



****Amended 1/18/22****
City of St. Helena
Planning Commission
Regular Meeting
Tuesday, January 18, 2022 @ 6:00 PM

This meeting will be conducted pursuant to the provisions of Government Code Section 54953 (as amended by AB 361) which authorizes teleconferenced meetings under the Brown Act during certain proclaimed States of Emergency. The Governor of California proclaimed a State of Emergency related to COVID-19 on March 4, 2020. This teleconferenced meeting is necessary so that the city can conduct essential business and is permitted under Government Code 54953 in order to protect public health and safety of attendees.

Consistent with Government Code Section 54953, this City Council Meeting will be held via teleconference only, and will not be physically open to the public. Commission members and staff will teleconference into the meeting by audio and/or video. The meeting will be conducted via Zoom Webinar.

The Planning Commission meeting will be live-streamed on Comcast Channel 28 and on the City's website, barring technical difficulties. Those members of the public wishing to participate must do so remotely via Zoom electronic meetings in the following ways; by either logging onto the Zoom link located on the meeting agenda (please download the app to your computer or mobile device) and enter the meeting ID or by calling a listed number and enter the meeting ID. Public comment for Planning Commission meetings will be accepted via email to publiccomment@cityofstheleena.org. All public comments must be emailed by 4:00 PM prior to the meeting. Emailed public comments will not be read out loud but will be publicly available and attached to the on-line Planning Commission agenda.

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

Please click the link below to join the meeting:

<https://us02web.zoom.us/j/88391869734>

Or One tap mobile :

US: +16699006833,,88391869734# or +12532158782,,88391869734#

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

Webinar ID: 883 9186 9734

International numbers available: <https://us02web.zoom.us/j/88391869734>

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
18 de enero de 2022 @ 6:00 PM

Esta reunión será realizada conforme a las provisiones del Código de Gobierno Sección 54953 (modificada por AB 361) la cual autoriza las reuniones de teleconferencia bajo el Brown Act durante ciertos Estados de Emergencia. El gobernador de California proclamó Estado de Emergencia relacionado con el COVID-19 el 4 de marzo del 2020. Esta reunión por teleconferencia es necesaria para que la ciudad pueda realizar deberes esenciales y es permitido bajo el Código de Gobierno 54953 en orden de proteger la salud pública y seguridad de los asistentes.

Consistente con el Código de Gobierno Sección 54953, esta reunión del Comité de Planificación será realizada via teleconferencia y no será físicamente abierta al público. Miembros del comité y personal atenderán la reunion por audio y/ o video. La reunion será transmitida via Zoom.

La reunión del Comité 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.

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

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1. PLEDGE OF ALLEGIANCE
2. CALL TO ORDER AND ROLL CALL
Chair: John Ponte
Vice Chair: Daniel Hale

Commissioners: Autumn Anderson, Rosaura Segura and Marika Rothfeld.

City staff present at the meeting will be noted in the minutes.

3. PUBLIC FORUM:

This is an opportunity for the public to address the Commission on items of interest to the public that are NOT listed on the agenda. Because of restrictions imposed by the Brown Act, the Commission may not engage in discussion nor take action on matters not described on the agenda. **Please observe the time limit of four minutes.**

4. CONSENT ITEMS

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

4.1. Approval of Minutes December 9, 2021

7 - 9

[Planning Commission Minutes 12.09.2021](#)

5. PUBLIC HEARINGS

5.1. Request by Gary Cohn on behalf of Antonio and Rita Castellucci 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 1547 Allyn Avenue in the Medium Density Residential zoning district.

11 - 65

CEQA Determination: Exempt from the requirements of CEQA 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 CEQA Guidelines Sections 15301, 15303 and 15332; 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 1547 Allyn Avenue.

[PC - Request by Gary Cohn on behalf of Antonio and Rita Castellucci for adoption of a resolution approving a demolition permit and design review in or - Pdf](#)

5.2. Request by Megan Collins on behalf of E. & J. Gallo Winery for adoption of a resolution approving a use permit amendment in order to expand wine tasting uses into the entirety of the existing building located at 1321/1325 Main Street in the Central Business zoning district.

67 - 105

CEQA Determination: Exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301 which exempts the operation, permitting and leasing of private structures.

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 CEQA Guidelines Section 15301; and
2. Accept the required findings and approve a resolution granting use permit amendment approval for wine tasting, wine sales, accessory art/merchandise sales, and limited special events (up to 6 per year) uses to expand in the building located at 1321/1325 Main Street.

[PC - Request by Megan Collins on behalf of E. & J. Gallo Winery for adoption of a resolution approving a use permit amendment in order to expand wine - Pdf](#)

[**Letter of Support SHChamber\(1\)](#)

- 5.3. A request to adopt a resolution approving a demolition permit for existing structures and design review to accommodate the construction of a single family home and accessory structure located at 1504 Stockton Street in the Medium Density Residential (MR) zoning district.

107 - 173

CEQA Determination: Categorically exempt pursuant to Section 15303 (Construction or Conversion of Small Structures) of the CEQA Guidelines

Prepared By: Chantal Power

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 15303; and
2. Accept the required findings and approve a resolution granting demolition permit and design review approval for the proposed construction on the property located at 1504 Stockton Street.

[Staff Report - 1504 Stockton St.](#)

[**Presentation](#)

[Public Comment Myers\(1\)](#)

6. SCHEDULED MATTERS

6.1. None

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 February 1, 2022, at 6:00 p.m.

I do hereby certify that a copy of the foregoing agenda was posted on the City website on January 7, 2022 and amended on January 18, 2022.

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
Special Planning Commission Meeting
Thursday, December 9, 2021 @ 6:00 PM
Virtual Meeting

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

Present: Chair John Ponte, Vice Chair Daniel Hale, Commissioner Autumn Anderson, and Commissioner Marika Rothfeld
Absent: Commissioner Rosaura Segura
Staff Present: Maya DeRosa, Planning & Building Director, Aaron Hecock, Senior Planner, and Xinia Gamero, Planning Commission Secretary

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

3. PUBLIC FORUM:

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

4. CONSENT ITEMS

4.1 **Approval of Minutes: November 2, 2021

Commissioner Autumn Anderson moved approve the minutes on the consent calendar. The motion was seconded by Commissioner Daniel Hale and on roll call carried by the following vote:

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

NOES: None

ABSENT: Rosaura Segura

ABSTAIN: None

RECUSE: None

5. PUBLIC HEARINGS

None.

6. NEW BUSINESS

None.

7. SCHEDULED MATTERS

- 7.1 Request by Rifugio Holdings, LLC for Sign Permit approval in order to place new signage on the recently remodeled building on the property located at 1334 Vidovich in the Service Commercial (SC) zoning district.

Chair Ponte opened the public hearing.

No ex parte communication was disclosed.

Senior Planner Aaron Hecock reported on the item and showed a presentation.

Applicant, Scott Gay addressed the Planning Commission.

Chair Ponte requested to receive public testimony.

No comments were received.

Chair Ponte closed the public hearing.

Vice Chair Daniel Hale moved that the project is exempt from the requirements of CEQA pursuant to Section 15311 of the CEQA Guidelines; and approve the application for a Sign Permit at 1334 Vidovich Avenue. The motion was seconded by Commissioner Autumn Anderson and on roll call carried by the following vote:

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

NOES: None

ABSENT: Rosaura Segura

ABSTAIN: None

RECUSE: None

8. DEPARTMENT REPORTS

- 8.1 Pop Up Permit Status Report

Planning and Building Director Maya DeRosa reported on the item and showed a presentation.

Additionally, the following items were reported:

- SB9 Urgency Ordinance goes before City Council at the December 14 meeting.
- Thanking staff and Planning Commissioners for service and wished all Happy Holidays.

9. AGENDA FORCAST

Chair Ponte also thanked and wished everyone Happy Holidays.

10. ADJOURNMENT

The December 9, 2021 minutes were approved at the January 18, 2022 Planning Commission meeting.

