculture in the general plan and zoned A-20. All development must be outside the stream corridor and structures must be setback from the creek's edge consistent with California Department of Fish and Game standards. Pursuant to SHMC §17.20.060(C), for lots greater than two acres in area, the following development standards apply:

- Maximum non-agricultural coverage – 1 acre*
- Floor Area Ratio (F.A.R.) – Not regulated
- Height of buildings/structures – 30 feet
- Front setback – 50 feet from centerline of street
- Sideyard setback – 20 feet
- Rear setback – 20 feet

**This means that not more than one (1) acre of the parcel shall be removed from active agricultural use. "Active agricultural use" means animal husbandry, crop, tree farming, and viticulture. All structures, driveways (except for a sixteen (16) foot wide driveway no greater than two-thirds the length of the parcel), parking, patios, lawn or other nonagricultural uses shall be limited to the one acre maximum per parcel.*

Staff Response: The project as proposed meets the development standards prescribed by Section 17.20.060 of the SHMC. The agricultural coverage requirement as it crosses over to the OS district does not apply as none of the site is designated as or used for agricultural purposes. This appears to be an oversight/inconsistency in the code that should be addressed in the comprehensive zoning code update. Pursuant to SHMC Section 17.76.070, the requirement for an enclosure to store commercial size trash bins can be waived through the design review process. The project is residential in nature, no commercial size trash bins will be stored or otherwise used on-site.

Stream bank Stabilization

SHMC Section 17.136.060 (stream bank stabilization), requires a building setback of twenty (20) feet between a building or structure, except for an accessory building less than five hundred (500) square feet in area, and the top of stream, creek or river bank. "Top of the bank" means the highest elevation of land which confines to their channel waters flowing in an intermittent or perennial, stream or river. Where the average depth of the bank is eight feet or greater, the required setback from the toe of the stream bank shall be two times the depth of the bank plus twenty (20) feet unless special provisions for bank stabilization are installed as approved by the public works director.

Staff Response: No changes are being proposed to the existing graded development footprint. The existing graded development footprint is approximately 100 feet to the top of bank at the closest point.

HISTORIC RESOURCES

The existing home was constructed in 1997 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. Remodeling and additions to 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 applicant has provided a water demand analysis (attached to this report) that shows the proposed project would use less water than the existing 1-bedroom home and ADU due to the 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 an ADU if it meets certain requirements per state law, as the proposed ADU meets these requirements, no parking is required for the ADU. 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 two-car carport and a driveway which can easily accommodate additional off-street parking spaces. Therefore, the project as proposed meets all parking requirements. According to the applicant, the existing garage is used for storage and will continue to.

USE PERMIT AMENDMENT

As noted above, SHMC Section 17.76.030 essentially requires that all development within the OS district obtain use permit approval. The purpose of a use permit is to allow the proper integration of essential or desirable uses which may be suitable only in certain locations or zoning districts in the City, or to ensure that such uses are designed or arranged on the site in a particular manner. In its review of applications for use permits, the Planning Commission shall evaluate each proposed use in order to consider its impact on the City. Pursuant to Municipal Code Section 17.168.050, no use permit shall be granted unless the following findings can be made:

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

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

Staff Response: Staff finds that the project meets and/or complies with the required findings to approve a use permit amendment for the proposed project. The findings included in the attached resolution identify this compliance.

DESIGN REVIEW

SHMC Section 17.76.040 requires design review approval for both permitted and conditional uses pursuant to SHMC Section 17.164. 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 existing structures and proposed additions are on a flat, small portion of the overall 6.3 acre site that was previously graded for the purpose of constructing the existing home and accessory structures. These additions will have no effect on surrounding habitat or seasonal water flows on the subject parcel or the surrounding area. The proposed home meets or exceeds all required development standards as described above and would provide a modernized housing opportunity within the City. Additionally, the home was designed to be compatible and respectful to the site and the surrounding environment. 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. However, the applicant has met with and described the project to adjacent parcel owners and provided signatures of support which are attached to this report.

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 use permit amendment and design review approval for the proposed additions on the property located at 2705 Spring Street.

ATTACHMENTS

Resolution
APN Map
APN Aerial
2705 Spring Street Full Set of Plans
Landscape Plans
Water Use Analysis Report
PC Reso 96-89
2705 spring - project statement - final draft - v2
Neighbors Support Signatures

CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
GRANTING USE PERMIT AMENDMENT AND DESIGN REVIEW APPROVAL TO 2705 SPRING STREET (File No. PL20-041)

PROPERTY OWNER: Joshua Dempsey **APN:** 009-392-043

Recitals

1. The property owner requests adoption of a resolution approving a use permit amendment and design review in order to accommodate an addition to an existing single-family home and construction of a new carport on the property located at 2705 Spring Street in the Open Space zoning district.; and
2. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law; and
3. 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 March 2, 2021; and
4. Now, therefore let it be found that the Planning Commission approves the use permit amendment 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 additions and minor alterations to existing structures and Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.

C. In accordance with SHMC Section 17.168.050, the Planning Commission makes the following use permit findings to support the motion to approve the use permit amendment:

   1. *That the proposed uses would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community in that proposed project consists of minor alterations to an existing single-family home.*

2. *That the proposed uses would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties in that the proposed project is a residential use subject to City noise regulations and is not expected to produce noise audible beyond the property line.*
3. *That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan as the proposed project consists of minor alterations to an existing single-family home.*
4. *That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection in that proposed project consists of minor alterations to an existing single-family home.*
5. *That the proposed uses would provide adequate ingress and egress to and from the proposed location in that ingress and egress to the project site would remain from a private driveway off Spring Street.*
6. *That allowing the proposed uses would not conflict with the City's goal of maintaining the economic viability of a local serving economy in that the proposed project consists of minor alterations to an existing single-family home.*
7. *That the proposed uses would be compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located as the proposed project consists of minor alterations to an existing single-family home on a lot established for that use.*
8. *That the proposed uses would not be in conflict with the City's General Plan in that the proposed project consists of minor alterations to an existing single-family home on a lot established for that use and is consistent with applicable General Plan policies.*
9. *That the proposed uses would not be injurious to public health, safety, or welfare in that the proposed project consists of minor alterations to an existing single-family home on a lot established for that use.*
10. *That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan in that this use permit amendment only applies to this property and to these specific uses.*
11. *That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long-term parking needs of employees and business owners and customers is available in that the proposed project is residential in nature and has provided required off-street parking.*
12. *That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed uses in that the project site can adequately be served by existing streets (Spring Street).*

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 minor alterations to an existing single-family home on a lot established for that use.*
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 has been designed to be compatible with the site and the surrounding area.*
6. *Compatibility with future construction both on and off the site in that the project consists of minor alterations to an existing single-family home on a lot established for that use.*
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. Furthermore, the existing building envelope is surrounded by undeveloped open space.*
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 the surrounding area.

13. That the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site in that the residence and associated landscaping has been designed to be compatible with the site and its surroundings.

14. That sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials in that project related construction is required to meet all California Building Codes and City of St. Helena development standards.

Planning Department Conditions of Approval

E. The Planning Commission approves a use permit amendment 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.
5. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.
6. Pursuant to City Council Resolution 2003-65, the owner and applicant are informed of the following:

   In recognition of the need for additional affordable housing, and to mitigate the effects of this development on the supply and demand of affordable housing, the permitee shall be subject to a Housing Impact Fee, an inclusionary requirement, an in-lieu fee,

and/or similar fair and appropriate mechanisms, to provide funds for or to develop additional affordable housing.

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 March 2, 2021, except as modified herein.
13. No deer fencing is permitted outside the graded building envelope.
14. During construction, the project site shall be adequately fenced and secured to prevent trespassing.
15. Exterior lighting shall be directed or shielded to prevent glare onto public roadways or adjacent properties.
16. 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

17. 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.
18. 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.
19. 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.
20. Prepare and implement a Stormwater Control Plan as required by the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual, dated July 14, 2014.
21. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.
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.cityofsthelena.org/sites/default/files/fileattachments/public_works/page/2491/mwelo_ldp_cc.pdf
23. The applicant shall incorporate water conservation practices into the proposed project to offset the additional demand calculated in the Water Neutral Analysis prepared by Madrone Engineering, dated July 28, 2020. Any and all non-conforming appliances and plumbing fixtures shall be removed from the premises. The water conservation requirements shall be replicated in full on the architectural

plans. The water analysis shall be replicated on the building plans prior to building permit approval.

24. The applicant shall install an approved backflow device behind the water meter prior to Certificate of Occupancy. Any new and modified existing water laterals, meters and backflow prevention devices shall be required and constructed in accordance with the current requirements of the City of St. Helena's Water Standards and the California Department of Health Standards. Existing meter boxes located within a driveway shall be retrofitted with a traffic-rated box. New laterals shall be located perpendicular to the water main and outside any driveway/drive aisle.
25. 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.
26. No construction may commence until adequate access to fire water supply is available to building sites as approved by the Fire Chief.
27. Provide details of any and all proposed fencing, gates, and/or walls on all plans submitted for building permit review.
28. The applicant shall apply for annexation to St. Helena Municipal Sewer District No. 1 prior to issuance of a Building Permit or provide evidence that annexation has occurred. The application shall be completed in accordance with the City of St. Helena's Sewer Annexation Procedures including all annexation, impact, connection, and sewer fees.
29. If the current sanitary sewer clean-out does not meet City requirements, one will be required and may include replacement of the existing sewer lateral to the City main.
30. 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.
31. 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.
32. An encroachment permit shall be required for any work performed in the public right of way. Improvements on private shared roadways will require approval by all parties of ownership of the access easements.

Building Department Conditions of Approval

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

34. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. At this time the City of St. Helena utilizes the 2019 Title 24 codes.
35. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
36. The applicant shall provide a construction waste management plan with the building permit application.
37. The plans for construction shall include a checklist for compliance with the California Green Buildings Standards Code, mandatory measures. Provide a reference on the checklist indicating where the mandatory measures can be found on the plans.
38. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
39. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.
40. Properties which are on septic systems and proposing substantial renovations may require approval from the Napa County Environmental Health Department. Applicants are encouraged to engage with the County early in the building permit review process to reduce the potential for delay.

Fire Department Conditions of Approval

41. Plans submitted for building permit shall exhibit compliance with the current St. Helena Fire Code, as adopted and codified in St. Helena Municipal Code Chapter 15.36.
42. Fire sprinklers and fire hydrants shall be installed as required by Fire Code and the Fire Department.
43. 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 use permit amendment 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 March 2, 2021 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

John Ponte
Chair, Planning Commission

ATTEST:

Maya DeRosa, AICP
Planning and Building Director

COUNTY ASSESSOR'S PARCEL MAP

PTN. RANCHO CARNE HUMANA
R.M. D OF PAT., PG. 127

Tax Area Code
3000
3002

9–39

1" = 400'

1.	N75°00'W	117.05'	36.	N43°30'E	95.04'
2.	S73°00'W	87.49'	37.	N61°00'E	39.60'
3.	WSLY	12.00'±	38.	N14°30'E	75.90'
4.	N07°35'W	152.00'	39.	N51°00'E	95.04'
5.	N07°00'E	135.00'±	40.	N60°45'E	43.56'
6.	N82°30'W	55.00'±	41.	N47°30'E	41.58'
7.	S07°35'E	155.00'±	42.	N75°30'E	39.60'
8.	S30°21'W	97.00'	43.	N65°00'E	7.51'
9.	S09°15'E	104.00'	44.	N65°00'E	58.68'
10.	N03°00'W	264.68'	45.	N75°15'E	51.48'
11.	N05°37'E	146.87'	46.	N40°30'E	151.80'
12.	N01°56'E	30.98'	47.	N59°15'E	29.70'
13.	S40°29'E	205.79'	48.	N59°15'E	22.96'
14.	S30°15'W	90.00'	49.	N75°00'E	39.64'
15.	N59°45'W	78.88'	50.	S62°00'E	28.38'
16.	N59°45'W	117.37'	51.	N60°24'50"W	160.49'
17.	N44°30'E	110.00'	52.	S34°06'24"W	27.48'
18.	N28°50'E	71.00'	53.	N64°41'34"W	11.39'
19.	S39°54'W	84.20'	54.	N57°30'44"W	173.91'
20.	N28°00'E	73.66'	55.	N60°42'W	92.90'
21.	S55°48'58"W	603.01'	56.	S29°18'W	40.03'
22.	S53°19'06"W	230.89'	57.	S33°08'08"W	68.07'
23.	S34°08'10"W	203.90'	58.	S38°20'27"W	14.02'
24.	N43°37'30"W	.047'	59.	S35°04'30"W	74.97'
25.	R=100'	L=71.32'	60.	S35°04'30"W	11.85'
26.	N84°29'10"W	259.59'	61.	S20°57'54"W	27.23'
27.	R=200'	L=40.70'	62.	S38°47'32"W	25.01'
28.	S84°29'10"E	259.59'	63.	S50°06'19"W	65.15'
29.	S58°56'W	94.76'	64.	N23°45'39"W	39.94'
30.	N62°00'W	83.93'	65.	N60°42'W	20.77'
31.	N28°00'E	97.59'	66.	N29°55'29"E	107.95'
32.	N62°02'31"W	231.25'	67.	N29°55'31"E	112.44'
33.	N57°51'34"W	82.38'	68.	N29°55'20"E	100.31'
34.	N27°57'29"E	91.81'			
35.	N62°00'W	51.20'			

NOTE: This Map Was Prepared For Assessment Purposes Only , No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.

