



****CANCELLED****

**City of St. Helena
Planning Commission
Regular Meeting**

**Tuesday, August 3, 2021 @ 6:00 PM
Published: Friday, July 23, 2021 11:10 AM**

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

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

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

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86148646661>

Or One tap mobile :

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Meeting ID: 861 4864 6661

International numbers available: <https://us02web.zoom.us/j/86148646661>

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.

****CANCELADA****

**Ciudad de Santa Helena
Reunión del Comisión de Planificación
3 de agosto del 2021 @ 6:00 PM**

De acuerdo con las órdenes ejecutivas N-25-20, N-29-20, y la orientación del Departamento de Salud Pública de California sobre reuniones, se permite la participación pública virtual. Seguiremos la Orden de la siguiente manera: Los miembros del público no pueden asistir físicamente a las reuniones. La reunión del Comisión de Planificación de la Ciudad se transmitirá en vivo por el Canal 28 de Comcast y en el sitio web de la Ciudad, salvo dificultades técnicas. Aquellos miembros del público que deseen participar deben hacerlo de forma virtual a través de las reuniones electrónicas de Zoom de las siguientes maneras; iniciando sesión en el enlace Zoom ubicado en la agenda de la reunión (descargue la aplicación en su computadora o dispositivo móvil) e ingrese el ID de la reunión o llamando al número ubicado en la agenda e ingrese el ID de la reunión. Se aceptarán comentarios públicos para la reunión del Comisión de Planificación por correo electrónico a publiccomment@cityofsthelena.org. 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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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.

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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)

5. PUBLIC HEARINGS

5.1. ****THIS PUBLIC HEARING ITEM WILL BE RESCHEDULED TO A FUTURE MEETING DATE****

9 - 54

Request by Carl Dene for adoption of a resolution approving a demolition permit and design review in order to demolish an existing single family home and accessory dwelling unit to accommodate the construction of a new single family home on the property located at 1516 Sulphur Springs Avenue in the Medium Density Residential zoning district.

CEQA Determination: Categorically exempt from CEQA pursuant to Sections 15302 and 15332 of the CEQA Guidelines.

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 15302 (Replacement or Reconstruction) and Section 15332 (Infill Development); and
2. Accept the required findings and approve a resolution granting approval of the demolition permit and design review for the proposed demolition and new single family home construction on the property located at 1516 Sulphur Springs Avenue.

[Staff Report -1516 Sulphur Springs Ave.](#)

6. SCHEDULED MATTERS

7. DEPARTMENT REPORTS

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

8. AGENDA FORCAST

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

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

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

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

Please contact the assigned project Planner for additional questions.

9. **ADJOURNMENT**

The next Regular Planning Commission meeting is scheduled for August 17, at 6:00 p.m.

TI do hereby certify that a copy of the foregoing agenda was posted on the City website on July 23, 2021 and amended on July 28, 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://cityofsthenana.org> and will be available for public review at the respective meeting.

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

St. Helena, CA– The City of St. Helena is committed to public participation in City government in a manner that is consistent with guidance provided by the Napa County Public Health Official and Governor Newsom's Executive Order N-25-20. These guidelines relate to social distancing, and are intended to protect everyone by limiting the spread of COVID-19 in our community. In adherence to these guidelines, the St. Helena Planning Commission will host a Virtual 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://sthenana.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.



PLANNING COMMISSION REPORT

Planning Commission Meeting of August 3, 2021

FILE NUMBER: PL21-024

SUBJECT: Request by Carl Dene for adoption of a resolution approving a demolition permit and design review in order to demolish an existing single family home and accessory dwelling unit to accommodate the construction of a new single family home on the property located at 1516 Sulphur Springs Avenue in the Medium Density Residential zoning district.

APPLICATION FILED:05/20/21

ACCEPTED AS COMPLETE:07/15/21

LOCATION OF PROPERTY: 1516 Sulphur Springs Avenue

APN: 009-362-018

GENERAL PLAN/ZONING: Medium Density Residential

APPLICANT: Carl P. Dene

PHONE: 310-702-9611

BACKGROUND

The proposed demolition and construction project is located within the Medium Density Residential (MR) zoning district, which allows for the development of detached single-family homes, accessory dwelling units, limited agricultural uses and compatible uses. The General Plan Land Use designation is Medium Density Residential, providing for consistency between the land use and zoning designations of the project site.

PROJECT DESCRIPTION

The existing 16,129 square foot parcel is currently developed with a 1,672 square foot single-family home, a 693 square foot detached accessory dwelling unit, a 373 square foot garage, and a 628 square foot storage building. The existing home contains three (3) bedrooms, two (2) bathrooms, a kitchen, dining room, and living room. The proposed 3,264 square foot two-story single-family home will include three (3) bedrooms, three (3) bathrooms, a kitchen, dining room, living room, den, a study, and a 598 square foot detached side-facing garage.

ANALYSIS

CEQA

Staff has conducted the requisite analysis and concluded that the project is categorically exempt from the requirements of CEQA pursuant to Section 15302 (Replacement or Reconstruction) and Section 15332 (Infill Development). The Class 2 exemption allows for the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The Class 32 exemption allows for development that: a) is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, b) occurs within the city limits on a site of no more than five acres substantially surrounded by urban uses, c) has no value as habitat for endangered, rare or threatened species, d) approval of the project would not result in significant effects relating to traffic, noise, air quality, or water quality; and e) can be adequately served by all required utilities and public services.

The proposed project consists of the demolition and reconstruction of a single-family home and detached garage, is consistent with all applicable general plan and zoning regulations located within the city limits on a parcel less than five acres, that is already developed and therefore not suitable for habitat of an endangered, rare or threatened species, would result in similar levels of traffic and air quality to the existing development, and is already served by the full range of required utilities and public services.

GENERAL PLAN

The subject property has a General Plan Land Use designation of Medium Density Residential (MDR). The MDR land use designation includes single-family homes, accessory dwelling units, and limited agricultural uses and compatible uses. This designation permits residential densities between 5.1 and 16 dwelling units per acre. Retained from the 1993 General Plan, the MDR designation is the City's predominant residential designation and it is intended to maintain a development pattern in St. Helena's higher density areas that is consistent with historic development patterns. The St. Helena General Plan Update 2040 and 2015-2023 Housing Element Goals, Policies, and Eight-Year Action Plan include the following policies that are relevant to the proposed project:

- LU1.1 Require new development to occur within well-defined boundaries and be consistent with the ability to provide urban services. New development should mitigate infrastructure impacts by using sustainable best practices in green building and stormwater management and paying its share of development impact fees, while minimizing impacts on sewer, water, energy, and natural resources.
- LU1.4 In order to minimize and postpone the need for expansion of the Urban Limit Line, encourage infill development within currently developed areas.
- LU2.2 Encourage new residential development that is consistent in design, size, color, and floor area ratio (FAR) with the older residences in the neighborhood.
- CD3.2 Ensure that new residential designs contribute positively to existing neighborhoods by complementing character and incorporating design features, such as front porches, façade articulation and stepbacks.
- HE1.5 Encourage innovative housing types and designs.

- HE2.6 Promote a balance of housing types throughout the whole community.

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

ZONING

Consistent with the General Plan land use designation described above, the subject project site is located in the Medium Density Residential (MR) zoning designation, which allows for detached single-family homes, accessory dwelling units, and limited agricultural uses and compatible uses. The reconstruction of an existing single-family home is a permitted use in the MR district subject to design review approval and must conform to the development standards prescribed by Section 17.40.060 of the St. Helena Municipal Code. The table below illustrates the consistency of the project proposal to the developments standards for the MR zoning designation.

STANDARD	MAXIMUM	EXISTING	PROPOSED
Lot Coverage	45%	20.87%	23.94%
Height of Principal Building	30 feet	15 feet	25 feet
Height of Accessory Building (Detached Garage)	15 feet	15 feet	15 feet
Floor Area Ratio (F.A.R.)	4,000 square feet	3,365.88 sq. ft.	3,661.58 sq. ft.
SIZE/SETBACKS	MINIMUM	EXISTING	PROPOSED
Lot Area	7,000 square feet	16,129 sq. ft.	16,129 sq. ft.
Lot Width	70 feet	80 feet	80 feet
Front Setback	20 feet	50 feet	35 feet
Side Yard Setback/Principal Building	10 feet	8 feet	10 feet
Side Yard Setback/Accessory Buildings	3 feet	5 feet	3.5 feet
Rear Setback	20 feet	10 feet	95 feet

Staff Response: The project as proposed meets all development standards as required by Section 17.40.060 of the SHMC including lot coverage, setbacks, floor area, height, etc. The proposed project will increase the total square footage by approximately 496 square feet, but will result in a more cohesive design with fewer accessory structures, and is still well below the allowable F.A.R., due to the proposed two-story design, the total F.A.R. of the site will only be increased by approximately 3%. Sheet A3 of the project plans do not accurately reflect the correct F.A.R. The actual allowable F.A.R. is 4,000 square feet as stated above, but the Zoning Code includes an additional exemption of 200 square feet exempt from the F.A.R. requirements for enclosed garage spaces. Therefore the square footage calculated for the FAR is 3861 minus 200 which equals 3661 square feet.

HISTORIC RESOURCES

The existing home is not listed on the City's Historic Resources Master List.

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

WATER

Chapter 13.12.030 of the SHMC requires mandatory water efficiency measures and water demand offset requirements for new construction. Among these provisions is the requirement that any "new development" (i.e. construction that would introduce any freestanding building that contains water-using fixtures, any floor area additions 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 in order to achieve water neutrality. The offset must be clearly demonstrated to the satisfaction of the Public Works Department.

Staff Response: The current on-site water usage is 775 gallons per day for 6 occupants. The usage is split between the dwelling units (391 gpd) and landscape irrigation (384 gpd). The proposed project will result in fewer occupants (four total) and water saving devices that will reduce the on-site water usage to 592 gallons per day (220 gpd for the dwelling unit and 371 gpd for landscaping). The water neutrality requirement has been demonstrated to the satisfaction of the Public Works Department.

PARKING

SHMC Section 17.124.030 "Minimum On-Site Parking Requirements", requires that residential uses provide two parking spaces for a single-family home, one of which shall be contained within a garage or carport.

Staff Response: As detailed in the attached plan set, the project includes a two-car garage with extra space for storage or a work bench, and driveway which can easily accommodate the required two (2) off-street parking spaces. Therefore, the project as proposed meets all parking requirements.

DEMOLITION PERMIT

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

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

- a. That the building poses a threat to health, safety and general welfare if it is not demolished,

- b. That restoration of the building is not feasible or practicable using current building codes including, but not limited to the Historic Preservation Code provisions of the Uniform Building Code of the State of California,
 - c. That no public or other funding is available for financing renovation or purchase of the building;
- 2. That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood.
- 3. That design review of the proposed replacement structure is approved prior to approval of the demolition of a housing structure.

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

DESIGN REVIEW

SHMC Sections 17.40.040 and 17.164.050 require design review approval for new structures or buildings including construction of a new single-family home. The purpose of design review is to, among other things, promote the qualities that bring value to the community and foster attractiveness and functional utility of the community as a place to live and work. The Planning Commission must find that the project takes reasonable account of the design criteria prescribed in SHMC Section 17.164.030 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 various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;
- 9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
- 10. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
- 11. Whether natural features and vegetation are appropriately preserved and integrated with the project.

12. Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structures and functions;
13. Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors, create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;
14. Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials.