Chair Ponte adjourned the meeting at **6:25 p.m.**

APPROVED:

ATTEST:

John Ponte, Planning Commission Chair

Maya DeRosa, AICP
Planning and Building Director



PLANNING COMMISSION REPORT

Planning Commission Meeting of January 18, 2022

FILE NUMBER: PL21-023

SUBJECT: Request by Gary Cohn on behalf of Antonio and Rita Castellucci 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 1547 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: 05/19/21

ACCEPTED AS COMPLETE: 12/07/21

LOCATION OF PROPERTY: 1547 Allyn Avenue

APN: 009-303-008

GENERAL PLAN/ZONING: Medium Density Residential (MR)

APPLICANT: Gary Cohn

PHONE: (858) 755-7308

BACKGROUND

The existing approximately 9,254 square foot (sf) parcel is currently developed with a an approximately 800 sf, single-story, 2 bed/1 bath single-family home. The home was built in approximately 1920 and is approximately 16 feet in height.

PROJECT DESCRIPTION

The applicant is seeking demolition permit and design review approval to demolish an existing approximately 800 square foot (sf), 2 bedroom, 1 bathroom, single family home in order to construct a new 3,004-sf (1,487-sf on the first floor and 1,271-sf on the second floor), 3 bedroom, 3 1/3 bathroom, two-story, single-family residence with a 244-sf

attached 1-car garage. The first floor would consist of a great room, dining room, kitchen, entry area, bathroom, an office/guest area and the 1-car garage. The second floor would have two secondary bedrooms as well as a master bedroom suite with a deck facing the rear yard.

Exterior materials would consist of a sloping standing seam metal roof, vertical board and batten wood siding with some horizontal siding accents and stone cladding. The color scheme is white siding with a charcoal grey roof and grey stone. The height of the proposed home at its highest point would 24'9" feet which is approximately 9 feet taller than the existing 16' high home.

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 set-backs to preserve the character of existing residential areas and to avoid over-built lots. Require future development to conform to the pattern and density

of the neighboring areas. In order to complement existing town character and protect against incursion into vineyard agricultural areas.

- CD3.2 - Ensure that new residential designs contribute positively to existing neighborhoods by complementing character and incorporating design features, such as front porches, façade articulation and stepbacks.
- HE1.5 - Encourage innovative housing types and designs.
- HE2.6 - Promote a balance of types of housing throughout the whole community.

Staff Response: Staff believes that the proposed project is consistent with the General Plan policies listed above in that the home would provide an additional long-term housing opportunity within the City, would be professionally designed and constructed to suit the site, and would result in an updated and modernized structure 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%	9%	18.7%
Height of Main Building*	30 feet	16 feet	24' 9"
Building Width	60%	40%	55%
SIZE/SETBACKS	MINIMUM	EXISTING	PROPOSED
Lot Area	7,000 sf	9,254 sf	9,254 sf
Lot Width**	70 feet	64.58 feet	64.58 feet
Front Setback	20 feet	17' 9"	20+ feet
Side yard Setbacks***	10 feet	15' 6" / 23' 7"	10 feet / 10 feet
Rear Setback	20 feet	83' 10"	60+ feet
Density	5.1 du/acre = 1 unit	1 unit	1 unit

*A proposed fireplace chimney extends approximately 8 inches over the 25 foot height line, however, SHMC Section 17.112.080(A) permits height limitations to be exceeded by up to five feet for a chimney.

**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 fireplace on the east elevation projects approximately 10 inches into the sideyard setback for a length of approximately 7'8" which is allowed per SHMC 17.112.060(A) which permits architectural features (bay windows, eaves, fireplaces, chimneys, sills, etc.) less than fifteen (15) feet in length to extend into any required yard or setback for a distance of not more than two feet. As far as the Floor Area Ratio (F.A.R.) is concerned, a 9,254-sf parcel has a maximum F.A.R. of .318. This would allow up to approximately 2,943-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 .303 which is below maximum allowed on the site.*

EXISTING FLOOR AREA:

EXISTING DWELLING	804 SF
TOTAL 804 SF	

FLOOR AREA RATIO: 804 / 9,254 = .087

PROPOSED FLOOR AREA:

1stFloor	1,487 SF
2ndFloor	1,273 SF
GARAGE	244 SF
PARKING EXEMPTION	-200 SF
TOTAL 2,804 SF	

FLOOR AREA RATIO: 2,804 / 9,254 = .303

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 home was constructed in approximately 1920 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 April 27, 2021, the existing home is an unremarkable example of an early-twentieth century house and is not associated with events or persons who have had a significant contribution to the City's history. 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 Chaudhary & Associates, Inc. dated April 20, 2021 and attached to this report concluded that the proposed project would result in a reduction of water use on-site. The proposed home 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.

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.

Staff Response: As detailed in the attached plan set, the project includes a one-car garage and driveway which can easily accommodate the required 2 off-street parking spaces. Therefore, the project as proposed meets minimum on-site 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 1920 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. Furthermore, maintenance on the home has been neglected for some time and the home is currently in a state of disrepair. 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. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;
6. Compatibility with future construction both on and off the site;
7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;
8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
10. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
11. Whether natural features and vegetation are appropriately preserved and integrated with the project;
12. Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structures and functions;
13. Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors, create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;

14. Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials.

Staff Response: The proposed home meets or exceeds all required development standards as described above and would provide a new, modernized housing opportunity within the City. Additionally, the home was designed to be compatible and respectful to the site and the surrounding environment. While the existing adjacent home to the west at the corner of Madrona and Allyn is a modest single-story home, the other homes in the immediate surrounding area are large two-story homes. For these reasons, staff believes that the proposed project is consistent with the required design review criteria listed above. Per SHMC Section 17.164.040(C), only the proponent's failure to take reasonable account of the items discussed in Sections 17.164.010 through 17.164.030 shall justify the Commission's disapproving a proposal solely on the basis of design.

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 CEQA Guidelines Sections 15301, 15303 and 15332; 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 1547 Allyn Avenue.

ATTACHMENTS

[Resolution](#)

[Plan Set 8.25.21](#)

[Landscape Plans 11.04.21](#)

[Site Photos](#)

[Historic Resource Evaluation](#)

[Water Use Analysis 4.20.21](#)

[Demo Written Statement](#)

[Design Review Written Statement](#)

**CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
GRANTING DEMOLITION PERMIT AND DESIGN REVIEW APPROVAL TO
1547 ALLYN AVENUE (File No. PL21-023)**

PROPERTY OWNER: Antonio and Rita Castellucci **APN:** 009-303-008

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 1547 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 January 18, 2022; 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.*

1547 Allyn Avenue
Resolution / Conditions of Approval
January 18, 2022

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;*

1547 Allyn Avenue
Resolution / Conditions of Approval
January 18, 2022

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 use allowed under this approval shall have been applied for within one (1) year from the effective date of this action or the approval shall expire, provided however that the approval may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals.
 3. Any request for an extension of this approval shall be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
 4. The approvals shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.
 5. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.
 6. Pursuant to City Council Resolution 2003-65, the owner and applicant are informed of the following:

1547 Allyn Avenue
Resolution / Conditions of Approval
January 18, 2022

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 January 18, 2022, 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 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

1547 Allyn Avenue
Resolution / Conditions of Approval
January 18, 2022

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. The Applicant shall be responsible for all City plan check and inspection costs. The Applicant shall establish a Developer Deposit Account with the City upon the initiation of plan check services. The amount of the initial deposit shall be determined by the City Engineer. Additional funds may be required based upon actual plan check and inspection costs.
18. All improvements shall be designed in accordance with the City of St. Helena's Construction Standards. Approvals depicting improvements that do not conform to the City Standards do not constitute approval of an exceptions to this requirement unless explicitly authorized herein or in another City resolution.
19. Applicant shall submit site Improvement Plans, prepared by a registered Civil Engineer, for review and approval of the City. No final grading or other construction shall be performed until the Improvement Plans have been approved. The applicant shall not begin construction at the site prior to approval of the Improvement Plans.
20. Unless the Public Works Director determines that no analysis is needed due to the City's knowledge as to the soils condition of the site, a Soils and/or Geotechnical Report in accordance with Section 16.32.220 of the St. Helena Municipal Code is required. The report shall address, at a minimum, potential for liquefaction, R-values, expansive soils and seismic risk. The improvement plans shall incorporate all design and construction criteria recommended in the Geotechnical Report.
21. Post-construction storm drain runoff shall be limited to pre-construction levels. A drainage report shall be submitted with the improvement plans demonstrating that flows will not increase due to improvements being installed with this project.
22. A detailed Post-Construction Stormwater Control Plan (SCP) that identifies and sizes all permanent post-construction stormwater treatment BMPs shall be prepared and submitted for review approval. The Plan shall be prepared in accordance with the latest edition of the Bay Area Stormwater Management Agencies Association (BASMAA) Post- Construction Manual and the requirements of the State Water Resources Control Board Phase II Municipal Separate Storm Water System (MS4) General Permit (Order 2013-0001 DWQ).
23. The Applicant shall provide an Erosion and Sediment Control Plan (ESCP) and a schedule for implementation of approved measures to the Public Works Department for review and approval with the first improvement plans submitted for review. A

grading permit shall not be issued until the erosion and sediment control plan is approved.