BK.27
02

391-32 & 33 LLA	6-1-05
392-38,39,40 PM	4-17-07
391-34 & 35 PM	10-26-07
392-41,42,43 LLA	9-8-08
392-44 & 45 GD	3-12-09
392-45 RS	9-3-15
REVISION	DATE

9–39

City of St. Helena

Legend

- Sanitary Sewer
- Downtown Parking
- Parcels St. Helena
- Urban Limit Boundary
- Parcels
- County Boundary

752.3 0 376.17 752.3 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 12/9/2020

Notes

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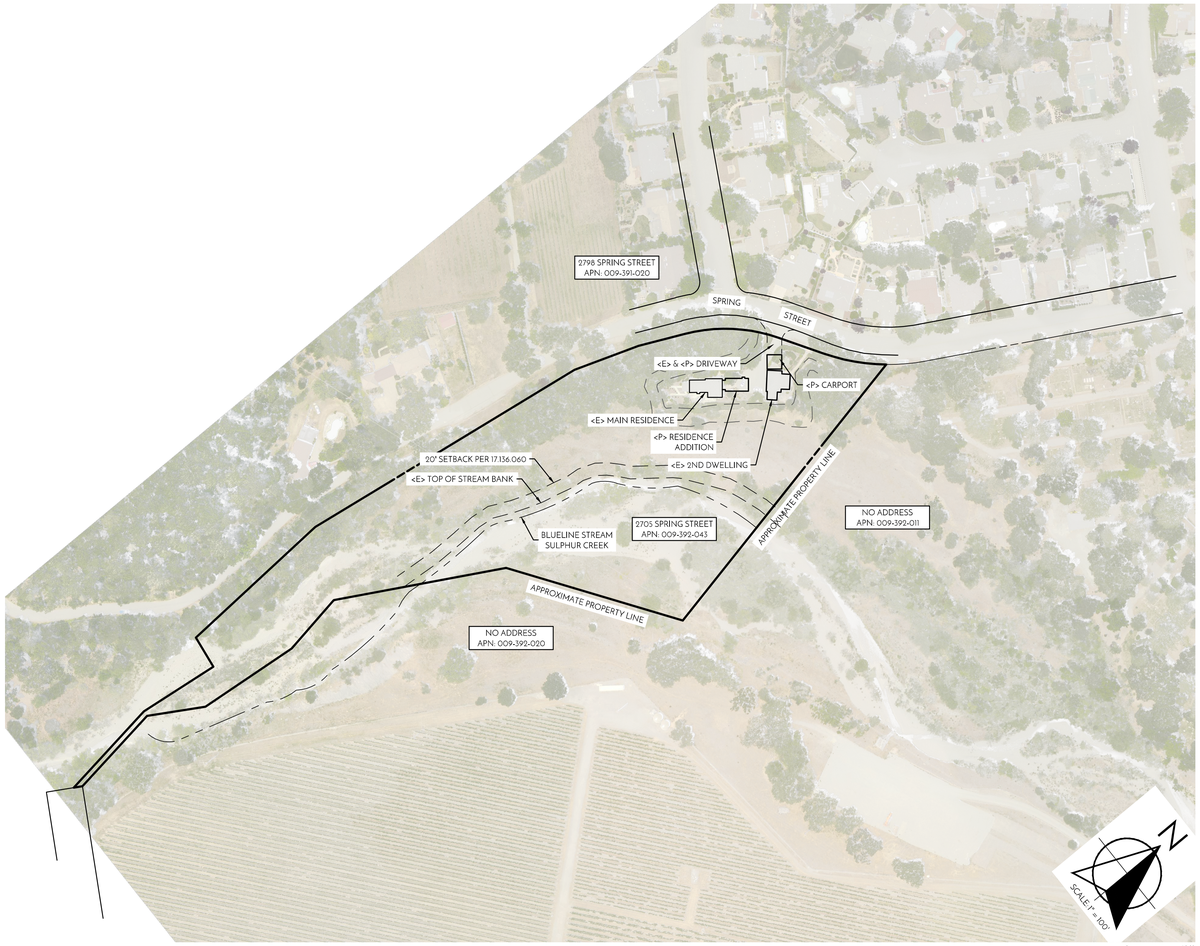
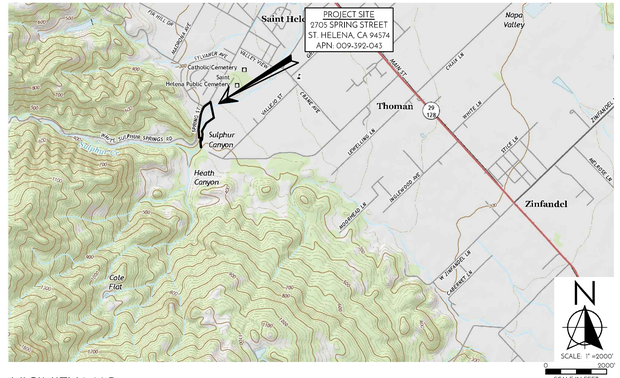


PROPOSED SITE MAP

DESIGN REVIEW FOR:

DEMPSEY RESIDENCE

2705 SPRING STREET
ST. HELENA, CA 94574



VICINITY MAP

MAP FROM USGS 7.5 MIN SERIES MAP NAME: ST. HELENA
SCALE:1"=2,000'

PROJECT STATEMENT

THIS DESIGN REVIEW IS TO ESTABLISH A NEW ADDITION TO THE MAIN RESIDENCE ON A 6.32 ACRE PARCEL LOCATED AT 2705 SPRING STREET BY OWNER AND APPLICANT JOSH DEMPSEY.

SHEET INDEX

C1.0 COVER SHEET
C2.0 HARDSCAPE PLAN

PROJECT INFORMATION

OWNER: JOSH DEMPSEY
2705 SPRING STREET
ST. HELENA, CALIFORNIA 94574

SITE ADDRESS: 2705 SPRING STREET
ST. HELENA, CA 94574

ASSESSOR PARCEL #: 009-391-020
PARCEL SIZE: ±6.32 ACRES
ZONING: OS

SURVEYOR: TERRA FIRMA SURVEYS, INC.
P.O. BOX 533
ST. HELENA, CA 94574
707/963-7565

CIVIL ENGINEER: MADRONE ENGINEERING
1485 MAIN STREET, SUITE 103C
ST. HELENA, CA 94574
JOEL DICKERSON, P.E.
707/302-6280

ABBREVIATIONS

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

SYMBOL LEGEND

UTILITY POLE
WELL TYPE MONUMENT
SIGN
WELL
STREET LIGHT
TREE
SANITARY SEWER
GAS LINE
WATER LINE
EXISTING CONTOUR
TOP/TOE BANK GRADEBREAK
PROPERTY LINE
CENTERLINE
SEWER MANHOLE/RISER WITH ID #
STORM DRAIN MANHOLE WITH ID #
WATER VALVE
WATER SERVICE & DCV
FDC/PIV WITH CHECK VALVE
FIRE HYDRANT WITH GATE VALVE
CLEANOUT
PROPOSED CONTOUR
SOLID STORM DRAIN
PERFORATED STORM DRAIN
GRADE SWALE
OVERLAND RELEASE ROUTE

SURVEY NOTES

1. THE BOUNDARY ON THESE DRAWINGS DOES NOT REPRESENT A PROPERTY LINE SURVEY. PROPERTY LINES SHOWN HEREON ARE BASED ON RECORD DATA, AND MAY NOT REPRESENT THE TRUE POSITIONS OF THE LINES.
2. THE TOPOGRAPHY IS BASED ON A FIELD SURVEY OF JULY, 2020 PERFORMED BY TERRA FIRMA SURVEYS, INC.
3. HORIZONTAL SCALE: 1" = 20', BASIS OF BEARINGS: 11 RM 38
4. SITE BENCHMARK:"NO DESCRIPTION"
5. MADRONE ENGINEERING ASSUMES NO LIABILITY, REAL OR ALLEGED, REGARDING THE ACCURACY OF THE TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS.
6. CONTRACTOR SHALL PROTECT EXISTING SURVEY MONUMENTS OR REPLACE THEM AT HIS OWN EXPENSE.

NOT FOR CONSTRUCTION

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madrone engineering
1485 Main Street, Suite 103
St. Helena, California 94574
Tel. 707.302.6280

CIVIL IMPROVEMENT PLANS
COVER SHEET

DEMPSEY RESIDENCE
2705 SPRING STREET
ST. HELENA, CA 94574
APN: 009-392-043
PROJECT: 20.016

No. 75989
Exp. 06-30-22
CIVIL
STATE OF CALIFORNIA

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

DATE 08/31/20
ISSUE DESIGN REVIEW

SHEET: C1.0

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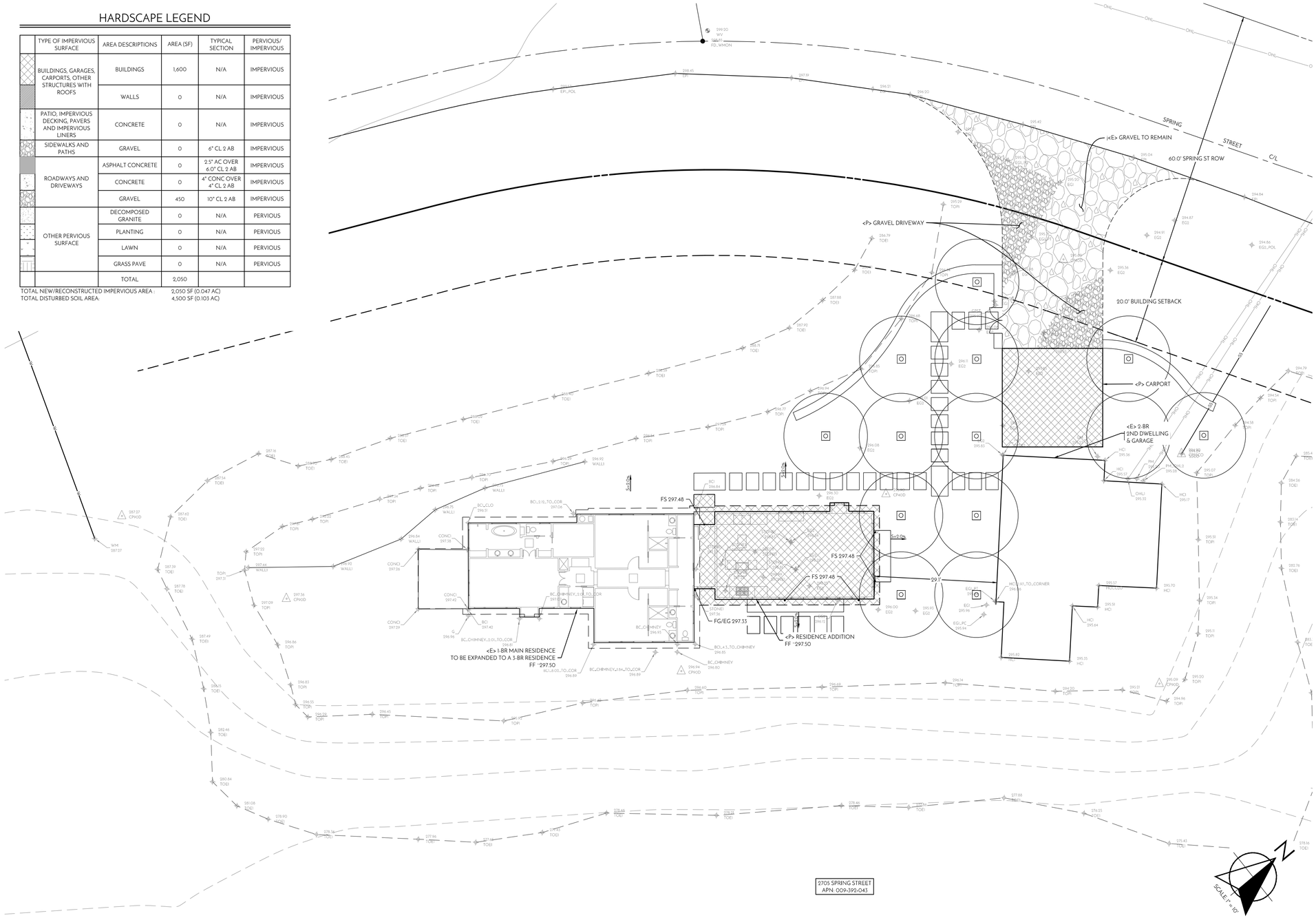
HARDSCAPE LEGEND

