



****CANCELLED****

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

Tuesday, September 7, 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/86557398900>

Or One tap mobile :

US: +16699006833,,86557398900# or +12532158782,,86557398900#

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: 865 5739 8900

International numbers available: <https://us02web.zoom.us/j/kcV2JVxRk>

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

**Ciudad de Santa Helena
Reunión del Comisión de Planificación
7 de september 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:

<https://us02web.zoom.us/j/86557398900>

O por iPhone one-tap:

US: +16699006833,,86557398900# or +12532158782,,86557398900#

O por telefono:

Marque (para mejor calidad de llamada, marque al numero basado en su localizacion 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: 865 5739 8900

Números Internacionales Disponibles: <https://us02web.zoom.us/j/kcV2JVxRk>

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: August 17, 2021

7 - 9

[Planning Commission Minutes 08.17.2021](#)

5. PUBLIC HEARINGS

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

11 - 69

Request by George Caloyannidis for adoption of a resolution approving a demolition permit and design review in order to demolish an existing single-family residence to accommodate the construction of a new single-family home on the property located at 1420/1428 Allyn Avenue in the Medium Density Residential zoning district.

CEQA Determination: Exempt pursuant to CEQA Guidelines Sections 15301, 15303 and 15332.

Prepared By: Aaron Hecock, Senior Planner

Recommendation:

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301 and Section 15303; and
2. Accept the required findings and approve a resolution granting demolition permit and design review approval for the proposed demolition and new construction on the property located at 1420/1428 Allyn Avenue.

[1420/1428 Allyn Ave. - Staff Report](#)

[**Public Comment\(2\) Chandler](#)

[**Public Comment\(3\) Mulroy](#)

[**Public Comment\(4\) Ellis](#)

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:

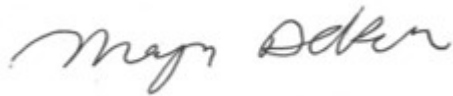
http://www.cityofsthelena.org/projects?term_node_tid_depth=21

Please contact the assigned project Planner for additional questions.

9. **ADJOURNMENT**

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

I do hereby certify that a copy of the foregoing agenda was posted on the City website on August 25, 2021 and was cancelled on September 3, 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://cityofstheleena.org> and will be available for public review at the respective meeting.

MINUTES
City of St. Helena
Planning Commission Meeting
Tuesday, August 17, 2021 @ 6:00 PM
Virtual Meeting

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

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

Absent: None

Staff Present: Maya DeRosa, Planning & Building Director and Xinia Gamero, Permit Technician III

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

3. PUBLIC FORUM:

No public comment was received.

4. CONSENT ITEMS

None.

5. PUBLIC HEARINGS

- 5.1 Request by Chris Phelps of Chris Phelps Wines, LLC for adoption of a resolution approving a use permit to allow wine tasting by appointment at the wine administrative office located at 1400 Oak Ave. Suite B in the Central Business zoning district.

CEQA Determination: The project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301 which exempts the operation, permitting and leasing of private structures. 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.

Prepared By: Xinia Gamero, Permit Technician III

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 CEQA Guidelines Section 15301; and
2. Accept the required findings and approve a resolution granting use permit approval for wine tasting uses in the building located at 1400 Oak Ave. Suite B.

Xinia Gamero, Permit Technician III reported on the item.

Applicant, Chris Phelps addressed the Planning Commission.

No public comment was received.

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

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

6. SCHEDULED MATTERS

7. DEPARTMENT REPORTS

Planning and Building Director Maya DeRosa reported on the following:

- Planning Commission meeting- September 7, 2021
- Farmstead update
- Hunter presentation to City Council - September 14 at 6:00 p.m.
- Draft housing study report update

8. AGENDA FORCAST

9. ADJOURNMENT

Chair Ponte adjourned the meeting at 6:32 p.m.

The August 17, 2021 minutes were approved at the _____ Planning Commission meeting.

APPROVED:

ATTEST:

John Ponte, Chair Planning Commission

Maya DeRosa, AICP
Planning and Building Director



PLANNING COMMISSION REPORT

Planning Commission Meeting of September 7, 2021

FILE NUMBER: PL21-009

SUBJECT: Request by George Caloyannidis for adoption of a resolution approving a demolition permit and design review in order to demolish an existing single-family residence to accommodate the construction of a new single-family home on the property located at 1420/1428 Allyn Avenue in the Medium Density Residential zoning district.

PREPARED BY: Aaron Hecock, Senior Planner

REVIEWED BY: Maya DeRosa, Planning & Building Director

APPROVED BY: Maya DeRosa, Planning & Building Director

APPLICATION FILED: 03/16/21

ACCEPTED AS COMPLETE: 07/14/21

LOCATION OF PROPERTY: 1420/1428 Allyn Avenue

APN: 009-305-003

GENERAL PLAN/ZONING: Medium Density Residential (MR)

APPLICANT: George Caloyannidis

PHONE: (707) 942-0904

BACKGROUND

The existing approximately 11,886 square foot (sf) parcel is currently developed with two residential units, one toward the front of the property and one toward the rear. The single-story, 2 bed/2 bath front unit (1428 Allyn Avenue) is approximately 1,210 square feet (sf) with an attached 265-sf 1-car garage. The single-story, 2 bed/1 bath rear unit (1420 Allyn Avenue) is approximately 728-sf with an approximately 187-sf detached carport. The front unit was remodeled in 2012 and received a St. Helena Beautification Foundation Award in 2014 (St. Helena Star article attached). Each of the existing homes are approximately 17 to 17.5 feet in height.

PROJECT DESCRIPTION

The applicant is seeking demolition permit and design review approval to demolish the smaller of the two homes towards the back of the property in order to construct a new 2,732-sf (1,605-sf on the first floor and 1,127-sf on the second floor), two-story, single-family residence with a 400-sf attached 2-car garage and 387-sf covered porch. The proposed residence would have 1 bedroom and 1½ baths and would be connected to the existing front unit by a shared wall. The front unit's garage and laundry areas consisting of approximately 265-sf will be incorporated into the new home. It should be noted that the laundry portion of the existing front home is located 4'10" from the side yard property line which meets code for an ADU (4' minimum) however it is considered non-conforming for a primary dwelling. As no new square footage is being added within the non-conforming area, the non-conformance is permitted to remain. Additionally, the common wall shared by the connected homes will result in a loss of approximately 15-sf from the front home resulting in a new living area of approximately 1,195-sf. As shown on the attached plans, the proposed new home would be finished with a variety of contemporary materials including vertical wood siding and a standing seam metal roof. The height of the proposed home at its highest point would 25 feet which is approximately 8 feet taller than the existing home.

The front unit would become an ADU upon completion of the new, larger home toward the rear of the property. The proposed conversion of the front home to an ADU is permitted by right as a matter of state law and St. Helena Municipal Code (SHMC) Section 17.116.030 and is not subject to design review.

ANALYSIS**CEQA**

Staff has conducted the requisite analysis and concluded that the project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301 which exempts the demolition and removal of small structures including single-family homes; Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.; and Section 15332 which exempts in-fill development. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not located on or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts.

GENERAL PLAN

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

Element Update Goals, Policies, and Eight-Year Action Plan include the following policies that are relevant to the proposed project:

- LU1.4 - In order to minimize and postpone the need for expansion of the Urban Limit Line, encourage infill development within currently developed areas.
- LU2.1 - Promote a mix of housing types and price ranges that are consistent with the Housing Element RHNA categories of housing affordability.
- LU2.2 - Encourage new residential development that is consistent in design, size, color, and floor area ratio (FAR) with the older residences in the neighborhood.
- CD3.1 - Limit building envelope sizes and require adequate side and rear setbacks to preserve the character of existing residential areas and to avoid over-built lots. Require future development to conform to the pattern and density of the neighboring areas. In order to complement existing town character and protect against incursion into vineyard agricultural areas.
- CD3.2 - Ensure that new residential designs contribute positively to existing neighborhoods by complementing character and incorporating design features, such as front porches, façade articulation and setbacks.
- HE1.5 - Encourage innovative housing types and designs.
- HE2.6 - Promote a balance of types of housing throughout the whole community.

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

ZONING

Consistent with the General Plan land use designation described above, the subject property has a zoning designation of Medium Density Residential (MR). The MR zoning designation allows for single-family detached homes, accessory dwelling units, limited agricultural use and other compatible uses. The reconstruction of an existing single-family home is a permitted use in the MR district however it is subject to design review approval and must conform to the development standards prescribed by SHMC §17.40.060 as detailed below:

STANDARD	MAXIMUM	EXISTING	PROPOSED
Lot Coverage	45%	18%	30%
Height of Main Building	30 feet	17 feet	25 feet
SIZE/SETBACKS	MINIMUM	EXISTING	PROPOSED
Lot Area	7,000 sf	11,886 sf	11,886 sf
Lot Width*	70 feet	64.60 feet	64.60 feet
Front Setback (to ADU)	20 feet	27 feet	27 feet
Side yard Setback**	10 feet	10 feet / 12'2" feet	10 feet / 10 feet
Rear Setback	20 feet	22 feet	20 feet

**The existing parcel (along with the other parcels on the block) is considered non-conforming as it doesn't meet the existing code's requirement for minimum lot width. No changes are being proposed to the parcel itself and the non-conformity is permitted to remain as the lot was created before the current code standard was in place.*

***A portion of the existing front home that is setback 4'10" from the side yard property line will be incorporated into the new rear home; this is existing non-conforming and permitted to remain as long as the degree of non-conformity is not increased.*

Regarding structure width, in the MR district, the width of a structure shall not exceed 60% of the width of the lot as measured at the front elevation, excluding lineal footage of staggered architectural features that start at least 20 ft. back from the front elevation. The width of the front elevation is 21'3" while the parcel is 64'7" (this equals 33%). The proposed new home starts 62'5" feet from the front elevation of the existing structure (approximately 89'5" from the front property line).

As far as the Floor Area Ratio (F.A.R.) is concerned, a 11,886-sf parcel has a maximum F.A.R. of .298. This would allow up to approximately 3,542-sf of floor area (excluding any applicable F.A.R. exemptions for ADUs, covered parking, etc.). As detailed below, the home as proposed has a F.A.R. of .247 which is below maximum allowed on the site.

EXISTING FLOOR AREA:

FRONT DWELLING	1,210 SF
REAR DWELLING	728 SF
GARAGE	265 SF
ADU EXEMPTION*	-728 SF
PARKING EXEMPTION	-200 SF

TOTAL 1,275 SF

FLOOR AREA RATIO: 1,275 / 11,886 = .107

PROPOSED FLOOR AREA:

PRIMARY DWELLING	2,732 SF
ADU	1,195 SF
GARAGE	400 SF
ADU EXEMPTION*	-1,195 SF
PARKING EXEMPTION	-200 SF

TOTAL 2,932 SF

FLOOR AREA RATIO: 2,932 / 11,886 = .247

**Per newly adopted state law, an 800sf ADU is permitted by right regardless of any local restrictions on floor area ratio. Furthermore, the conversion of an existing single-family home or accessory structure to*

an ADU is also exempt from local restrictions on floor area ratio. The conversion of the front home to an ADU does not require design review approval and is not under Planning Commission discretion.

***Staff Response:** While the existing parcel is non-conforming, the project as proposed meets all development standards as required by Section 17.44.060 of the SHMC including lot coverage, setbacks, floor area, height, etc.*

HISTORIC RESOURCES

The existing rear home was constructed in 1890 however it is not listed on the City's Historic Resources Master List. However, due to the age of the structure staff required that it be evaluated by a qualified architectural historian for any potential historical or architectural significance.

***Staff Response:** As described in the attached Historical Evaluation prepared by Brunzell Historical dated May 20, 2021, the existing home is an unremarkable example of an early-twentieth century house in St. Helena. It lacks decorative features or references to a particular architectural style, and it is not an outstanding example of a vernacular architecture. Furthermore, it has been altered over the decades with a stucco façade and additions. The existing home is not architecturally or historically significant; its demolition 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:** A Water Use Analysis prepared by Madrone Engineering dated March 1, 2021 and attached to this report concluded that the proposed project would result in a reduction of water use on-site. The proposed 1-bedroom home is a net living unit reduction from the existing 2-bedroom home and would use less water due to the required use of modern water efficient fixtures and appliances. The water neutrality requirement has been demonstrated to the satisfaction of the Public Works Director. It should be noted that the City is currently under a Phase II Water Emergency, under this declared emergency no new water connections are permitted and no new landscaping may be planted.*

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 criteria as prescribed by state law. As the proposed ADU is the conversion of an existing structure, no parking is required.

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

DEMOLITION PERMIT

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

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

Staff Response: The existing home was constructed in approximately 1890 however it is not listed on the City of St. Helena's historical resources inventory. As described above, the existing home is not historically or architecturally significant. Demolition of this residence 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 (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. Compatibility with future construction both on and off the site;
5. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;
6. 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;
7. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
8. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
9. Whether natural features and vegetation are appropriately preserved and integrated with the project;
10. 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;
11. 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;
12. 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.
13. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
14. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses.

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. 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 agenda distribution staff had not received any correspondence related to this application.

STAFF RECOMMENDATION

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301 and Section 15303; and
2. Accept the required findings and approve a resolution granting demolition permit and design review approval for the proposed demolition and new construction on the property located at 1420/1428 Allyn Avenue.

ATTACHMENTS

[Resolution](#)

[APN Map](#)

[Aerial View](#)

[Project Plans revised 071421](#)

[Historic Resource Evaluation](#)

[Water Use Analysis](#)

[Applicant Statement revised 071421](#)

[Beautification Award](#)

**CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
GRANTING DEMOLITION PERMIT AND DESIGN REVIEW APPROVAL TO
1420/1428 ALLYN AVENUE (File No. PL21-009)**

PROPERTY OWNER: George Caloyannidis & Christine Tittel

APN: 009-

305-003

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 to accommodate the construction of a new single-family home on the property located at 1420/1428 Allyn 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 September 7, 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 15301 which exempts the demolition and removal of small structures including single-family homes; Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.; and Section 15332 which exempts in-fill projects.
- C. Pursuant to St. Helena Municipal Code (SHMC) Section 17.164.050, the Planning Commission makes the following findings to support the motion to approve the demolition permit to allow for the demolition the existing structures on-site:
 1. *That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building in that the existing home was determined by a qualified architectural historian to not be historically or architecturally significant. Furthermore, the home is not listed on the City's Historical Resources Master List.*

1420/1428 Allyn Avenue
Resolution / Conditions of Approval
September 7, 2021

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 Allyn 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 project shall be vested within one (1) year from the date of final action. A building permit for the development 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.

1420/1428 Allyn Avenue
Resolution / Conditions of Approval
September 7, 2021

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 September 7, 2021, except as modified herein.
13. No new landscaping shall be installed while the City is in a declared Phase II or Phase III water emergency.
14. During demolition and 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

1420/1428 Allyn Avenue
Resolution / Conditions of Approval
September 7, 2021

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 or later.
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).
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 March 1, 2021. 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.

1420/1428 Allyn Avenue
Resolution / Conditions of Approval
September 7, 2021

24. 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 as required. 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. 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.
27. 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.
28. 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

29. A building permit is required for all onsite demolition, construction and/or change of occupancy.
30. 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.
31. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
32. The applicant shall provide a construction waste management plan with the building permit application.
33. 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.
34. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
35. 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.