24. An Encroachment Permit is required for all work within City right-of-way. Encroachment Permits will not be issued prior to the approval of the Improvement Plans.
25. The Applicant shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the Public Works Director.
26. If any hazardous material is encountered during the construction of this project, all work shall be immediately stopped and the Fire Department, Napa County Department of Environmental Services or other designated agency, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.
27. All streets, curbs, gutters, sidewalks, or other public facilities damaged in the course of construction associated with this Project shall be the responsibility of the Applicant and shall be repaired to the satisfaction of the City at the Applicant's expense.
28. All construction water used for the project shall be obtained from a source other than a City of St. Helena potable water sources. Applicant shall provide verification that an outside source of construction water, recycled water, e.g., has been established and will be available for the duration of the project construction.
29. During construction, dust control must be maintained to the City's satisfaction.
30. If construction occurs during a water emergency, all water use (including domestic and irrigation) shall be subject to the regulations as specified in Article 2 of Chapter 13.04 of the City of St. Helena Municipal Code.
31. The Applicant shall construct all of Public Improvements generally shown on the Conceptual Site Improvement Plans and more specifically described below:
 - a. All curb and gutter shall be in conformance with City Standard 310. All curb and gutter to be demolished shall be removed to the nearest construction joint. Dowelling shall be required at the transition of the new and existing curb and gutter.
 - b. The driveway shall be constructed in accordance with City Standard 314A.
 - c. The sidewalk shall be constructed in accordance with City Standard 315. All sidewalk to be demolished shall be demolished in entire squares of sidewalk (no partial squares). Dowelling shall be required at the transition of new and existing sidewalk.
 - d. All sidewalk cross drains shall be construction per City Standard 501.
 - e. Any trees planted near the existing and proposed public sidewalk shall be installed with root barriers to prohibit roots from damaging the public sidewalk as the trees grow.

32. No lot-to-lot drainage is allowed. No concentrated drainage may discharge across sidewalks. All site drains must be connected to the public storm drain system or discharged through the face of curb or to an established waterway.
33. A backwater check valve shall be installed in the building sewer line at a location approved by the City Engineer if the building has a finished floor elevation twelve (12) inches or less above the top elevation of the nearest upstream manhole or cleanout. Backwater check valves shall be approved by the City Engineer prior to installation.

Building Department Conditions of Approval

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

Fire Department Conditions of Approval

42. Plans submitted for building permit shall exhibit compliance with the current St. Helena Fire Code, as adopted and codified in St. Helena Municipal Code Chapter 15.36.
43. Fire sprinklers shall be installed as required by Fire Code and the Fire Department.

44. One hour minimum fire-resistant construction on all exterior walls within 10' of property boundary is required. Fire resistant construction of interior walls shall be determined by type of occupancy.
45. 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 January 18, 2022 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

John Ponte
Chair, Planning Commission

Maya DeRosa, AICP
Planning and Building Director

1

LINE OF EXISTING BUILDING FOOTPRINT TO BE DEMOLISHED

2

LINE OF PROPOSED BUILDING FOOTPRINT

3

LINE OF SECOND FLOOR ABOVE

4

NEW CONCRETE DRIVEWAY

5

NEW CONCRETE PANELS

6

NEW GRAVEL DRIVEWAY

7

NEW GRAVEL WALKS. SEE LANDSCAPE PLAN

8

NEW CONCRETE POOL SURROUND AND AND TERRACE

9

LINE OF EXISTING ROOF ABOVE

10

NEW STONE WRAPPED COLUMNS

11

EXISTING GRADES TYP.

12

LANDSCAPED AREAS. SEE LANDSCAPE PLANS

13

WOOD FENCE AND GATE. SEE LANDSCAPE PLANS

14

EXISTING CONCRETE DRIVEWAY AND CURB CUT TO BE REMOVED AND REPLACED TO CITY STANDARDS. SEE CIVIL PLANS.

15

EXISTING CONCRETE DRIVEWAY AND CURB CUT TO BE WIDENED PER CITY STANDARDS. SEE CIVIL PLANS

16

EXISTING WATER METER AND LATERAL

17

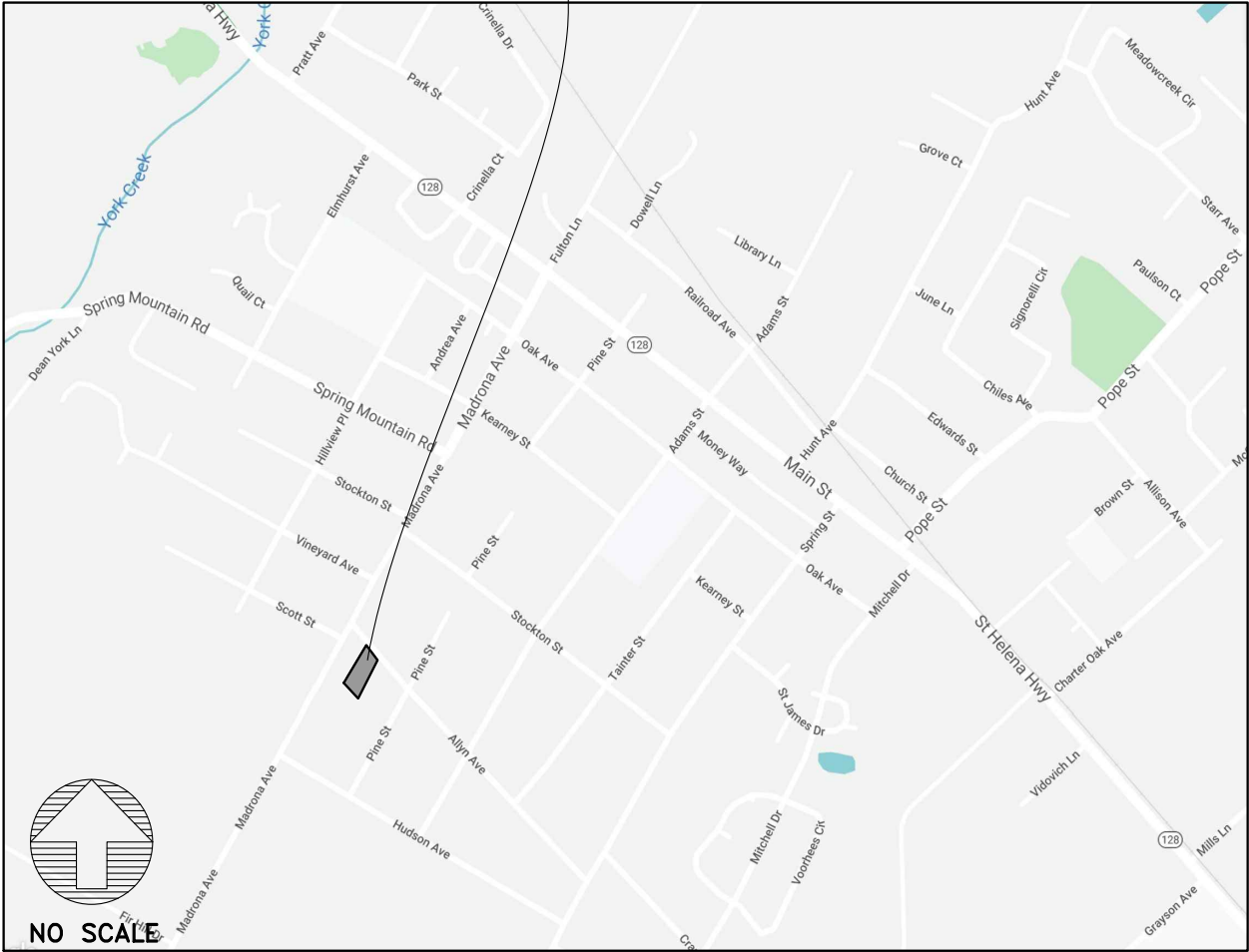
EXISTING SEWER SERVICE

18

BIO-RETENTION BASIN. SEE CIVIL PLANS

PROJECT SITE
1547 ALLYN AVE

ST. HELENA



NO SCALE

AREA CALCULATION:

EXISTING:
HOUSE TO BE DEMOLISHED: 790 SQ. FT.