	TYPE OF IMPERVIOUS SURFACE	AREA DESCRIPTIONS	AREA (SF)	TYPICAL SECTION	PERVIOUS/ IMPERVIOUS
	BUILDINGS, GARAGES, CARPORTS, OTHER STRUCTURES WITH ROOFS	BUILDINGS	1,600	N/A	IMPERVIOUS
		WALLS	0	N/A	IMPERVIOUS
	PATIO, IMPERVIOUS DECKING, PAVERS AND IMPERVIOUS LINERS	CONCRETE	0	N/A	IMPERVIOUS
	SIDEWALKS AND PATHS	GRAVEL	0	6" CL 2 AB	IMPERVIOUS
	ROADWAYS AND DRIVEWAYS	ASPHALT CONCRETE	0	2.5" AC OVER 6.17" CL 2 AB	IMPERVIOUS
		CONCRETE	0	4" CONC OVER 4" CL 2 AB	IMPERVIOUS
		GRAVEL	450	10" CL 2 AB	IMPERVIOUS
	OTHER PERVIOUS SURFACE	DECOMPOSED GRANITE	0	N/A	PERVIOUS
		PLANTING	0	N/A	PERVIOUS
		LAWN	0	N/A	PERVIOUS
		GRASS PAVE	0	N/A	PERVIOUS
		TOTAL	2,050		

TOTAL NEW/RECONSTRUCTED IMPERVIOUS AREA : 2,050 SF (0.047 AC)
TOTAL DISTURBED SOIL AREA: 4,500 SF (0.103 AC)



HARDSCAPE & GRADING PLAN

NOT FOR CONSTRUCTION

PROFESSIONAL ENGINEER
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madrone engineering
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St. Helena, California 94574
Tel. (707) 302-0280

CIVIL IMPROVEMENT PLANS
HARDSCAPE PLAN

DEMPSEY RESIDENCE
2705 SPRING STREET
ST. HELENA, CA. 94574
APN: 009-392-043
PROJECT: 20.086

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

FOR MORE INFORMATION SEE WWW.USANORTH.ORG

DATE: 08/31/20 ISSUE: DESIGN REVIEW

SHEET: C2.0

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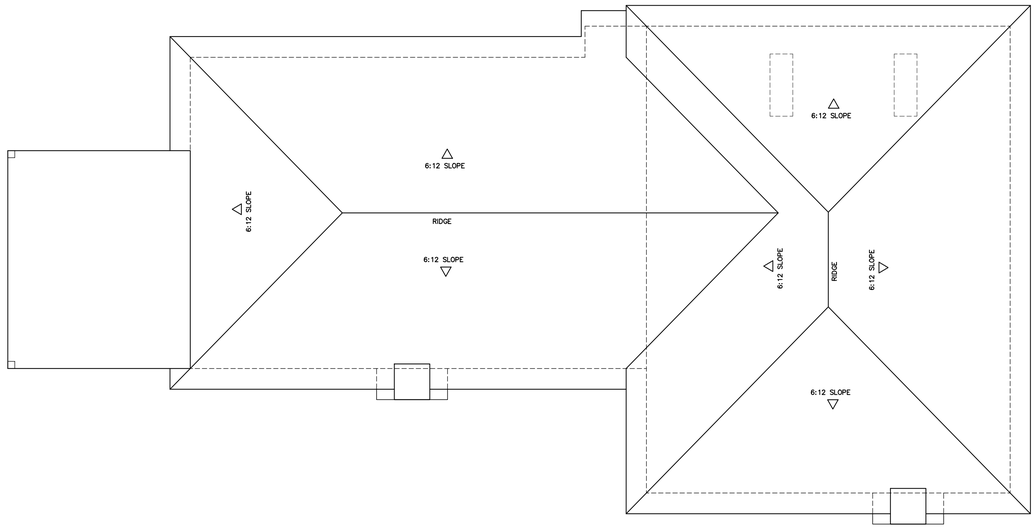
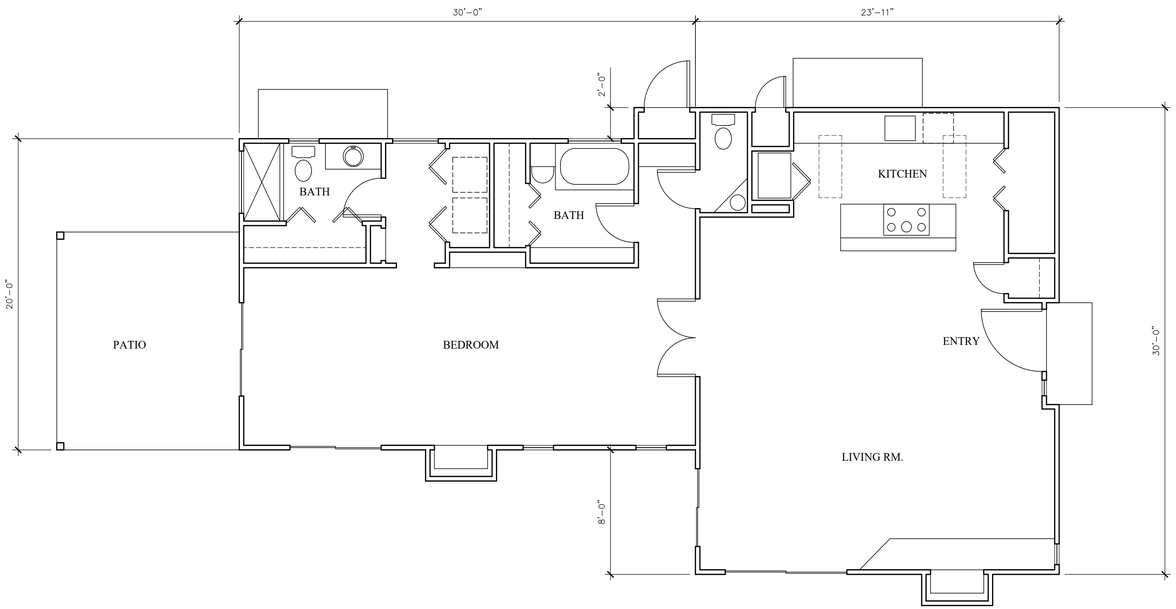


ROOF PLAN - AS BUILT



FLOOR PLAN - AS BUILT

LIVING AREA 1,325 S.F.

NORTH

AS BUILT

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IVAN M. LUKRICH
NO. C-20670
EXP. SEPT. 2021
STATE OF CALIFORNIA

Revisions

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DEMPSEY RESIDENCE
APN 009-392-043
2705 SPRING STREET
ST. HELENA, CALIFORNIA

AS BUILT
MAIN HOUSE

Job Number
DEMPSEY

Drawn By
IML

Scale
1/4" = 1'-0"

Date
8-25-2020

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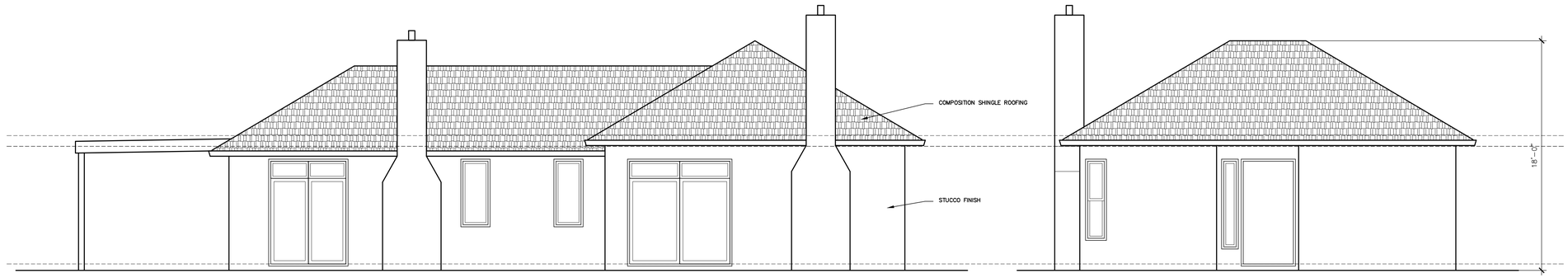
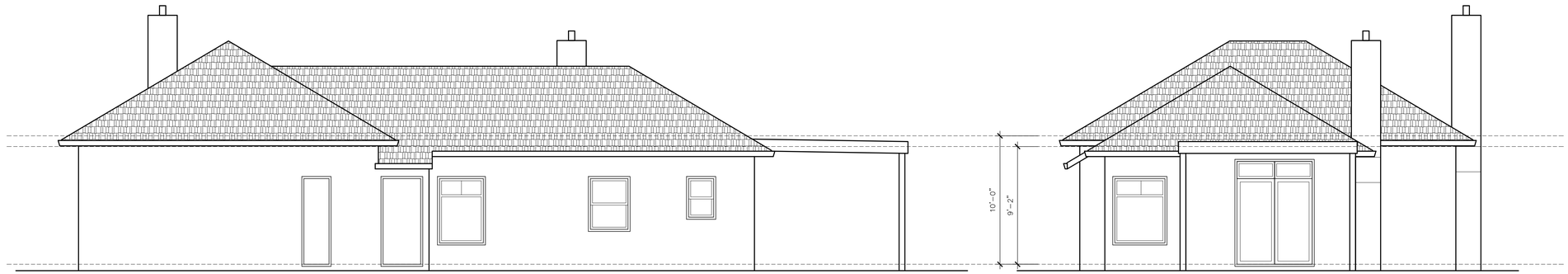


SOUTH EAST ELEVATION

NORTH EAST ELEVATION



NORTH WEST ELEVATION

SOUTH WEST ELEVATION

AS BUILT

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APN 009-392-043
2705 SPRING STREET
ST. HELENA, CALIFORNIA

EXTERIOR ELEVATIONS
MAIN HOUSE

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DEMPSEY

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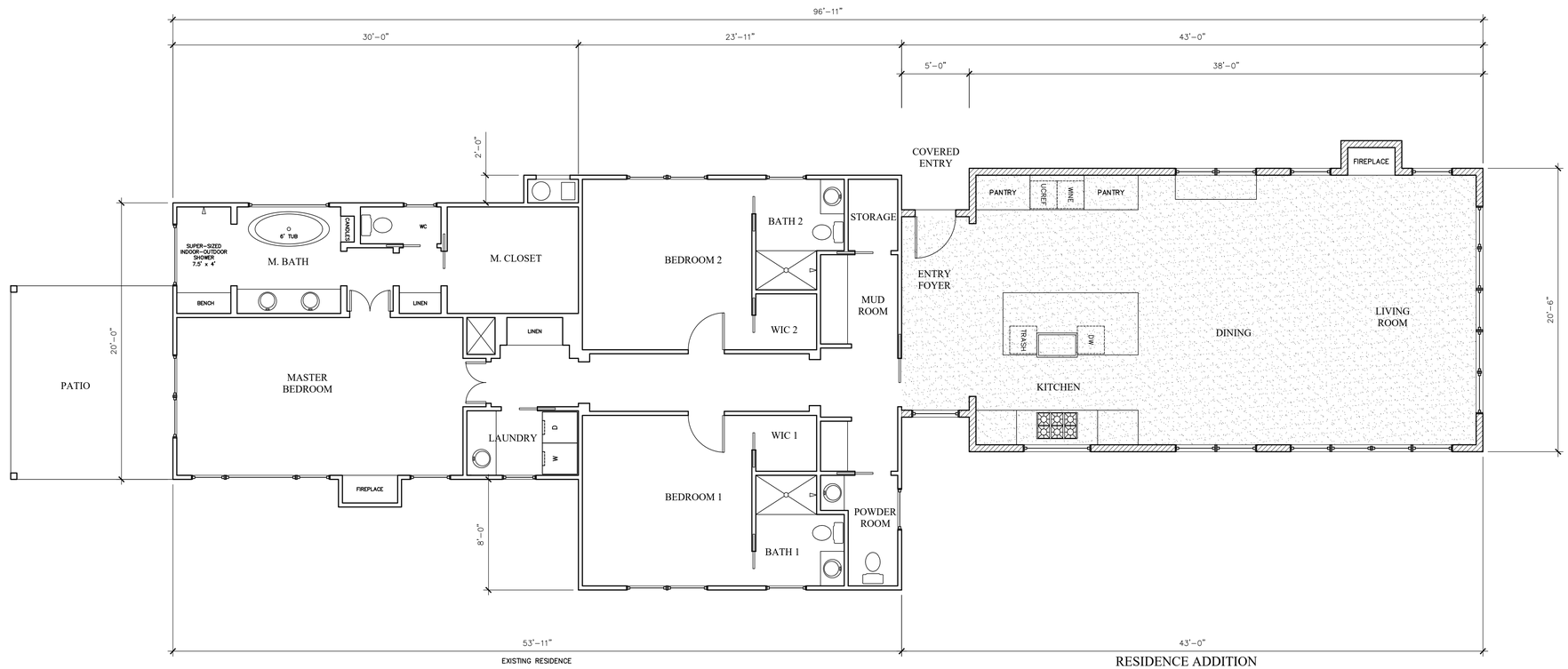

FLOOR PLAN - PROPOSED

FLOOR AREA

EXISTING LIVING AREA	1,325 S.F.
ADDITION	863 S.F.
TOTAL LIVING AREA	2,188 S.F.