Staff Response: The proposed home meets or exceeds all required development standards as described above and would provide a new, modernized housing opportunity within the City. Additionally, the home was designed to be compatible and respectful to the site and the surrounding environment. While the home is larger than the existing home, the overall footprint of the on-site structures has been reduced by including a two-story design consistent with the surrounding properties, which are a mix of one, 1 1/2, and two-story homes. Other homes exceeding 1 story in height on Sulphur Springs Avenue include 1316 Sulphur Springs Avenue, 1582 Sulphur Springs Avenue, 1788 and 1791 Sulphur Springs Avenue. The home is setback from the street and provides a more organized arrangement of structures on the site from the current arrangement of structures. To reduce the visual impact of the typical garage fenestration, the garage, which would be located in front of the primary dwelling has been designed with a side-facing orientation partially screened by a low wall and landscaping that enhances the articulation of the street facing elevation. The surrounding uses consist of other single-family homes and accessory structures, as well as limited agricultural uses.

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

ISSUES

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

CORRESPONDENCE

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

STAFF RECOMMENDATION

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15302 (Replacement or Reconstruction) and Section 15332 (Infill Development); and
2. Accept the required findings and approve a resolution granting approval of the demolition permit and design review for the proposed demolition and new single family home construction on the property located at 1516 Sulphur Springs Avenue.

ATTACHMENTS

[Resolution](#)

[Project Plans](#)

[Water Use Analysis](#)

[Written Statement](#)

[Written Statement- Demo](#)

[Homes Exceeding 1 Story Height](#)

**CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
GRANTING DEMOLITION PERMIT AND DESIGN REVIEW APPROVAL TO
1516 SULPHUR SPRINGS AVENUE (File No. PL21-024)**

PROPERTY OWNER: Carl P. Dene

APN: 009-362-018

Recitals

1. The property owners request adoption of a resolution approving a demolition permit and design review in order to demolish an existing single-family residence and associated structures to accommodate the construction of a new single-family home on the property located at 1516 Sulphur Springs Avenue in the Medium Density Residential zoning district;
2. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law;
3. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on August 3, 2021; and
4. Now, therefore let it be found that, the Planning Commission approves the demolition permit and design review thereby authorizing the modifications contained in said plans based on the findings below and subject to the conditions of approval enumerated herein.

Resolution

- A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff reports, City files for this matter, correspondence, presentations and other materials.
- B. The Planning Commission hereby finds that the project is exempt from the requirements of CEQA pursuant to Section 15302 which exempts the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, and Section 15332, which exempts development that: a) is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, b) occurs within city limits on a site of no more than five acres substantially surrounded by urban uses, c) has no value as habitat for endangered, rare or threatened species, d) approval of the project would not result in significant effects relating to traffic, noise, air quality, or water quality; and e) can be adequately served by all required utilities and public services.

1516 Sulphur Springs Avenue
Resolution / Conditions of Approval
August 3, 2021

- C. Pursuant to St. Helena Municipal Code (SHMC) Section 17.164.050, the Planning Commission makes the following findings to support the motion to approve the demolition permit to allow for the demolition the existing structures on-site:
1. *That, based on the public record presented at a public hearing, the building is determined not to be a significant architectural or historical building in that the existing home is not listed on the City's Historical Resources Master List.*
 2. *That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood in that demolition of the existing structures will not negatively affect the character of the neighborhood; and*
 3. *That design review of the proposed replacement structure has been approved in conjunction with the demolition permit.*
- D. In accordance with the design review criteria identified in SHMC Section 17.164.030, the Planning Commission finds that the project demonstrates the following:
1. *Consistency and compatibility with applicable elements of the general plan in that the project consists of constructing a replacement single-family home in an area where single-family homes are permitted;*
 2. *Compatibility of design with the immediate environment of the site in that the project has been designed to be compatible with the site and its surroundings;*
 3. *Relationship of the design to the site is found to be consistent in that the project was designed in consideration of the unique characteristics of the site;*
 4. *That the design is compatible in areas considered by the board as having a unified design or historical character in that the home is not an area of with a unified design character and has been designed to be compatible with the site and the surrounding area;*
 5. *That the design promotes harmonious transition in scale and character in areas between different designated land uses in that the project is the construction of a single-family home in an area designated for residential land uses;*
 6. *Compatibility with future construction both on and off the site in that the project consists of constructing a single-family home in an area designated for residential land uses;*
 7. *That the architectural design of structures and their materials and colors are appropriate to the function of the project in that the project is a contemporary single-family home;*
 8. *That the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community in that the home has been designed to be compatible with the site and its surroundings;*
 9. *That the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures in that the home and associated*

landscaping has been designed to be compatible with the site and its surroundings;

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

Planning Department Conditions of Approval

- E. The Planning Commission approves a demolition permit and design review for the above-described project with the following conditions of approval. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.
 1. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit.
 2. The design review shall be vested within one (1) year from the date of final action. A building permit for the use allowed under this approval shall have been applied for within one (1) year from the effective date of this action or the approval shall expire, provided however that the approval may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals.
 3. Any request for an extension of this approval shall be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.

1516 Sulphur Springs Avenue
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August 3, 2021

4. The approvals shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.
5. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.
6. Pursuant to City Council Resolution 2003-65, the owner and applicant are informed of the following:

In recognition of the need for additional affordable housing, and to mitigate the effects of this development on the supply and demand of affordable housing, the permittee shall be subject to a Housing Impact Fee, an inclusionary requirement, an in-lieu fee, and/or similar fair and appropriate mechanisms, to provide funds for or to develop additional affordable housing.
7. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
8. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
9. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
10. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
11. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with the Building Official, Fire Inspector and or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.
12. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on August 3, 2021, except as modified herein.
13. During demolition and construction, the project site shall be adequately fenced and secured to prevent trespassing.

1516 Sulphur Springs Avenue
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August 3, 2021

14. Exterior lighting shall be directed or shielded to prevent glare onto public roadways or adjacent properties.
15. Within the first fifty (50) feet from the street or curb face, fences and walls may not exceed 3.5' in height.
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. Based on the water neutrality report submitted with the project, there will be no proposed increases to water use for this project.
19. Prior to issuance of a building or demolition permit, the applicant shall submit 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.
20. As part of the information submitted with the site improvement plan, storm drain runoff calculations shall be submitted for review and approval. The runoff from the property will be limited to pre-demolition conditions. If necessary, detention of any runoff exceeding existing conditions shall be included in the project plans.
21. The improvement plans shall include a Stormwater Control Plan as required by the most recent version of the Bay Area Stormwater Management Agencies Association

(BASMAA) Post-Construction Manual. The improvements to the property shall implement all improvements shown on the Stormwater Control Plan.

22. The improvement plans shall include erosion and sediment control plans that shall conform to the latest State and City codes.
23. Prior to the issuance of a building permit, the applicant shall submit improvement plans for review and approval for the extension of the sewer line to service the property. The applicant shall obtain an encroachment permit for all offsite work within the public right of way. The encroachment permit shall include additional conditions that will specify paving limits on Sulfur Springs Road. All sewer line extensions must be designed per the City of St. Helena Standards.
24. 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.
25. As 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).
26. Prior to Certificate of Occupancy, the applicant shall install an approved backflow device behind the water meter if one does not currently exist.
27. The new proposed residence shall verify that the existing water service is sufficient to provide adequate water at adequate pressure to support a sprinkler system. If necessary, the existing water service shall be upsized. Fire system calculations shall be submitted with the permit application for the new house.

Building Department Conditions of Approval

28. A building permit is required for all onsite demolition, construction and/or change of occupancy.
29. 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.
30. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
31. The applicant shall provide a construction waste management plan with the building permit application.
32. 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.
33. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.

*1516 Sulphur Springs Avenue
Resolution / Conditions of Approval
August 3, 2021*

34. 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.
35. 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

36. 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.
37. Fire sprinklers and fire hydrants shall be installed as required by Fire Code and the Fire Department.
38. Any gates installed to control vehicular access to a property are required to be setback 30-feet from the property line and/or edge of pavement, whichever is greater. No vehicle gates may be installed without Fire Department and Public Works Department review and explicit approval.

I HEREBY CERTIFY that the foregoing demolition permit and design review application was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on August 3, 2021 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

John Ponte
Chair, Planning Commission

Maya DeRosa, AICP
Planning and Building Director

1516 Sulphur Springs Avenue
Resolution / Conditions of Approval
August 3, 2021



DENE RESIDENCE

1516 SULPHUR SPRINGS ROAD, ST. HELENA, CA

OWNER CARL DENE 1220 EDWARDS STREET ST. HELENA, CA 94514 310.102.9611 carl.dene@vdsia.com LANDSCAPE ARCHITECT GRAHAM STANLEY & ASSOCIATES, INC. 1316-A CORONADO AVENUE LONG BEACH, CA 90804 RYAN ELDER TEL 562.494.1222 ryan@grahamstanley.net	ARCHITECT INTERSTICES, INC. JONATHAN GLASGOW, ARCHITECT 1312 CORONADO AVENUE, SUITE C LONG BEACH, CALIFORNIA 90804 LICENCE NO. C18056 TEL 562.438.0438 jon@interstices-lb.com roy@interstices-lb.com CIVIL ENGINEER ADOBE ASSOCIATES, INC. TIMOTHY SCHRAM 1220 NORTH DUTTON AVENUE SANTA ROSA, CA 95401 TEL 707.541.2300 Tschram@adobeinc.com SURVEYOR CHP CIVIL ENGINEERING AND LAND SURVEYING 1601 CAPELL VALLEY ROAD NAPA, CA 94558 CAMERON FRIDMORE TEL 707.266.2559 Cameron@chpengineering.com	ARCHITECTURAL A-0 COVER SHEET / INDEX A-1 SITE SURVEY A-2 SITE DEMOLITION PLAN A-3 NEW SITE PLAN A-4 FIRST FLOOR PLAN A-5 SECOND FLOOR PLAN A-6 ROOF PLAN A-7 EXTERIOR ELEVATIONS A-8 EXTERIOR ELEVATIONS A-9 EXTERIOR ELEVATIONS A-10 EXTERIOR RENDERINGS A-11 EXTERIOR RENDERINGS A-12 EXISTING PHOTOGRAPHS A-13 EXISTING PHOTOGRAPHS GRADING AND DRAINAGE C-1 PRELIMINARY GRADING AND DRAINAGE PLAN LANDSCAPE ARCHITECTURE L-1 LANDSCAPE PLAN L-2 LANDSCAPE DETAILS	VICINITY MAP	CONSULTANTS	SHEET INDEX	RECEIVED By Xgamero at 3:04 pm, May 20, 2021
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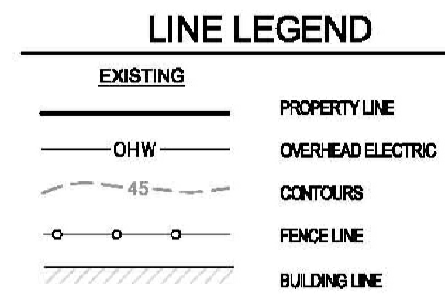
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COVER SHEET / INDEX

A-0

**LOCATED AT
1516 SULPHUR SPRINGS ROAD
SAINT HELENA, CA 94574
APN: 009-362-018**



 EXISTING TREE
 PAVER PATIO
 CONCRETE
 GRAVEL

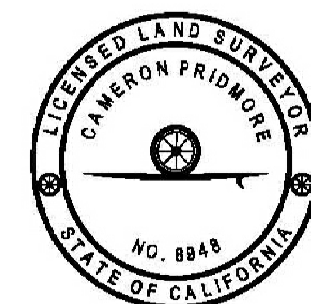
AC	ASP-HALT CONCRETE
A/C	AIR CONDITIONING
CONC	CONCRETE
DWY	DRIVEWAY
(E)	EXISTING
ELEC	ELECTRICAL
EL	ELEVATION
EP	EDGE OF PAVEMENT
EG	EDGE OF GRAVEL
MB	MAILBOX
J	UTILITY JUNCTION POLE
NCR	NAPA COUNTY RECORDS
OH/W	OVER HEAD UTILITY WIRE
PM	POWER METER
ROW	RIGHT OF WAY
SS	SANITARY SEWER
TYP	TYPICAL
WV	WATER VALVE