1420/1428 Allyn Avenue
Resolution / Conditions of Approval
September 7, 2021

36. 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

37. 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.
38. Fire sprinklers shall be installed as required by Fire Code and the Fire Department.
39. 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 September 7, 2021 by the following roll call vote:

AYES:

NOES:

ABSENT:

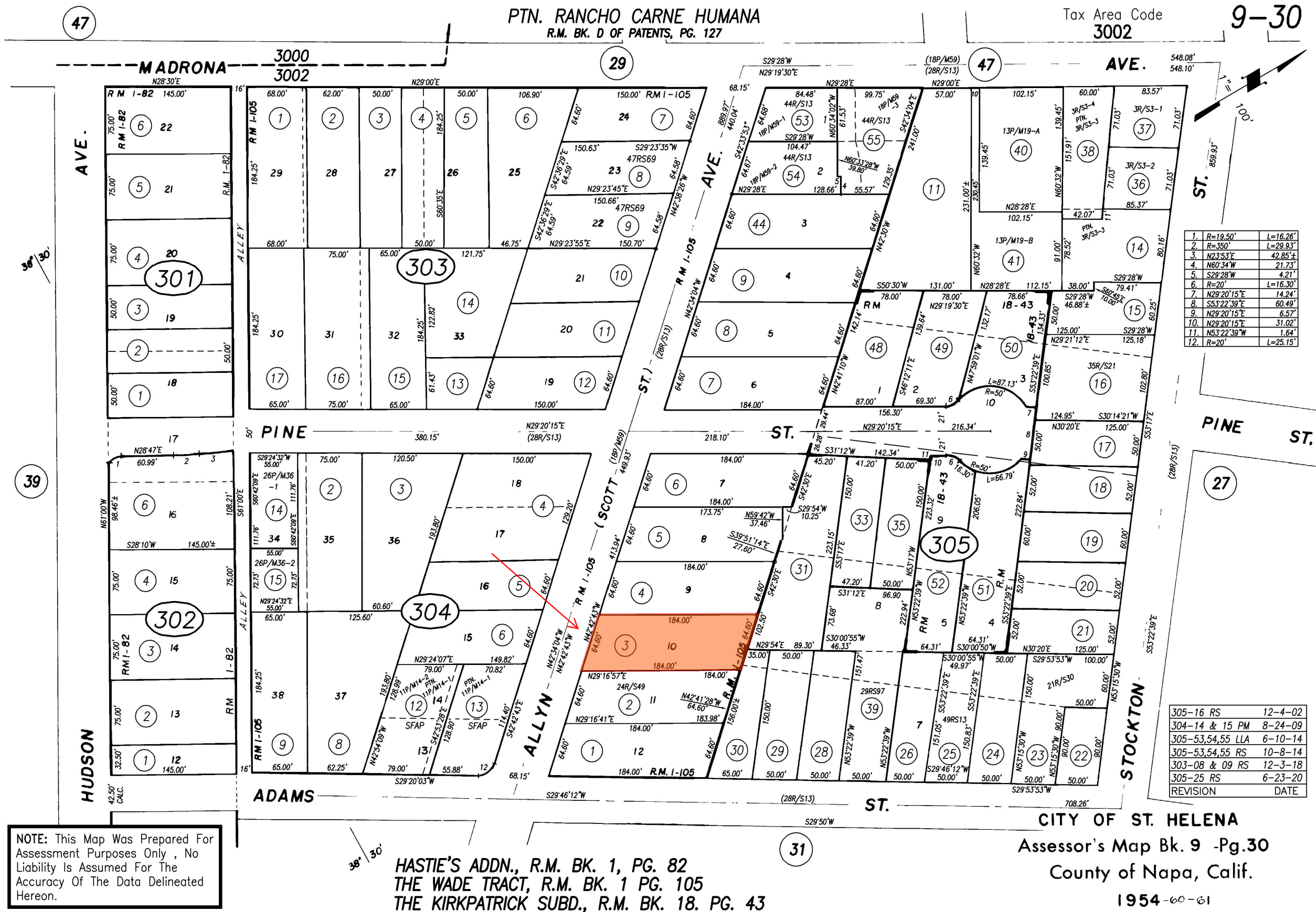
ABSTAIN:

APPROVED:

ATTEST:

John Ponte
Chair, Planning Commission

Maya DeRosa, AICP
Planning and Building Director





City of St. Helena



Legend

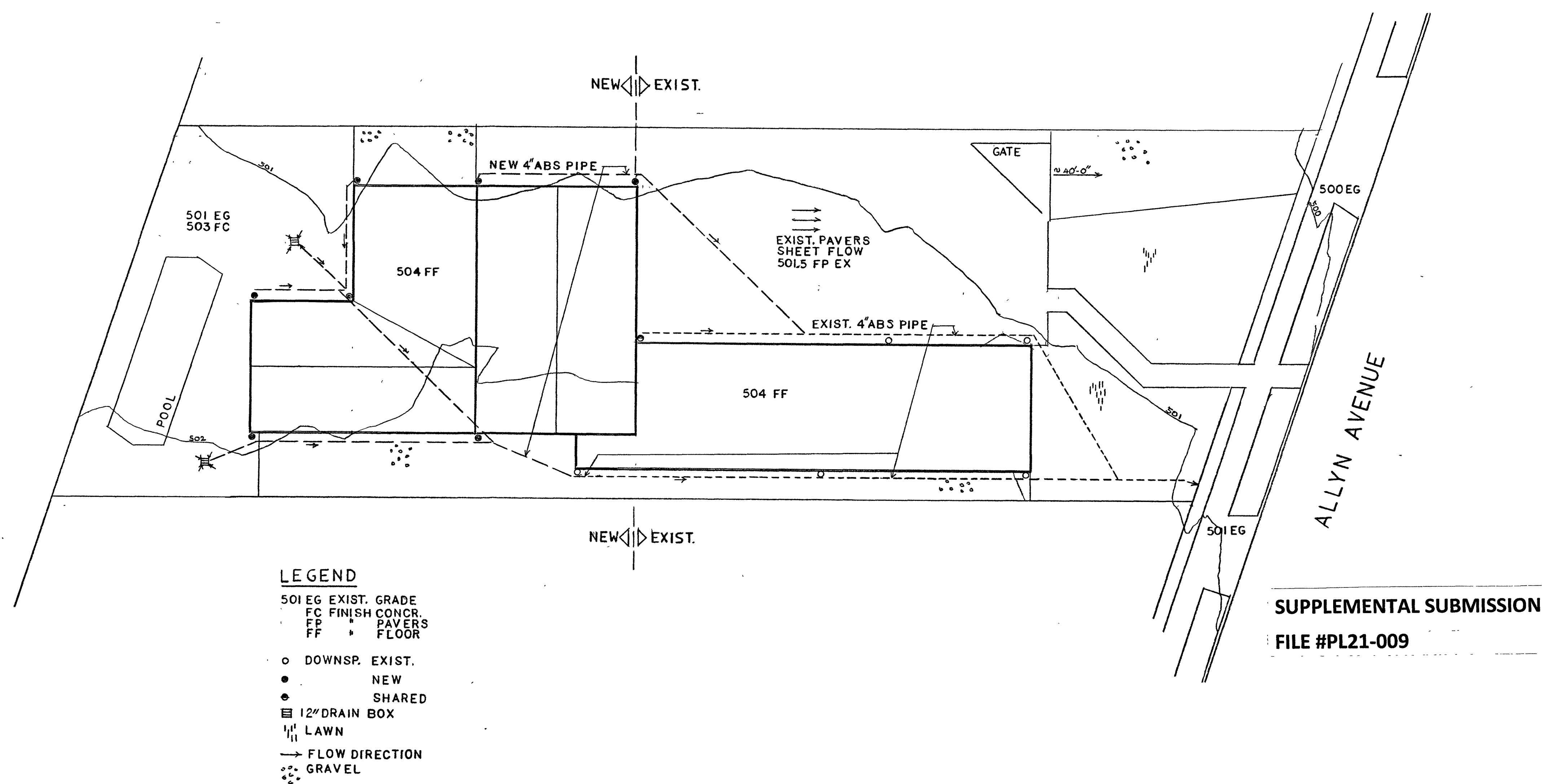
- Addresses
- Sanitary Sewer
- ▨ Downtown Parking
- ▨ Parcels St. Helena
- ▨ Urban Limit Boundary
- ▨ Parcels
- ▨ County Boundary

94.0 0 47.02 94.0 Feet

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

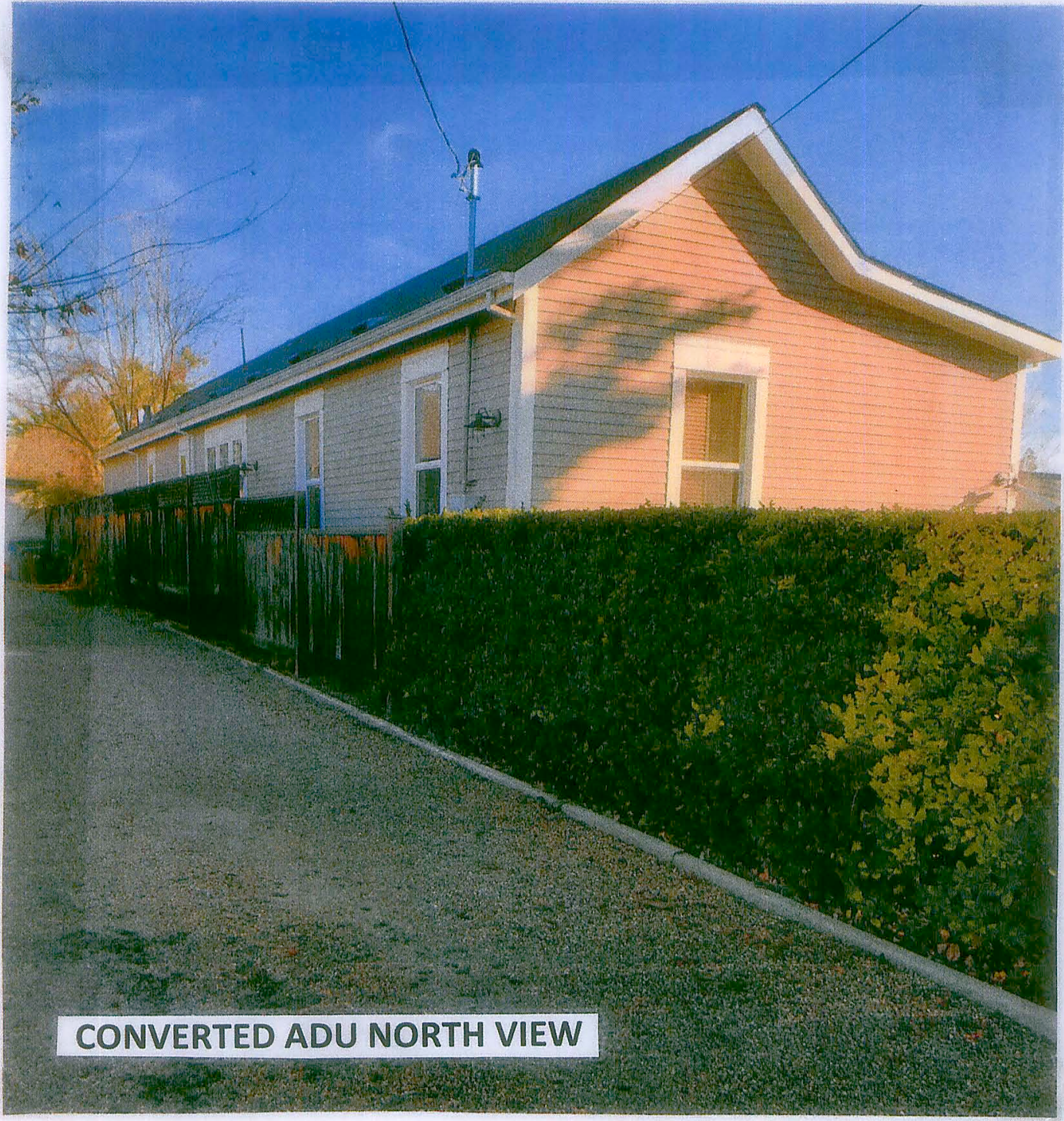
This map was printed on 7/20/2021

Notes



GRADING & DRAINAGE PLAN
APN009-305-003
MAIN HOUSE ADDITION TO CONVERTED ADU 1420 ALLYN AV. ST. HELENA
BY G.C. 4-26-21
REVISIONS
1"=10'
GR

REVISED
5:24 pm, Jul 14, 2021



CONVERTED ADU NORTH VIEW



CONVERTED ADU STREET VIEW



CONVERTED ADU WEST VIEW



TO BE DEMOLISHED EAST VIEW



TO BE DEMOLISHED WEST VIEW



CONVERTED ADU SOUTH VIEW

PHOTOGRAPHS OF
EXISTING

APN 009-305-003

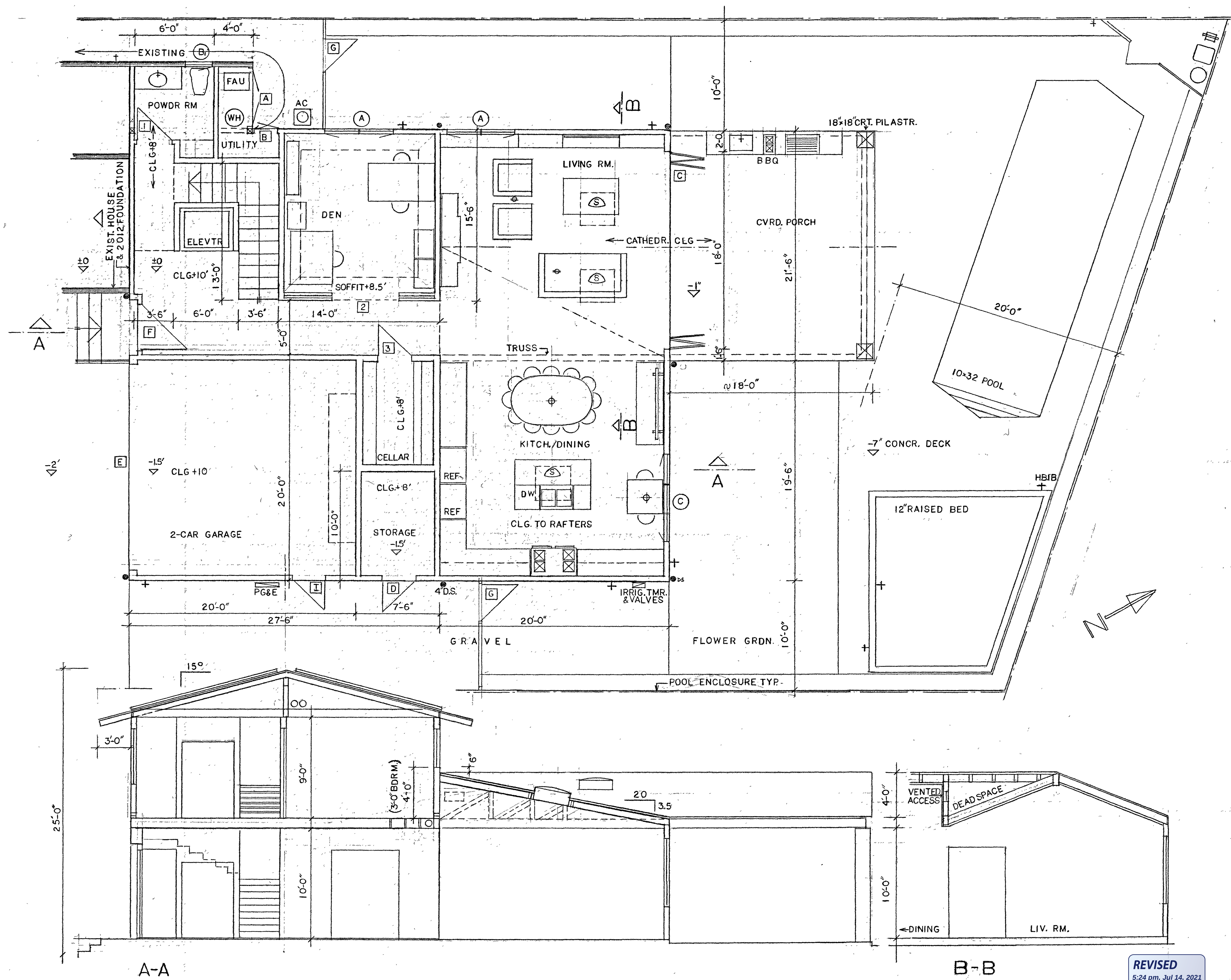
MAIN HOUSE ADDITION
TO CONVERTED ADU
1420 ALLYN AV. ST. HELENA

BY GC 2/20/21

REVISIONS

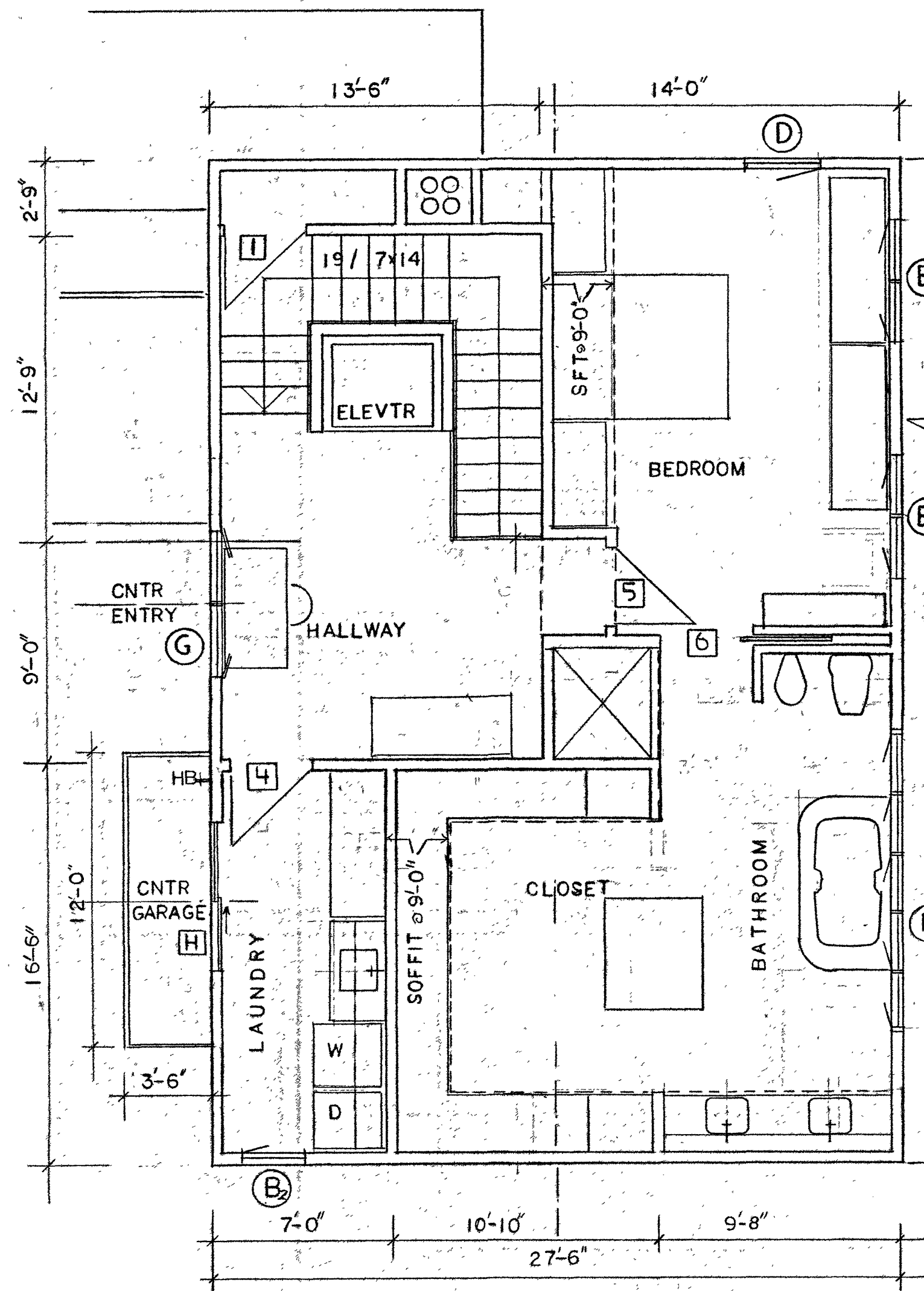
PH

REVISED
5:24 pm, Jul 14, 2021



ADDITION PLOT PLAN GROUND FLOOR SECTION A-A & B-B
APN 009-305-003
MAIN HOUSE ADDITION TO CONVERTED ADU 1420 ALLYN AV ST. HELENA
GEORGE C 5-1-2020
REVISIONS
12-12-20
1/4" = 1'-0"
A1