WALL LEGEND

EXISTING RESIDENCE

NEW ADDITION

NORTH

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DEMPSEY RESIDENCE
APN 009-392-043
2705 SPRING STREET
ST. HELENA, CALIFORNIA

FLOOR PLAN
MAIN HOUSE

Job Number
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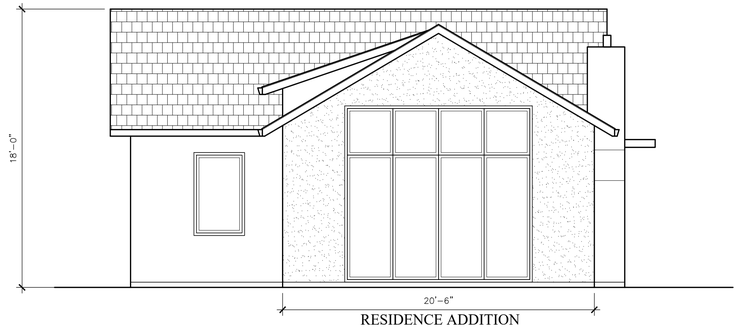
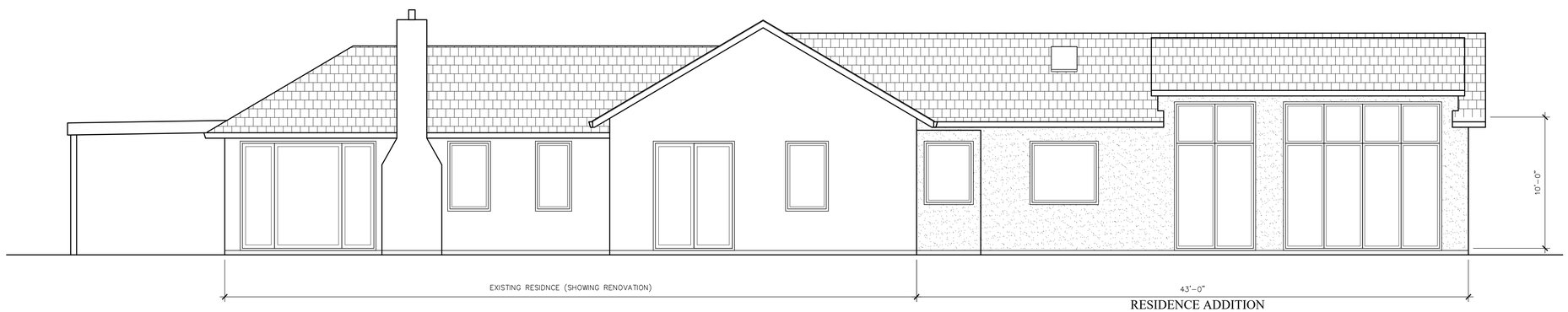
NORTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH EAST ELEVATION

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DEMPSEY RESIDENCE
APN 009-392-043
2705 SPRING STREET
ST. HELENA, CALIFORNIA

EXTERIOR ELEVATIONS
MAIN HOUSE

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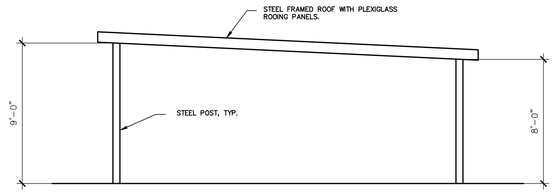
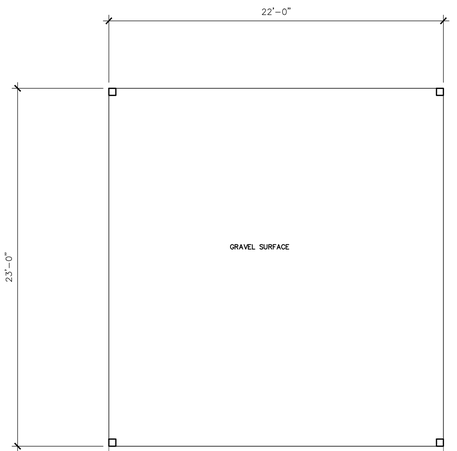
FRONT ELEVATION



SIDE ELEVATION



CARPORT PLA N

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APN 009-392-043
2705 SPRING STREET
ST. HELENA, CALIFORNIA

CARPORT PLANS
-

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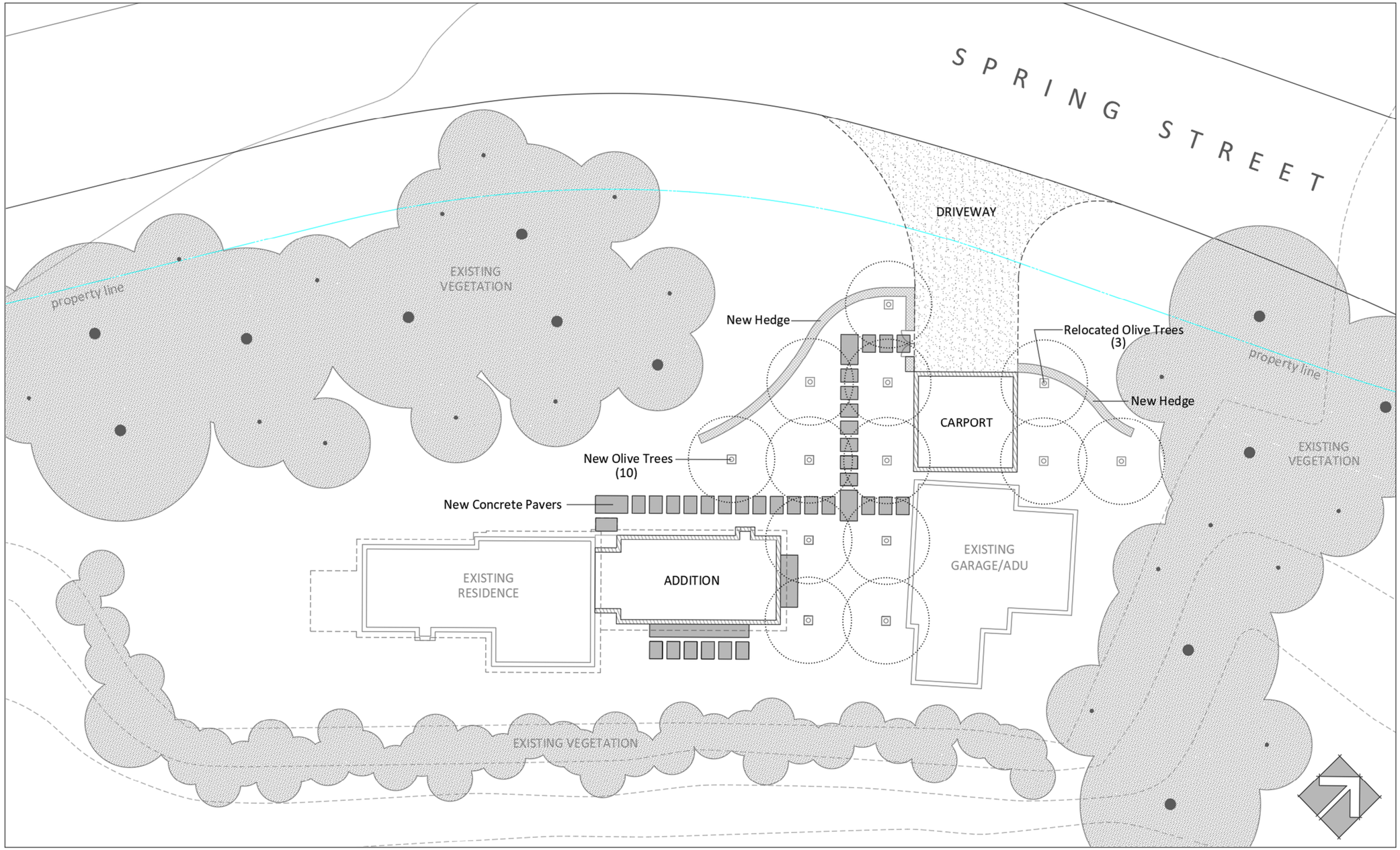

September 2020

2705 Spring Street

LANDSCAPE PLAN

0 5 10 20

2705 Spring Street

LANDSCAPE PLAN

September 2020

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SYLVANER AVENUE

SPRING STREET

LANDS OF
DEMPSEY
APN 009-392-043
6.3 ACRES ±

SPRINGS CREEK

SULPHUR

0 40' 80' 160'
20' 60' 120'

HORIZONTAL SCALE: 1"=80'
BASIS OF BEARINGS: 11 RM 38

60'
SULPHUR SPRINGS AVE

SYLVANER AVENUE

SPRING STREET

R=300.00'
L=153.27'
D=29°15'40"

N81°19'36"W
29.68'

R=300.00'
L=301.14'
D=59°18'56"

R=300.00'
L=76.65'
D=14°38'06"

S57°51'51"W
79.48'

S24°51'49"W
79.79'

99.26
99.96
100.68
101.15
101.37
101.47
101.67
102.05
102.83
103.82
105.08
106.20

EDGE OF PAVEMENT
RIGHT OF WAY LINE
20' FRONT YARD SETBACK
GRAVEL DRIVEWAY
SSMH
WV
WM
SSCO
GM
PM
101.80
102.33
102.45
102.14
101.98
102.69
102.45
ACCESSORY BLDG
GRAVEL DRIVEWAY
103.47
103.48
103.69
103.52
103.14
104.05
RESIDENCE
CONC
WALL
TOE OF SLOPE
TOP OF SLOPE

0 10' 20' 40'
15' 30'

HORIZONTAL SCALE: 1"=20'
BASIS OF BEARINGS: 11 RM 38

SITE PLAN

PREPARED FOR

JOSH DEMPSEY

ASSESSOR'S PARCEL NO. 009-392-043

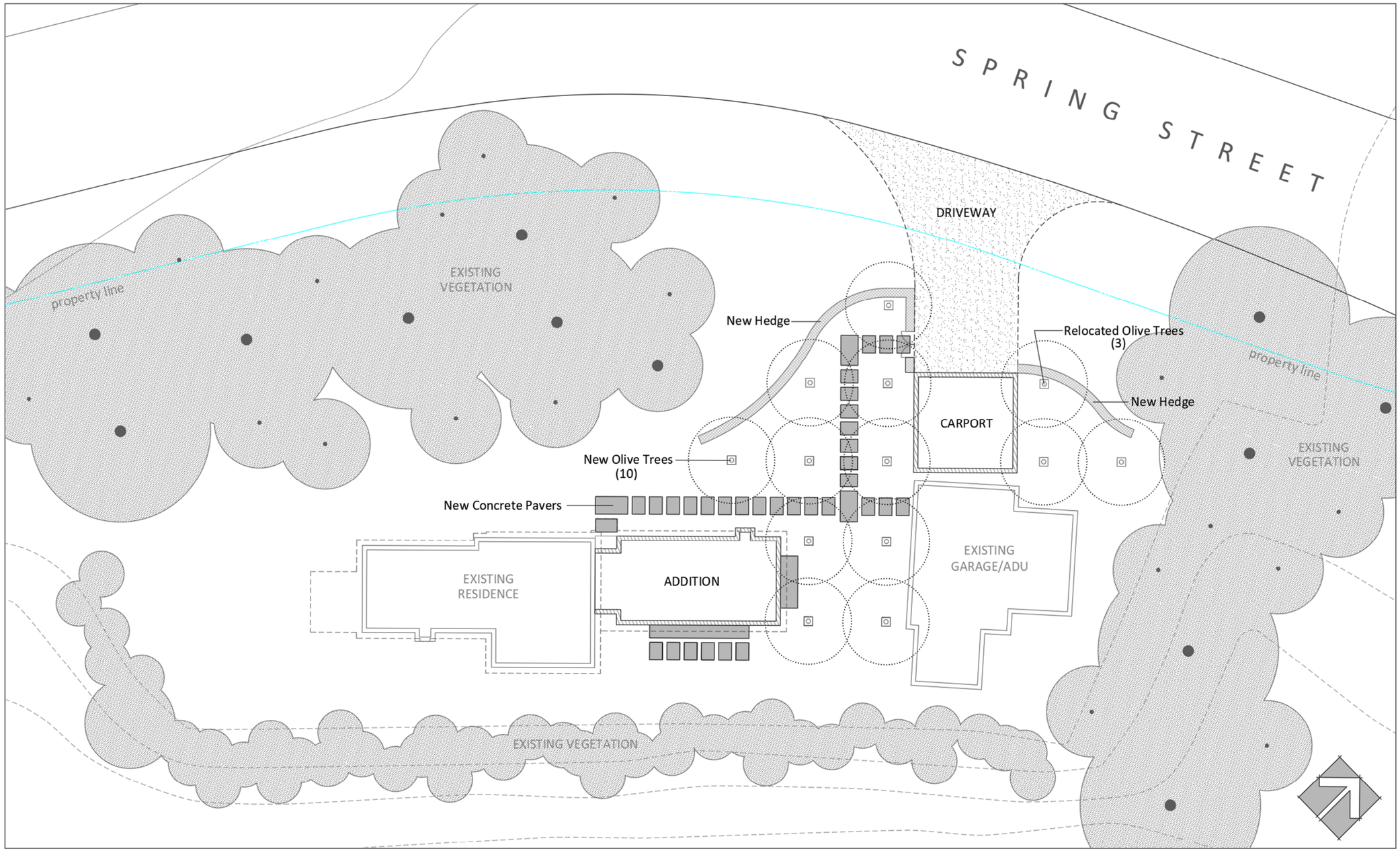
2705 SPRING STREET
ST. HELENA
NAPA COUNTY CALIFORNIA

DRAFT

PREPARED BY: TERRA FIRMA SURVEYS, INC.
P.O. BOX 533
ST. HELENA CA 94574
PHONE: (707) 963-7565

DATE:

SHEET 1 OF 1



September 2020

2705 Spring Street

LANDSCAPE PLAN

RECEIVED
By Xgamero at 3:49 pm, Sep 11, 2020

0 5 10 20

Fruitless Olive – Olea Europaea

Pacific Wax Mytrle – Myrica californica

PLANT LIST – 2705 Spring Street

Type	Common Name	Genus/Species	Size	Count
Tree	Fruitless Olive	Olea europaea	24" box	7
Shrub	Pacific Wax Myrtle	Myrica californica	5 gal.	50

WATER EFFICIENT LANDSCAPE WORKSHEET – 2705 Spring Street

Reference Evapotranspiration: 44.10 inches/year

Area	Area Name	Plant Factor	Irrigation Method	Irrigation efficiency	ETAF	Area	ETAFxArea	ETWU
Zone 1	Trees	0.20	Drip	0.81	0.99	50 sf	8.1	1,350
Zone 2	Hedge	0.20	Drip	0.81	0.62	210 sf	34.02	3,544

September 2020

2705 Spring Street

LANDSCAPE PLAN

RECEIVED
By Xgamero at 3:49 pm, Sep 11, 2020

RECEIVED
By Xgamero at 3:46 pm, Sep 11, 2020

WATER USE ANALYSIS

2705 SPRING STREET, ST. HELENA, CA 94574

APN: 009-392-043

JULY 28, 2020

PREPARED BY:
MADRONE ENGINEERING
1485 MAIN STREET, SUITE 302
ST. HELENA, CA 94574

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I. Introduction & General Overview

A. Introduction

Madrone Engineering has prepared this report to assist the 2705 Spring Street project with compliance with City of St. Helena water use requirement. As of March 22, 2011, a water demand analysis must be completed to demonstrate that all proposed projects are water neutral (City of St. Helena Code 13.12).

B. Project Description

The owners of the property at 2705 Spring Street are proposing to remodel an existing residence and construct a pool, along with related infrastructure and utilities. There is an existing 1-bedroom residence and 2-bedroom 2nd dwelling (ADU) currently on the parcel.

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

II. Proposed Water Use Analysis

This project proposes the remodel of an existing residence and the addition of a pool at 2705 Spring Street, St. Helena, CA (APN 009-392-043). The remodeled residence will have 4 toilets, 4 bathroom sinks and 1 sink in the kitchen, as well as a clothes washer and dish washer. Please see Table 1, below, for a summary of the proposed water use generated by the remodel of the main residence.

TABLE 1 - PROPOSED RESIDENCE DAILY WATER USE

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

The existing 2nd dwelling unit (ADU) has 2 toilets, 2 bathroom sinks, and 1 sink in the kitchen, as well as a dish washer. All existing fixtures in the 2nd dwelling will be replaced with high-efficiency fixtures. Please see Table 2, below, for a summary of the proposed water use generated by the fixture replacement in the 2nd dwelling.

TABLE 2 - PROPOSED ADU DAILY WATER USE

	Quantity	Average Flow	Duration	Daily Use	Occupants	Total Daily Water Use	Total Annual Water Use
Low Flow Toilet	2	1.28 gal		3	4	15 gal	5606 gal
LowFlow Lavatory Faucet	2	1.5 gpm	0.25 min	3	4	5 gal	1643 gal
Low Flow Kitchen Faucet	1	1.5 gpm	4 min	3	4	72 gal	26280 gal
Low Flow Shower Head	2	1.5 gpm	8 min	1	4	48 gal	17520 gal
Dish Washer	1	4 gal per cycle		0.5	4	8 gal	2920 gal
Total						**148 gal**	**53,969 gal**

The proposed pool will be filled with trucked water rather than City water.

III. Existing Water Use Analysis

The existing residential structures at 2705 Spring Street, St. Helena (APN 009-392-043) include a 1-bedroom residence and a 2-bedroom 2nd dwelling (ADU). Because an older residence typically has very high flow fixtures, a reasonable estimate of water use is between 120 and 150 gallons of water per bedroom per day. Using a conservative estimate of 120 gallons per day, existing residential water use (**baseline water usage**) on the property is **360 gallons per day**.

IV. Conclusion

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

Table 3: Estimated Total Water Use

Use	Gallons		Acre-Feet
	Daily	Annual	Annual
Existing Water Use	360	131,400	0.403
Proposed Water Use	360	131,400	0.403
Net Water Usage	**0**	**0**	**0.000**

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

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

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

EXEMPT FROM RECORDING FEES -
GOVERNMENT CODE SECTION 6103

1996 026040
OFFICIAL RECORDS OF
NAPA COUNTY
H. KATHLEEN BONDS
AT REQUEST OF: ST. HELENA CITY
10/28/1996 09:31 am
Fee: $ .00 Pgs: 17
TT : $ .00

IVVC

USE PERMIT and DESIGN REVIEW NO. 96-89

**USE PERMIT OF THE CITY OF ST. HELENA
STATE OF CALIFORNIA, GRANTED TO
2701 SPRING STREET**

PROPERTY OWNER: Jeryl Smith and Laryl Smith APN: 009-392-001

Recitals

Susan Card submitted an application for a Use Permit and Design Review to construct a single family residence (1,320 sq. ft.), an accessory dwelling unit (336 sq. ft.), and an accessory building with plumbing (144 sq. ft.) in the Open Space zoning district; and

The Planning Commission of the City of St. Helena, State of California, held a noticed public hearing on September 17, 1996.

The Planning Commission of the City of St. Helena, State of California, approves the Use Permit as follows:

Section 1. The Planning Commission hereby finds that this project is exempt from the California Environmental Quality Act pursuant to Section 15303, Class 3 of the CEQA Guidelines.

Section 2. The Planning Commission makes the following findings:

1. That the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community.

2. That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses.

3. That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan.

4. That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.

5. That the proposed use would provide adequate ingress and egress to and from the proposed location.

6. That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local serving economy.

7. That the proposed use would be compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located.

8. That the proposed use would not be in conflict with the City's General Plan.

9. That the proposed use would not be injurious to public health, safety, or welfare.

10. That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan.

11. That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long term parking needs of employees and business owners and customers is available.

12. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.

The Planning Commission makes the following special findings for approval of an accessory dwelling unit:

1. The proposed accessory dwelling unit meets all design and development standards of this section.

2. The proposed accessory dwelling unit maintains the scale and appearance of a single-family dwelling and conforms to that of the existing residence and neighborhood.

3. The accessory dwelling unit will not result in or contribute to an unacceptable concentration of accessory dwelling units in the neighborhood where it has been proposed.

4. The proposed accessory dwelling unit will not result in excessive noise, traffic and parking congestion.

Section 3. The Use Permit for the above described use is granted subject to compliance with the following conditions. Permit 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.

USE PERMIT CONDITIONS

1. The Use Permit is valid for one (1) year from the date of approval or it shall expire. This permit is valid for this use only. A new permit must be applied for upon any change in use. The permit will expire if the use is discontinued pursuant to then existing ordinances and regulations.

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

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

4. All required fees shall be paid prior to issuance of building permit. 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.

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

6. Provided they are in general compliance with the Use Permit, minor modification may be approved by the Planning Director.

7. This Use 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.

8. This permit authorizes the construction of single family residence (1,320 sq. ft.), an accessory dwelling unit (336 sq. ft.), an accessory building with plumbing (144 sq. ft.), and other accessory structures in compliance with plans marked Exhibits A - L and dated 9/17/96.

9. The riparian habitat on this property has value as a wildlife area. No trees or vegetation shall be removed without approval of the Planning Director.

10. The property owner shall sign an agreement, to be recorded with the County Recorder, that the gazebo shall not be used for living quarters, cooking or sleeping purposes.

11. The property owner acknowledges that the gazebo structure is located outside of the acceptable range for accessibility of fire equipment, and that fire protection of the structure is limited.

12. The entry gate shall have a Knox keyed access as specified by the Fire Chief.

13. The accessory dwelling unit shall not exceed 600 square feet in size and may not have direct enclosed access to any other habitable structure. The property owner shall occupy either the principal or accessory dwelling unit. If the owner determines that they want a guest house, instead of an accessory dwelling unit, she shall sign an agreement that the guest house will not be rented, leased or let and shall only be occupied by (1) persons actually employed on the premises for a minimum of 20 hours each week; (2) guests; of (3) family or household members.

14. The construction of street improvements along the project frontage may be deferred until such time as street improvements are made along the frontage of the cemetery property immediately to the east. The shoulder area adjacent to the street shall be kept clear of vegetation to increase traffic visibility and to allow for some pedestrian and bicyclist use.

15. The building permit application package shall include a geotechnical report of the condition of the fill area, and shall be reviewed and approved by the Building Official prior to issuance of a building permit.

16. A drainage and grading plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit.

17. Consistent with Ordinance 94-16, the Toilet Retrofit Program, the applicant shall be required to retrofit 8 single family dwelling units (5 for the main house and 3 for the accessory dwelling unit) prior to receiving a certificate of occupancy. The exact number of retrofits may change dependent upon final floor area submitted for the building permit.

18. The construction of an accessory dwelling unit (rental) as opposed to a guest house requires the payment of additional water ($10,803) and sewer ($4,988) impact fees.

19. All wastewater lines at the proposed development must be connected to the City of St. Helena sewer system.

20. The proposed project must be connected to the City of St. Helena water system.

21. Landscape plans shall comply with Ordinance 92-20, Water Efficient Landscape Standards and Procedures, and with the Industrial District Regulations (Article 13.05 (g)). Plans shall be designed and verified by a landscape professional and shall include drought tolerant landscaping and low water irrigation systems. Landscaping shall not block vision from exits or at street intersections.

22. A backflow prevention device shall be installed prior to occupancy unless waived by the Public Works Director.

23. No fence in the front setback shall exceed 3' in height; all other fencing shall not exceed 8' in height.

24. Exterior lighting shall be directed or shielded so as to prevent glare onto any residential property or public roadway.

Section 3. The City Clerk is hereby directed to record this Use Permit at the office of the County Recorder of the County of Napa.