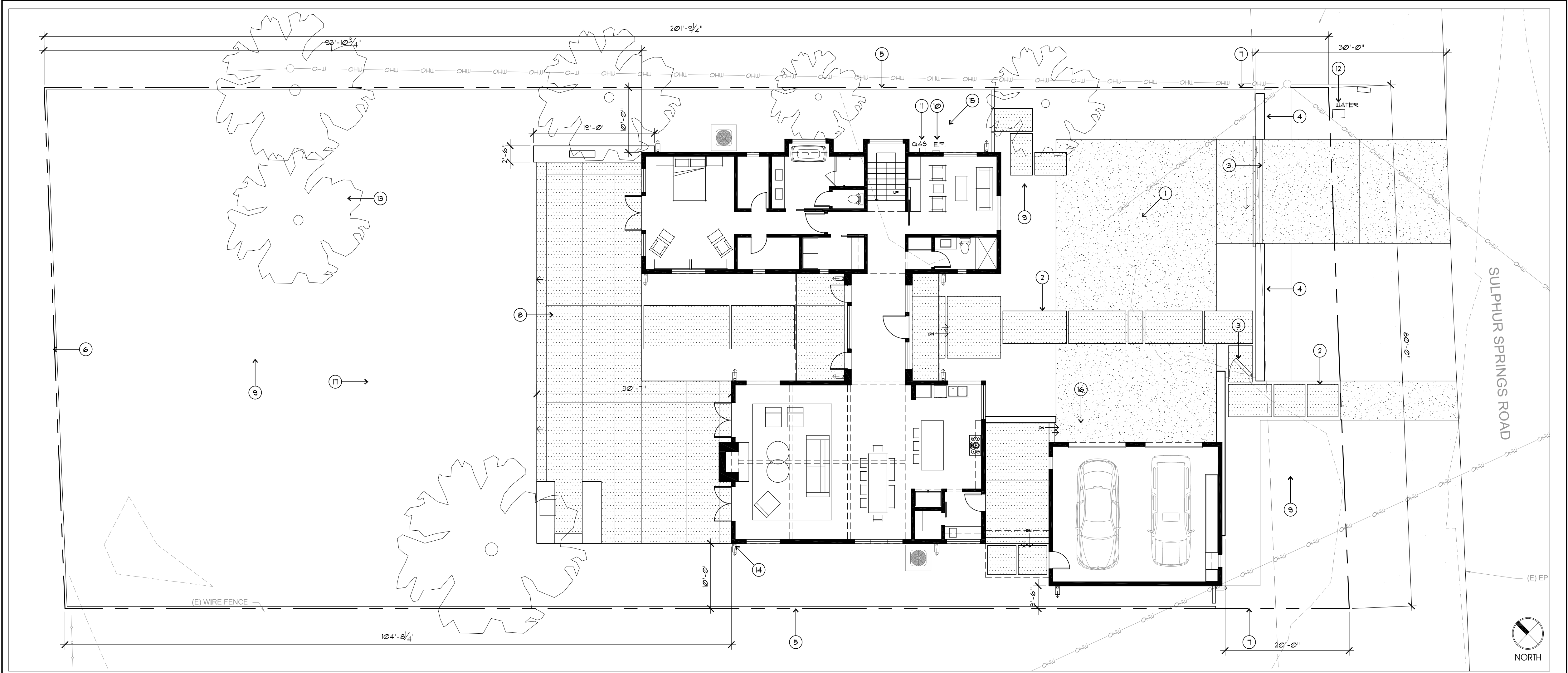
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1516 SULPHUR SPRINGS ROAD
SAINT HELENA, CA 94574

A-1

0 5 10 20
SCALE: 1"=10'





NEW SITE PLAN

- 1 CONCRETE DRIVE APRON AND GRAVEL/PERMEABLE DRIVE/PARKING AREA. COMPLY WITH ALL CITY, ADA AND CBC REQUIREMENTS FOR DRIVE APRON.
- 2 CONCRETE WALKWAY PADS, LIGHT ACID FINISH.
- 3 FABRICATED STEEL / WOOD ENTRANCE AND VEHICLE GATES
- 4 42" MAX. HEIGHT MASONRY FENCE WALL
- 5 MAX. 6'-0" HIGH PROPERTY LINE FENCE. STEEL POSTS WITH 9" HORIZONTAL SMOOTH HARDIE TRIM BOARD PANELS, PAINTED FINISH. COMPLY WITH ALL CITY FENCING STANDARDS. COORDINATE INSTALLATIONS WITH NEIGHBORING PROPERTIES.
- 6 MAX. 6'-0" HIGH REAR PROPERTY LINE FENCE. STEEL POSTS WITH STEEL-FRAMED CLEAR TINTED GLASS PANELS, PRIME AND PAINT ALL STEEL ELEMENTS. COMPLY WITH ALL CITY FENCING STANDARDS. COORDINATE INSTALLATION WITH NEIGHBORING PROPERTY.
- 7 42" HIGH FENCE WITH 9" WIDE SMOOTH HARDIE TRIM BOARD HORIZONTAL PANELS, PAINTED FINISH. 42" MAX. HT. WITHIN ALL FRONT YARD SETBACK AREA (20' FROM FRONT FL).
- 8 PATIO, ACID-WASH CONCRETE FINISH OVER SAND OVER GRAVEL.
- 9 DROUGHT-TOLERANT AND WATER-EFFICIENT LANDSCAPING WITH DRIP IRRIGATION, TYPICAL. COMPLY WITH ALL REQUIREMENTS OF CITY OF ST. HELENA PLANNING CODE 17102.140. WATER EFFICIENT LANDSCAPING. SEE SHEET L-1 FOR LANDSCAPE SPECIFICATIONS.
- 10 ELECTRICAL PANEL LOCATION
- 11 GAS METER LOCATION
- 12 WATER METER LOCATION
- 13 RETAIN AND PROTECT EXISTING TREES. SEE LANDSCAPE PLANS.
- 14 DOWNSPOUT WITH CONCRETE SPLASH BLOCK. COORDINATE INSTALLATION WITH DRAINAGE PLANS.
- 15 UTILITY LINES: SEWER, WATER AND GAS. LOCATIONS SHOWN ARE APPROXIMATE. VERIFY IN FIELD. SEE GRADING PLANS FOR ADDITIONAL INFORMATION.
- 16 OPEN TRELLIS
- 17 GRADING: SEE GRADING PLAN FOR ADDITIONAL INFORMATION REGARDING GRADING, SITE DRAINAGE, AND PERMEABLE GROUND SURFACES.

KEYNOTES

PROJECT INFORMATION

PROJECT ADDRESS	1516 SULPHUR SPRINGS ROAD, ST. HELENA, CA 94514
ASSESSOR'S PARCEL:	ASSESSOR'S ID NUMBER 009-362-018
ZONE:	MEDIUM DENSITY RESIDENTIAL ZONE
OCCUPANCY:	R-3 (SINGLE-FAMILY RESIDENTIAL) / U (GARAGE)
CONSTRUCTION TYPE:	V-B, FULLY-SPRINKLERED, RESIDENTIAL SYSTEM
AREA CALCULATIONS:	SITE: 80' X 200' = 16,129.016 SF (IRREGULAR)
	EXISTING MAIN HOUSE (DEMOLISHED): 16,112.89 SF
	EXIST'G GUEST HOUSE (DEMOLISHED): 6,931.13 SF
	EXISTING GARAGE (DEMOLISHED): 3,113.03 SF
	EXISTING STOR. BLDG. (DEMOLISHED): 6,217.83 SF
	NEW HOUSE GROUND LEVEL: 7,260.00 SF
	NEW HOUSE SECOND LEVEL: 1,009.91 SF
	NEW GARAGE: 5,916.1 SF
	TOTAL FLOOR AREA: 3,861.58 SF
ALLOWABLE AREA (FAR)	ALLOWABLE FLOOR AREA PER FAR: 4,000 SF
	GARAGE EXCLUSION: 200 SF
	TOTAL ALLOWABLE FLOOR AREA: 4,200 SF
PROPOSED FAR:	3,861.58 / 4,200, IN COMPLIANCE WITH REGULATIONS
SETBACKS:	FRONT YARD: 20'
	SIDE YARD: 10' FOR MAIN STRUCTURE
	SIDE YARD: 3' FOR ACCESSORY STRUCTURE
	REAR YARD: 20' FOR MAIN STRUCTURE
	REAR YARD: 3' FOR ACCESSORY STRUCTURE
MAXIMUM HEIGHT:	25', TWO-STORY, MAIN STRUCTURE
	15', ACCESSORY STRUCTURES
LOT COVERAGE:	45% ALLOWABLE
	2,851.67 / 16,129.016 = 17.1% PROPOSED
PROJECTIONS:	TWO BAY WINDOW PROJECTIONS INTO SIDE YARDS ARE PROPOSED. 2' MAX. PROJECTION INTO SIDE YARD.

PROJECT DATA

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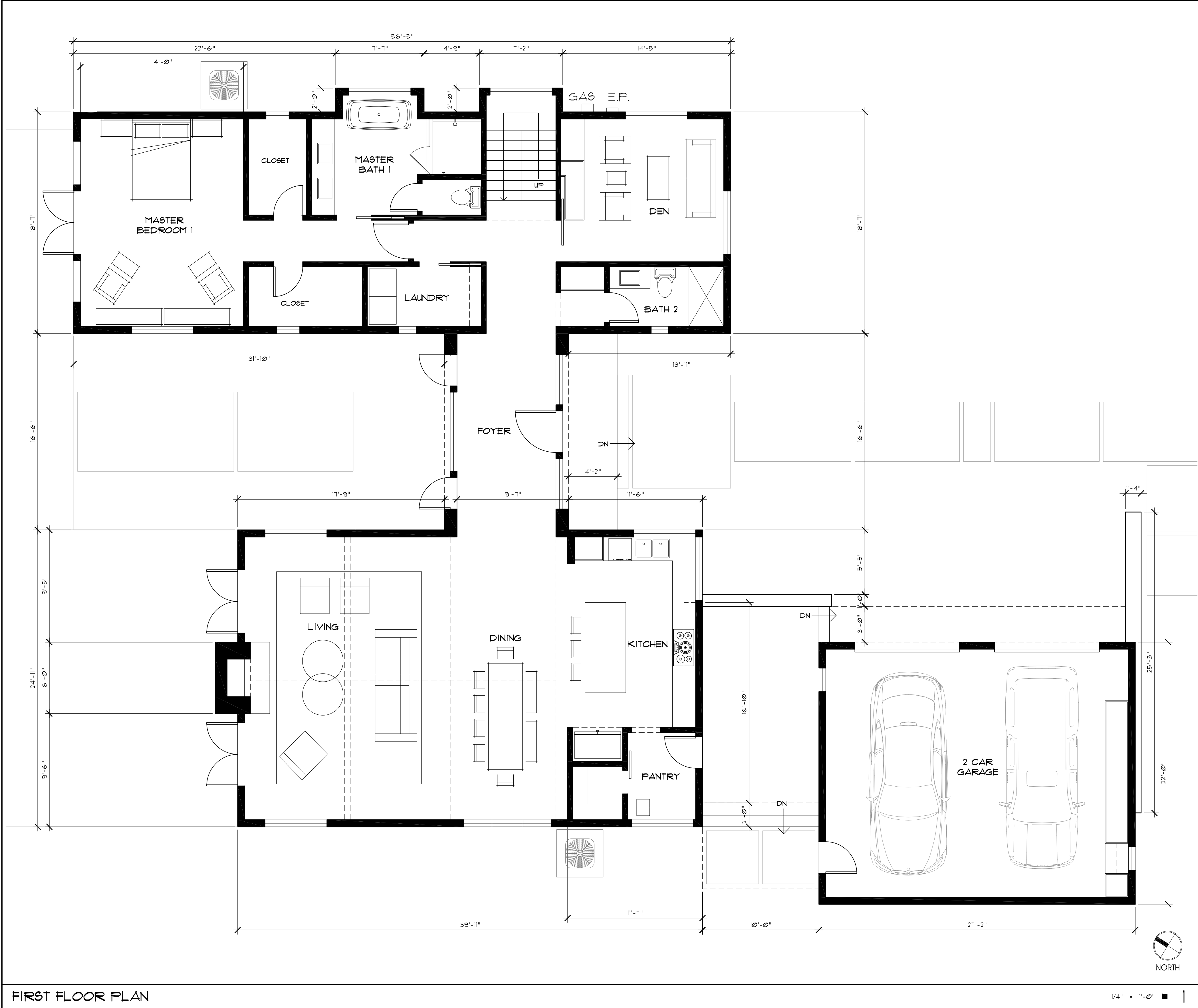
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NEW SITE PLAN