NEW PROPOSED:
LOWER LEVEL LIVING (INCLUDES GARAGE): 1,731 SQ. FT.
UPPER LEVEL LIVING: 1,273 SQ. FT.
SUBTOTAL: 3,004 SQ. FT.
GARAGE ALLOWANCE: <200> SQ. FT.
NET TOTAL LIVING AREA: 2,804 SQ. FT.

ALLOWED FAR:

PER TITLE 17, SECTION 17.10.070 A.1, TABLE, THE MAXIMUM FLOOR AREA IS 2936 SQ. FT.

LOT COVERAGE:

NEW PROPOSED: $\frac{1,731 \text{ SQ. FT.}}{9,254 \text{ SQ. FT.}} = 18.7\%$

OWNER / APPLICANT: THE TRUST OF ANTONIO AND RITA CASTELLUCCI

SITE ADDRESS: 1547 ALLYN AVENUE
SAINT HELENA, CA. 94574

APN: 009-303-008-000

LEGAL DESCRIPTION: The land referred to is situated in the County of Napa, City of Saint Helena, State of California, and is described as follows: Lot 23, as shown on the Map entitled, Map of the Subdivision of the Wade Tract, St. Helena, Napa Co., Cal., filed June 25, 1988, in Book 1 of Maps, Page 105, in the Office of the County Recorder of the County of Napa, State of California.

LOT AREA: 9,254 S.F. (GROSS & NET AREA)

ZONE: MR

SITE PLAN KEY NOTES

VICINITY MAP

AREA TABULATIONS

PROJECT DATA

COHN + ASSOCIATES
ARCHITECTURE PLANNING

740 LOMAS SANTA FE AVE SUITE 205
SOLAN BEACH, CALIFORNIA 94075
805/753-7328 F. 805/753-5889

LICENSED ARCHITECT
CARY L. COHN
NO. 61550
REN. 4/30/23
STATE OF CALIFORNIA

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20'-0" REAR YARD SETBACK

NO NEW LANDSCAPING CAN BE PLANTED DURING THE DECLARED PHASE II WATER EMERGENCY.

10'-0" SIDE YARD SETBACK

32'-11"

11'-7"

20'-0" FRONT YARD SETBACK

15'-8"

10'-0" SIDE YARD SETBACK

21'-5"

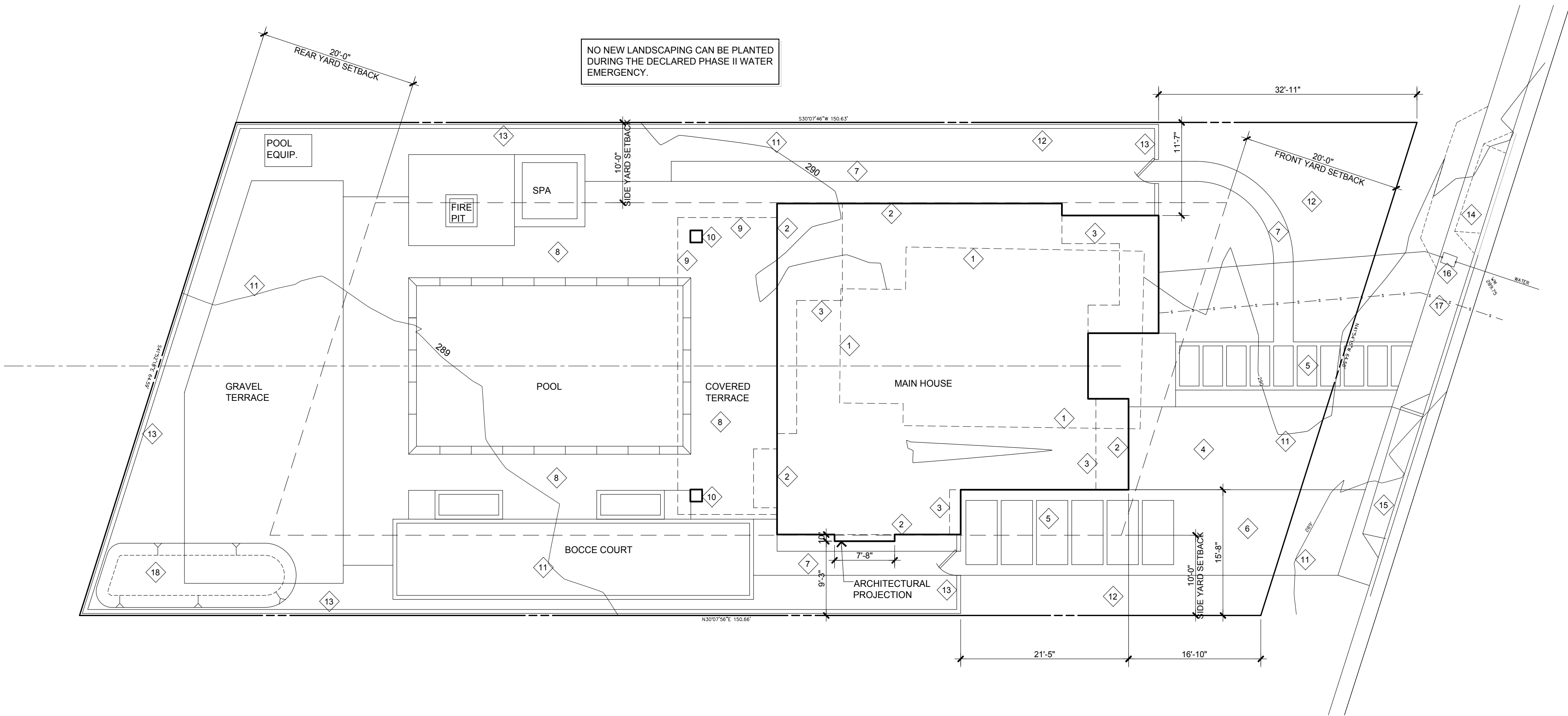
16'-10"

SCALE: 1/8"=1'-0"

0 2 4 8 16
1

OR
SHEETS

A1



SITE PLAN

SUBMITTAL DATE	PURPOSE
5/7/21	DESIGN REVIEW
7/19/21	DESIGN REVIEW 2

DATE MODIFIED:	7/12/21
DRAWN BY:	G.C.
JOB NUMBER:	2020
DWG FILE:	AAR_SITE

Page 26 of 173

Agenda Item #5.1.