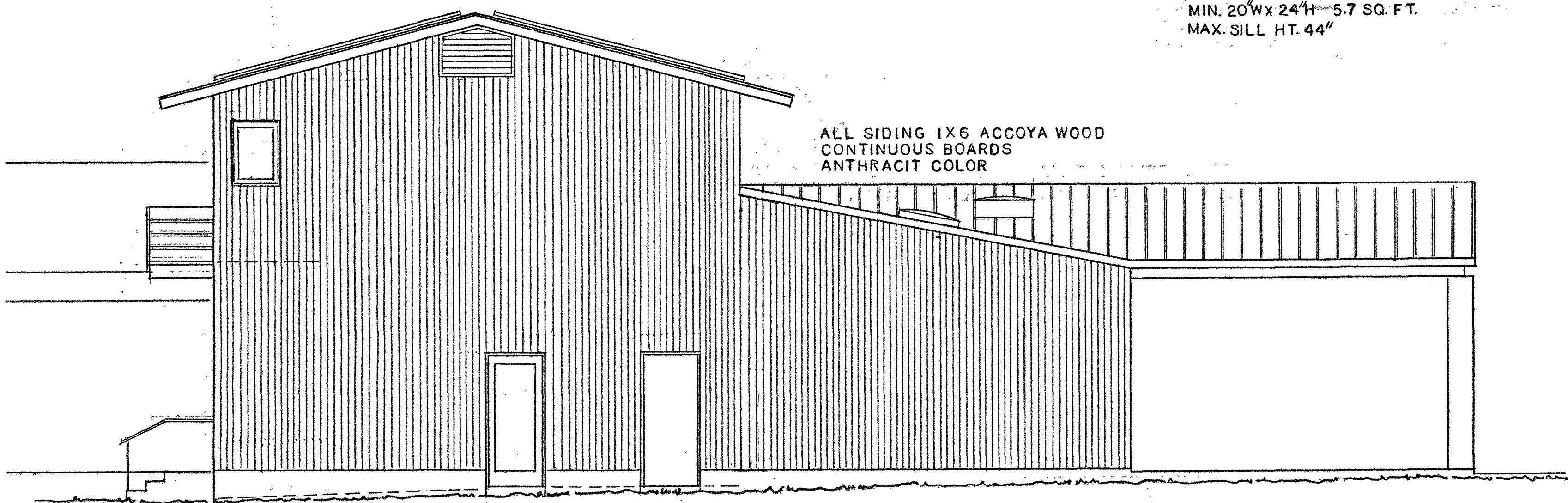
REVISED
5:24 pm, Jul 14, 2021



SECOND FLOOR

WINDOW SCHEDULE			DOORS EXTERIOR			INTERIOR		
ALL IN-SWING DBL GLZ			ALL 1-3/4" DBL GLZ			ALL 1-3/4" SOLID CORE		
	HINGE	NO			NO			NO
(A)	6'-0"/6'-0"	L/R 2	(A)	5'-0"/6'-8" STEEL	1	(1)	3'-0"/6'-8"	2
(B)	2'-6"/3'-6"	L 1	(B)	2'-0"/6'-8" "	1	(2)	6'-0"/8'-0" POCKET	1
(B2)	2'-6"/3'-6"	R 1	(C)	18'-0"/8'-0" NANA	1	(3)	3'-0"/8'-0" CELLAR	1
(C)	8'-0"/6'-0"	L/R 1	(D)	3'-0"/6'-8" STEEL	2	(4)	3'-0"/8'-0"	1
(D)	3'-0"/5'-0"	R 1	(E)	18'-0"/8'-0" GARAGE	1	(5)	5'-0"/8'-0" DBL	1
(E)	4'-0"/5'-0"	L/R 2	(F)	4'-0"/8'-0" ENTRY	1	(6)	3'-0"/8'-0" POCKET	1
(F)	4'-0"/12'-6"	LLL/RR 1	(G)	3'-0"/6'-0" GARDEN	2			
(G)	6'-0"/6'-0"	LL/RR 1	(H)	6'-0"/8'-0" SLIDER	1	SKYLIGHTS		
			(I)	3'-0"/6'-8"	1	(S)	3'-0"/3'-0" INSLTD.	3

BEDROOM WINDOW
AT LEAST ONE MUST HAVE OPENING
MIN. 20"W X 24"H = 5.7 SQ. FT.
MAX. SILL HT. 44"



SOUTH ELEVATION

SECOND FLOOR PLAN
SOUTH ELEVATION
WINDOW & DOOR SCHEDULE

APN 009-305-003

MAIN HOUSE ADDITION
TO CONVERTED ADU
1420 ALLYN AV. ST. HELENA

GEORGE C
5-1-20

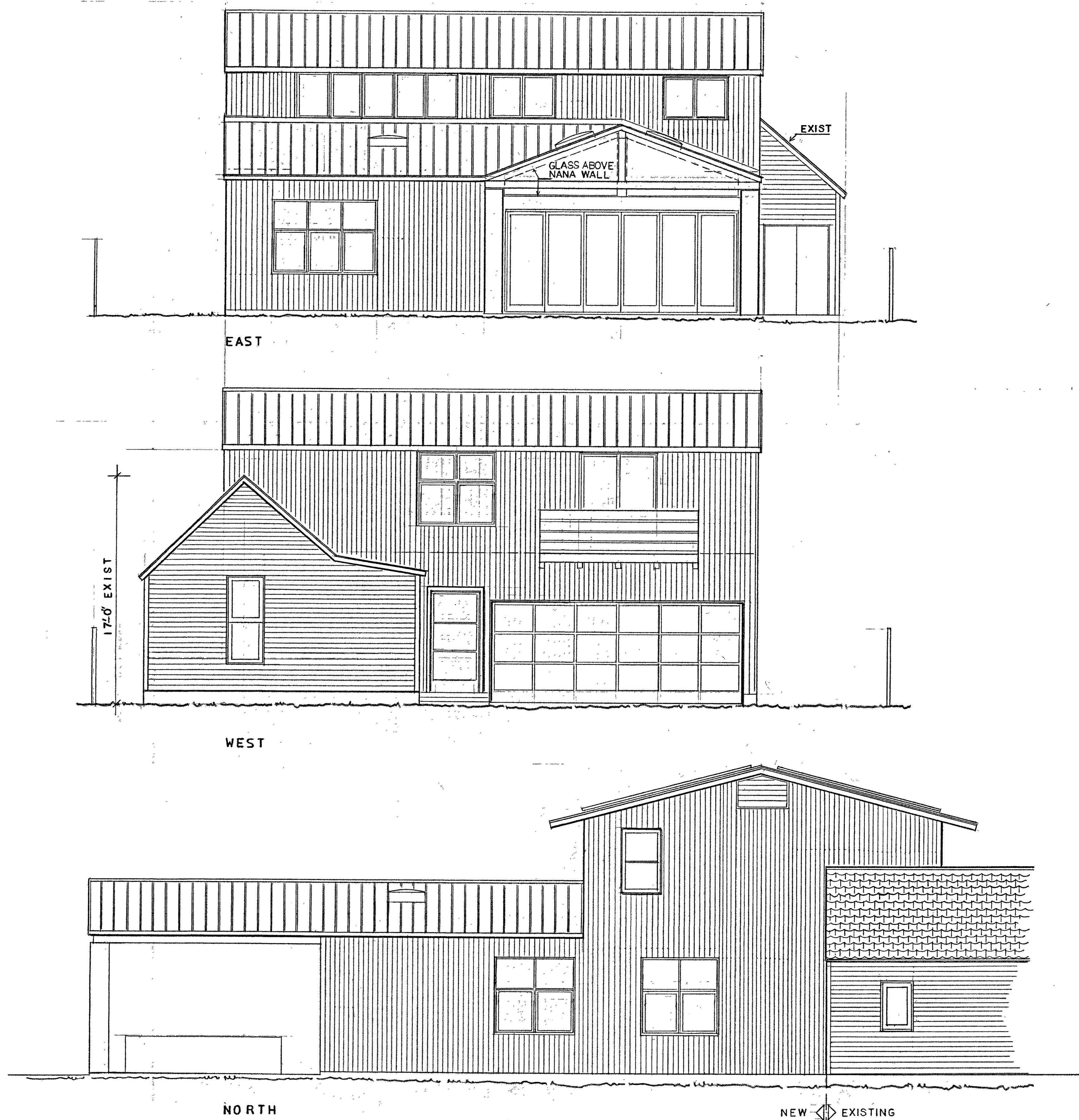
REVISIONS

1-14-21

1/4"=1'-0"

A 2

REVISED
5:24 pm, Jul 14, 2021



ELEVATIONS

APN 009-305-003

MAIN HOUSE ADDITION
TO CONVERTED ADU
1420 ALLYN AV. ST. HELENA

GEORGE C
5-1-20

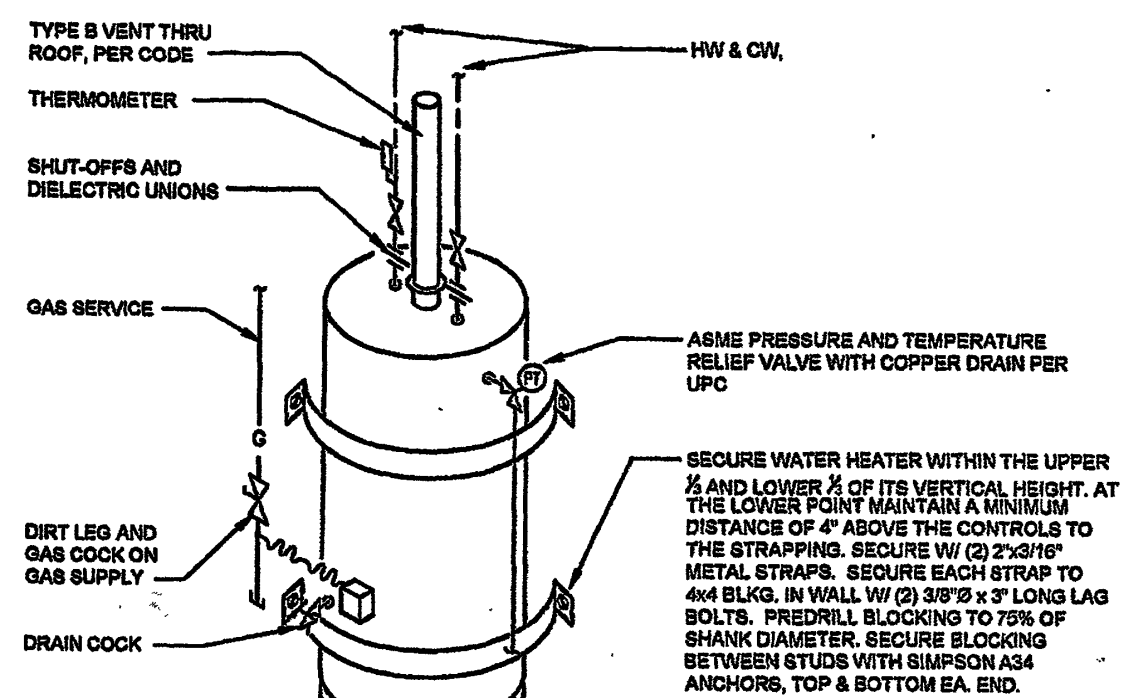
REVISIONS

1-14-21

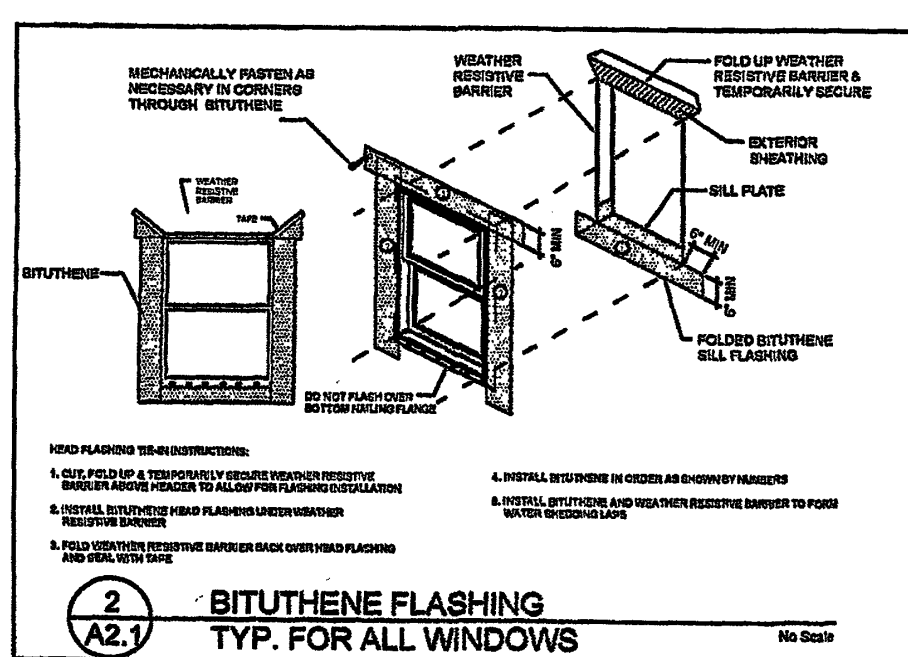
1/4"=1'-0"

A 3

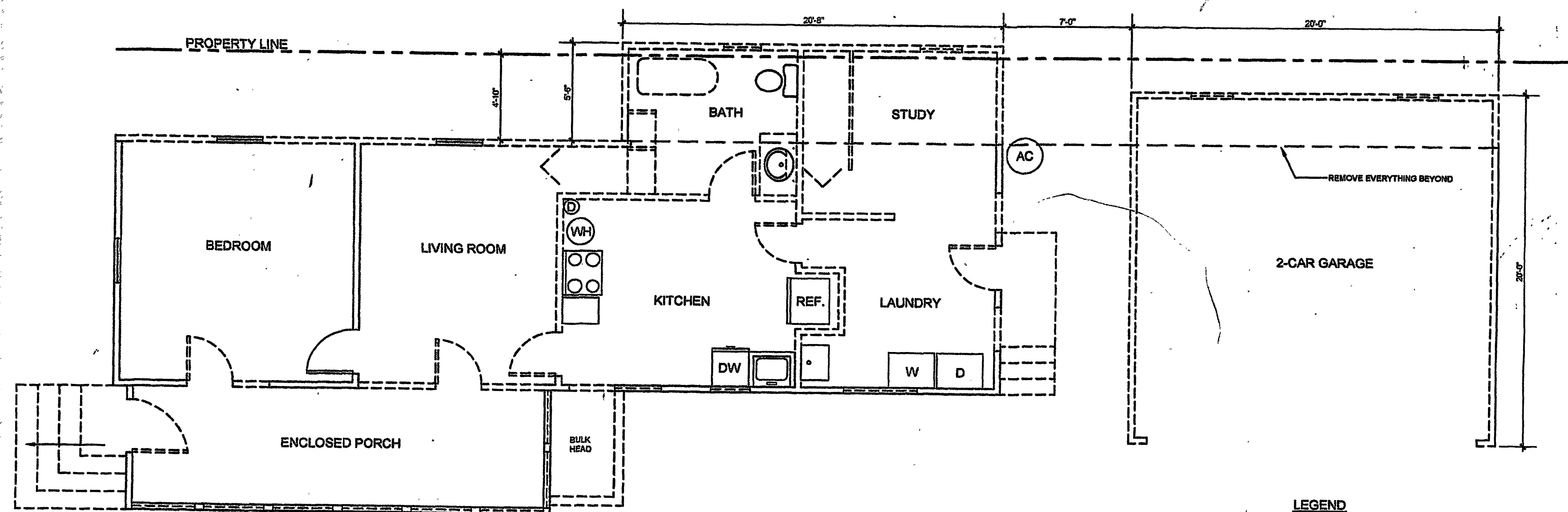
REVISED
5:24 pm, Jul 14, 2021



1 WATER HEATER STRAPPING



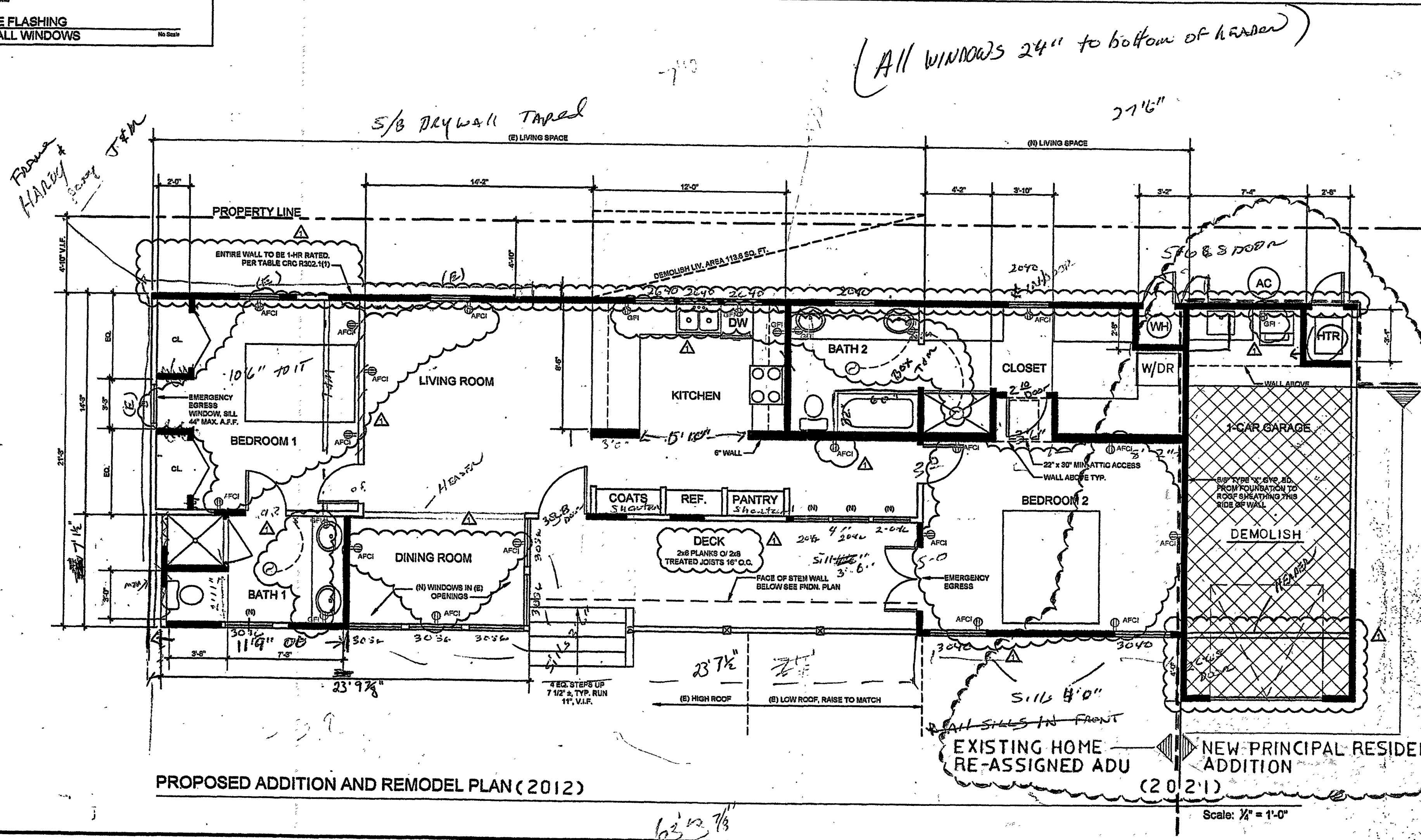
2 BITUTHENE FLASHING TYP. FOR ALL WINDOWS



EXISTING AND DEMOLITION PLAN (PRE 2012)