A-3



KEYNOTES

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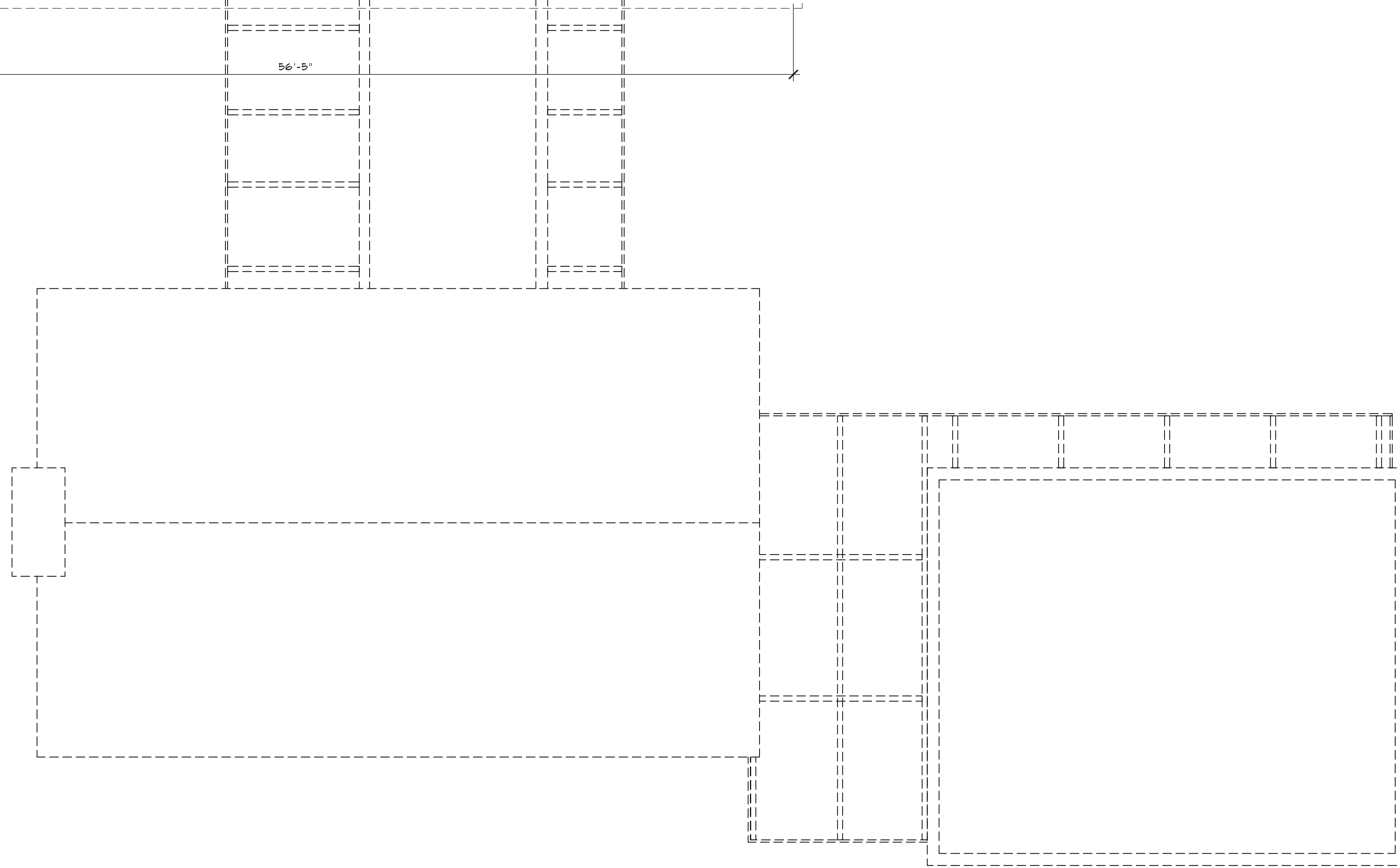
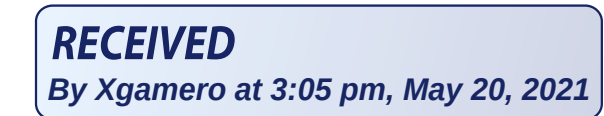
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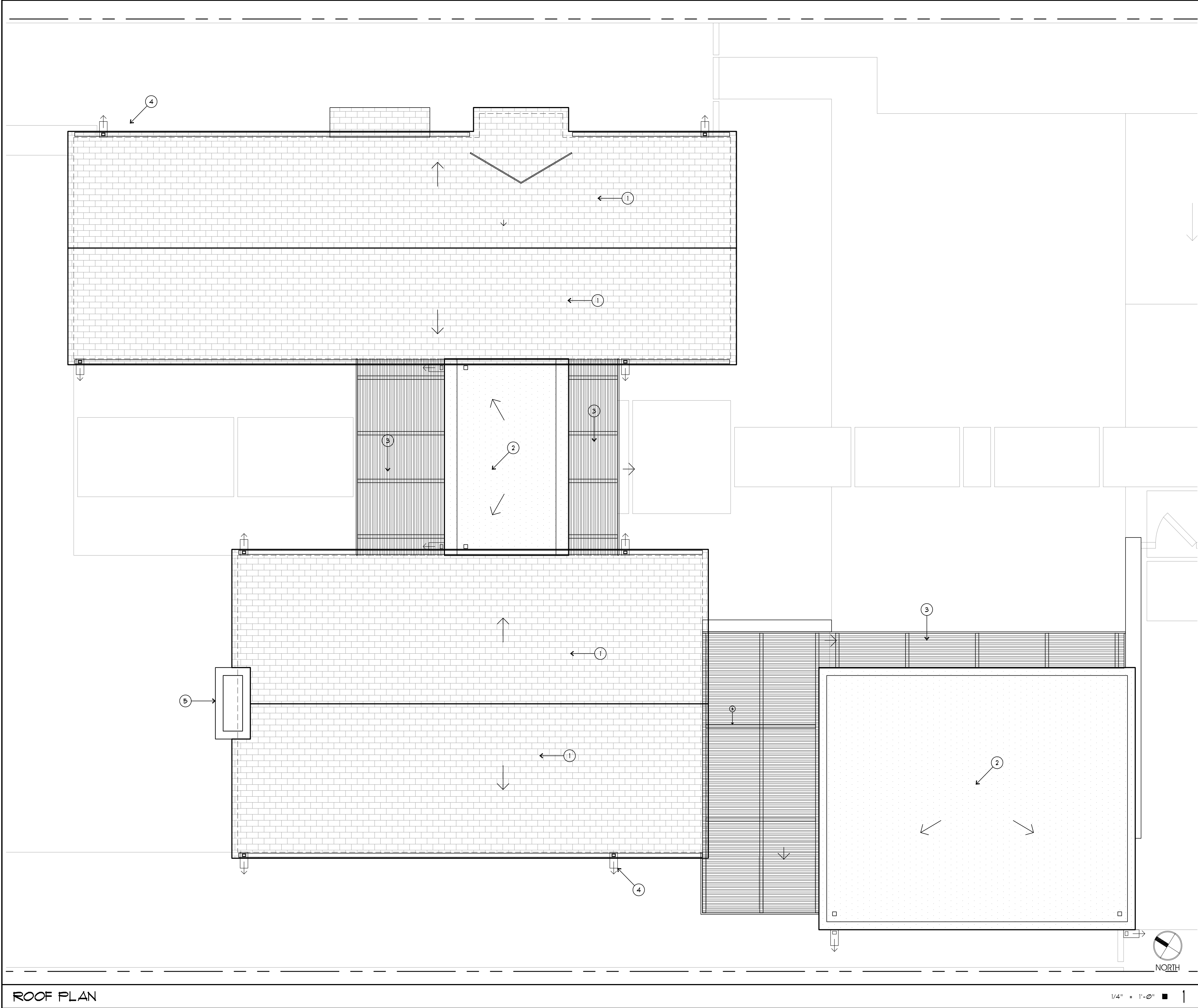
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FIRST FLOOR PLAN

A-4


$$1/4'' = 1'-0'' \quad \blacksquare$$


A-5



ROOF PLAN KEY NOTES:

- ① 8:12 ROOF SLOPE.
- ② FLAT ROOF. SLOPE TO DRAIN.
- ③ WOOD TRELLIS STRUCTURE.
- ④ GUTTER AND DOWNSPOUT SYSTEM. INSTALL SPLASH BLOCKS 7' 1/36" X AT GROUND LEVEL.
- ⑤ STONE CHIMNEY STRUCTURE.