COHN + ASSOCIATES
ARCHITECTURE PLANNING

740 LOMAS SAN JOSE
SAN JOSE, CALIFORNIA 95128
408.755.7308 F. 408.755.5880



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CASTELLUCCI RESIDENCE
1547 ALLYN AVENUE
ST. HELENA, CALIFORNIA

SUBMITTAL DATE	PURPOSE
5/7/21	DESIGN REVIEW
7/19/21	DESIGN REVIEW 2

DATE MODIFIED:	7/19/21
DRAWN BY:	G.C.
JOB NUMBER:	2020
DWG FILE:	AAR_SITE

SHEET

A1.1

OF SHEETS

SITE DEMO PLAN KEY NOTES

- 1
- LINE OF EXISTING BUILDING FOOTPRINT TO BE DEMOLISHED

2

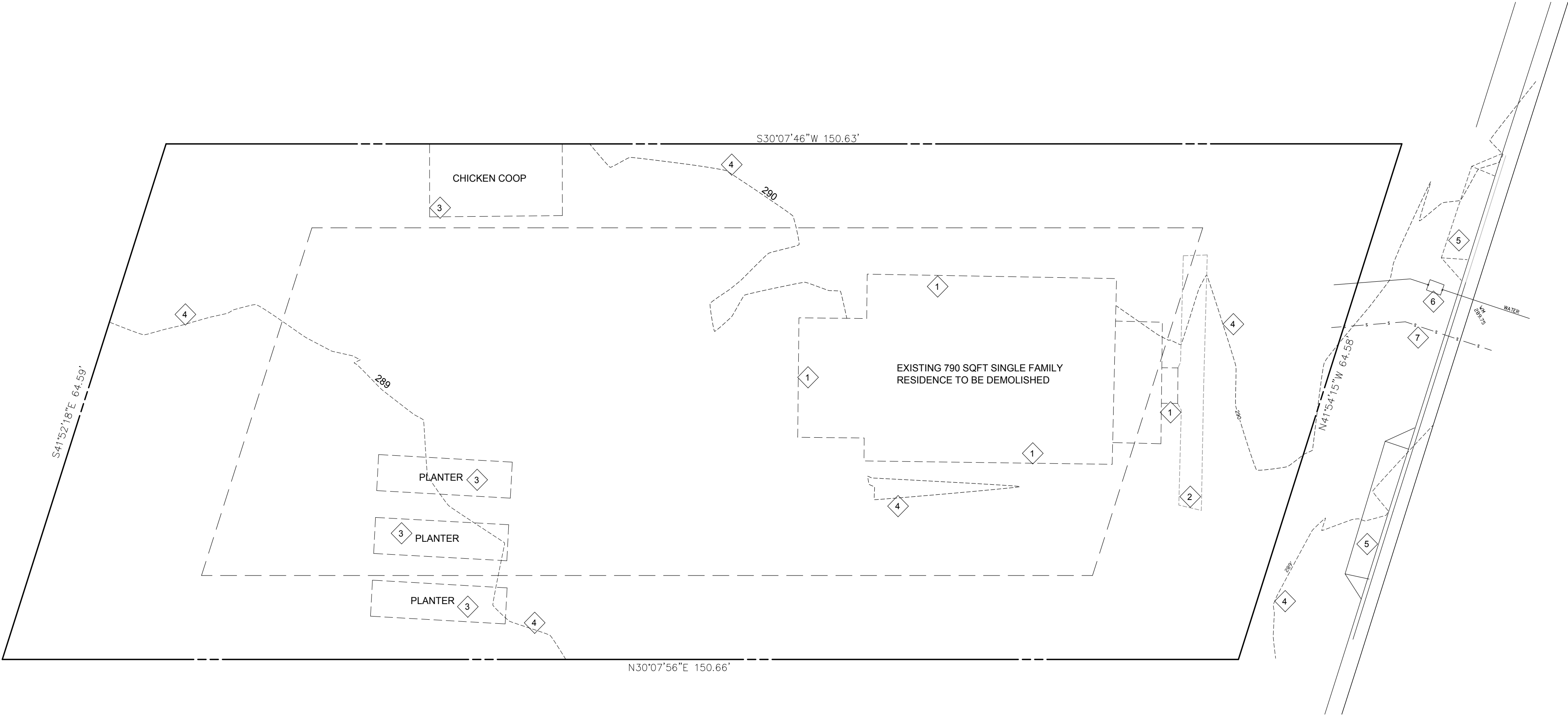
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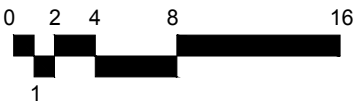
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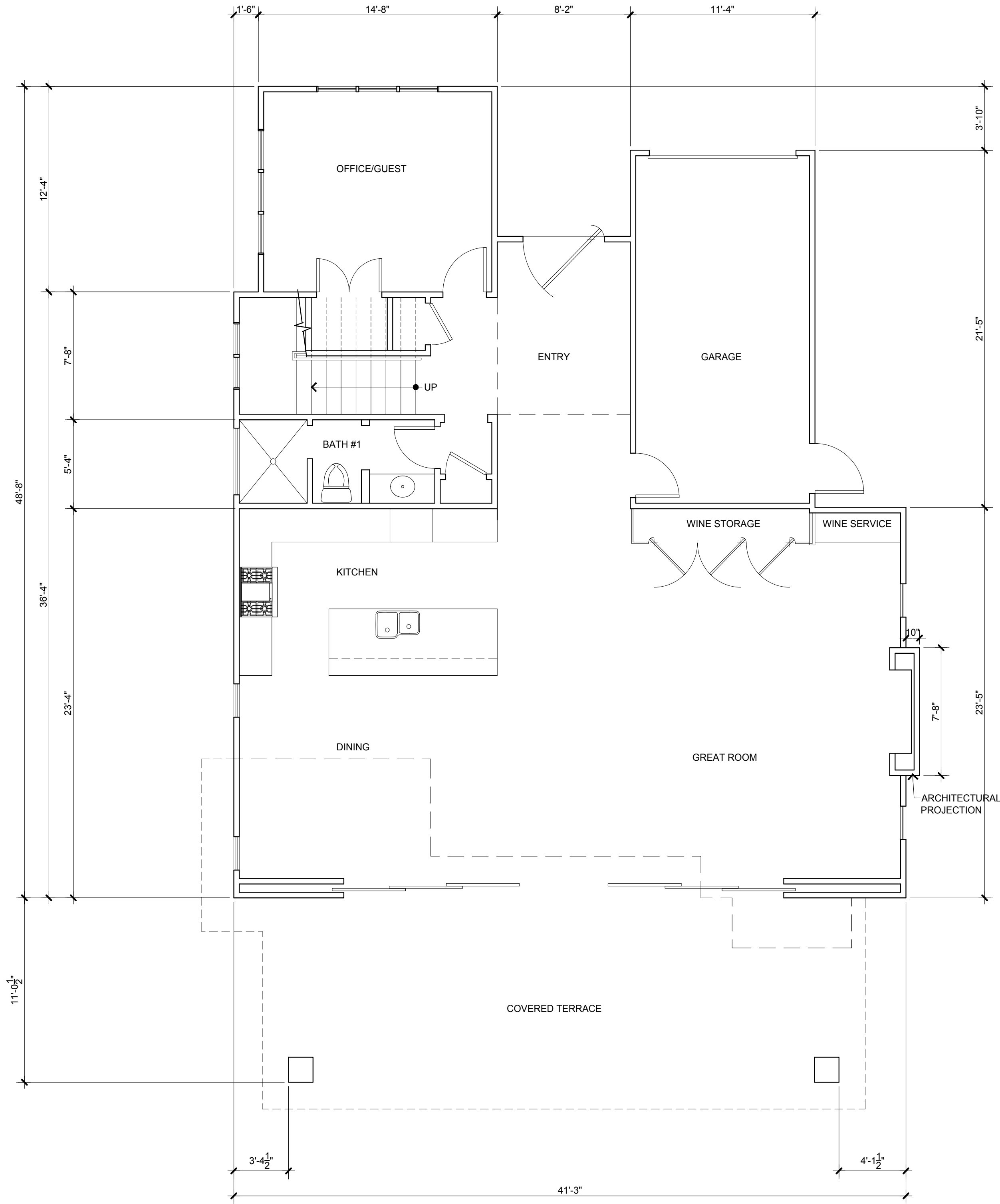
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SITE DEMO PLAN

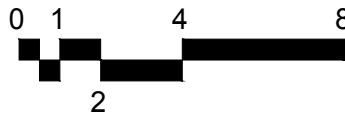
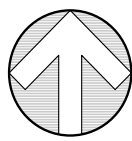
SCALE: 1/8"=1'-0"





FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
AREA: 1,518 S.F.