LEGEND
— EXISTING WALL TO REMAIN
--- DEMO

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



PROPOSED ADDITION AND REMODEL PLAN (2012)



NOTES:

1. DIMENSIONS ARE TO FACE OF FRAMING U.N.O. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION.
2. PROVIDE SMOKE DETECTORS AND CARBON MONOXIDE ALARMS AS REQUIRED PER CURRENT CBC AND CURRENT CEC.
3. IN ALL BATHROOMS USE WATER-RESISTANT GYP. BD. UNDER TUB AND SHOWER. COMPARTMENT WALL MATERIALS OR APPROVED BACKER BOARD UNDER TILE TO A HT. OF 7' MIN. ABOVE DRAIN OUTLET PER CBC 807.1 AND 2512.
4. PROVIDE BEISMIC ANCHORAGE FOR WATER HEATER PER CPC 910.8. SEE DETAIL 11A21.
5. PROVIDE SHOWERS AND TUB-SHOWER COORDINATION WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE PER CPC 420.0.
6. WINDOW FLASHING SEE DETAIL 21A2.1.
7. REPAIR (B) WALLS AS NEEDED.

SQ. FOOTAGE TABULATION

MAIN HOUSE	
EXISTING LIVING AREA	991.0 SF
LIVING AREA ADDITION	327.7 SF
DEMOLITION	113.5 SF
NET ADDITION	247.6 SF
TOTAL LIVING AREA	1,238.5 SF
EXISTING GARAGE	425.6 SF
NEW GARAGE	326.1 SF
EXISTING QUEST HOUSE	728.0 SF

ELECT. SYMBOL KEY

⊕	GROUND FAULT INTERRUPT
⊕	ARC FAULT CIRCUIT INTERRUPTER
⊕	FAN
⊕	SWITCH

LIMIT OF
2021
ADDITION

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

PARTIAL DEMOLITION FOR
THE ADDITION OF A NEW
PRINCIPAL RESIDENCE AND
RE-ASSIGNING THE EXISTING
AS ATTACHED ADU (2021)

PROJECT:
**REMODEL
(2012)**

1428 Allyn Avenue
St. Helena, CA 94574
APN 009-305-003

REVISED
5:25 pm, Jul 14, 2021

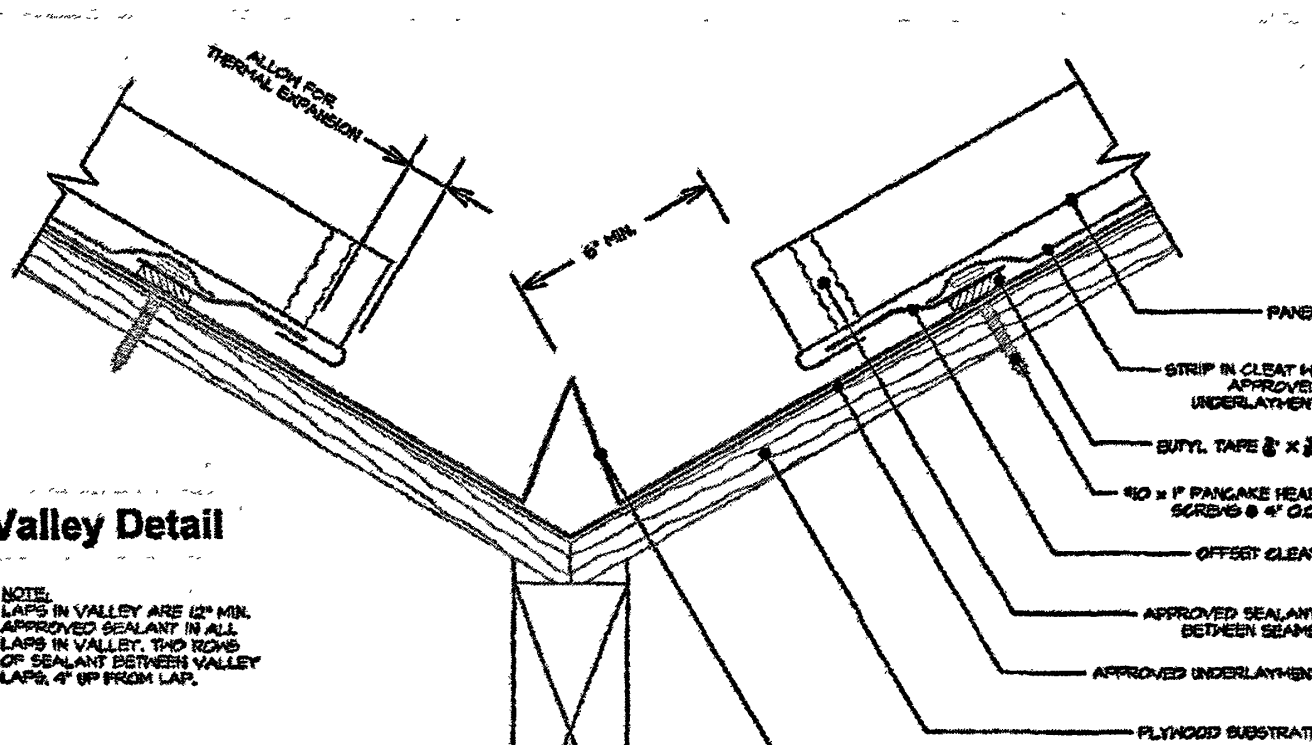
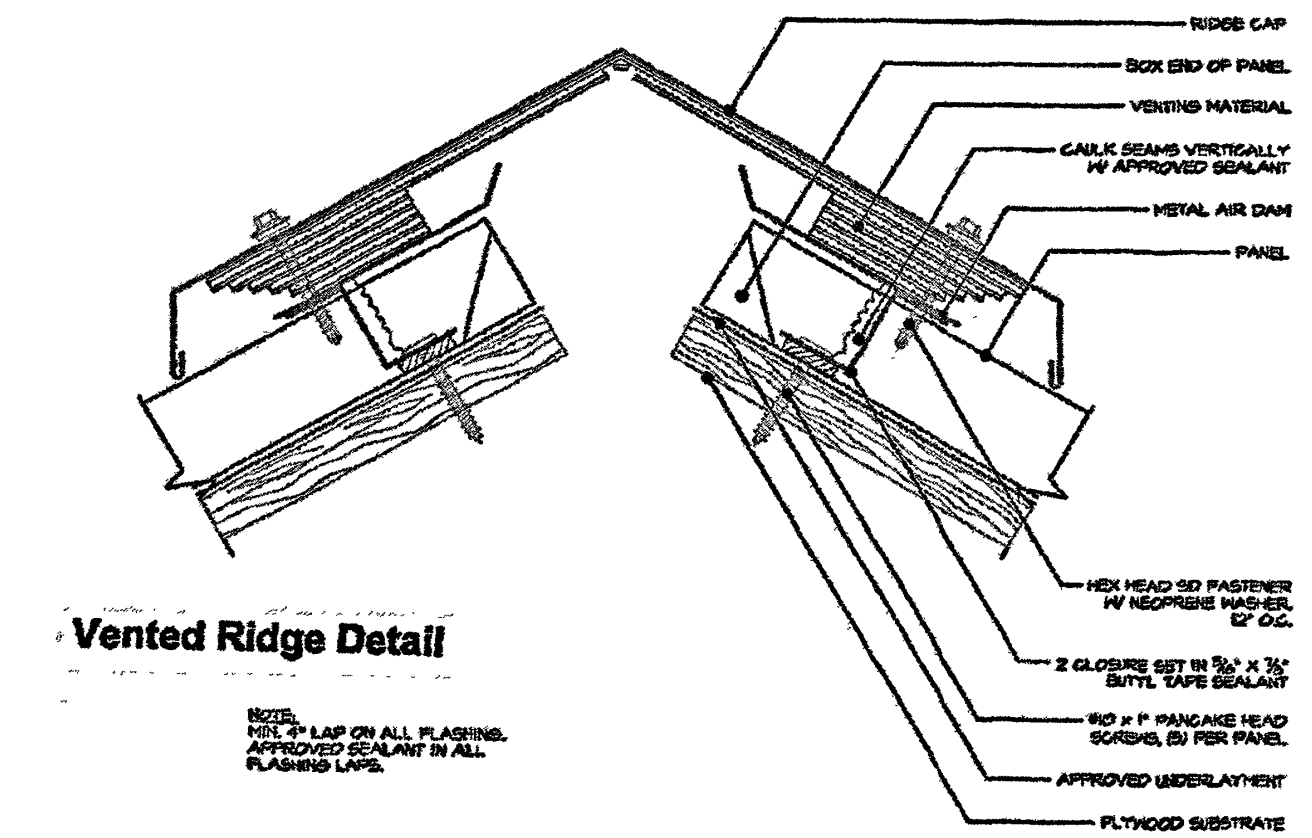
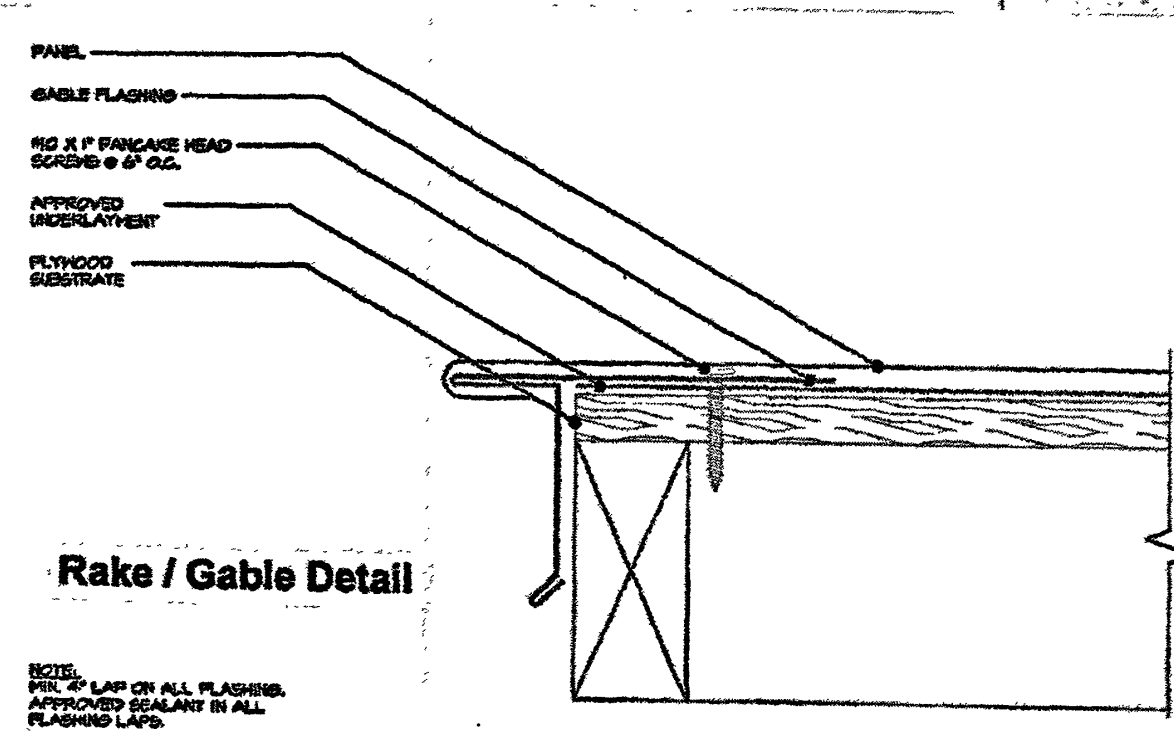
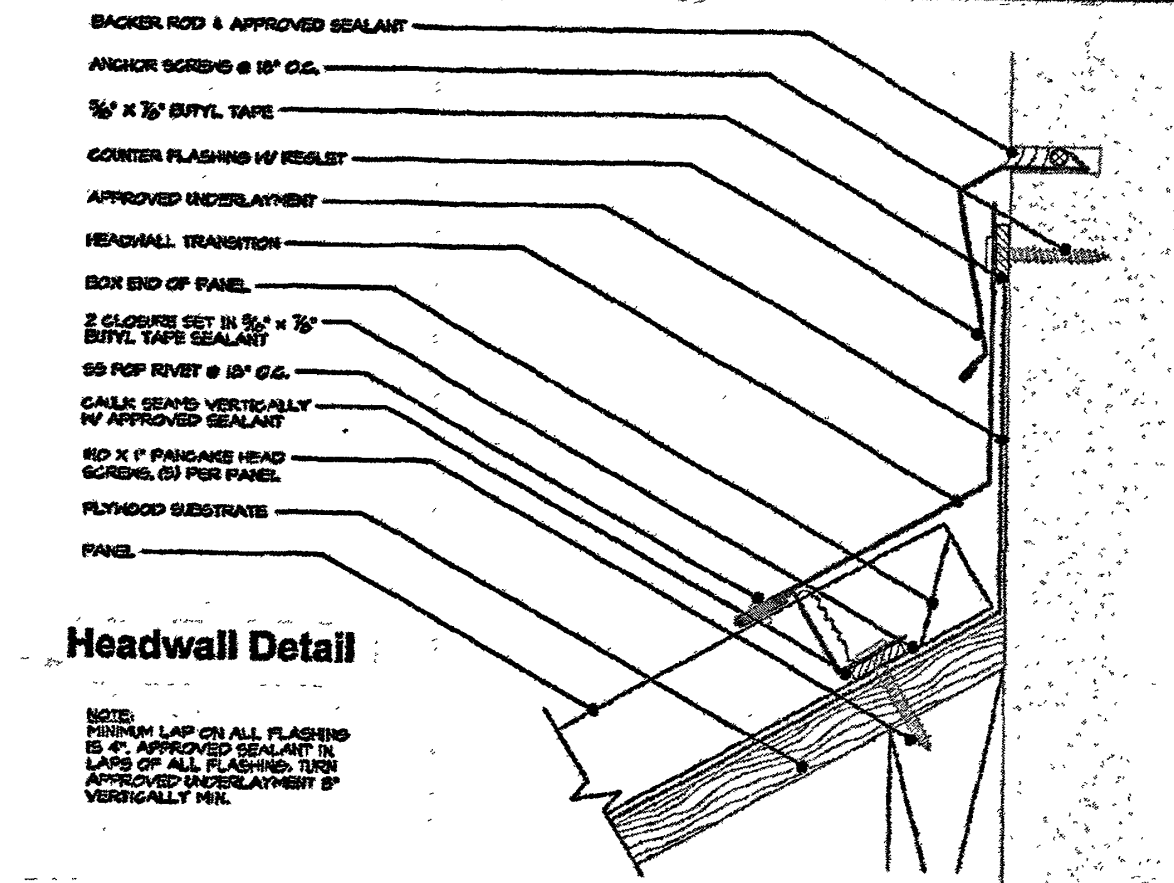
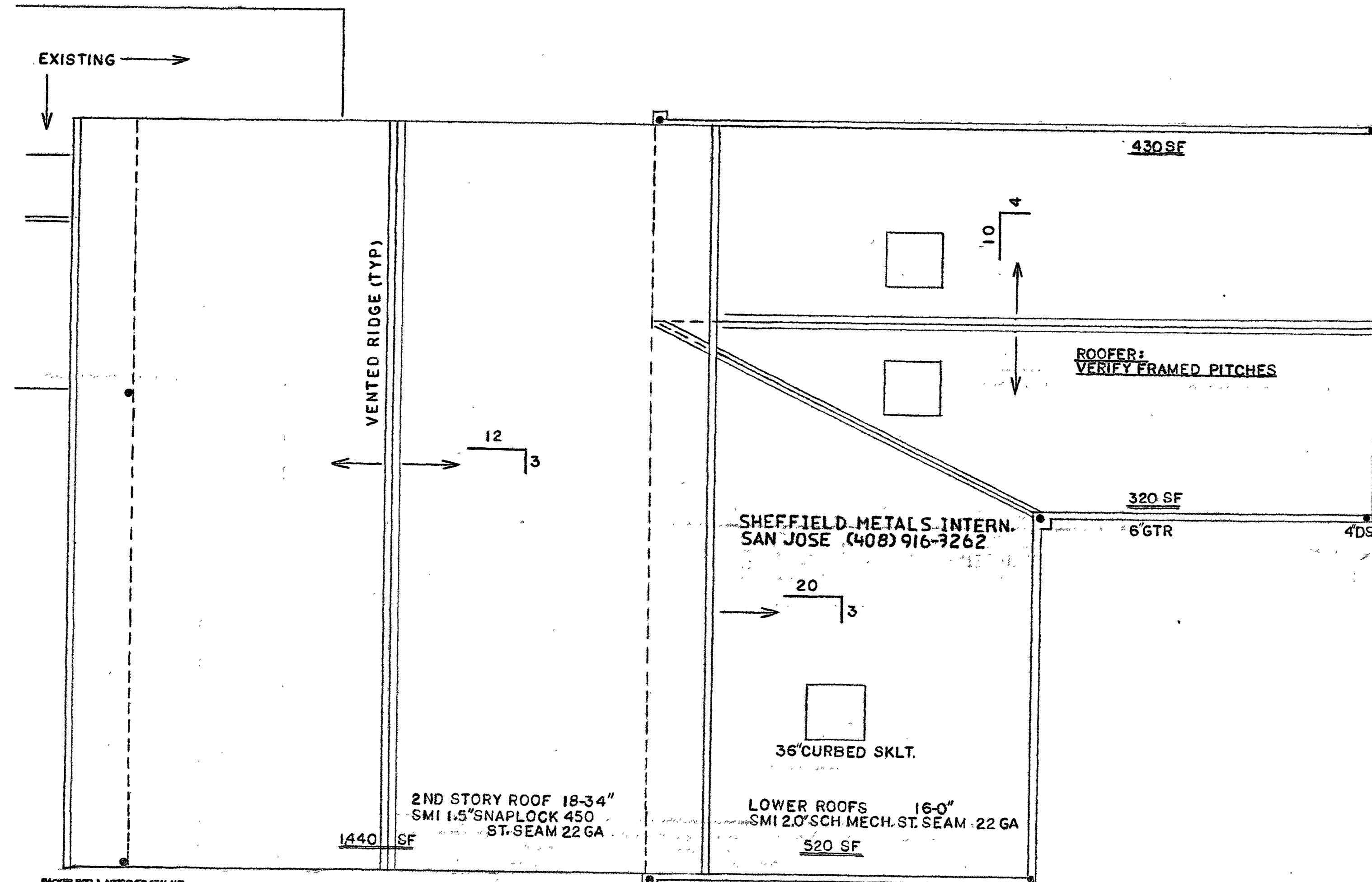
PROJECT NUMBER
DATE 01/25/12
DRAWN *ADP*
SCALE AS NOTED