KEYNOTES

LEGEND

GENERAL NOTES

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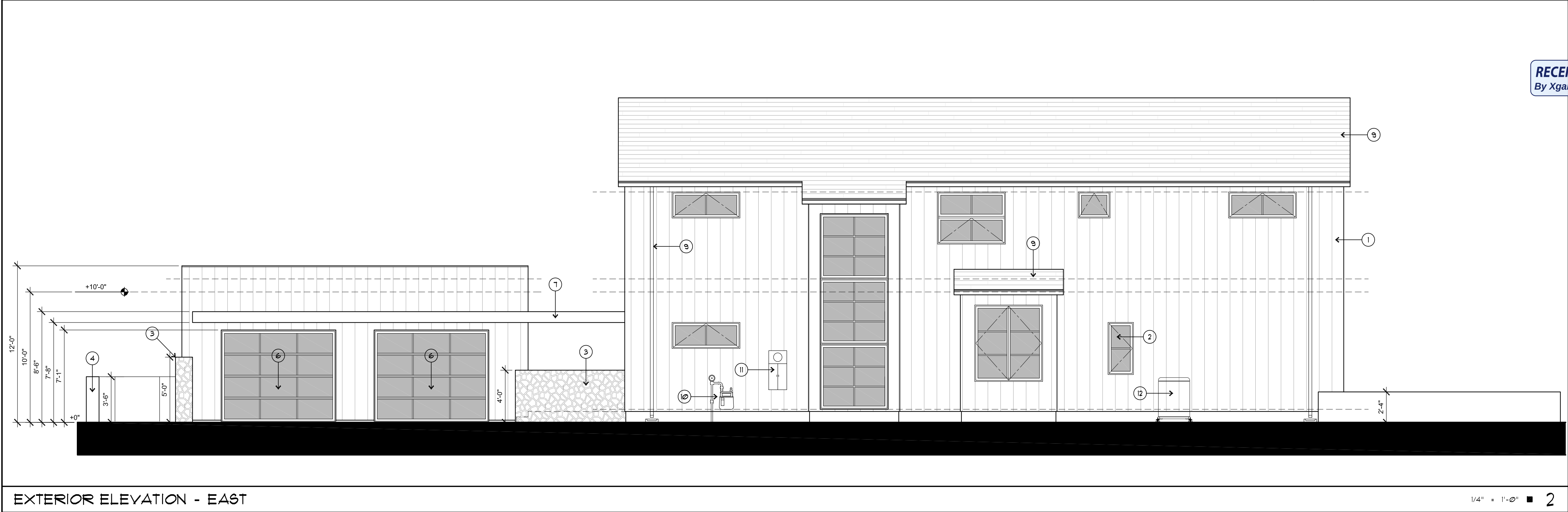
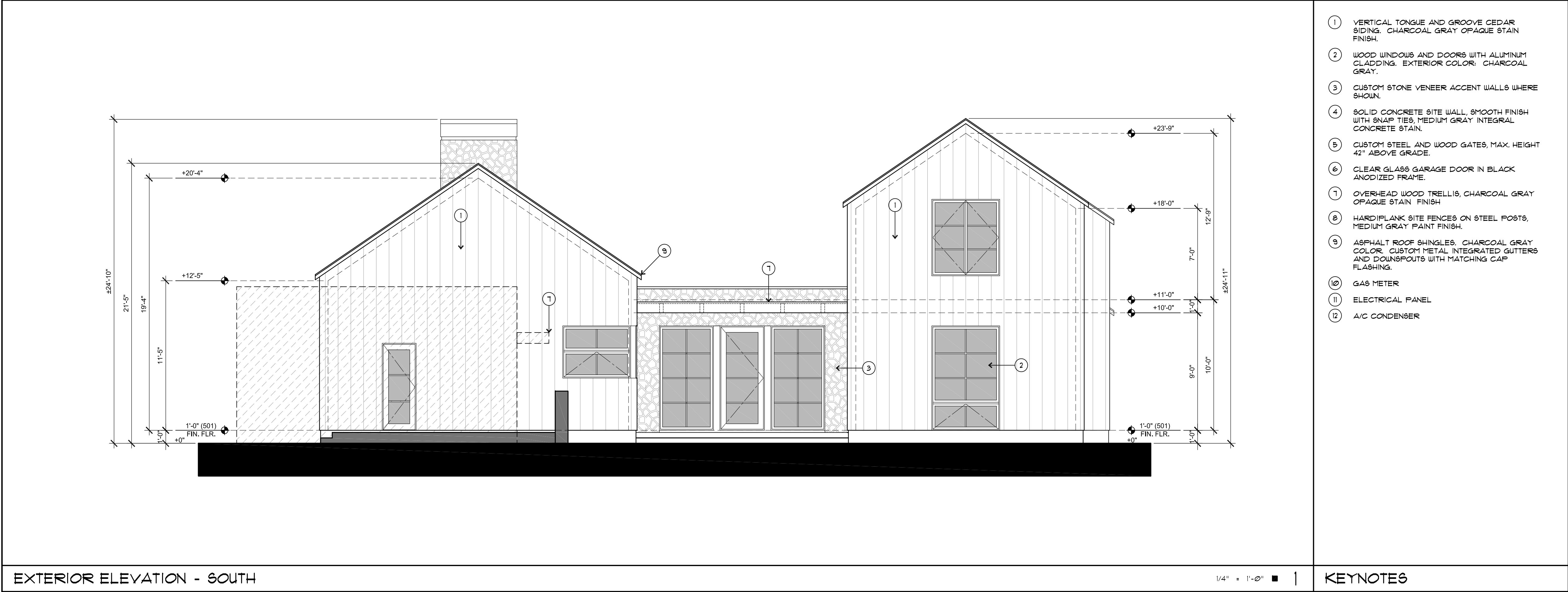
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ROOF PLAN

A-6



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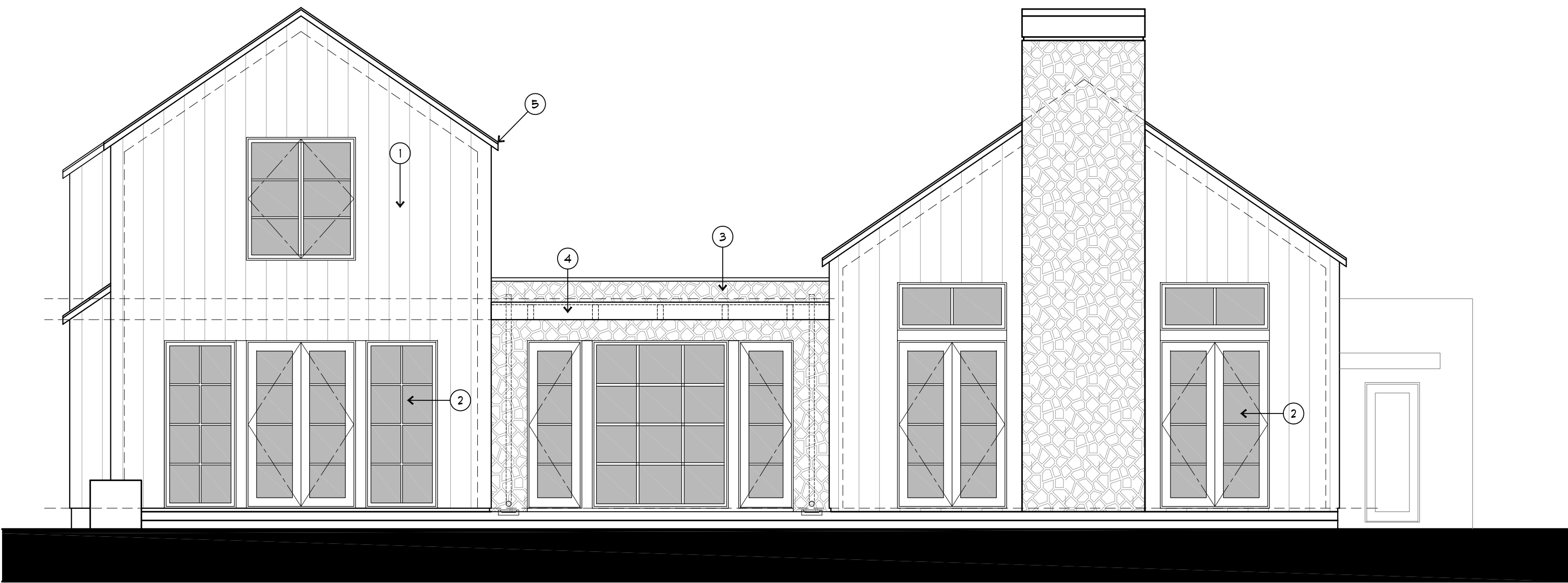
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EXTERIOR ELEVATIONS

A-7

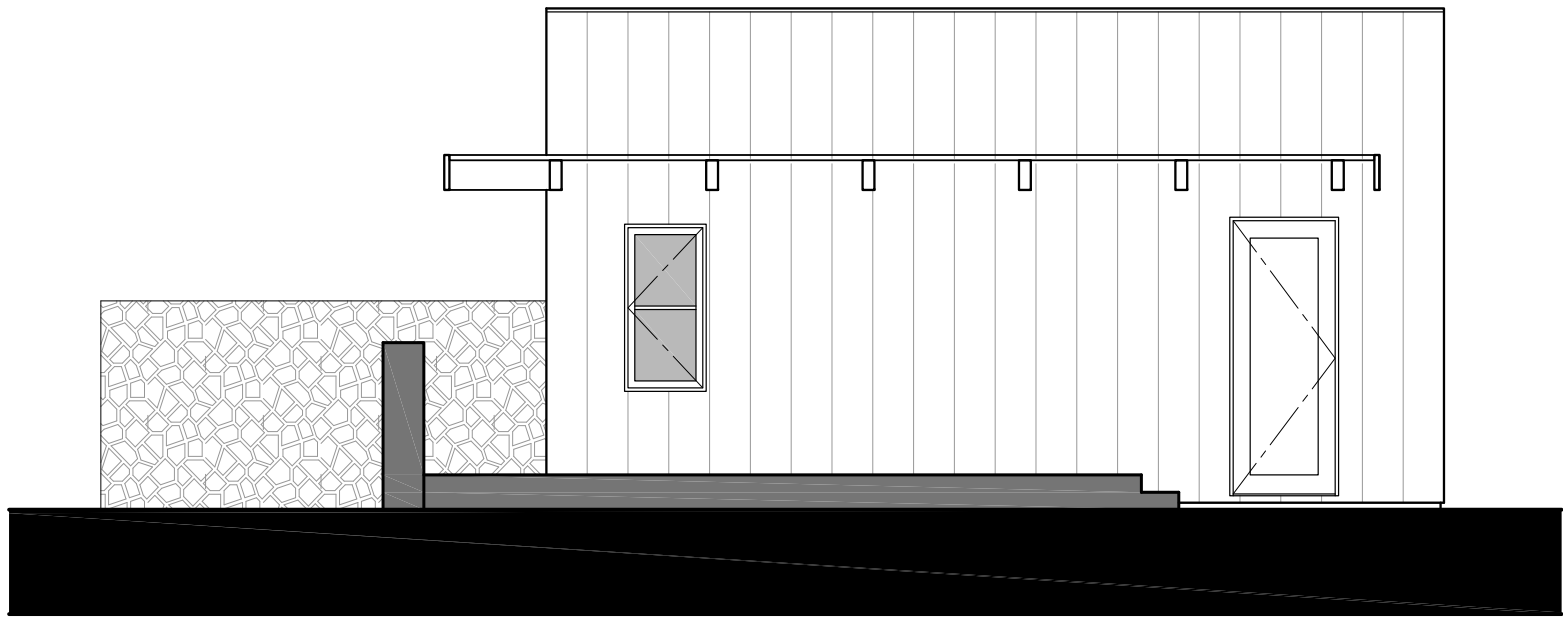


EXTERIOR ELEVATION- NORTH

1/4" = 1'-0" ■ 3

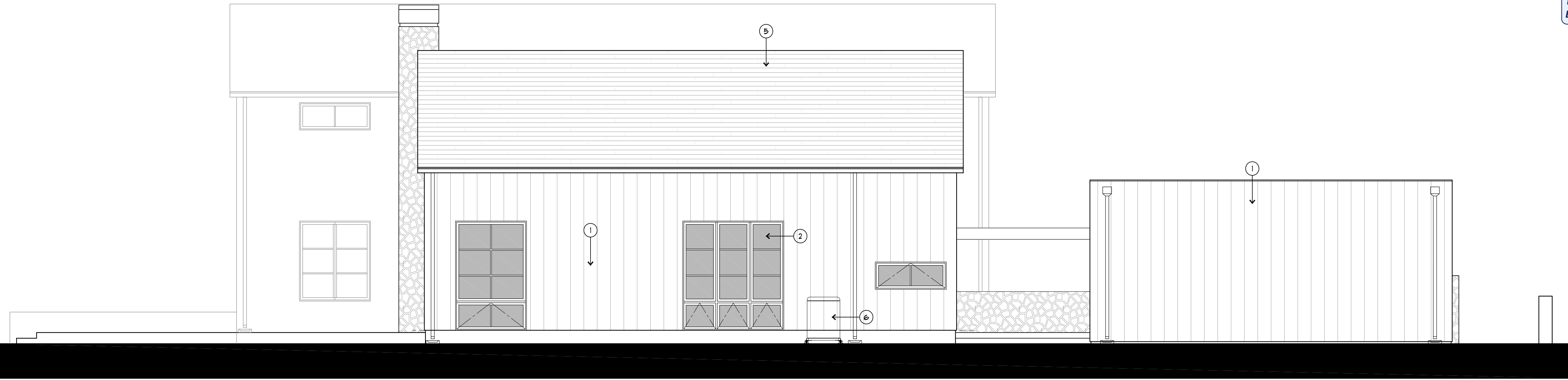
- ① VERTICAL TONGUE AND GROOVE CEDAR SIDING, CHARCOAL GRAY OPAQUE STAIN FINISH.
- ② WOOD WINDOWS AND DOORS WITH ALUMINUM CLADDING, EXTERIOR COLOR: CHARCOAL GRAY.
- ③ CUSTOM STONE VENEER ACCENT WALLS WHERE SHOWN.
- ④ OVERHEAD WOOD TRELLIS, CHARCOAL GRAY OPAQUE STAIN FINISH
- ⑤ ASPHALT ROOF SHINGLES, CHARCOAL GRAY COLOR, CUSTOM METAL INTEGRATED GUTTERS AND DOWNSPOUTS TO WITH MATCHING CAP FLASHING.
- ⑥ A/C CONDENSER