COHN + ASSOCIATES
ARCHITECTURE PLANNING
740 LOMA SAN FEA FOR SUITE 205
SAN ANTONIO, TEXAS 78205
866.755.7338 F. 866.755.5860



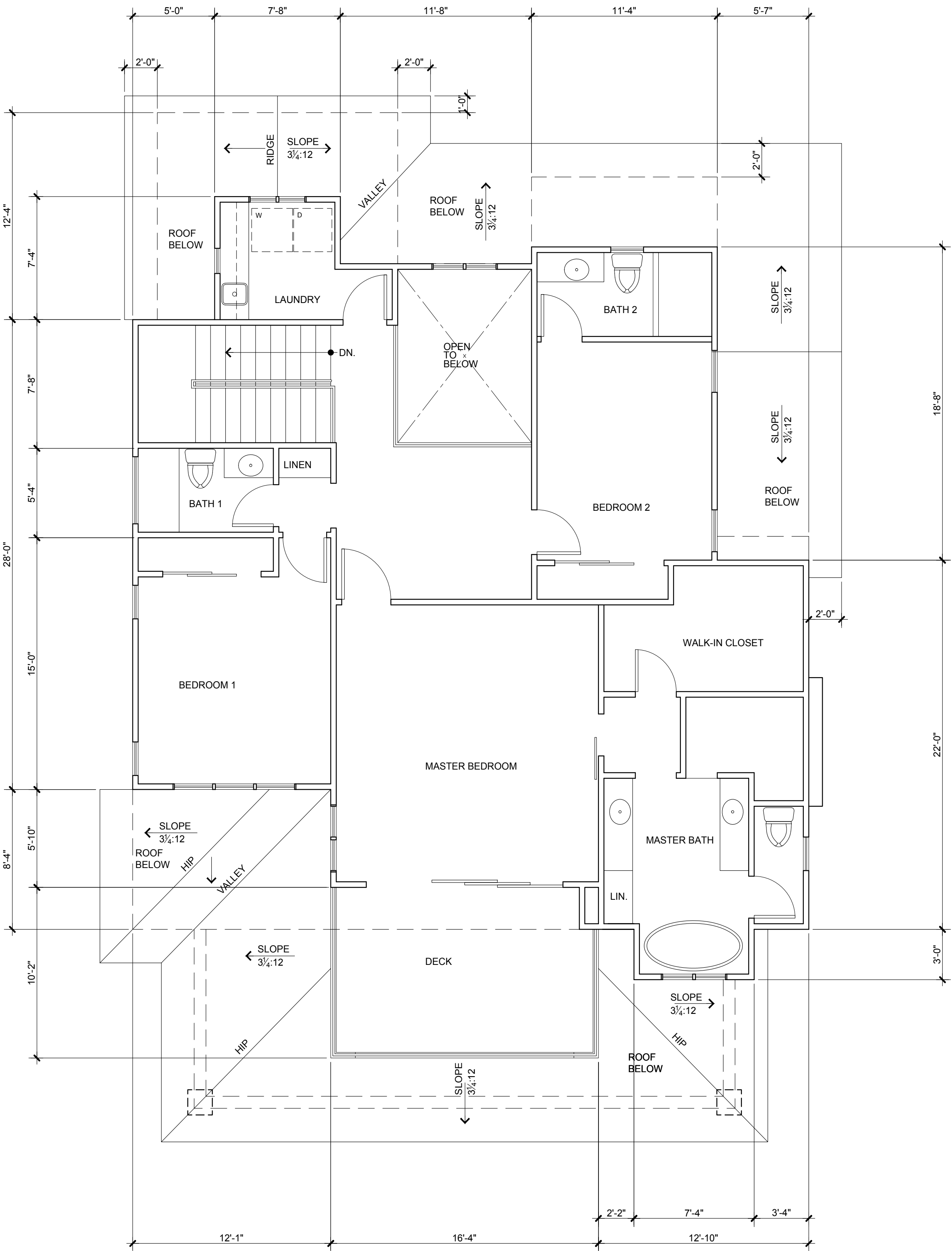
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CASTELLUCCI RESIDENCE
1547 ALLYN AVENUE
ST. HELENA, CALIFORNIA

SUBMITTAL DATE	PURPOSE
5/7/21	DESIGN REVIEW
7/19/21	DESIGN REVIEW 2

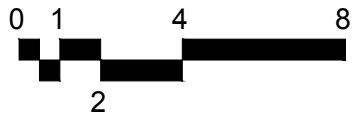
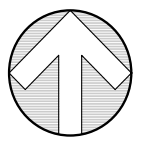
DATE MODIFIED:	7/12/21
DRAWN BY:	G.C.
JOB NUMBER:	2020
DWG FILE:	AAR_SITE

SHEET
A2
OF SHEETS



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
AREA: 1,259 S.F.