I HEREBY CERTIFY that the foregoing Use Permit was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on September 17, 1996 by the following roll call vote:

AYES: **Commissioners Fanucci, Beatty, Potter, Ryan, Chairman York**

NOES: **None**

ABSENT: **None**

ATTEST:

CITY OF ST. HELENA Incorporated March 24, 1876 Re-Incorporated May 14, 1909 STATE OF CALIFORNIA

Jerry Cormack, Planning Director

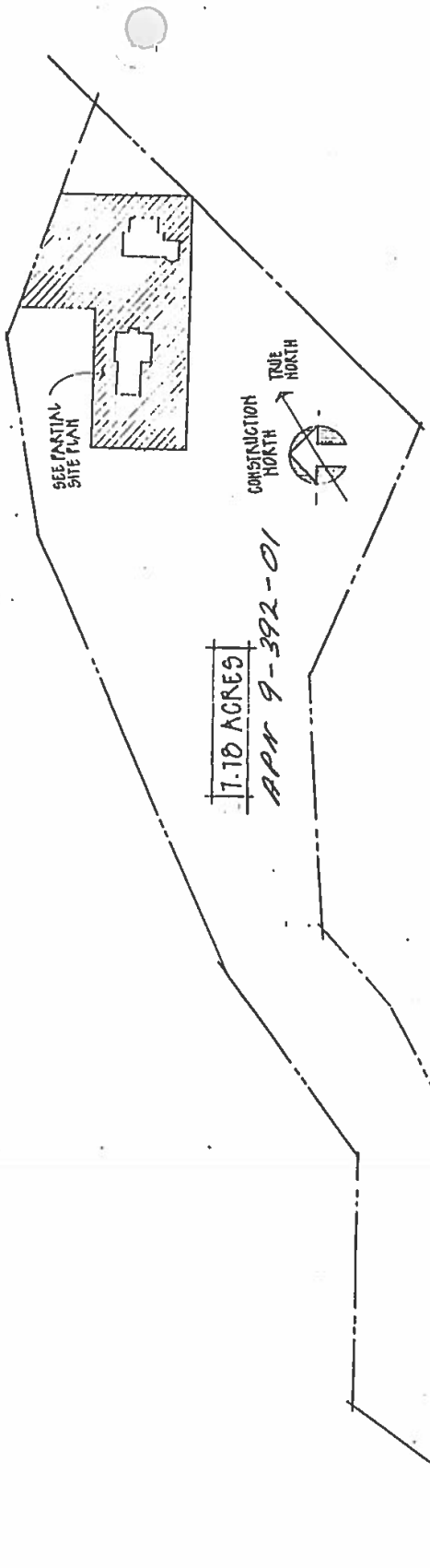
Susan Card, Applicant

Laryl Smith, Property Owner

Jeryl Smith, Property Owner

9.Projects/96-89/UP

(Planning/96.Projects/96-89/UP)



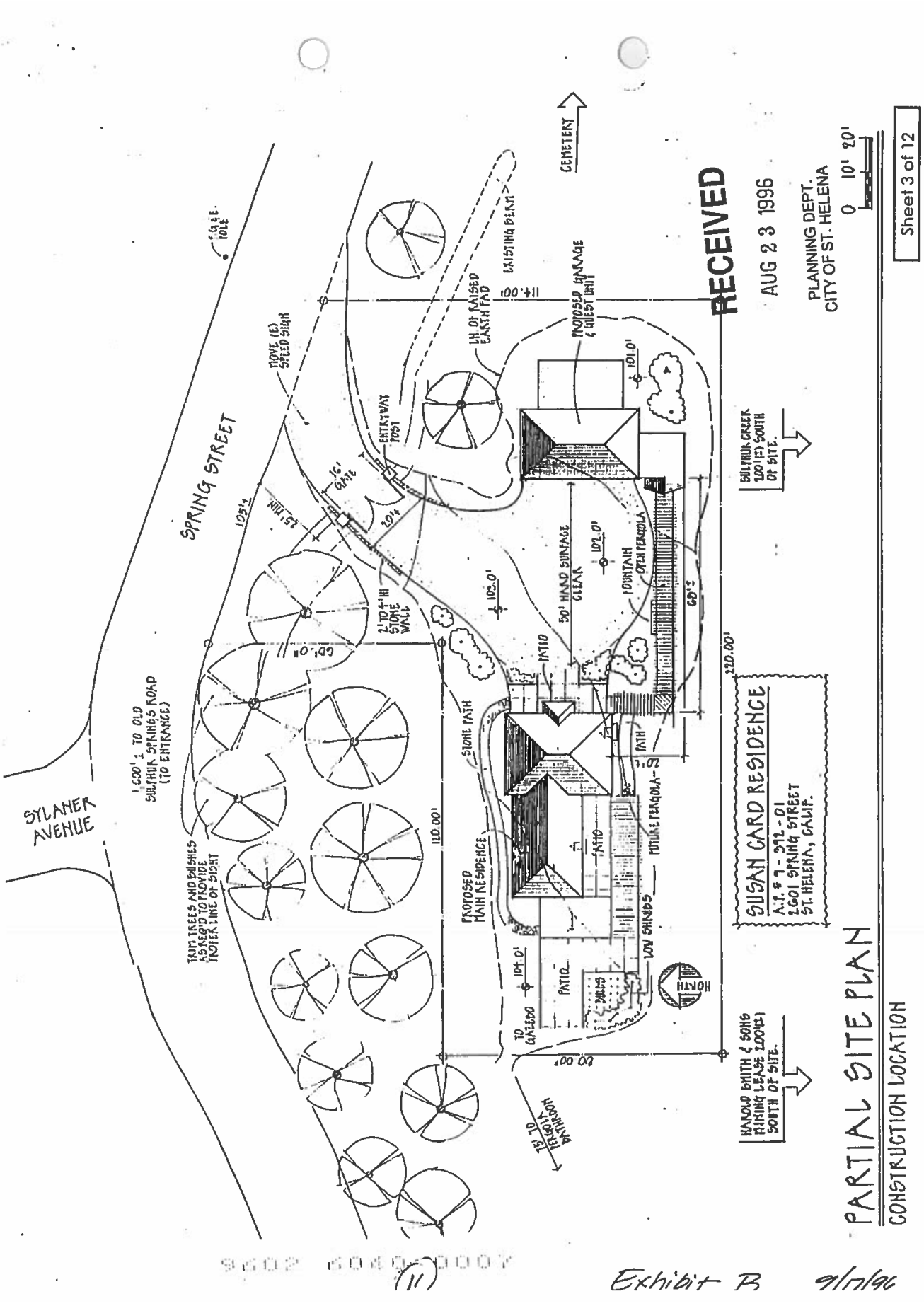
RECEIVED
AUG 23 1996
PLANNING DEPT.
CITY OF ST. HELENA

0' 50' 100'

Sheet 2 of 12

- SITE PLAN

9602 6040 (10) 006 Exhibit A 7/17/96


RECEIVED
AUG 23 1996
PLANNING DEPT.
CITY OF ST. HELENA
0 10' 20'
Sheet 3 of 12
PARTIAL SITE PLAN
CONSTRUCTION LOCATION
SUSAN CARD RESIDENCE
A.P. # 7-372-01
1601 SPRING STREET
ST. HELENA, CALIF.
SPRING STREET
SYLVANER AVENUE
1600'± TO OLD SULPHUR SPRINGS ROAD (TO ENTRANCE)
TRIM TREES AND BUSHES AS REQ'D TO PROVIDE PROPER LINE OF SIGHT
REMOVE (E) SPEED SIGN
ENTRYWAY POST
16' GATE
2'10"±HI STONE WALL
STONE PATH
PROPOSED MAIN RESIDENCE
EXISTING PENT
CEMETERY
LH. OF RAISED EARTH PAD
PROPOSED GARAGE & GUEST UNIT
SULPHUR CREEK 200'(±) SOUTH OF SITE.
50' HAND SURFACE CLEAR
FOUNTAIN
OPEN PERGOLA
PATIO
FUTURE PERGOLA
LOW SHRUBS
STONE
TO GARAGE
HANOLD SMITH & SONS RIDING LEASE 200'(±) SOUTH OF SITE.
TO NATIONAL FOREST
120.00'
100.00'
102.0'
101.0'
104.0'
60'0"
Exhibit B 9/11/96

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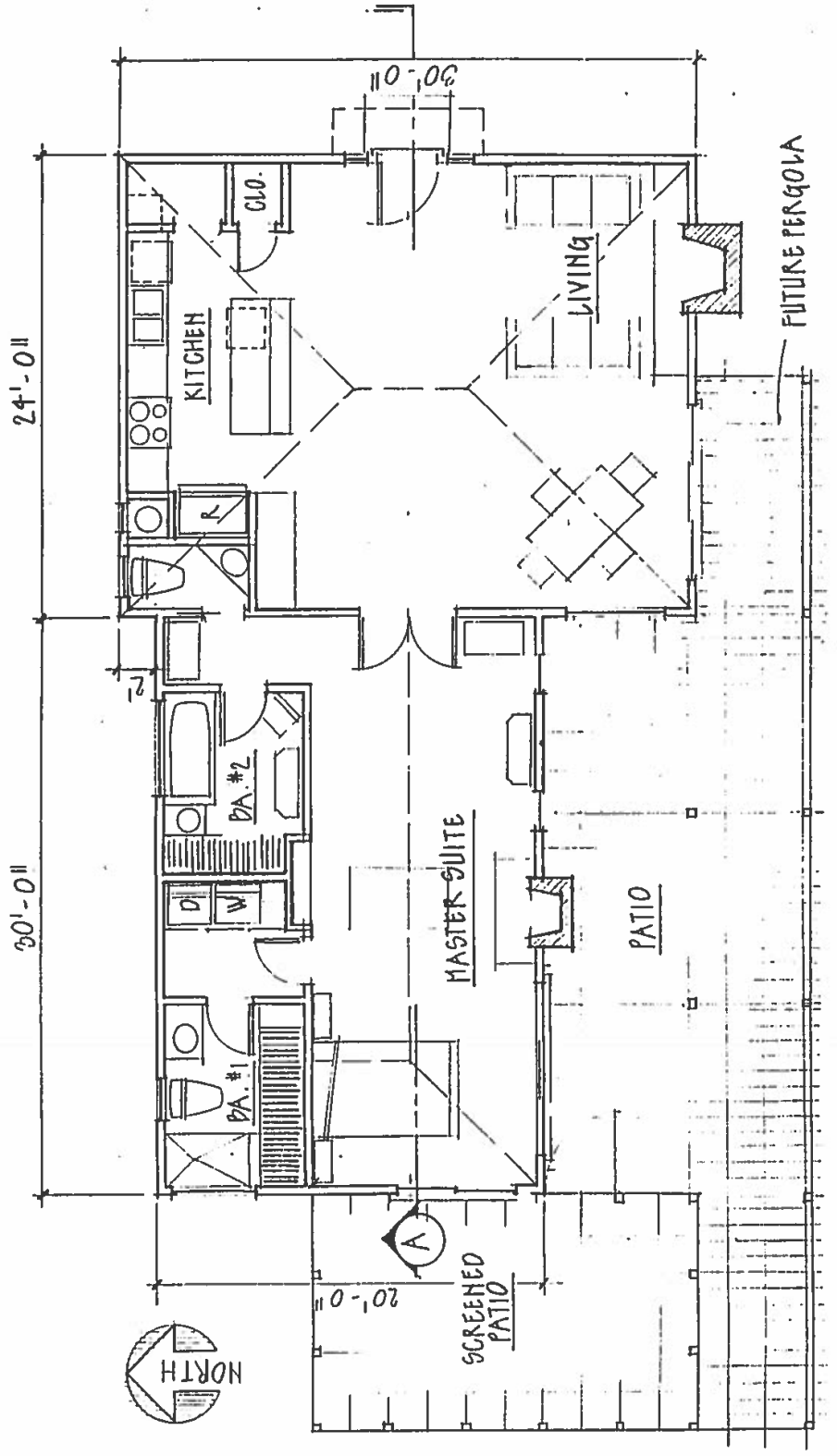
PLANNING DEPT.
CITY OF ST. HELENA

Sheet 4 of 12

Entry gate

Exhibit C 9/17/96



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CITY OF ST. HELENA

1/8" = 1'-0"

Sheet 5 of 12

MAIN HOUSE
FLOOR PLAN

Main house (13) Exhibit D 9/17/96

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AUG 23 1996
PLANNING DEPT.
CITY OF ST. HELENA

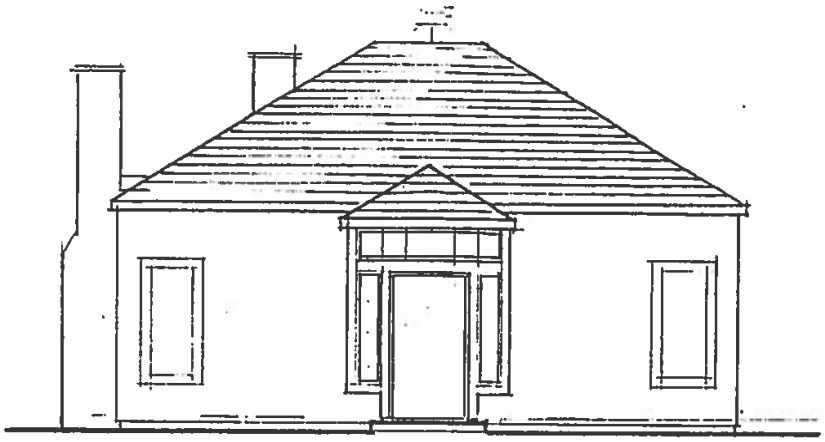
Sheet 6 of 12

SOUTH ELEVATION
1/8" = 1'-0"

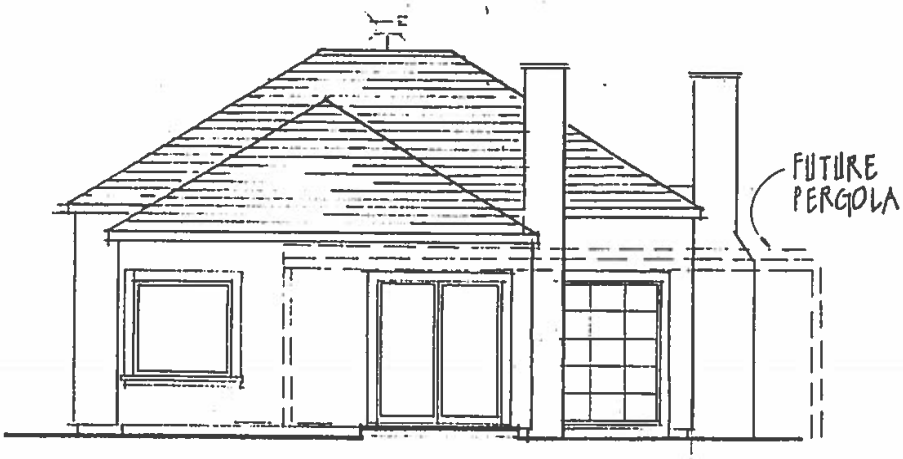
NORTH ELEVATION
1/8" = 1'-0"