KEYNOTES



GARAGE ELEVATION- NORTH

1/4" = 1'-0" ■ 1



EXTERIOR ELEVATION- WEST

1/4" = 1'-0" ■ 2

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Date 04.01.21 RDU
Reviewed
Client Approval
Issued 05.17.21 J.G.

CADD ID NO: SULPHUR SPRINGS - DENE
PLOT SCALE: 1"=1'-0"
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DENE RESIDENCE
NEW CUSTOM RESIDENCE
1516 SULPHUR SPRINGS ROAD
SAINT HELENA, CA 94574

EXTERIOR ELEVATIONS

A-8



SOUTH FRONT YARD VIEW



SOUTHEAST FRONT YARD VIEW

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DENE RESIDENCE
NEW CUSTOM RESIDENCE
1516 SULPHUR SPRINGS ROAD
SAINT HELENA, CA 94574

BUILDING RENDERINGS

A-10



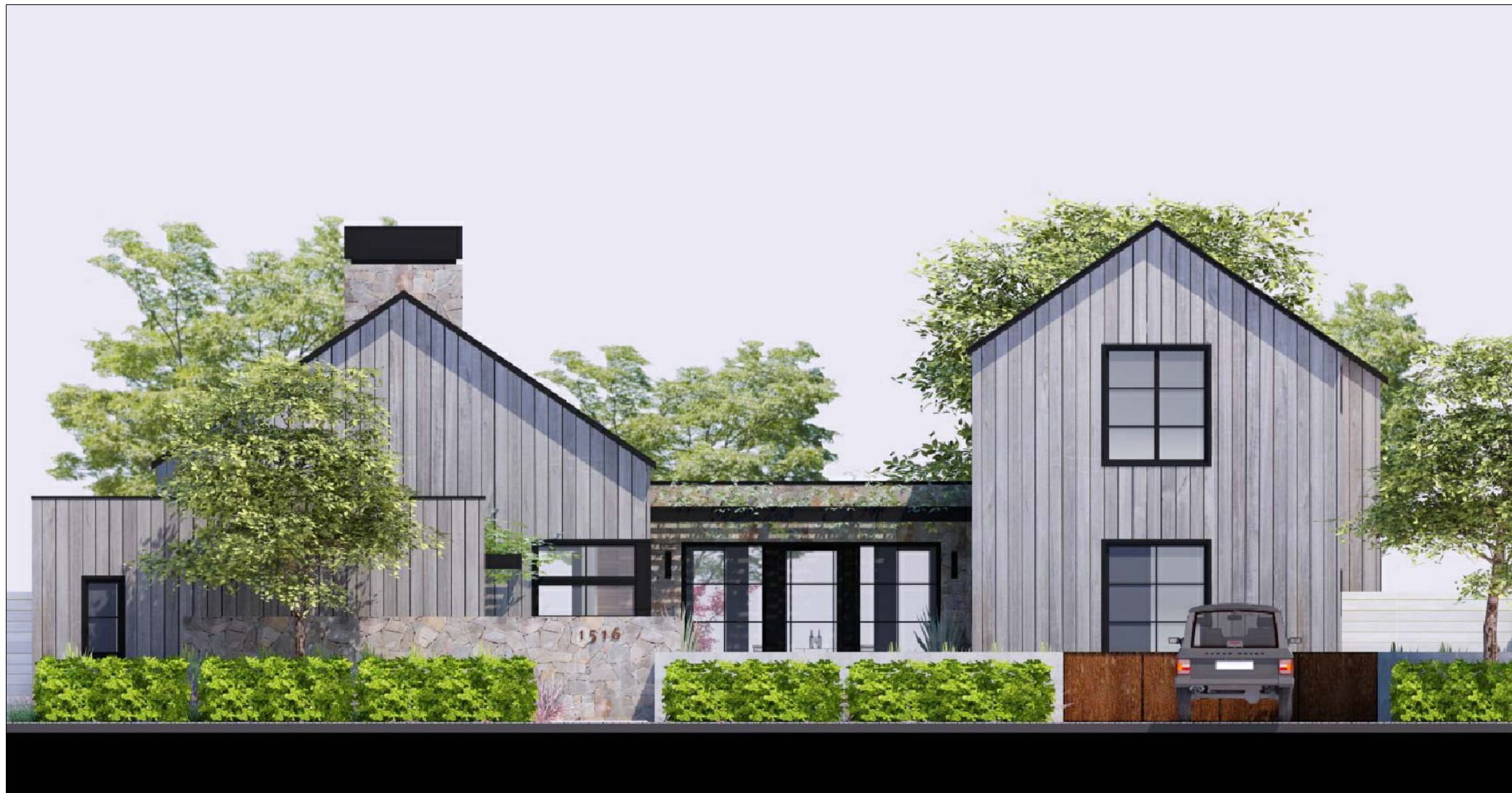
ROOF VIEW



REAR YARD - NORTH



SIDE YARD - WEST



FRONT YARD - SOUTH VIEW



FRONT ENTRY - SOUTH



SIDE VIEW - EAST

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DENE RESIDENCE
NEW CUSTOM RESIDENCE
1516 SULPHUR SPRINGS ROAD
SAINT HELENA, CA 94574

BUILDING RENDERINGS

A-11

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SULPHUR SPRINGS ROAD VIEW TO NORTH



MAIN HOUSE SOUTH ELEVATION



MAIN HOUSE EAST ELEVATION



GARAGE / GUEST HOUSE SOUTHWEST CORNER



STORAGE BUILDING NORTH ELEVATION



GUEST HOUSE / GARAGE EAST ELEVATION

EXISTING SITE PHOTOGRAPHS

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Date	
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DENE RESIDENCE
NEW CUSTOM RESIDENCE
1516 SULPHUR SPRINGS ROAD
SAINT HELENA, CA 94574

EXISTING SITE PHOTOGRAPHS

A-12



MAIN HOUSE KITCHEN



MAIN HOUSE PATIO



EAST SIDE DRIVEWAY, PATIO AND GARAGE



MAIN HOUSE SOUTH ELEVATION



GUEST HOUSE NORTH ELEVATION



STORAGE BUILDING EAST ELEVATION

EXISTING SITE PHOTOGRAPHS

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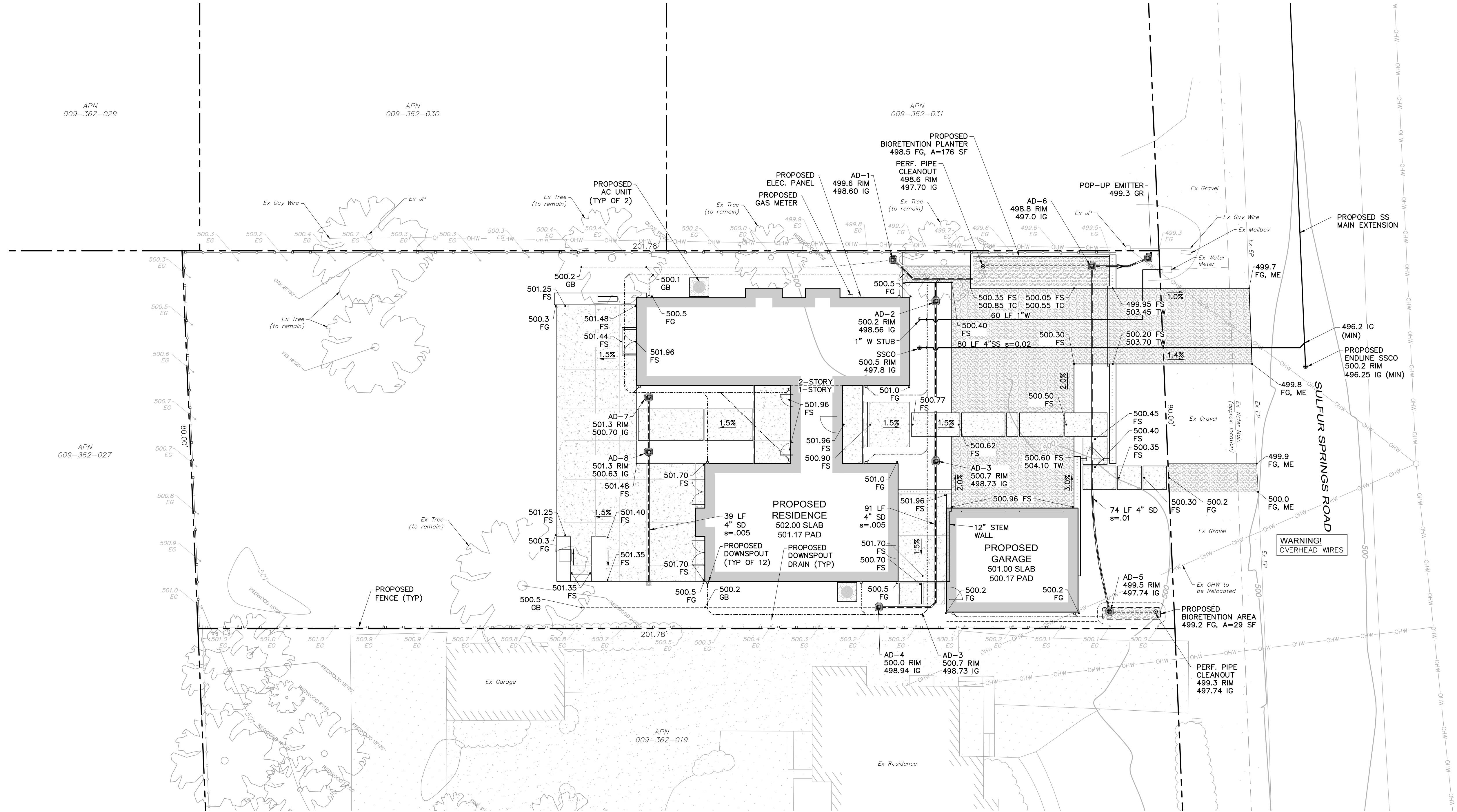
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DENE RESIDENCE
NEW CUSTOM SPRINGS ROAD
1516 SULPHUR SPRINGS ROAD
SAINT HELENA, CA 94574