REVISIONS:

NR.	DATE	COMMENTS
1	12/14/12	

DWG TITLE:
**EXISTING &
PROPOSED
FLOOR PLAN**

A2.1



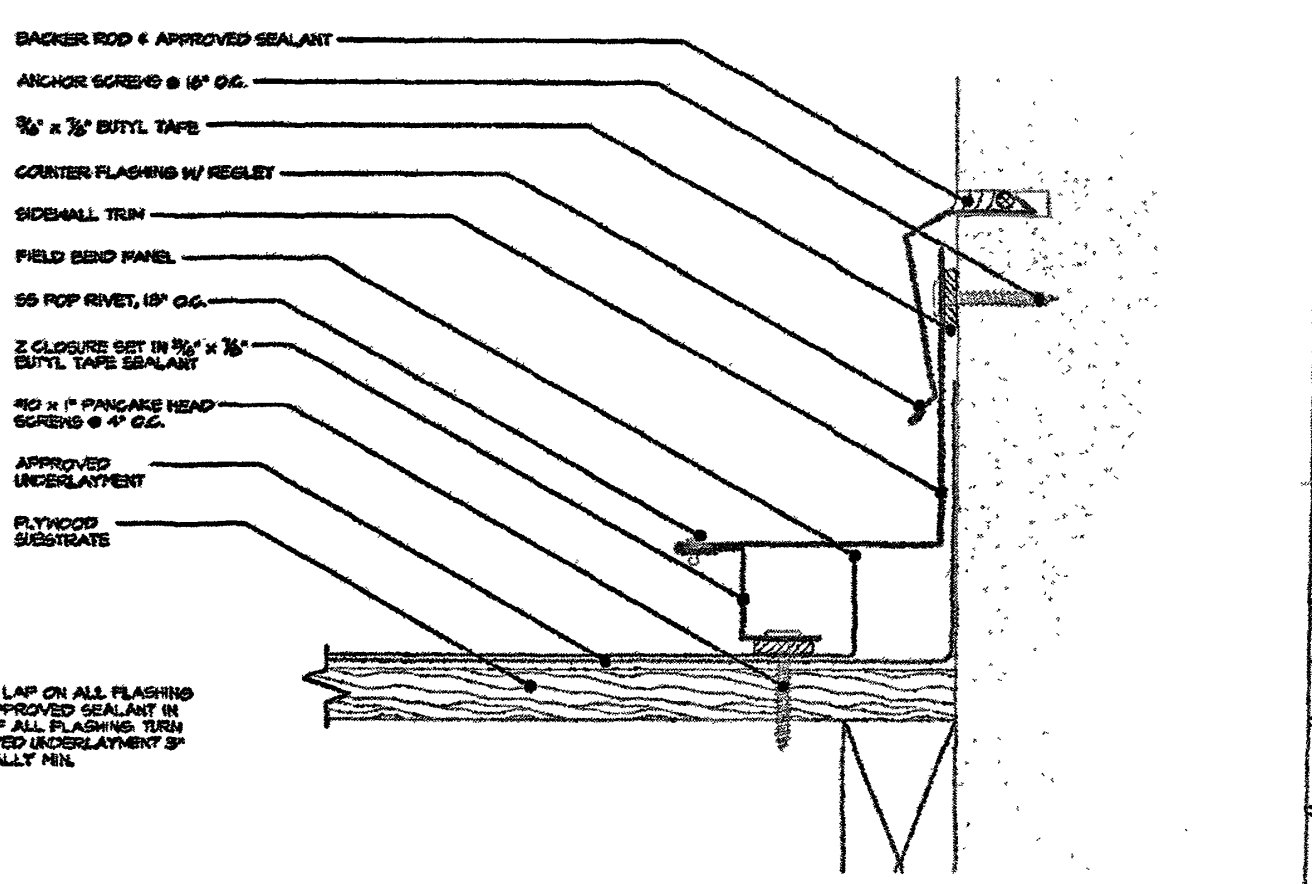
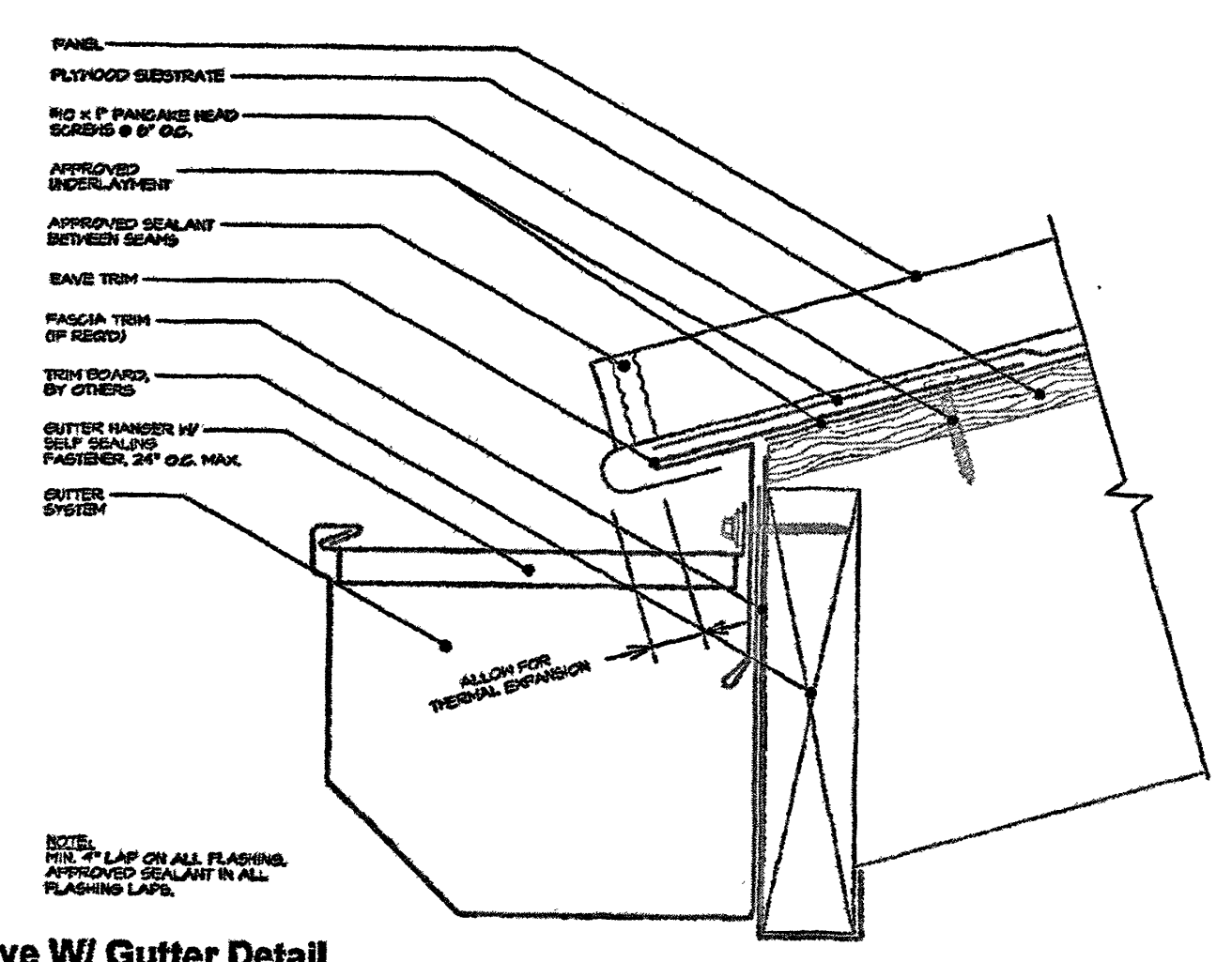
HEM LENGTHS

A standing seam roof panel experiences changes in panel length with changes in panel temperature. One end of the panel is fixed to the substrate while the other end is free to move. The panel end that is free to move requires a hem that engages a cleat that is fixed to the substrate. The hem and cleat permit the panel end to move along the plane of the roof while holding the panel flat.

The thermal movement also requires proper design of the hem and cleat. The length of the hem needed at the end of a panel will vary with the temperature range that the panel experiences and the length of the panel. Unless a more exact analysis of the temperature during installation compared to the anticipated temperature range is conducted, use the following equation and the Thermal Movement Table. When installing panels, be sure to leave room at the end of the panel that will experience movement for the "starting gap" which is the required air space (X) between the panel and cleat. Be sure that the hem is not tight against the cleat (unless the panels are being installed in the coldest temperatures the panel will experience). Also be sure that the lower edge of the hem will not contact any flashings when the panels contract.

PANEL AND SUBSTRATE MATERIALS	PANEL LENGTH (FT.)			REQUIRED AIR SPACE (X)
	10'	50'	100'	
Steel on Rigid Insulation	1/8"	1/2"	7/8"	
Steel on Wood	1/16"	3/8"	5/8"	
Steel on Steel	1/16"	3/8"	5/8"	
Steel on Concrete	1/16"	3/8"	1/2"	
Aluminum on Rigid Insulation	3/16"	7/8"	1 9/16"	
Aluminum on Wood	3/16"	1 1/16"	1 3/8"	
Aluminum on Steel	1/8"	5/8"	1 3/16"	
Aluminum on Concrete	1/8"	5/8"	1 1/4"	

This table assumes a temperature change of 100°F for the panel and 50°F for the substrate.



ROOFING PLAN & DETAILS (NO SCALE)

SMI 1-1/2" Mechanical Seam

APN 009-305-003

MAIN HOUSE ADDITION TO CONVERTED ADU

1420 ALLYN AV. ST. HELENA

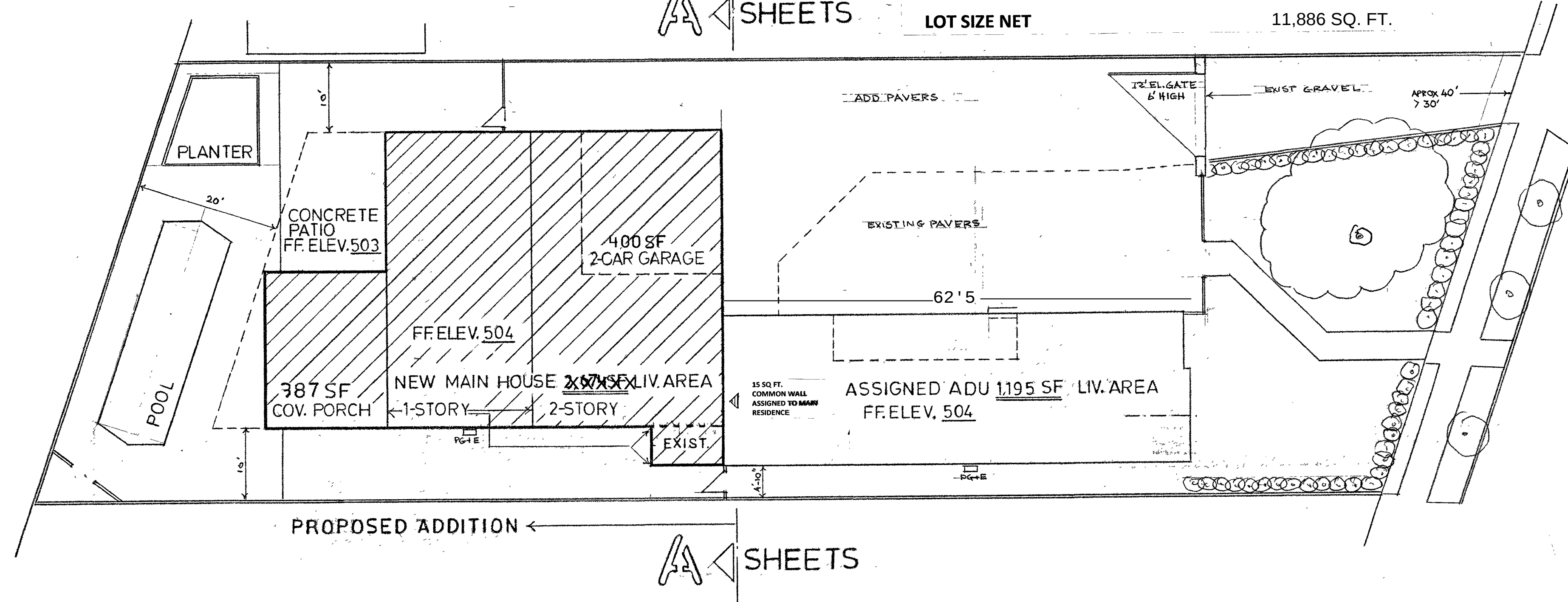
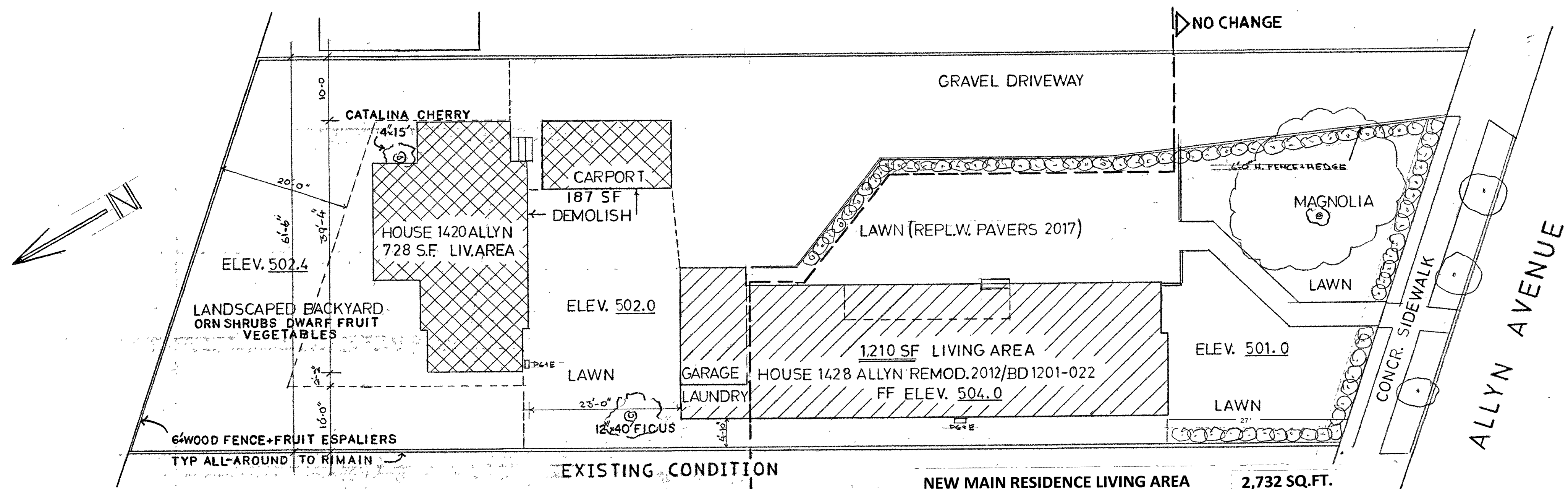
GEORGE C 5-1-20