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CASTELLUCCI RESIDENCE
1547 ALLYN AVENUE
ST. HELENA, CALIFORNIA

SUBMITTAL DATE	PURPOSE
5/7/21	DESIGN REVIEW
7/19/21	DESIGN REVIEW 2

DATE MODIFIED:	4/21/21
DRAWN BY:	G.C.
JOB NUMBER:	2020
DWG FILE:	AAR_SITE

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OF SHEETS

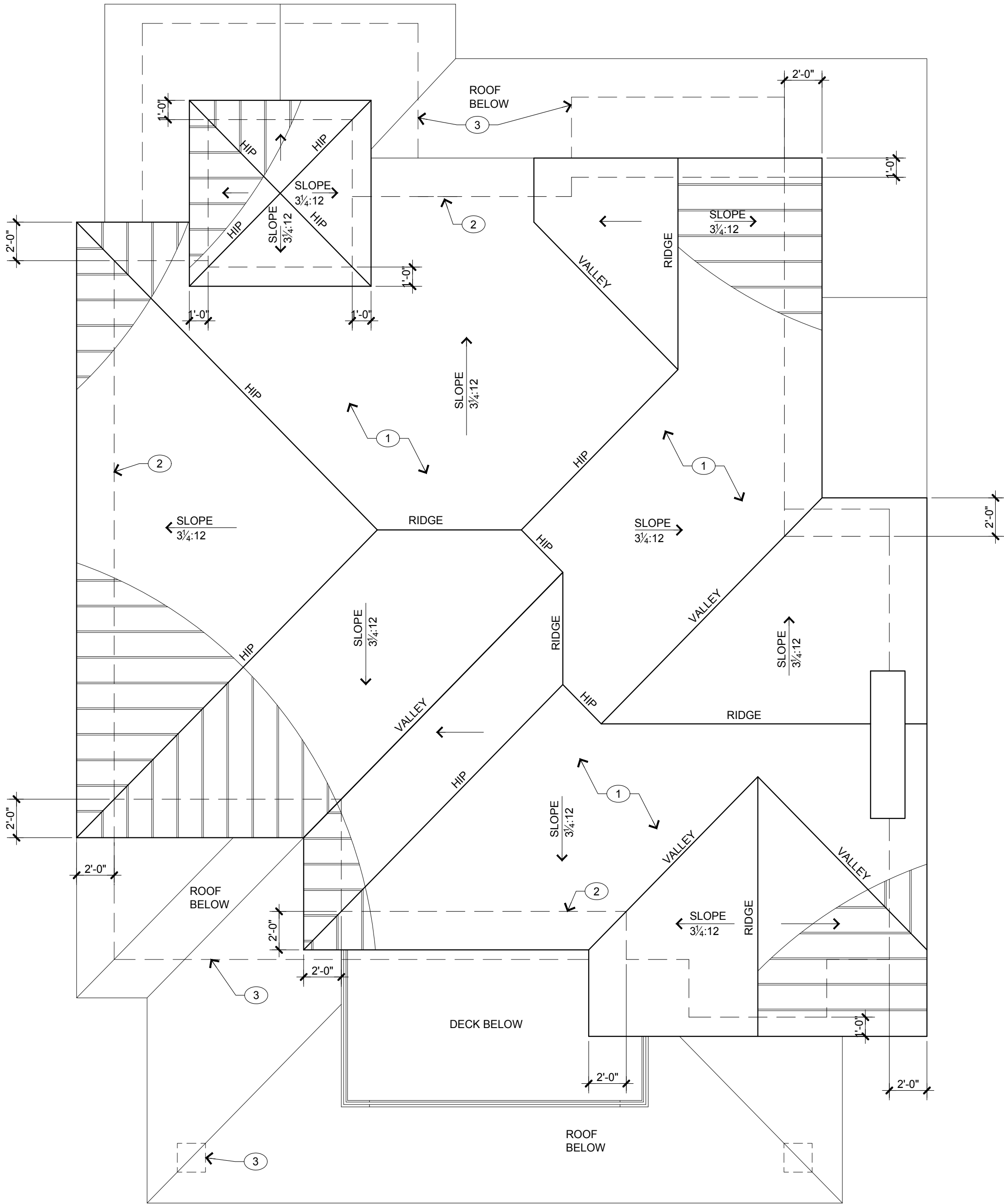
ROOF PLAN KEY NOTES

- 1

STANDING SEAM METAL ROOF BY CUSTOM-BILT METALS.
ALUMINUM TITAN CAP SEAM ROOF PANEL WITH 16" WIDE PANELS.
COLOR: TAHOE BLUE. VERIFY COLOR WITH OWNER-PROVIDE
SAMPLE. ICC-ES EVALUATION REPORT ESR-2048. CLASS A ROOF.
PROVIDE HIGH TEMPERATURE PEEL AND STICK WATERPROOF
ROOFING MEMBRANE SUCH AS POLY SEAL. INSTALL PER
MANUFACTURERS LATEST RECOMMENDATIONS
- 2

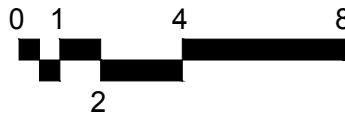
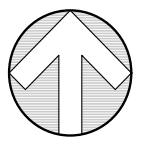
LINE OF WALL AT SECOND FLOOR BELOW
- 3

LINE OF WALL AT FIRST FLOOR BELOW



ROOF PLAN

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



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ASSOCIATES SHALL BE THE
ARCHITECT OF RECORD FOR
PROJECTS UTILIZING ALL OR PART OF
THEIR DESIGNS.

CASTELLUCCI RESIDENCE
1547 ALLYN AVENUE
ST. HELENA, CALIFORNIA

SUBMITTAL DATE	PURPOSE
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7/19/21	DESIGN REVIEW 2

DATE MODIFIED:	4/21/21
DRAWN BY:	G.C.
JOB NUMBER:	2020
DWG FILE:	AAR_SITE

SHEET

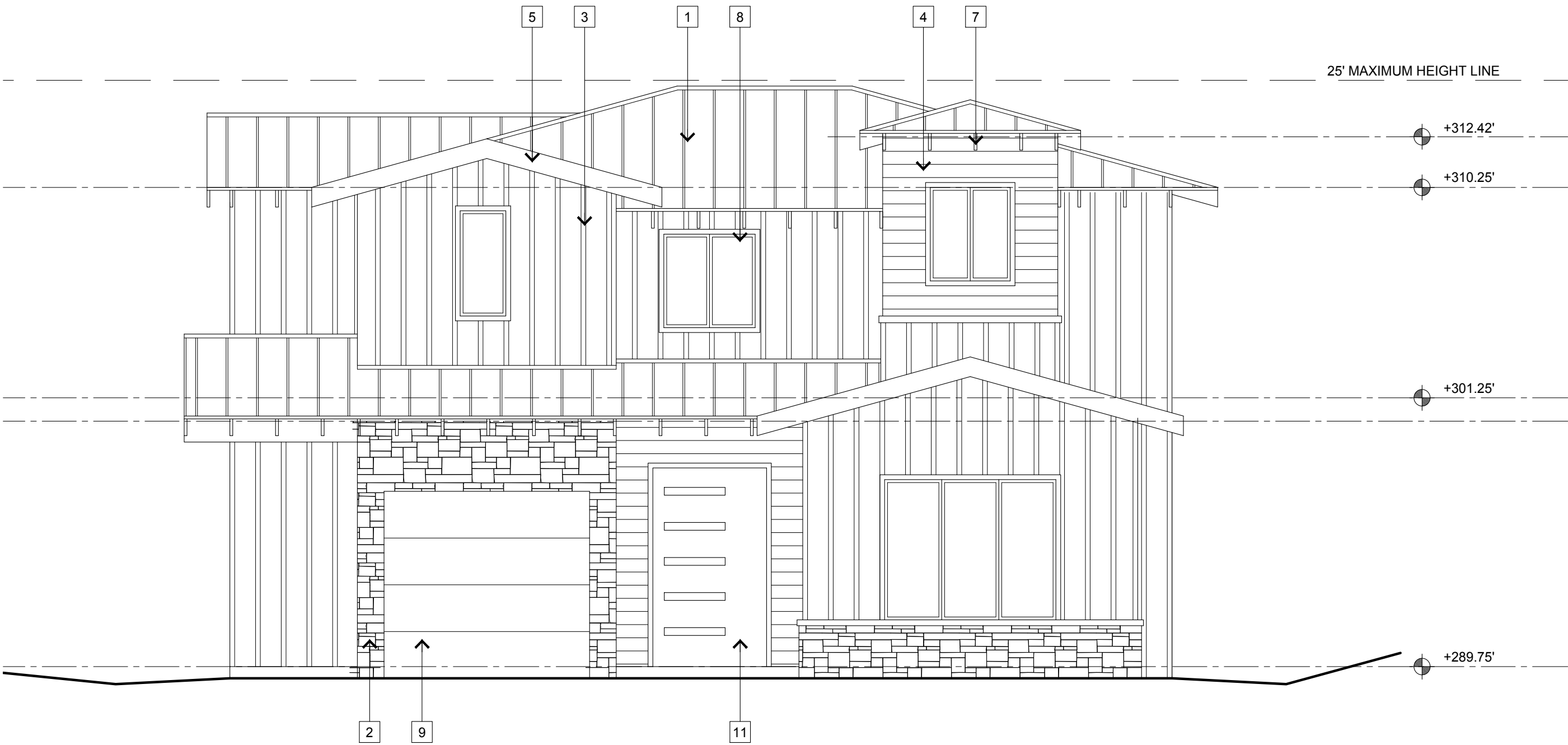
OF SHEETS

A3

MATERIAL & COLOR SCHEDULE/KEYNOTES				
	DESCRIPTION	MANUF.	COLOR	FINISH
1	STANDING SEAM METAL ROOF		CHARCOAL GREY	
2	STONE CLADDING		MEDIUM GREY	
3	BOARD & BATTEN WOOD SIDING		WHITE	
4	HORIZONTAL WOOD SIDING		WHITE	
5	WOOD TRIM		WHITE	
6	BOARD AND BATTEN WOOD SIDING		WHITE	
7	2X10 RAFTER TAILS		WHITE	
8	WINDOW / DOOR FRAME		DARK BRONZE	
9	GARAGE DOOR		STAINED	
10	TEMPERED GLASS GUARDRAL		CLEAR	
11	FRONT DOOR		STAINED	