EXISTING SITE PHOTOGRAPHS

A-13

T:\2021 PROJECTS\21142\dwg\Adobe-DenRes-Preliminary Grading & Drainage Plan.dwg, Review: 5/17/2021 6:00:12 PM

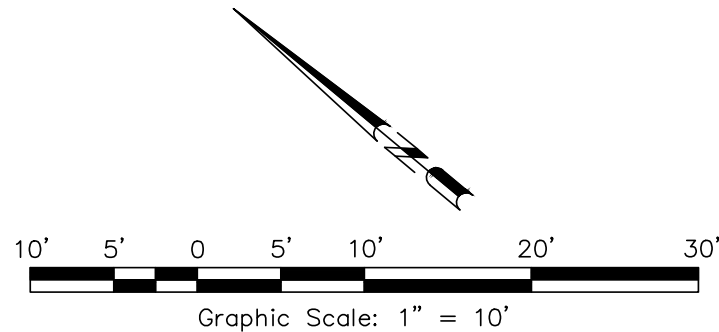


HATCHING LEGEND:

- 4" P.C.C OVER 4" CLIA (SLD)
- 8" CLIA PERM
- BIO-RETENTION AREA

NOTE:

- SEE ARCHITECTURAL PLAN FOR ADDITIONAL INFORMATION ON SITE FEATURES



STORM DRAIN SCHEDULE

AD-1 THRU 4" NDS DRAIN WITH GRATE (OR APPROVED EQUAL)
FOUNDATION DRAINS PER GEOTECH'S RECOMMENDATION
ALL DOWNSPOUTS TO BE TIED TO UNDERGROUND SD SYSTEM WITH 4" SD, S=0.0025 (MIN).
STORM DRAIN PIPE SHALL BE PVC, OR HDPE. (MEETING CALTRANS SEC. 64 SPECIFICATIONS).

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DENE RESIDENCE
PRELIMINARY GRADING
& DRAINAGE PLAN

1516 Sulphur Springs Road
St. Helena, California
APN 009-362-018

SCALE: AS SHOWN

Date: MAY 17, 2021
Design by: BPC
Drawn by: BPC
Checked by: TJS

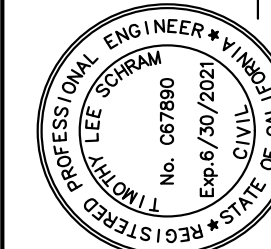
Sheet

C1

of 1 Sheet
Job 21142

adobe associates, inc.

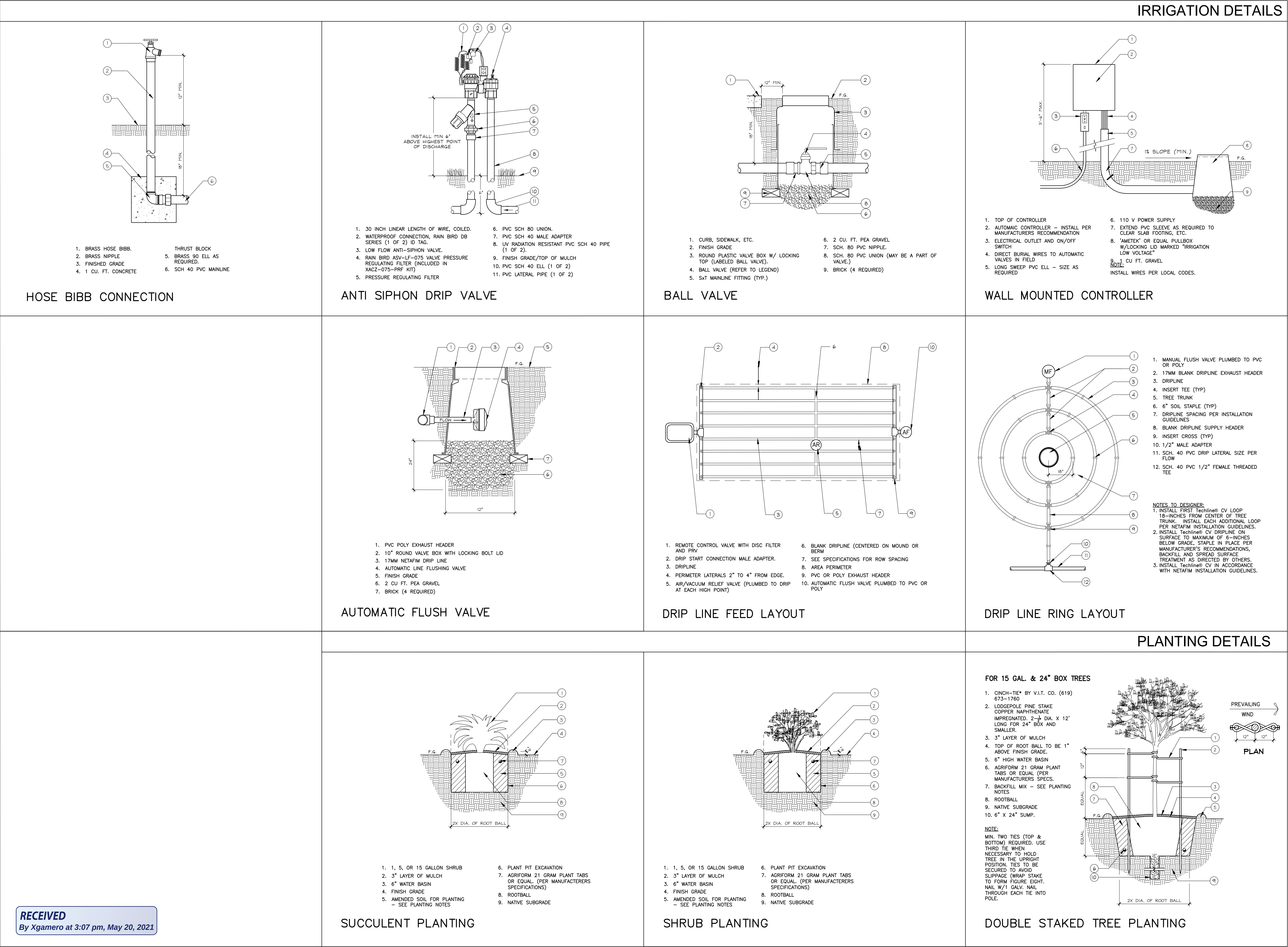
civil engineering | land surveying | wastewater
1220 N. Dutton Ave. Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com



Timothy L. Schram, RCE 67690
My license expires 6/30/2021

Revisions			Approved
No.	Date	Description	

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1. 1, 5, OR 15 GALLON SHRUB
2. 3" LAYER OF MULCH
3. 6" WATER BASIN
4. FINISH GRADE
5. AMENDED SOIL FOR PLANTING — SEE PLANTING NOTES

6. PLANT PIT EXCAVATION
7. AGRIFORM 21 GRAM PLANT TABS OR EQUAL. (PER MANUFACTURERS SPECIFICATIONS)
8. ROOTBALL
9. NATIVE SUBGRADE

SUCCULENT PLANTING

1. 1, 5, OR 15 GALLON SHRUB
2. 3" LAYER OF MULCH
3. 6" WATER BASIN
4. FINISH GRADE
5. AMENDED SOIL FOR PLANTING — SEE PLANTING NOTES

6. PLANT PIT EXCAVATION
7. AGRIFORM 21 GRAM PLANT TABS OR EQUAL. (PER MANUFACTURERS SPECIFICATIONS)
8. ROOTBALL
9. NATIVE SUBGRADE

SHRUB PLANTING

FOR 15 GAL. & 24" BOX TREES

1. CINCH-TIE® BY V.I.T. CO. (619) 673-1760
2. LODGEPOLE PINE STAKE COPPER NAPHTHENATE IMPREGNATED, 2-3/4 DIA. X 12' LONG FOR 24" BOX AND SMALLER.
3. 3" LAYER OF MULCH
4. TOP OF ROOT BALL TO BE 1" ABOVE FINISH GRADE.
5. 6" HIGH WATER BASIN
6. AGRIFORM 21 GRAM PLANT TABS OR EQUAL (PER MANUFACTURERS SPECS.
7. BACKFILL MIX — SEE PLANTING NOTES
8. ROOTBALL
9. NATIVE SUBGRADE
10. 6" X 24" SUMP.

NOTE:
MIN. TWO TIES (TOP & BOTTOM) REQUIRED. USE THIRD TIE WHEN NECESSARY TO HOLD TREE IN THE UPRIGHT POSITION. TIES TO BE SECURED TO AVOID SLIPPAGE (WRAP STAKE TO FORM FIGURE EIGHT. NAIL W/1 GALV. NAIL THROUGH EACH TIE INTO POLE.

PREVAILING WIND
12" 12"

PLAN

DOUBLE STAKED TREE PLANTING

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REVISIONS	BY

GRAHAM STANLEY & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE ■ LAND PLANNING
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ARCHITECT
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LAW OFFICE
1375-A GONNADO AVENUE
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DETAILS

DENE RESIDENCE
1516 SULPHUR SPRINGS AVENUE
SAINT HELENA, CA 94574
APN# 009-362-018-000

LEGATED LANDSCAPE ARCHITECT
Graham Stanley, L.C. No. 10016
Signature
January, 2022
Renewed Date
05/18/2021
DATE
MAY 18, 2021
SCALE
AS SHOWN
DRAWN BY
GS / RE
JOB
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L-2
OF 2 SHEETS

Page 39 of 54

Agenda Item #5.1.

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Residential Water Use Analysis
For the
Dene Residence
1516 Sulphur Springs Road, St. Helena, California
APN 009-362-018

JN 21142
May 17, 2021

Prepared for:
Carl Dene
1220 Edwards Street
St. Helena, CA 94574

Timothy Schram, RCE 67890
My license expires 6/30/2021

Prepared by:

 **adobe associates, inc.**
civil engineering | land surveying | wastewater

1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com

Prepared By: BPC
Checked By: TLS

Purpose

The purpose of this report is to demonstrate that the use of the proposed residence will not result in a net increase in daily water use.

Introduction

The existing 0.37-acre parcel is located at 1516 Sulphur Springs Road in St. Helena, California. Situated on the parcel is a single-family residence with a gravel driveway, detached storage building and small guest house, located in the rear. The existing residence contains 6 occupants.

The project proposes to demolish all structures, and construct a new single-family residence, detached garage, gravel driveway, landscaping improvements, and associated hardscaping. There are 4 proposed occupants.

Analysis

Existing and Proposed water use rates have been calculated based on the number of occupants on the parcel, the average flow rates for the fixtures and appliances, and the anticipated daily use by each occupant.

Flow rate values and average daily use for toilets, faucets, showerheads, dishwashers and clothes washers (for both standard and Energy Star Certified) were obtained from the EPA's *Water Efficiency Management Guide*, dated November 2017.

Irrigation use rates were calculated based on the California Model Water Efficient Landscape Ordinance (MWELO) criteria, and are based on local Evapotranspiration data, landscape square footage, an assumed plant factor of 0.5, and an assumed irrigation efficiency of 0.80.

The existing residence contains 6 occupants, and there are 3 faucets (1 per bathroom, 1 in kitchen), 2 toilets, 2 showerheads, and a clothes washer. The guest house contains another faucet, toilet and showerhead. There is no dishwasher appliance. Dishes are hand-washed with an assumed water use of 15 gallons per day (gpd). See **Appendix A – Existing Residence Water Use (6 Occupants)**.

The proposed residence will contain 4 occupants (2 Adults, 2 Children). There will be 3 toilets, 3 showerheads, 4 faucets (1 per bathroom and 1 in kitchen), a dishwasher, and clothes washer.