REVISIONS

1/4" = 1'-0"

AR

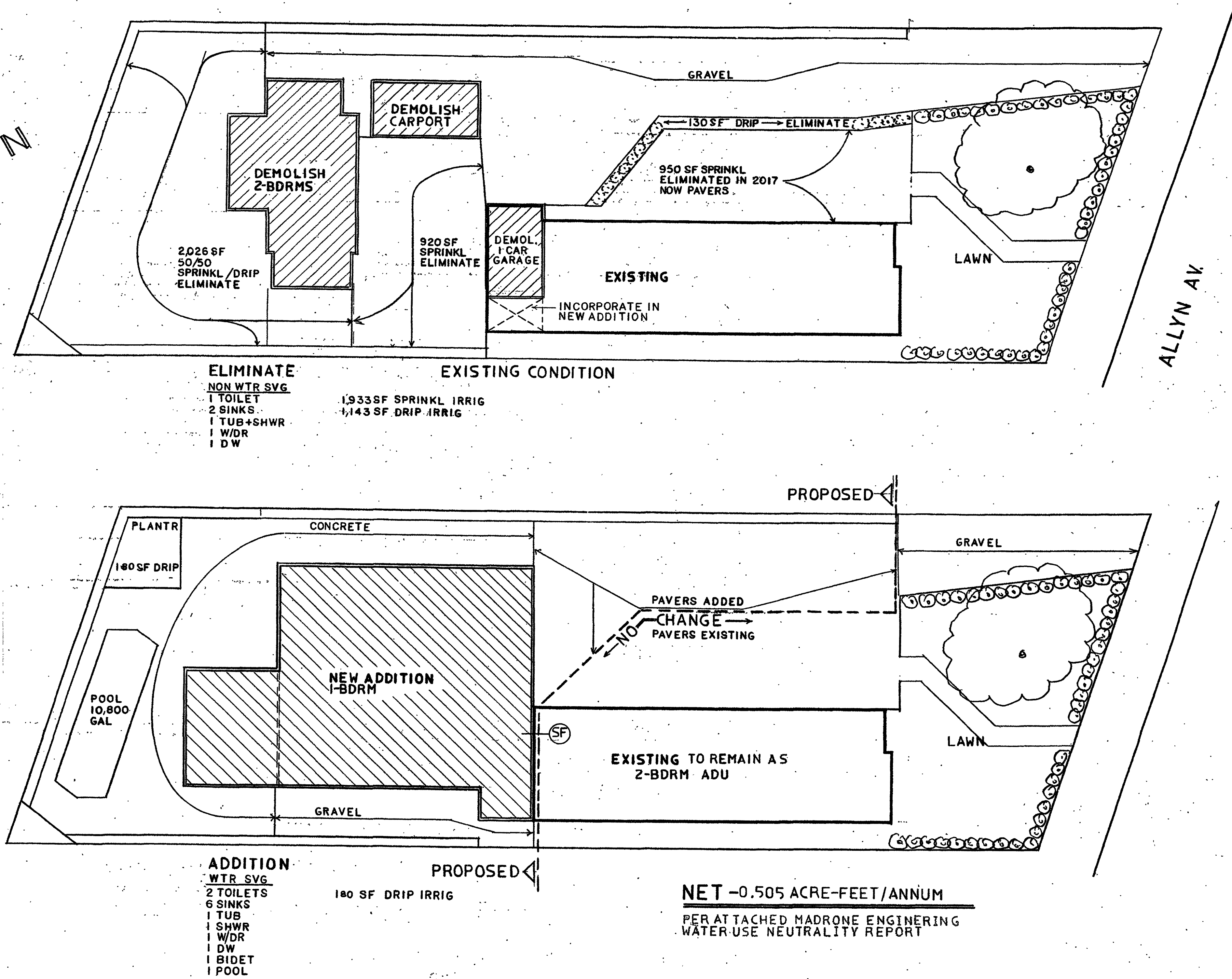
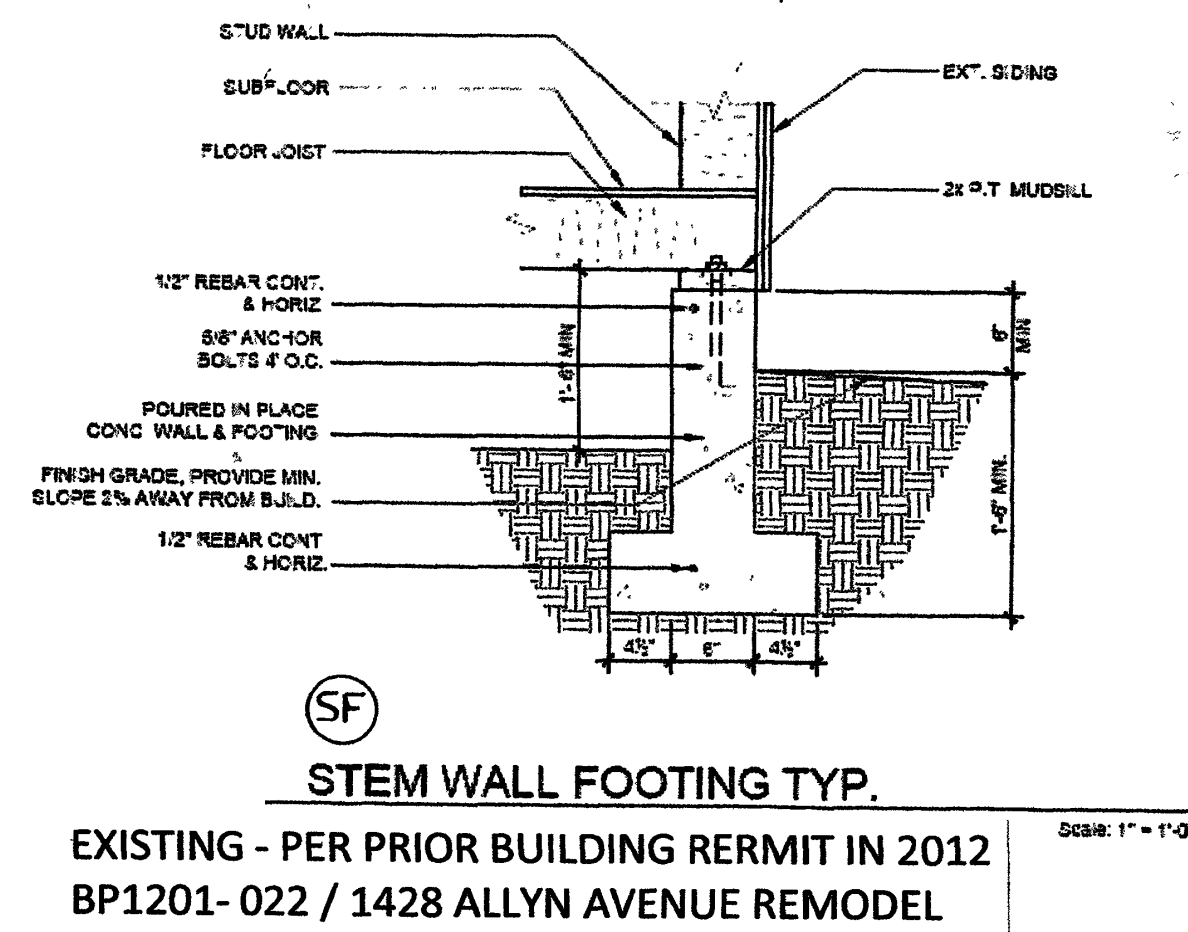
REVISED
5:25 pm, Jul 14, 2021



NEW MAIN RESIDENCE LIVING AREA	2,732 SQ. FT.
CONVERTED ADU LIVING AREA	1,195 SQ. FT.
TOTAL LIVING AREA	3,927 SQ. FT.
NEW 2-CAR GARAGE	400 SQ. FT.
NEW COVERED PORCH	387 SQ. FT.
LOT SIZE NET	11,886 SQ. FT.

EXISTING & PROPOSED PLOT PLANS VEGETATION STRUCTURE FLOOR AREAS
APN 009-305-003
MAIN HOUSE ADDITION TO CONVERTED ADU 1420 ALLYN AV ST HELENA
BY G.C. 4-10-20
REVISIONS
12-10-20
7-9-21
1"=10'
101

REVISED
5:25 pm, Jul 14, 2021



EXISTING & PROPOSED WATER USAGE DEMOLITION PLAN
APN 009-305-003
MAIN HOUSE ADDITION TO CONVERTED ADU 1420 ALLYN AV ST HELENA
BY G.C. 12-10-20
REVISIONS
1-14-21
1"=10'
W-D

REVISED
5:25 pm, Jul 14, 2021

RECEIVED

By Xgamero at 2:29 pm, May 21, 2021


BRUNZELL
 HISTORICAL

May 20, 2021

George Caloyannidis
 2202 Diamond Mountain Road
 Calistoga, California 94515

Subject: Historic Resource Evaluation of 1420 Allyn Avenue, St. Helena, Napa County, California.

Dear Gary,

This letter and the attached DPR 523 forms comprise the Historic Resource Evaluation of 1420 Allyn Avenue, St. Helena, Napa County, California.

Methodology

Because the property is over 50 years old, potential projects trigger a requirement for historical evaluation according to current regulations. Brunzell Historical personnel conducted a site visit on May 10, 2021. The site visit included collecting photographs of all elevations of the houses, the parcel, and the neighborhood setting. Staff conducted research through the St. Helena Historical Society, the Napa County Historical Society, and online research at ancestry.com and other websites in order to discover relevant historic contexts and land-use history of the property. Because this work was completed pursuant to CEQA, all resources discovered during the field survey require evaluation for California Register of Historical Resources (CRHR). The property was also evaluated for National Register of Historic Places (NRHP) eligibility and documented on DPR 523 forms as required by the California Environmental Quality Act as (CEQA).

Summary of Findings

The property is not recommended eligible to the CRHR or the NRHP. Neither house meets any of the required criteria for significance as described below and in the attached DPR 523 forms.

National Register of Historic Places

In conjunction with the following NRHP criteria, sites must be assessed for integrity of location, design, setting, materials, workmanship, feeling, and association. A site may be considered eligible to the NRHP if it retains sufficient integrity of the elements listed above and it:

- (a) is associated with events that have made a significant contribution to the broad patterns of our history;
- (b) is associated with the lives of persons significant in our past;
- (c) embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or represents a significant or distinguishable entity whose components may lack individual distinction;
- (d) yields, or may be likely to yield, information important to the prehistory or history of the area/region.

California Register of Historical Resources

The CRHR criteria are based on NRHP criteria. For a property to be eligible for inclusion on the CRHR, one or more of the following criteria must be met:

- 1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
- 2. It is associated with the lives of persons important to local, California, or national history;

3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, the CRHR requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources." (CCR 4852 [d][2]). Fifty years is normally considered sufficient time for a potential historical resource, and in order that the evaluation remain valid for a minimum of five years after the date of this report, all resources older than 45 years will be evaluated. The CRHR also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

Evaluation

Criterion A/1: The property at 1420-1428 Allyn Avenue is not associated with events that have made a significant contribution to the broad patterns of our history. Both houses were constructed as small rental dwellings. The property is generally associated with the residential development of St. Helena in the early twentieth century. Research has not revealed that the property is significant within that or any other historic context. Therefore, the property is recommended not eligible to the NRHP or CRHR under Criterion A/1.

Criterion B/2: The property is not associated with the life of persons important to our history. The property was developed as rental housing for working-class people, and few of its earliest residents are known. Margaret Pritchard, who developed the houses and owned the property for two decades, was not an important figure in St. Helena history. Later property owners and residents, including the Catalani and Prouty families who lived on the property, were not significant contributors to St. Helena's development, and research has revealed no important professional accomplishments or lasting impact on local history. Therefore, the property lacks the association with important persons required for eligibility under Criterion B/2. The property is recommended not eligible to the NRHP or CRHR under Criterion B/2.

Criterion C/3: The property is not significant for its architecture. Research has revealed no evidence that it was designed by an architect or by an important local contractor, nor do its buildings exhibit the design elements present in architectural landmarks. The building is an unremarkable example of an early-twentieth century house in St. Helena. It lacks decorative features or references to a particular architectural style, and it is not an outstanding example of a vernacular architecture. Furthermore, it has been altered over the decades with a stucco façade and additions. For these reasons, the property is recommended not eligible to the NRHP or CRHR under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 1420-1428 Allyn Avenue is an example of a well-understood type of construction and does not appear to be a principal source of important information in this regard.

The property is recommended not eligible for listing on the NRHP or CRHR and therefore does not qualify as a historical resource under CEQA.

Evaluator Qualifications

I meet the Secretary of Interior's Professional Qualifications for both History and Architectural History. I hold a Master's degree in Public History and have worked in multiple facets of historic preservation and cultural resource evaluation since 2007. My experience includes municipal preservation planning and working as the lead staff member of a non-profit preservation organization. Since 2012, I have worked full-time as a historical consultant, completing dozens of evaluations for CEQA and Section 106 compliance. Additionally, I have completed local and national register nominations, historic context statements, and Historic It American Engineering Record recordation. The North Bay is the center of my practice, but I frequently work in the greater Sacramento area and other parts of the Bay Area, and have also completed projects in Southern California, Nevada, Oregon, New York, and Puerto Rico. In addition to my work with historic-period domestic, agricultural, and commercial properties for private clients, I have prepared reports on post offices,

military bases, university campuses, hospitals, church properties, national parks, and a NASA site. I am listed as a Historian and Architectural Historian on the California Office of Historic Preservation's roster of qualified consultants for every county in California.

Please contact me by phone at 707/290-2918 or e-mail at kara.brunzell@yahoo.com with any questions or comments.

Sincerely,

A handwritten signature in blue ink that reads "Kara L. Brunzell". The signature is written in a cursive style with a large initial 'K'.

Kara Brunzell, M.A.
Brunzell Historical

**State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD**

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 11

*Resource Name or # (Assigned by recorder) 1420-1428 Allyn Avenue

P1. Other Identifier: 1420-1428 Allyn Avenue

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County** Napa County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Santa Rosa **Date** 1947 **T** 7N ; **R** 6W ; **¼ of Sec** ____ ; **B.M.**

c. Address 1420 Allyn Avenue, Napa County **City** St. Helena **Zip** 94574

d. UTM: (give more than one for large and/or linear resources) Zone ____ ; ____mE/ ____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property is located in a residential neighborhood southwest of Downtown St. Helena, near the transition between the developed residential area of town and the vineyards that surround it. The neighborhood, which was developed gradually over many decades, is characterized by one- and two-story houses on irregular parcels with mature trees and vegetation. The 9,989-square-foot property at 1420-1428 Allyn Ave has a single-family residence near the street and a small one-bedroom residence at the northeast end of the parcel. The primary residence near the street was substantially expanded and remodeled c2012 and does not exhibit the characteristics of a historic-era residence. A gravel driveway southeast of the main house leads to a carport in front of the smaller residence, 1420 Allyn Ave. The carport has a corrugated metal roof and is supported by plain wooden posts. The small one-story house is rectangular in plan and features a steeply pitched side-gabled roof with boxed eaves and vents at gable ends. It is raised about 18 inches on a concrete perimeter foundation. Fenestration consists of double-hung wood sash, fixed wood, and vinyl windows. The main (southwest) façade is clad in stucco, with board-and-batten and horizontal drop siding on other elevations. There are projecting entry porches with shed roofs on both ends of the main façade. They shelter entrances fitted with partially glazed wooden doors. At the rear elevation as well as on both sides, there are projecting volumes with shed roofs and exposed rafter tails. The building is in fair condition, with the wood showing through paint in many areas.

***P3b. Resource Attributes:** (List attributes and codes) HP2, single-family property

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #) Photograph 1: 1420 Allyn Avenue, southwest elevation, camera facing northeast, May 10, 2021.

***P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both

c1910, Sanborn Maps

***P7. Owner and Address:**

George Caloyannidis
2202 Diamond Mountain Road
Calistoga, California 94515

***P8. Recorded by:** (Name, affiliation, address)

Tatyana Dunn
Brunzell Historical
1613 B St
Napa, CA 94559

***P9. Date Recorded:** May 10, 2021

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") none

***Attachments:** NONE ☒ Location Map ☐ Sketch Map ☒

Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record

☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record

☐ Other (list) _____

DPR 523A (1/95)

*Required Information

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

Page 2 of 11

*NRHP Status Code _____

*Resource Name or # (Assigned by recorder) 1420-1428 Allyn Avenue

B1. Historic Name: None

B2. Common Name: 1420-1428 Allyn Avenue

B3. Original Use: residence B4. Present Use: residence

*B5. Architectural Style:

*B6. Construction History: (Construction date, alteration, and date of alterations) Original construction, c1901
Additions at sides and rear, main façade stuccoed, unknown dates after 1943

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

(See Footnotes)

B13. Remarks:

*B14. Evaluator: Kara Brunzell

*Date of Evaluation: May 10, 2021

(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 11 *Resource Name or # (Assigned by recorder) 1420-1428 Allyn Avenue

*Recorded by Kara Brunzell *Date: May 10, 2021 ☒ Continuation ☐ Update

*P3a. Description: (continued):



Photograph 2: 1420 Allyn Avenue, southwest and southeast elevations, camera facing northeast, May 10, 2021.



Photograph 3: 1420 Allyn Avenue, southwest elevation, camera facing east, May 10, 2021.