Main house

Exhibit E 9/11/96



WEST
ELEVATION 1/8" = 1'-0"



EAST
ELEVATION 1/8" = 1'-0"

Sheet 7 of 12

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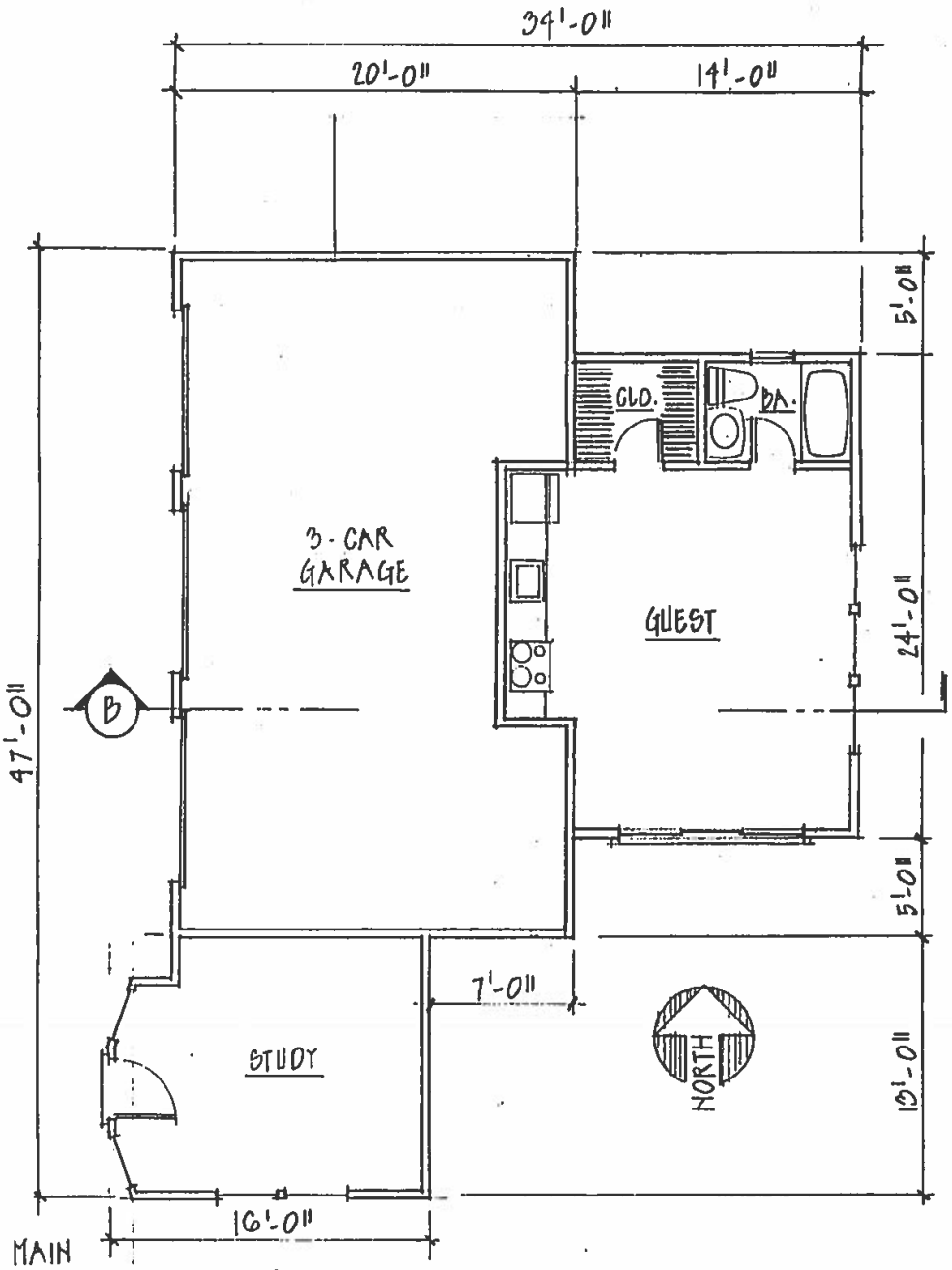
PLANNING DEPT.
CITY OF ST. HELENA

9602 6040 001 (15)

Main house



MAIN
FLOOR PLAN
(SECOND UNIT)

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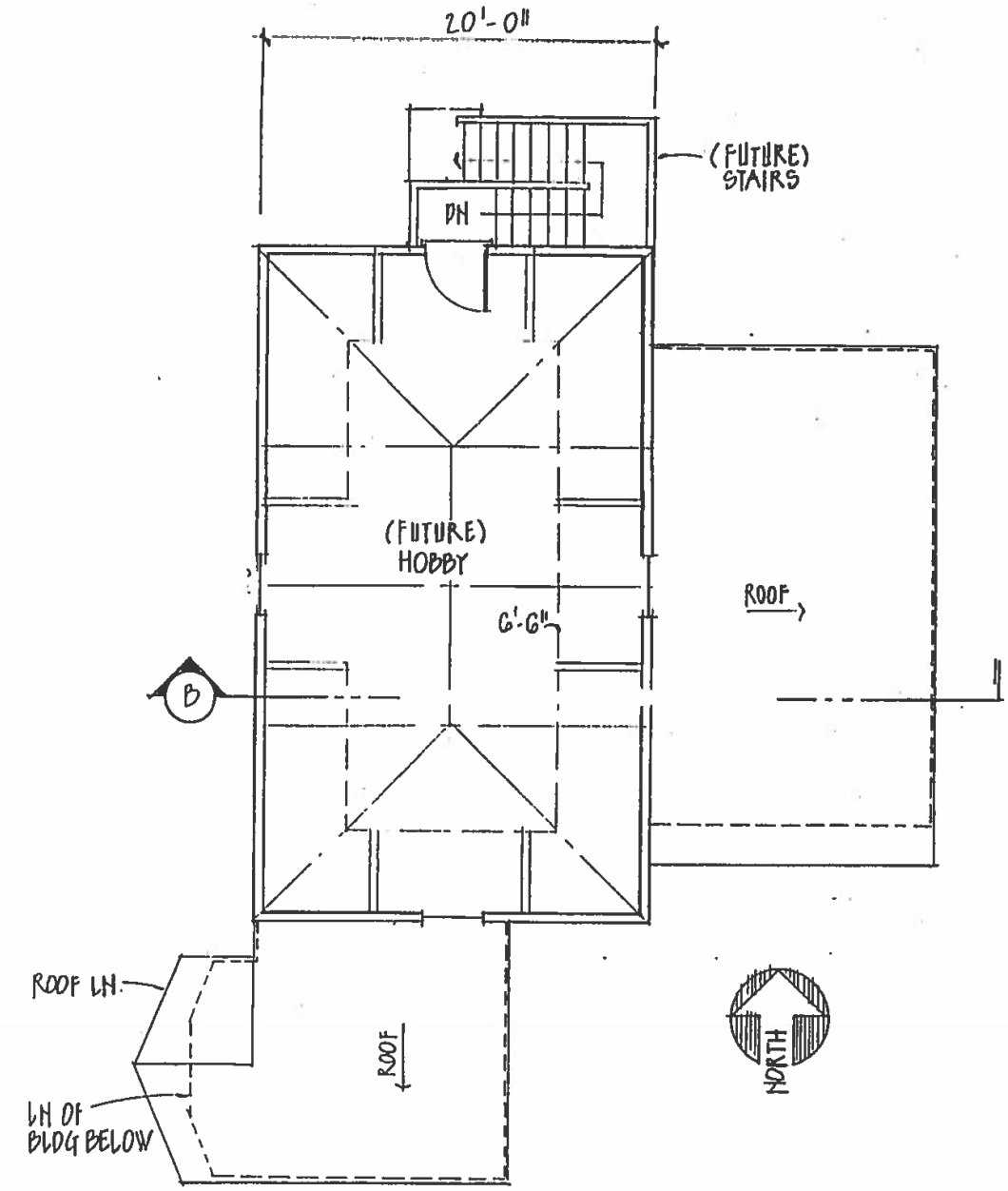
PLANNING DEPT.
CITY OF ST. HELENA

1/8"=1'-0"

Sheet 8 of 12

(16) Exhibit G 9/17/96



UPPER
FLOOR PLAN
(SECOND UNIT)

1/8" = 1'-0"

Sheet 9 of 12

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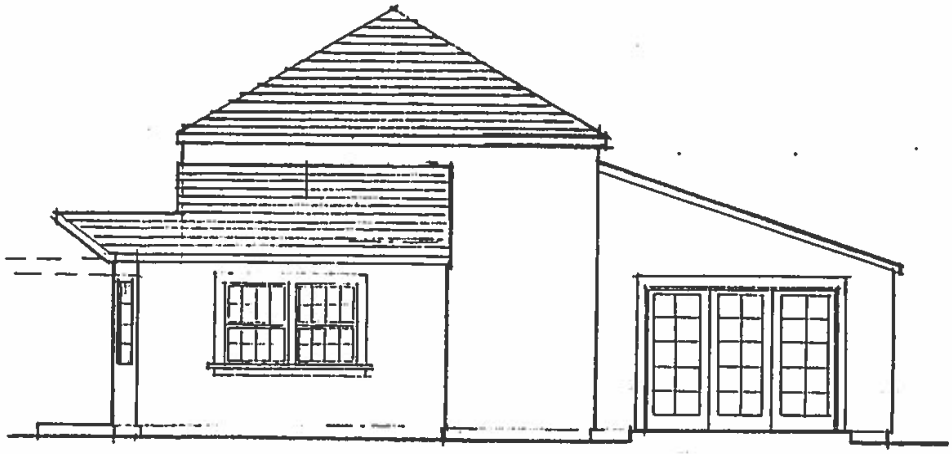
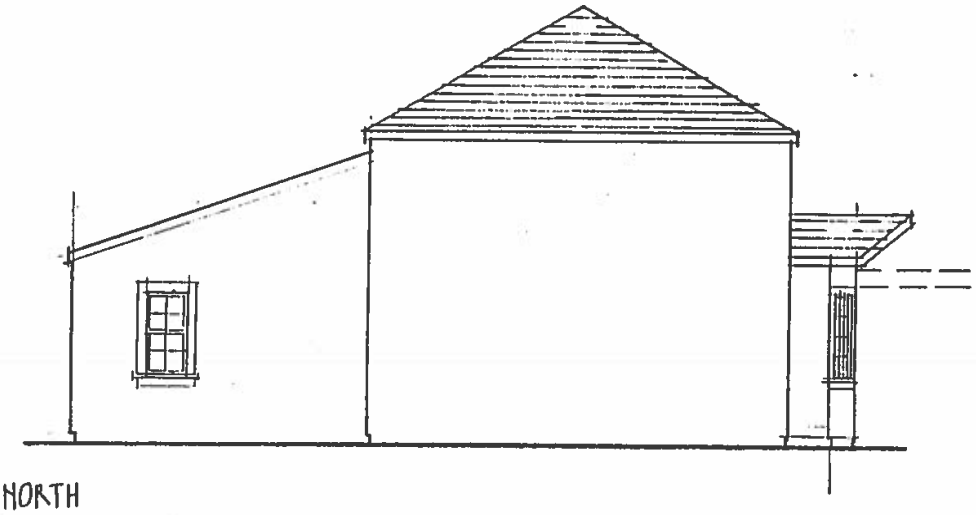
CITY OF ST. HELENA

9502 6040 001 (17)

Exhibit H 9/17/96



SOUTH
ELEVATION 1/8" = 1'-0"



NORTH
ELEVATION 1/8" = 1'-0"