Fixtures will be low flow type meeting or exceeding CA Energy Efficiency Standards. The dishwasher and clothes washer will be rated energy-efficient. An analysis has been performed for both 4 and 6 occupants to demonstrate that there is no net increase from use by the same number of people. See **Appendix B – Proposed Residence Water Use (6 Occupants)** and **Appendix C – Proposed Residence Water Use (4 Occupants)**.

Conclusion

This report demonstrates that the use of the proposed residence will not result in a net increase in water use demand. By reducing the number of occupants and utilizing low flow water fixtures and energy efficient appliances, there will be a net decrease in water use.

Appendix A
Existing Residence Water Use Estimate
(6 Occupants)

Existing Residence Daily Water Use

Fixture ₁	Flow Rate (gal/min or gal/use)	Flow Duration (min., flush, load, etc.)	Daily Uses per Occupant	Number of Occupants ₂	Gallons per day (gpd)
Showerheads	2.5	8	1	6	120
Bathroom Faucets	1.5	0.25	3	6	6.75
Kitchen Faucet	2.2	4	1	6	52.8
Toilet	3.5	1	5	6	105
Clothes Washer	41	1	0.37	6	91.02
Handwashing Dishes	15	1	0.17	6	15

Total = **391** gpd₁The residence contains high flow fixtures and non-energy efficient appliances.₂The existing residence is a 3 bedroom, 2 bathroom unit, with a detached guest house containing an additional bathroom. There is a total of 6 occupants.

Note: Acceptable theoretical demand for residential flows/uses:	
Toilet	- 5 flushes/day/occupant
Faucet	- 0.25 min/3 times/day/occupant
Shower	- 8 min/shower/day/occupant
Kitchen faucet	- 4 min/day/occupant
Clothes washer	- 0.37 load/day/occupant
Dishwasher	- 0.2 load/day/occupant

Irrigation DemandDaily Irrigation Use = $E_{to} * PF * SF * 0.62$ / IEAverage E_{to} = 0.13

Proposed Pervious Area = 7,620

Assumed Plant Factor (PF) = 0.5

Assumed Irrigation Efficiency (IE) = 0.80

Daily Irrigation Demand = $0.13 * 0.5 * 9,200 \text{ sf} * 0.62 / 0.80$ = **384 gpd**Total Water Use = 391 gpd + 384 gpd = **775 gpd**ConclusionThe existing water use is estimated to be **775 gpd** for 6 occupants.

Appendix B
Proposed Residence Water Use Estimate
(6 Occupants)

Proposed Residence Daily Water Use - 6 Occupants

Fixture ₁	Flow Rate (gal/min or gal/use)	Flow Duration (min., flush, load, etc.)	Daily Uses per Occupant	Number of Occupants ₂	Gallons per day (gpd)
Showerheads	2	8	1	6	96
Bathroom Faucets	1.2	0.25	3	6	5.4
Kitchen Faucet	1.5	4	1	6	36
Toilet	1.6	1	5	6	48
Clothes Washer	14.8	1	0.37	6	32.856
Dishwasher	3.5	1	0.10	6	2.1

Total = **220** gpd

₁Proposed residence will contain low flow fixtures and energy-efficient appliances.

₂Actual occupancy will be 4. This is shown for comparative purposes only.
for actual water use.

See page 3

Note: Acceptable theoretical demand for residential flows/uses:	
Toilet	- 5 flushes/day/occupant
Faucet	- 0.25 min/3 times/day/occupant
Shower	- 8 min/shower/day/occupant
Kitchen faucet	- 4 min/day/occupant
Clothes washer	- 0.37 load/day/occupant
Dishwasher	- 0.2 load/day/occupant

Irrigation Demand

Daily Irrigation Use = $E_{to} * PF * SF * 0.62$ / IE

Average E_{to} = 0.13

Proposed Pervious Area = 9,200

Assumed Plant Factor (PF) = 0.4

Assumed Irrigation Efficiency (IE) = 0.80

Daily Irrigation Demand = $0.13 * 0.5 * 9,200 \text{ sf} * 0.62 / 0.80$ = **371 gpd**

Total Water Use = 220 gpd + 371 gpd = **592 gpd**

Conclusion

The proposed water use of **592 gpd** for 6 occupants is less than the estimated existing use of **775 gpd**.

**Appendix C:
Proposed Residence Water Use Estimate
(4 Occupants)**

Proposed Residence Daily Water Use - 4 Occupants

Fixture ₁	Flow Rate (gal/min or gal/use)	Flow Duration (min., flush, load, etc.)	Daily Uses per Occupant	Number of Occupants ₂	Gallons per day (gpd)
Showerheads	2	8	1	4	64
Bathroom Faucets	1.2	0.25	3	4	3.6
Kitchen Faucet	1.5	4	1	4	24
Toilet	1.6	1	5	4	32
Clothes Washer	14.8	1	0.37	4	21.904
Dishwasher	3.5	1	0.10	4	1.4

Total = **147** gpd₁Proposed residence will contain low flow fixtures and energy-efficient appliances.₂Actual proposed occupancy will be 4 (2 Adults, 2 Children).**Note: Acceptable theoretical demand for residential flows/uses:**

Toilet - 5 flushes/day/occupant
 Faucet - 0.25 min/3 times/day/occupant
 Shower - 8 min/shower/day/occupant
 Kitchen faucet - 4 min/day/occupant
 Clothes washer - 0.37 load/day/occupant
 Dishwasher - 0.2 load/day/occupant

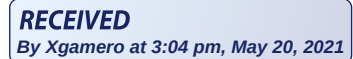
Irrigation DemandDaily Irrigation Use = $E_{to} * PF * SF * 0.62$ / IEAverage E_{to} = 0.13

Proposed Pervious Area = 9,200

Assumed Plant Factor (PF) = 0.4

Assumed Irrigation Efficiency (IE) = 0.80

Daily Irrigation Demand = $0.13 * 0.5 * 9,200 \text{ sf} * 0.62 / 0.80$ = **371 gpd**Total Water Use = 147 gpd + 371 gpd = **518 gpd**ConclusionThe proposed water use of **518 gpd** is less than the estimated existing use of **775 gpd**.



DESIGN REVIEW LETTER

May 4, 2021

Mr. Aaron Hecock, AICP, Planner
City of St. Helena
1480 Main Street
St. Helena, CA 94574

Regarding: Design Review Statement

Project: Dene Residence
1516 Sulphur Springs Road
St. Helena, CA 94574
Project Number 2023.00

Dear Mr. Hecock:

Attached is a completed application for Design Review related to the proposed subject project. The project is located in the Medium Density Residential Zone within the City of St. Helena.

The proposed project includes the following elements:

1. Demolition of existing three-bedroom single-level house, one-bedroom guest house, two-car garage and one-story storage building.
2. Construction of new three-bedroom two-story house.
3. Construction of new two-car detached garage.
4. Site development, fencing and landscaping.

The proposed schematic design of the project is presented on the drawings attached to this application. Below are specific considerations related to the - proposed design:

- I. The project proposes construction of a new two story main house and a two-car detached garage as depicted on the drawings.
- II. The proposed architecture of the new structures exhibits a style consistent with the community, surrounding structures, and the history of the city. The forms and fenestration are simple and clean, with casual, modern references to traditional farmhouse and ranch architecture.
- III. The wood siding, dark window frames, and recessed window casings allow the design to fit into the neighborhood, reduce maintenance, and enhance aesthetics.
- IV. The design and orientation of the floor plans and fenestration are developed to address effective energy conservation and sustainability requirements of the California Building Codes.
- V. Fenestration is limited at second level sides of buildings in order to enhance privacy with neighboring properties.

Thank you.
Sincerely,

Carl Dene

Carl Dene
Property Owner

Carl.dene@vdsia.com

1220 Edwards Street
St. Helena, CA 94574
310-702-9611

RECEIVED

By Xgamero at 3:03 pm, May 20, 2021

DEMOLITION LETTER:

May 4, 2021

Mr. Aaron Hecock, AICP, Planner
City of St. Helena
1480 Main Street
St. Helena, CA 94574

Regarding: Demolition Plan Statement

Project: Dene Residence
1516 Sulphur Springs Road
St. Helena, CA 94574
Project Number 2023.00

Dear Mr. Hecock:

Attached is a completed application for demolition related to the proposed subject project. The project is located in the Medium Density Residential Zone within the City of St. Helena.

The project includes the following elements related to demolition:

1. Demolish the existing three-bedroom / two-bath main house (1,671.89 Square Feet Total Floor Area), existing one-bedroom / one-bath guest house (693.13 Square Feet Total Floor Area), existing two-car garage (373.03 Square Feet Total Floor Area) and detached storage building (627.83 Square Feet Total Floor Area).
2. Demolish the side and rear yard gravel driveways and miscellaneous concrete steps, walks, porches, and patios as shown on Demolition Plan.
3. Remove existing low vegetation, trees, and weeds in the yard areas as shown on Demolition Plan.

4. Protect significant existing trees to remain in place during demolition for possible reuse in new construction plans.

In general, the scope of demolition of the project is necessary to meet the overall project objective of constructing a new home on the property. The removal of non-permeable paving elements offers environmental improvements to the community. The overall project provides improvement to the property and to the greater community.

The following finding is applicable to the proposed project as depicted and described:

I. Existing House, Guest House, Garage, and Storage Structures: The existing buildings are not architecturally or historically significant.

Please contact us with any questions or comments regarding this information. Thank you.

Sincerely,

Carl Dene

Carl Dene
Property Owner

Carl.dene@vdsia.com

1220 Edwards Street, St. Helena, CA 94574
310-702-9611

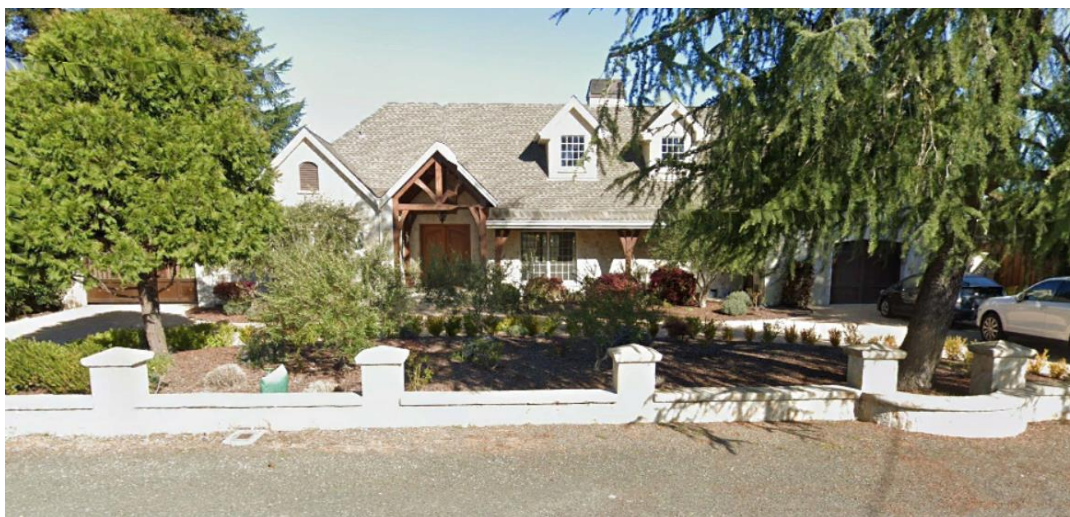
OTHER HOMES ON SULPHUR SPRINGS AVENUE EXCEEDING 1 STORY IN HEIGHT



1316 Sulphur Springs Avenue



1582 Sulphur Springs Avenue



1788 Sulphur Springs Avenue



1791 Sulphur Springs Avenue