DPR 523B (1/95)

*Required Information

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 11 *Resource Name or # (Assigned by recorder) 1420-1428 Allyn Avenue
*Recorded by Kara Brunzell *Date: May 10, 2021 ☒ Continuation ☐ Update



Photograph 4: 1420 Allyn Avenue, northwest elevation, camera facing east, May 10, 2021.



Photograph 5: 1420 Allyn Avenue, northwest elevation, camera facing south, May 10, 2021.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 11 *Resource Name or # (Assigned by recorder) 1420-1428 Allyn Avenue
*Recorded by Kara Brunzell *Date: May 10, 2021 ☒ Continuation ☐ Update



Photograph 6: 1420 Allyn Avenue, northeast elevation, camera facing southwest, May 10, 2021.

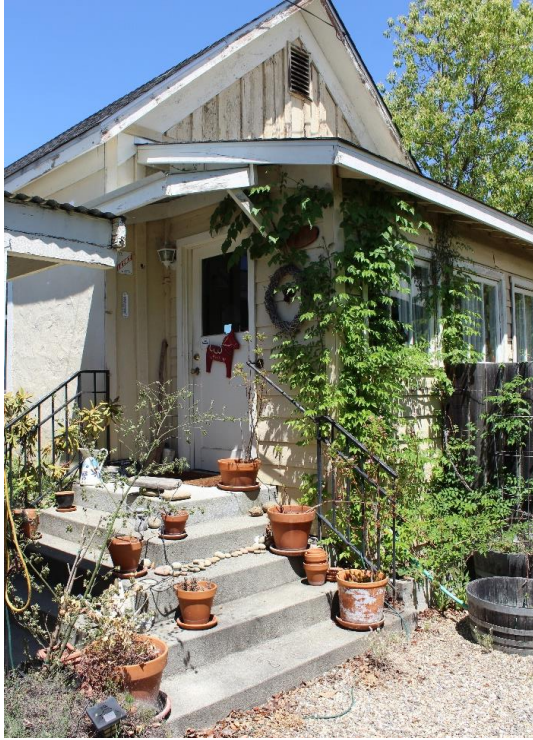


Photograph 7: 1420 Allyn Avenue, southeast elevation, camera facing north, May 10, 2021.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 6 of 11 *Resource Name or # (Assigned by recorder) 1420-1428 Allyn Avenue
*Recorded by Kara Brunzell *Date: May 10, 2021 ☒ Continuation ☐ Update



Photograph 8: 1420 Allyn Avenue, southeast elevation, camera facing north, May 10, 2021.



Photograph 9: 1420 Allyn Avenue, southwest elevation carport, camera facing northwest, May 10, 2021.

DPR 523B (1/95)

*Required Information

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 7 of 11 *Resource Name or # (Assigned by recorder) 1420-1428 Allyn Avenue
*Recorded by Kara Brunzell *Date: May 10, 2021 ☒ Continuation ☐ Update



Photograph 10: 1428 and 1420 Allyn Avenue, camera facing northeast, May 10, 2021.



Photograph 11: View up Allyn Avenue looking towards Pine Street, camera facing northwest, May 10, 2021.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 8 of 11 *Resource Name or # (Assigned by recorder) 1420-1428 Allyn Avenue

*Recorded by Kara Brunzell

*Date: May 10, 2021 ☒ Continuation ☐ Update



Photograph 12: View down Allyn Avenue looking towards Adams Street, camera facing southeast, May 10, 2021.

B10. Significance (continued):

St. Helena Historic Context

Spanish priests came to Marin County and then Sonoma during the early nineteenth century, when the area that would become St. Helena was home to a group of Native Americans known to the Spanish as the Wappo. Although Napa Valley was within the Sonoma Mission's sphere of influence, the Spanish did not permanently settle in the vicinity. The first European to live in the St. Helena area was Dr. Edward Bale, an English physician who converted to Catholicism and married Maria Ygnacia Soberanes (a niece of Mariano Vallejo). After becoming a Mexican citizen, Bale received Rancho Carne Humana as a grant from the Mexican government in 1839. The huge land grant encompassed much of northern Napa Valley including the future town sites of Calistoga and St. Helena. Americans began to travel overland to California in the 1840s, and one of the first groups to complete the arduous trek was the Grigsby-Ide Party: at least twenty members of this group reached the Napa-Sonoma area by the end of 1845.¹

California statehood in 1850 drew more American farmers and land speculators to Napa Valley, and about 1853, Henry Still purchased 100 acres on the north side of Sulphur Creek from the Bale estate. The property was at the intersection of Napa Valley's main north-south road and the route to White Sulphur Springs (a natural hot spring that was already an attraction), and Still recognized the potential for a town site centered on the rich agricultural region. In partnership with Charles Walter, Still erected the first building in town, and by the middle of the decade Still and Walter were donating Main Street lots to anyone who would agree to open a business. Upper Napa Valley was at first called Hot Springs Township, and the new town was not named St. Helena until the mid-1850s, when it adopted the name of the recently-founded local Sons of Temperance lodge.²

Early agricultural activities in Napa Valley focused on cattle-grazing and grain production but beginning in the late 1850s farmers began experimenting with wine grapes. St. Helena's position as a center of agriculture was consolidated when the railroad arrived in 1868. By

¹ Lyman L. Palmer, *History of Napa and Lake Counties, California* (San Francisco: Slocum, Bowen, & Company, 1881), 55-333; Hubert Howe Bancroft, *History of California: 1841-1845* (San Francisco: The History Company, 1886), 578-581.

² C. A. Menefee, *Historical and Descriptive Sketchbook of Napa, Sonoma, Lake and Mendocino* (Napa: Reporter Publishing House, 1873), 186; Lin Weber, *Old Napa Valley: The History to 1900* (St. Helena: Wine Ventures Publishing, 1998), 159.

**State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET**

Primary # _____
HRI # _____

Trinomial _____

Page 9 of 11 *Resource Name or # (Assigned by recorder) 1420-1428 Allyn Avenue

*Recorded by Kara Brunzell

*Date: May 10, 2021 ☒ Continuation ☐ Update

the 1870s, much of the land surrounding the growing village had been converted to wine production. St. Helena was incorporated as a city in 1876 and reincorporated in 1889. By 1873, it had a school and several churches as well as a thriving commercial district.³

The population of Napa Valley doubled between 1870 and 1880, and by 1880, St. Helena was home to 1,500 residents. The St. Helena district (the area between Yountville and St. Helena) had 7,000 acres of grapevines by this time. As the nineteenth century progressed, St. Helena became the upper valley's most important shipping and commercial center. It also became more diverse as Chinese and then German and Italian immigrants arrived to work in the vineyards.⁴

Napa Valley was America's premier wine region by 1890, but a downturn in prices and an infestation of the phylloxera root louse nearly destroyed the wine industry at the turn of the century. Many growers pulled out wine grapes in the early decades of the twentieth century, replacing them with prunes and walnuts. In 1919, the wine business suffered a further blow when the Volstead Act outlawed the production of alcohol. Only a few local wineries were able to survive Prohibition by producing sacramental wine, and the industry did not begin to recover until after World War II.⁵

Ironically, the modern wine tourism industry was born during Prohibition, when Bay Area residents began driving up to Napa to buy illegal wine. Efforts to preserve agricultural land beginning in the second half of the twentieth century have allowed the town to grow slowly and retain much of its rural nineteenth-century character. Modern St. Helena is a center of both the Napa Valley wine business and the local wine tourism industry.⁶

1420 Allyn Avenue

Sanborn maps shows that both the small houses at 1420-1428 Allyn Avenue were constructed between 1899 and 1910. The first known owner of the property was Owen Wade, born in Ohio in 1831. Mr. Wade moved from Ohio to Willamette Valley, Oregon in 1852, where he became a politician. He was elected to the Oregon Legislature in 1862 and a few years later, he became Registrar of the United States Land Office in Oregon. During that time, he married Charlotte Johnson and they had three children together. Charlotte died after the birth of their youngest daughter in 1873. Wade resigned from his position of registrar in 1878 and moved to St. Helena. While living in St. Helena, he worked as a cashier at the Bank of St. Helena. Wade married Mary Margaret E. Leisen in St. Helena in 1882; Wade was her second husband, and the two lived in St. Helena for twenty-two years. He was elected to the State Assembly in 1892 and re-elected two more times after that. He was buried in the St. Helena cemetery. After her husband died, Margaret Wade moved to Oakland. In 1911, she died at her home in Oakland due to a number of health complications.⁷

Margaret E. Pritchard purchased the property from the Wades in 1901 and apparently built both houses as rentals. Pritchard, who was in her mid-sixties when she acquired the property, was an Ohio native who had come to Napa County by 1880. Already a widow at that time, she farmed and raised three children before becoming a landlady in St. Helena. She lived on Tainter Street and had other rentals in St. Helena, advertising rooms to let on Oak Avenue. In 1901, W. A. Harrison built a three-room cottage for Pritchard, which may have been on the subject property. She rented the property to her elderly uncle David King Darbyshire from about 1903 until his death in 1905. Darbyshire was a Pennsylvania native and retired wheelwright who had come to California during the Gold Rush. Research has not revealed the identity of other early tenants.⁸

Pritchard died in 1921, and in 1922, the property was purchased by Harry E. Prouty, editor and publisher of the St. Helena Star, and his wife Julia Prouty. The Proutys lived next door at 1440 Allyn Avenue and transferred the 1428 Allyn Avenue property to Adolph and Pauline Domenici the year after they purchased it. In the 1930s, an elderly French couple, Richard and Josefina Carmel, lived on the property. In 1931, the Domenicis sold to Daniel J. Keohane, who moved onto the property. Keohane, who was in his mid-sixties when he bought the property, was a veteran of the Spanish-American war and also served in the Philippines. He lived in one house (probably the

³ City of St. Helena, *Historic Resources Inventory*, Prepared by Page & Turnbull, Inc., August 2006, 7; Lyman L. Palmer, *History of Napa and Lake Counties, California* (San Francisco: Slocum, Bowen, & Company, 1881), 335; C. A. Menefee, *Historical and Descriptive Sketchbook of Napa, Sonoma, Lake and Mendocino* (Napa: Reporter Publishing House, 1873), 187.

⁴ William F. Heinz, *Wine Country: A History of Napa Valley* (Santa Barbara: Capra Press, 1990), 162; City of St. Helena, 8.

⁵ Mariam Hansen, *Images of America, St. Helena* (Charleston: Arcadia Publishing, 2010), 96.

⁶ Lin Weber, *Roots of the Present: Napa Valley 1900 to 1950* (St. Helena: Wine Ventures Publishing, 2001), 148-175.

⁷ "Owen Wade," FindAGrave.com, Accessed May 13, 2021, <https://www.findagrave.com/memorial/48336404/owen-wade>; *The St. Helena Star*, "Mrs. Margaret Wade Passes to Her Heavenly Home," Feb. 10, 1911.

⁸ US Census Records, Napa County, California, 1880, 1900; deeds on file with the Napa County Recorder; *The St. Helena Star*, "Furnished Rooms," Sep. 9, 1892, 3; *Napa Weekly Journal*, "St. Helena News," Oct. 13, 1905, 3; *The St. Helena Star*, "Events of the Week," Mar. 22, 1901, 3.

**State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET**

Primary # _____
HRI # _____
Trinomial _____

Page 10 of 11 *Resource Name or # (Assigned by recorder) 1420-1428 Allyn Avenue

*Recorded by Kara Brunzell *Date: May 10, 2021 ☒ Continuation ☐ Update

larger front house since he was the owner) and rented the second house to the Catalani family. Keohane died in the Yountville Veterans' Home hospital in 1940. His brother, James Keohane, sold to Albert G. and Mildred E. Griffith in 1943, who immediately conveyed it to Joseph and Carmela (Carmelinda) Dinelli.⁹

In 1945, the Dinellis sold the property to longtime renters Narciso and Wanda Catalani and moved to McCorkle Avenue in St. Helena. Catalani was born in Catannori, Italy in 1896 and had been working in the wine and orchard farming in Napa since 1915. He became an expert at budding vineyards. His wife Wanda was a California native and about ten years younger; they married in 1924. Their son Alfred, who was born in 1926, lived with them on the property. The marriage was an unhappy one, with several divorce notices in local papers over the decades; the couple appears to have finally divorced in the mid-1940s shortly after acquiring the property. Narciso remarried the widowed Sabina Mocettini in 1952. Sabina worked in a Yountville restaurant for years, and had children before her marriage with Narciso Catalani. Her son, Elmer Mocettini, lived in St. Helena as well. Narciso died in 1961 and in 1962, the property passed to Sabina Catalani. She granted the property to Robert H. Prouty (son of the Proutys who lived next door and had briefly owned the property in 1922) and his daughter, Constance Anne Prouty. At the time, Robert Prouty was the assistant director of a funeral home in St. Helena, the Morrison Funeral Chapel.¹⁰

In 1964, Constance Prouty left to volunteer in Brazil for the Peace Corps. At the time, she had been staying in Napa with her mother, Mary Prouty, and had finished two years at Napa Junior College. After two years in the Peace Corps, Constance returned to St. Helena as a newlywed. She met her husband David Jones, a fellow Peace Corps volunteer, in Brazil. In the 1970s and early 80s, the front house was rented by Alberto Gallegos, then Robert Glakeler in the mid-1980s. Robert Prouty died on the Allyn Avenue property in 1999. By 2000, Connie Prouty had married John Cookus, and the two of them lived on the property. In 2003, the Cookus family sold to Grant and Leslie Ellis, who in turn sold to Christine Tittel in 2011.¹¹

Evaluation:

The National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible.

Criterion A/1: The property at 1420-1428 Allyn Avenue is not associated with events that have made a significant contribution to the broad patterns of our history. Both houses were constructed as small rental dwellings. The property is generally associated with the residential development of St. Helena in the early twentieth century. Research has not revealed that the property is significant within that or any other historic context. Therefore, the property is recommended not eligible to the NRHP or CRHR under Criterion A/1.

Criterion B/2: The property is not associated with the life of persons important to our history. The property was developed as rental housing for working-class people, and few of its earliest residents are known. Margaret Pritchard, who developed the houses and owned the property for two decades, was not an important figure in St. Helena history. Later property owners and residents, including the Catalani and Prouty families who lived on the property, were not significant contributors to St. Helena's development, and research has revealed no important professional accomplishments or lasting impact on local history. Therefore, the property lacks the association with important persons required for eligibility under Criterion B/2. The property is recommended not eligible to the NRHP or CRHR under Criterion B/2.

Criterion C/3: The property is not significant for its architecture. Research has revealed no evidence that it was designed by an architect or by an important local contractor, nor do its buildings exhibit the design elements present in architectural landmarks. The building is an unremarkable example of an early-twentieth century house in St. Helena. It lacks decorative features or references to a particular architectural style, and it is not an outstanding example of a vernacular architecture. Furthermore, it has been altered over the decades

⁹ Deeds on file with the Napa County Recorder; *The St. Helena Star*, "St. Helena Girl Leaves to Work with Peace Corps in Brazil," Sep. 17, 1964, 3; *The Press Democrat*, "Napa News," May 30, 1940, 6; *The Sacramento Bee*, "Keohane," May 28, 1940, 12; *The St. Helena Star*, "Announcing..." Jan. 21, 1971, 3.

¹⁰ Deeds on file with the Napa County Recorder; *The St. Helena Star*, "Transcripts Recorded," Apr. 6, 1945, 12; *The St. Helena Star*, "Morrison Funeral Chapel," Nov. 21, 1941, 6; *The Napa Valley Register*, "Narciso Catalani," Mar. 8, 1961; *The Napa Valley Register*, "Sabina Catalani," May 7, 1977, 2.

¹¹ Deeds on file with the Napa County Recorder; *The St. Helena Star*, "St. Helena Girl Leaves to Work with Peace Corps in Brazil," Sep. 17, 1964, 3; *The Napa Valley Register*, "Napa Girl Finds Husband in Peace Corps," July 18, 1966, 13; *The Napa Valley Register*, "Robert Prouty," Mar. 31, 1999, 26; St. Helena City Directories, 1979, 1981, 1986.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 11 of 11 *Resource Name or # (Assigned by recorder) 1420-1428 Allyn Avenue

*Recorded by Kara Brunzell *Date: May 10, 2021 ☒ Continuation ☐ Update

with a stucco façade and additions. For these reasons, the property is recommended not eligible to the NRHP or CRHR under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 1420-1428 Allyn Avenue is an example of a well-understood type of construction and does not appear to be a principal source of important information in this regard.

The property is recommended not eligible for listing on the NRHP or CRHR and therefore does not qualify as a historical resource under CEQA.

RECEIVED

By Xgamero at 5:26 pm, Mar 16, 2021

WATER USE ANALYSIS

1420/1428 ALLYN AVE, ST. HELENA, CA 94574

APN: 009-305-003

MARCH 1, 2021



PREPARED BY:

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

TABLE OF CONTENTS

I. INTRODUCTION & GENERAL OVERVIEW.....3

 A. INTRODUCTION3

 B. PROJECT DESCRIPTION3

II. EXISTING WATER USE ANALYSIS.....3

III. PROPOSED WATER USE ANALYSIS4

IV. CONCLUSION.....5

I. Introduction & General Overview

A. Introduction

Madrone Engineering has prepared this report to assist the 1420/1428 Allyn Ave project with compliance with the 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 owner of the property at 1420/1428 Allyn Ave is proposing to demolish an existing 2-bedroom ADU (1420), carport, and garage and construct an addition to the existing 2-bedroom main residence (1428). The property currently has 4 total bedrooms. The result of this project will be a single structure containing a 1-bedroom main residence (1420) and a 2-bedroom ADU (1428) for a total of 3 bedrooms. The project also involves reducing the amount of landscaping, and constructing a new pool.