Sheet 10 of 12

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CITY OF ST. HELENA

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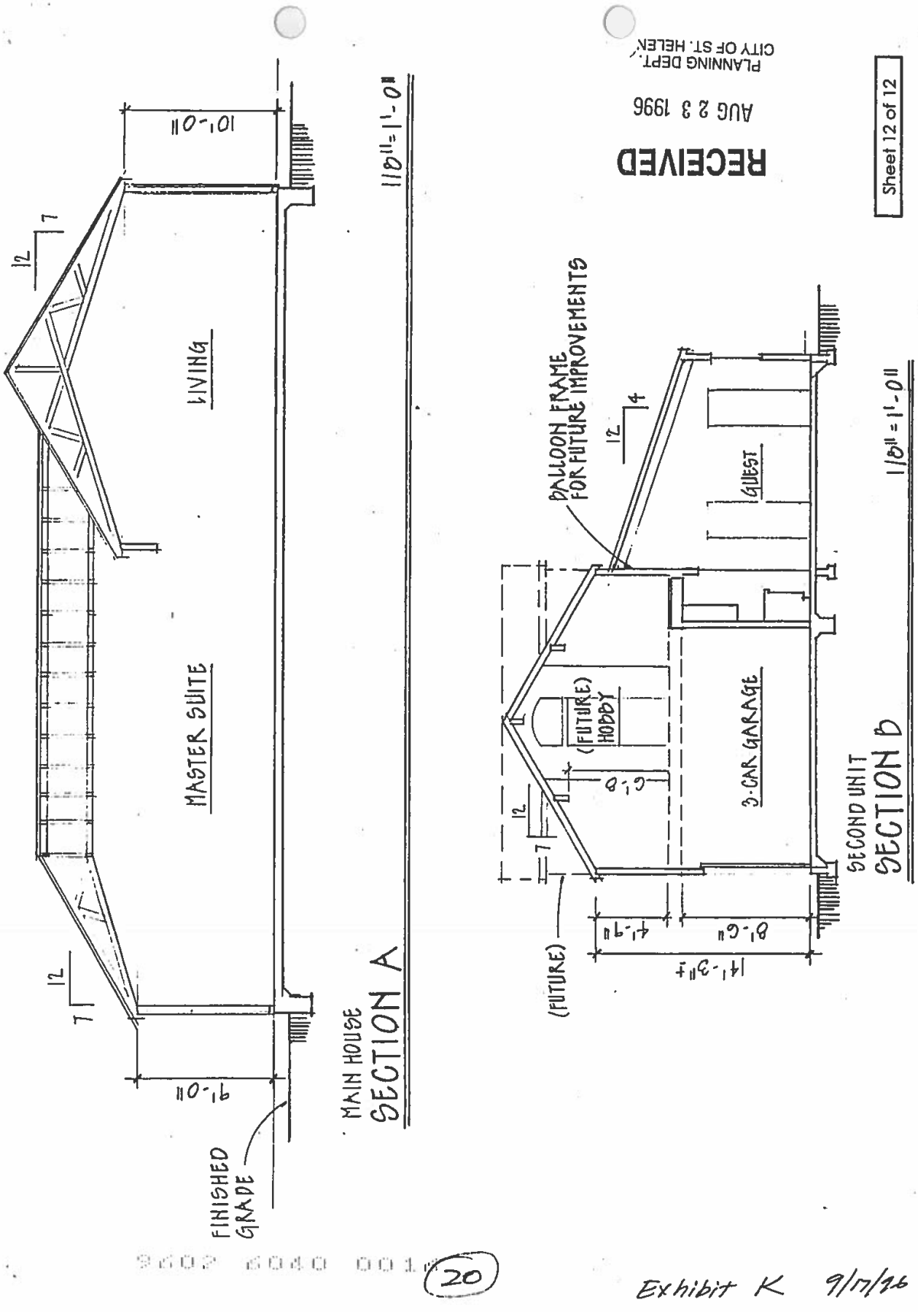
PLANNING DEPT.
CITY OF ST. HELENA

Sheet 11 of 12

9602 6000 00 19

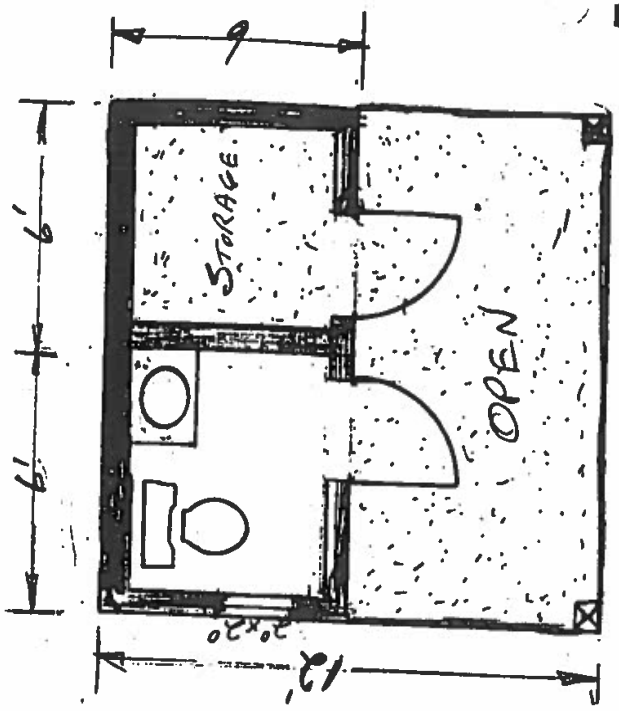
Exhibit J 9/17/96

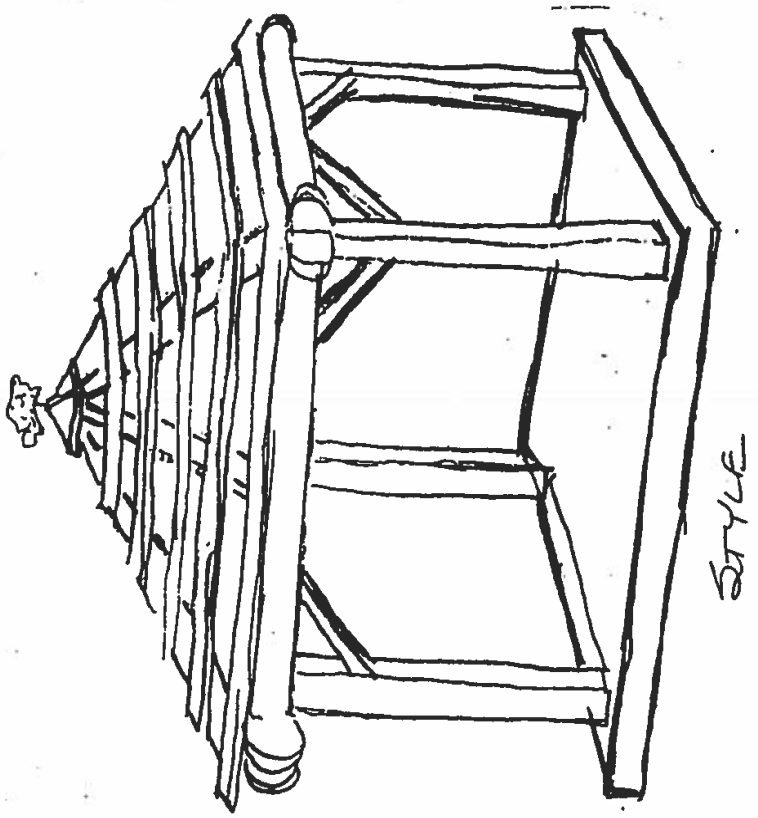


3602 6040 0012 (20)

Exhibit K 9/17/96

END OF DOCUMENT





Accessory Building... 72 SF
Exempt from fire protection
75 FT west of Main House building pad

SUSAN CARD RESIDENCE
2701 Spring Street

(21)

Exhibit L 9/17/96

2705 Spring Street – *Use Permit Amendment + Design Review Project Statement*

Parcel Detail:
Physical Address: 2705 Spring Street
APN: 009-392-043
Zoning: OS: Open Space
Size: 6.3 acres

Project Site:
The subject parcel is comprised of 6.3 acres and is developed with a 1,325-sf, 1-bedroom, 2.5-bathroom single-family residence and a detached 1,356-sf garage/accessory building – a portion of which functions as a 2nd unit.

The site is zoned (OS) Open Space. Parcels to the west are zoned (LR) Low Density Residential and are developed single-family residences. Parcels to the east are zoned (PQP) Public Quasi-Public and consist of the St Helena Public Cemetery and Holy Cross Catholic Cemeteries. Parcels to the south are zoned (OS) Open Space and (A-20) Twenty-Acre Agriculture and are comprised of open space and agricultural uses.

The existing residence and detached garage/accessory structures received design review and use permit approval from the planning commission in 1996 (approval #96-89) and the structures were constructed in 1997.

Vehicular access to the parcel is via an existing gravel driveway from Spring Street.

The project includes significant stands of established native vegetation along the Spring Street frontage.

No vegetation will be removed to accommodate this project.

Project Scope:
Residential development within the (OS) Open Space District is a conditional use. As mentioned above, the existing residence and detached garage/accessory building were granted use permit and design review approval in 1996. At this time the applicant is requesting a use permit amendment and design review to expand the existing residence, add a new carport and reconfigure the existing driveway. The following provides specific project detail:

Residence:

- *Construct a new 863-sf foyer, kitchen, dining room and living room addition.*
- *Reconfigure existing kitchen and living room into (2) new bedrooms and (1) new bathroom.*
- *The proposed increase in floor area is 863-sf resulting in a 2,188-sf residence.*
- *The height of the existing residence is 18' and the proposed addition will be 17' in height - 1' lower than the existing residence.*

Carport:

- *Construct a new 506-sf carport consisting of steel post/beam construction with a shed-style roof.*
- *The height of the proposed carport will be 10', width will be 22' and the length will be 23'.*
- *The carport will be unconditioned and open on all sides.*

Driveway:

- *The existing driveway enters the subject parcel from Spring Street at an angle and features a circular configuration between the existing residence and garage/accessory building.*
- *The project proposes to modify the driveway by moving it out of the area between the residence and garage/accessory building.*
- *The driveway and (4) off-street parking spaces will be relocated to the area between the garage and Spring Street.*

Consistency with the Zoning District:
The project is consistent with the Section 17.76.030(D) of the St Helena Municipal which provides the following language regarding development on parcels zoned (OS) Open Space:

Limited development as specified in Policy 6.2.4 of the general plan will be permitted on open space-designated parcels along Sulphur Springs Creek west of the Crane Avenue Bridge. Development potential on open space-designated parcels will be determined in accordance with standards governing parcels designated agriculture in the general plan and zoned A-20. All development must be outside the stream corridor and structures must be setback from the creek's edge consistent with California Department of Fish and Game standards.

The existing residence and proposed residence addition, carport and driveway realignment are located 200' from the Sulphur Creek stream corridor are located outside of the jurisdiction of the California Department of Fish and Wildlife.

The following table outlines the project's conformance with the development standards for the (A-20) Twenty-Acre Agriculture district development standards.

	Required	**Proposed**	**Status**
Height	*30' max.*	*17'*	*Consistent*
Floor Area Ratio (FAR)	*not regulated*	*N/A*	*N/A*
Front setback	*50' min.*	*50'+*	*Consistent*
Side yard	*20' min.*	*20'+*	*Consistent*
Rear yard	*20' min.*	*20'+*	*Consistent*

CEQA:
We find that this project is exempt from the requirements of CEQA pursuant to Section 15303 (e) – New Construction or Conversion of Small Structures.

Outreach:
The applicant has met with and described the project to adjacent parcel owners. Signatures of support are included with the application materials.

Architectural Design:
The proposed expansion has been carefully designed to remain unobtrusive and screened from adjacent parcels while providing a more livable configuration for a growing family.

Landscape Design:
This scope of the project consists of the remodel and expansion of an existing single-family residence. The project does not propose land clearing, removal of vegetation and/or significant grading. In fact, the project has been designed to retain and build upon the existing vegetation by proposing to plant (7) new 24" box olive trees and a new screening hedge to be planted along the Spring Street frontage. See the attached landscape plan for more information.

Habitat Protection:
The subject parcel is 6.3 acres or 274,428 sf; the project envelope encompasses roughly 5,000 sf of the project site. This means that the majority of the parcel will remain untouched and in a natural state. As demonstrated in the landscape plan, the project has been designed to result in a net increase in canopy cover and habitat. The proposed olive trees will replace an existing driveway and other areas w/o existing canopy cover. The screening hedge is Pacific Wax Leaf Myrtle - a native shrub. These proposed landscape species are known to attract wildlife and are water efficient.

Summary:
We find that the project is consistent with the guiding policies of the St Helena General Plan and the development standards of the St Helena Zoning Code. The project will result in the reconfiguration of an existing residence into a more livable home for a local growing family.

Attachments:
Attachment 1 - Outreach Results
Attachment 2 – Title Report
Attachment 3 – Survey
Attachment 4 – Civil Plans
Attachment 5 – Architectural Plans
Attachment 6 – Landscape Plan + WELO
Attachment 7 – Water Use Analysis Report

2705 Spring Street – *Remodel Project Outreach Signatures*

Parcel Detail:
Physical Address: 2705 Spring Street
APN: 009-392-043
Zoning: OS: Open Space
Size: 6.3 acres

RECEIVED
By Xgamero at 3:45 pm, Sep 11, 2020

"We, the neighbors, have viewed the plans proposed by Joshua and Erin Dempsey to remodel the existing residence located at 2705 Spring Street in St Helena. We support the project and believe the project will contribute positively to the neighborhood."

Name / Signature	Address
Marjorie Hoyer Smith	2670 Spring Street, St. Helena
Carolyn L. Hamilton	2670 Spring St. St. Helena
THOMAS BROWN	2660 SPRING ST ST. HELENA
Carolyn Sneed	2630 Spring Street
[illegible]	2610 Spring St.
[illegible]	2620 Spring St
Scott Mel[illegible]	1695 Sylvaner Ave
Gary Shott	1685 Sylvance Ave.