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. Existing Water Use Analysis

The existing residence at 1428 Allyn Ave is a 2-bedroom, and the existing ADU (1420) is also a 2-bedroom. 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. Existing residential water use on the property can be estimated at **480 gallons per day**.

Existing landscaped area appears to total approximately 3,075 square feet. Using an estimate of 0.3 gallons per square foot per watering cycle, and assuming landscaping is watered every three days during the non-rainy months (6 months of the year), approximate existing water use for landscaping (averaged out for the entire year) is **150 gallons per day**.

Based on the above calculations, the existing **baseline water usage** for the parcel can be estimated at **630 gallons per day**.

III. Proposed Water Use Analysis

This project proposes demolishing the existing 2-bedroom ADU and constructing a 1-bedroom addition to the existing main residence as well as a pool. The result of this project will be a single structure containing a 1-bedroom main residence and a 2-bedroom ADU for a total of 3 bedrooms. Existing fixtures in the main residence will be replaced with low-flow fixtures. The remodeled residence will have 2 toilets, 5 bathroom sinks and 1 sink in the kitchen, as well as a clothes washer and dish washer.

Average rainfall in the project area is ~30 inches per year, and average PAN evaporation is ~60 inches per year. This equates to an average water loss from a pool equal to ~16.67 gallons per square foot per year.

Please see Table 1, below, for a summary of the proposed water use generated by the remodel of the main residence and the addition of the pool.

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	2	1.28 gal		3	2	8 gal	2803 gal
LowFlow Lavatory Faucet	5	1.5 gpm	0.25 min	3	2	2 gal	821 gal
Low Flow Kitchen Faucet	1	1.5 gpm	4 min	2	2	24 gal	8760 gal
Low Flow Shower Head	1	1.5 gpm	8 min	1	2	24 gal	8760 gal
Bath	1	22.0 gallons		0.2	2	9 gal	3212 gal
Pool	360	16.7 gallons/year		-	-	16 gal	6001 gal
Clothes Washer	1	12 gal per load		0.37	2	9 gal	3241 gal
Dish Washer	1	4 gal per cycle		0.5	2	4 gal	1460 gal
Total						96 gal	35,059 gal

The 2-bedroom accessory dwelling unit will have 1 toilet, 1 bathroom sink, and 1 sink in the kitchen, as well as a dish washer. Please see Table 2, below, for a summary of the proposed water use generated by the new ADU.

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	1	1.28 gal		3	2	8 gal	2803 gal
LowFlow Lavatory Faucet	1	1.5 gpm	0.25 min	3	2	2 gal	821 gal
Low Flow Kitchen Faucet	1	1.5 gpm	4 min	3	2	36 gal	13140 gal
Low Flow Shower Head	1	1.5 gpm	8 min	1	2	24 gal	8760 gal
Dish Washer	1	4 gal per cycle		0.5	2	4 gal	1460 gal
Total						74 gal	26,984 gal

Proposed landscaping appears to total approximately 180 square feet. Using the landscape estimate formulas referenced in Section II, approximate water use for the proposed landscaping (averaged out for the entire year) is **9 gallons per day**

The proposed pool can be filled with trucked water rather than City water. Based on the above calculations, the **proposed water usage** for the parcel can be estimated at **179 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	630	229,950	0.706
Proposed Water Use	179	65,335	0.201
Net Water Usage	-451	-164,615	-0.505

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.



BUILDING/FIRE DEPARTMENT
1480 Main Street
St. Helena, CA 94574

Phone (707) 968-2657
Fax (707) 963-7748

LICENSED CONTRACTOR DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class C36 C42 HIC Lic. No. C-511333 Exp. Date _____
Signature of Contractor _____

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason:

- () I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7044, Business & Professions Code)
- () I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044, Business & Professions Code)
- () I am exempt under Sec. _____ B. & P.C. for this reason _____

Date _____ Owner _____

WORKER'S COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

- () I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- () I have and will maintain workers' compensation insurance as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance and policy number are: _____ Policy No. _____

(This section need not be completed if the permit valuation is for \$100.00 or less.)

() I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date _____ Applicant _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____

Lender's Address _____

IMPORTANT: Application is hereby made to the Director of Building and Safety for a permit subject to the conditions and restrictions set forth on this application.

1. Each person upon whose behalf this application is made & each person at whose request and for whose benefit work is performed under or pursuant to any permit issued as a result of this application agrees to & shall indemnify & hold harmless the City of St. Helena, its officers, agents, and employees.
2. Any permit issued as a result of this application becomes null and void if work is not commenced within 180 days from date of issuance of such permit, or cessation of work for 180 days will subject permit to cancellation.

I certify that I have read this application and state that the above information is correct. I agree to comply with all City and County ordinances and State laws relating to building construction, and hereby authorize representatives of this County to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant _____ Date _____

Print Name of Applicant _____

DATE	6/9/2011	VALUATION		PERMIT NO.	BD1106-00
JOB SITE ADDRESS	1428 Allyn Ave	APN	009305003		
OWNER -	GEORGE CALOYANIDIS 1428 Allyn Ave Saint Helena CA 94574	CONTRACTOR -	SILVERADO PLUMBING/MR. ROOTER 131 CAMINO DURADO NAPA CA 94558		
		Bus. Lic. No.	10811		
NEW SEWER LINE FROM BACK HOUSE TO EDGE OF SIDEWALK USING PIPE BURSTING METHODS					
FEE DESCRIPTION		FEES			
PLUMBING FEES		101-31-20	\$25.00		
Subtotal			\$	\$25.00	
Plan Check Fee Paid			\$	\$25.00	
TOTAL FEES			\$	\$0.00	

INSPECTION	DATE	INSPECTOR
TEMP. POWER POLE		
FOUNDATION		
UFER Ground		
Footings And Set Backs		
Geotechnical Engineer Approval		
Forms		
Slab		
Piers		
Block Grout		
Under Floor Plumbing		
Under Floor Mechanical		
Under Floor Framing		
Under Floor Insulation		
ABOVE	APPROVALS REQUIRED	BEFORE SUBFLOORING
STAB FLOOR		
Under Slab Plumbing		
Under Slab Mechanical		
Under Slab Electrical		
ABOVE	APPROVALS REQUIRED	BEFORE POURING CONCRETE
FRAMING / ALL TRADES		
Roof Nailing		
Roof Electrical		
Second Rough Plumbing		
Gas Test		
Water Service (20" Copper)		
DWV Test		
SEWER / WATER CONNECTION		
Shear Walls		
Second Rough Mechanical		
Structural Framing & Emergency Egress		
Truss Calculations: Roof	Floor	
Tub-Shower Pan		
T-Bar Ceiling-Wiring-Hvac		
Latit-Siding		
ABOVE	APPROVALS REQUIRED	BEFORE COVERING
Insulation: Walls	Ceiling	
Sheetrock Nailing		
Stucco		
Scratch Coat		
Brown Coat		
FIRE PROTECTION SYSTEMS		
Underground Systems		
Above Ground Systems (Before Sheetrock)		
Monitoring Systems		
Sprinkler Systems Final Test-Insp. Clearance		
Fire Alarm System		
Auto Hood Protection System		
SWIMMING POOLS		
Pre-Gunite: Steel-Bonding		
Plumbing		
Electrical		
Pre-Deck		
Pre-Plaster: Equipment-Fencing		
Gas Line - Underground Conduit		

INSPECTION	DATE	INSPECTOR
FINAL INSPECTION		
Building		
Electrical		
Gas Line		
Smoke Detectors		
Fire Dept.		
Public Works		
Environmental Health		
Re-Roof		
Service Change		
TOILET RETROFIT		
BACKFLOW PREVENTION DEVICE		
SIGN-OFF SHEET		

INSPECTOR'S NOTES

SEWER I/M Post 6-13-11

1420 ALLYN AVENUE, ST. HELENA, CA 94574

APN # 009-305-003

July 9, 2021 (Revision of March 12, 2021 and April 24, 2021)

WRITTEN STATEMENT by George Caloyannidis and Christine Tittel Family Trust, Owners

DESIGN REVIEW & DEMOLITION APPLICATION

PROJECT DETAILS:

Purpose:

For the past 22 years we have been residing at our home we built at 2202 Diamond Mountain Road in Calistoga. It is located at the end of a 3.2-mile winding road at elevation 1,850 feet. As we advance in years, we will find it progressively challenging to negotiate this road and hope to have a residence in town.

Existing Conditions:

The property originally consisted of two parcels with current addresses 1420 (rear home) and 1428 Allyn Avenue (front home). Both homes are one-story, each having its own PG&E electric and gas meters. Both homes have a combined water meter and sewer connection under the 1428 address.

The common sewer line was sleeved in 2011 under Permit # BD 1106-009.

The front home was remodeled in 2012 under Permit # BD 12010-022 and received the St. Helena Beautification Foundation Award in 2014.

Project Description:

The rear home (1420) with a gross living area of 728 sq.ft. and its carport of 187 sq.ft. will be demolished. In its place a new one-bedroom main residence will be built attached to the front home. In order to facilitate this connection, a portion of the front home garage of 210 sq.ft. will also be demolished. The existing laundry area in the garage rear consisting of 58 sq.ft. will be attached to the new home and converted to a powder room (See Sheet A2.1).

The proposed new main residence is partially two-story with a max. ridge height of 25 feet, a gross living area of 2,732 sq.ft. (1,605 sq.ft. first floor / 1,127 sq.ft. second floor), a 400 sq.ft. two-car garage and a rear covered porch of 387 sq.ft., 10-foot side-yard and 20-foot rear yard setbacks with a swimming pool withing the latter.

The new main residence address shall remain 1420 Allyn Avenue and have a slightly relocated and enlarged PG&E services meters, the size of the electric meter to be determined considering its new solar panels of approx. 1,100 sq.ft.

The front 2-bedroom / 2-bathroom / kitchen residence will remain intact but without a garage and its laundry machine relocated in the street-facing existing bathroom. It has a 1,195 sq.ft. living area and a height of 17.5 feet at its ridge. This structure will be re-assigned as an ADU to the new main residence.

Both structures shall be fire sprinklered.

Access:

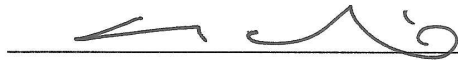
The existing access driveway will remain, leading to the common yard which can accommodate two more cars in addition to the 2-car garage.

A 12-feet wide, and 6-feet high access gate recessed a min. of 30 feet from the street property line is planned.

Appearance:

The front home was remodeled in its original early 20th century style with horizontal gray siding and white trim, windows and doors.

We feel that mimicking this appearance in the design of the new residence is inappropriate. We propose using vertical wood siding without butts, painted anthracite with black door and windows and anthracite trim. It will distinguish the new from the old while maintaining the traditional, rural, small-town architectural character of St. Helena.



George Caloyannidis

Date: July 9, 2021



Christine Tittel

Date: July 9, 2021

ST. HELENA STAR

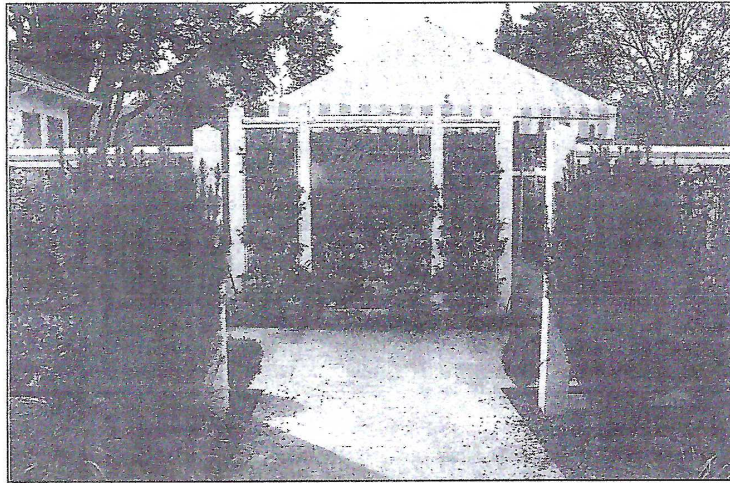
THURSDAY, FEBRUARY 13, 2014 — 50 CENTS

PUBLISHED IN THE HEART OF NAPA VALLEY SINCE 1874

VOL. CXL — NUMBER 22

COMMUNITY

Beautification Foundation awards



Cynthia Sweeney photo

The St. Helena Beautification Foundation has announced this year's recipients of its "We Love What You've Done" Valentine Awards. This year, awards went to George Caloyannidis, 1428 Allyn Ave.; Colleen and Jon Mark Chappellet, 2610 Pinot Way; Wine Warehouse at Dowdell Lane and Lafata Street; Rianda House and Rianda volunteers, 1475 Main St.; Dolly and Glenn Matteucci's home at 1700 Mitchell; and, pictured here, VGS Chateau Potelle Winery, Jean-Noel Fourmeaux Du Sartel, Highway 29 and Dowdell Lane. Winners are presented with a framed notice of appreciation right before Valentine's Day each year.

From: leslie ellis <leslie.ellis@comcast.net>
Date: August 30, 2021 at 2:22:03 PM PDT
To: Daniel Hale <dhale@cityofsthelena.org>
Subject: Fwd: [External] 1420/1428 Allyn Ave Proposed Project

Hello Planning Commissioners:

I am writing concerning the proposed two story house to be built on the 1420/1428 Allyn Ave lot. I am the neighbor to the North side at 1440 Allyn Ave. After receiving the proposed plans and notification my husband Grant and I went out and walked our property with the plans submitted to the City for approval. We have a few major concerns:

1. The proposed two story home has a window on the north side second story (facing our home) which will line up directly with an existing window in our (kitchen/ dining/ great room which will allow the owners of that home to look directly into our home. Thus taking away privacy in our home. Our windows are at 18 ft-24 ft. Our great room is a very tall one story room.
2. The proposed two story house will also directly impact our backyard privacy allowing the homeowners to look directly into our currently very private backyard.

I am not opposed to a high roof line, even two story buildings. I am opposed to new builds that directly impact our privacy in private spaces.

I would like to invite all of you to come to our home at 1440 Allyn Ave before the September 7th meeting. This way you can see the impact the proposed new build would do our interior and exterior privacy. I am also requesting that Story Poles be put up for a week, so we (neighbors that would be impacted) can see the exact impact this proposed build would have on our privacy.

I can be reached at Leslie.ellis@comcast.net or by cell 707-363-7811 to set up a time to tour our property.

Thank you for your time and I look forward to hearing from you all.

Sincerely,
Leslie Ellis

Dear Planning Commission Members,

Re: 1420/1428 Allyn Avenue demolition permit and design review

I reside at 1731 Pine Street, where my family has lived for the past 30 years. My property is located to the east side of 1428 Allyn Ave. While changes are inevitable and even necessary, there seems to be a growing lack of consideration for neighbors' privacy with new development in our small community.

Understanding that Mr. Caloyannidis has met all building code regulations I would still like to request some measure of privacy to my property and that of my neighbors; perhaps some privacy-fencing, tall hedges and mature evergreen trees in the landscape, which could also help offset the scale of the home compared to neighboring properties.

Another issue is the view from the proposed second floor windows directly into my back yard as well as our neighbor's pool and patio area. I question the reason for the orientation of the windows (seven in total) and wonder if the upstairs rooms could be situated so that most of the windows face the western mountain view rather than east, into our backyards; and/or that any eastern facing windows be placed above eye level as to still afford the occupants natural lighting and neighbors their privacy. When referencing St. Helena Municipal Code, 17.164.030 design criteria #8, it does not seem that the planning and siting of the various functions or the building on the site are providing a desirable environment for the general community.

Thank you for your consideration.

Mirja Chandler
1731 Pine St.
St. Helena

Xinia Gamero

From: Ann Mulroy <annmulroy@gmail.com>
Sent: Thursday, September 2, 2021 4:36 PM
To: Public Comment
Subject: [External] 1420/1428 Allyn Ave

I own the house next door to this project at 1416 Allyn Ave. I would like to request that the owner put up story poles so that the neighbors can see the size of the new building.

Thank you,
Ann Mulroy

Sent from my iPhone

September 3, 2021

Proposed Two Story Building at 1420/1428 Allyn Ave

To Planning Commissioners:

Please do not approve the two-story construction project at 1420/1428 Allyn Ave as it is currently proposed.

The proposed dwelling, as drawn, will severely encroach on our privacy both inside and outside of our home. Grant and I live at 1440 Allyn Ave which is on the North side of the proposed project. Because the proposed project is two stories and located on the back portion of the lot, it will have a clear view into our backyard, pool and hot tub, but more worrisome is the location of one bedroom window on the north side of the second story. This window will have a direct view down into our kitchen and great room through an existing large window on our house. We are unable to put curtains on this window because it is high on the wall and it is a hopper style window that opens inward for ventilation. We are particularly worried about the night time view. Please see attached photo of the night time view into our home from the proposed project's bedroom window.

We have spoken with George Caloyannidis, the applicant of the proposed build. We have discussed several options to address the loss of privacy inside our home. He offered to delete the window in question if the pitch of the roof could be reduced slightly, allowing him to place an egress window on the east side of the bedroom. He also offered to pay for one-way glass to be installed in our existing window. Unfortunately we have discovered that one-way glass does not work at night.

Deleting the window has become the most viable option for us; however, we have not yet come to a resolution that stratifies both parties. Grant and I feel that no approval should be given until this issue is resolved.

I am also worried about loss of privacy in our backyard. Anyone in the second floor can look down directly into our backyard from the many eastern facing windows on the proposed dwelling. Please see attached view of our backyard as seen from the Eastern facing, second story windows on the proposed dwelling.

The proposed two story building, set so far back on the lot, with its many windows, will have a negative effect on the privacy of many surrounding properties. Ideally, the new project would be a one story home similar the surrounding homes. This would allow everyone to maintain their current privacy. We urge you to protect our privacy, and the privacy of all neighbors when voting on this project.

Thank you,

Grant and Leslie Ellis