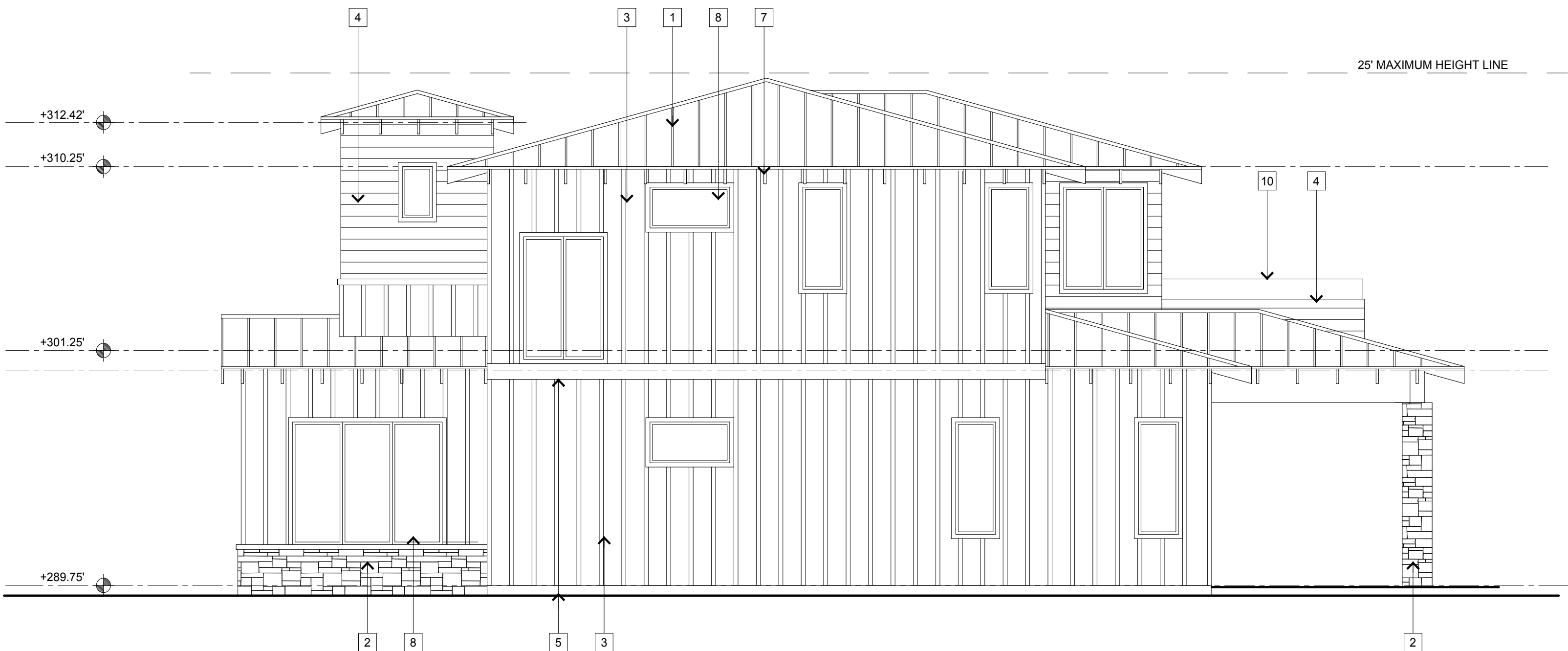
- 12
- xxx
- 13
- xxxx

***NOTE:**
PROVIDE COLOR SAMPLES ON SITE FOR OWNER'S APPROVAL FOR ALL EXTERIOR MATERIALS.
COLOR COAT AN AREA A MIN. 4'X4' - PAINT OR STAIN: WOOD SIDING & TRIM
SAMPLES FOR APPROVAL PRIOR TO INSTALLATION



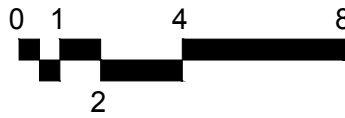
NORTH ELEVATION

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



WEST ELEVATION

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



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CASTELLUCCI RESIDENCE
ST. HELENA, CALIFORNIA
1547 ALLYN AVENUE

SUBMITTAL DATE	PURPOSE
5/7/21	DESIGN REVIEW
7/19/21	DESIGN REVIEW 2

DATE MODIFIED:	3/5/21
DRAWN BY:	G.C.
JOB NUMBER:	2020
DWG FILE:	AAR_SITE

SHEET

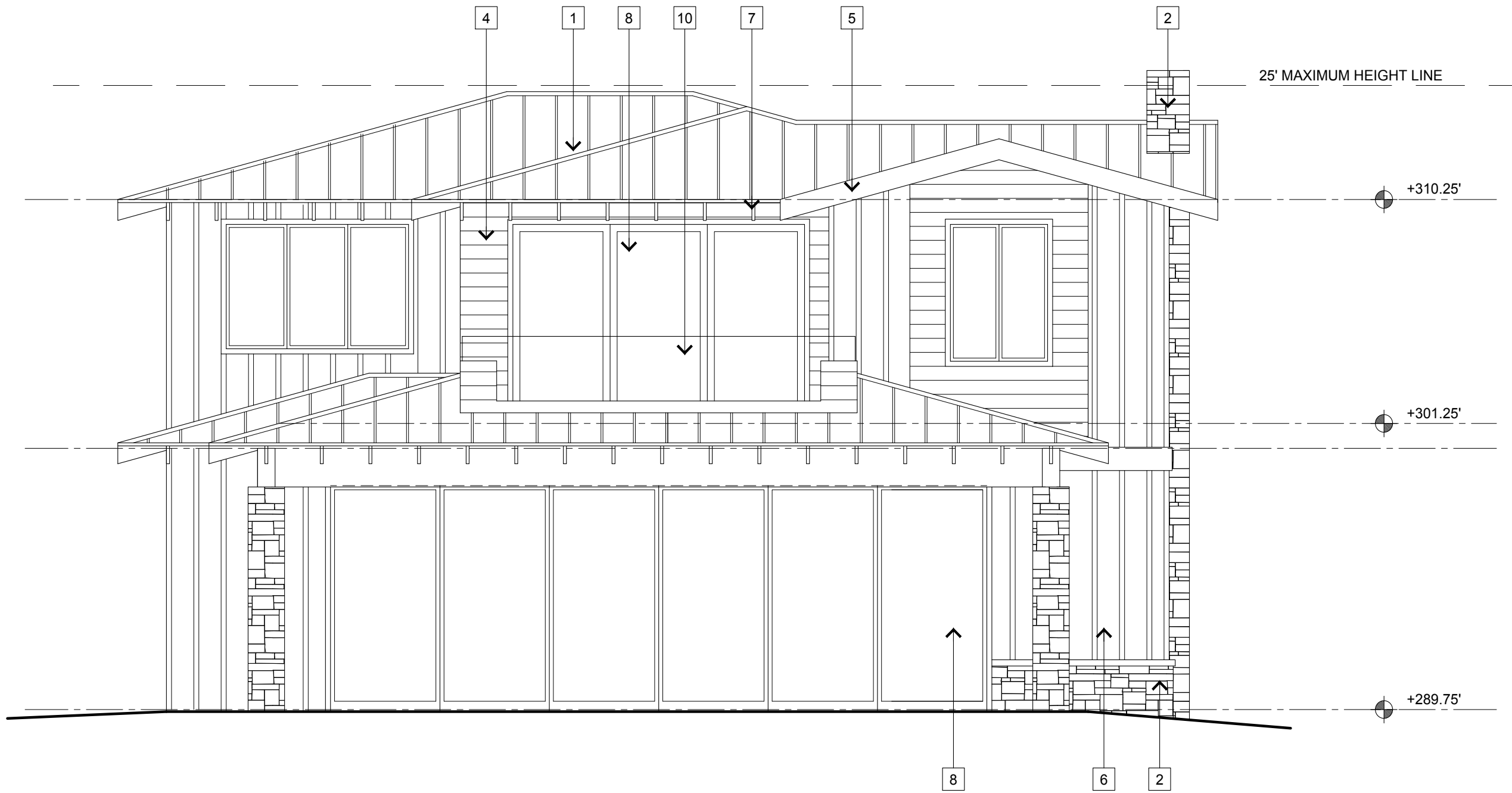
A4

OF SHEETS

MATERIAL & COLOR SCHEDULE/KEYNOTES				
	DESCRIPTION	MANUF.	COLOR	FINISH
1	STANDING SEAM METAL ROOF		CHARCOAL GREY	
2	STONE CLADDING		MEDIUM GREY	
3	BOARD & BATTEN WOOD SIDING		WHITE	
4	HORIZONTAL WOOD SIDING		WHITE	
5	WOOD TRIM		WHITE	
6	BOARD AND BATTEN WOOD SIDING		WHITE	
7	2X10 RAFTER TAILS		WHITE	
8	WINDOW / DOOR FRAME		DARK BRONZE	
9	GARAGE DOOR		STAINED	
10	TEMPERED GLASS GUARDRAL		CLEAR	
11	FRONT DOOR		STAINED	

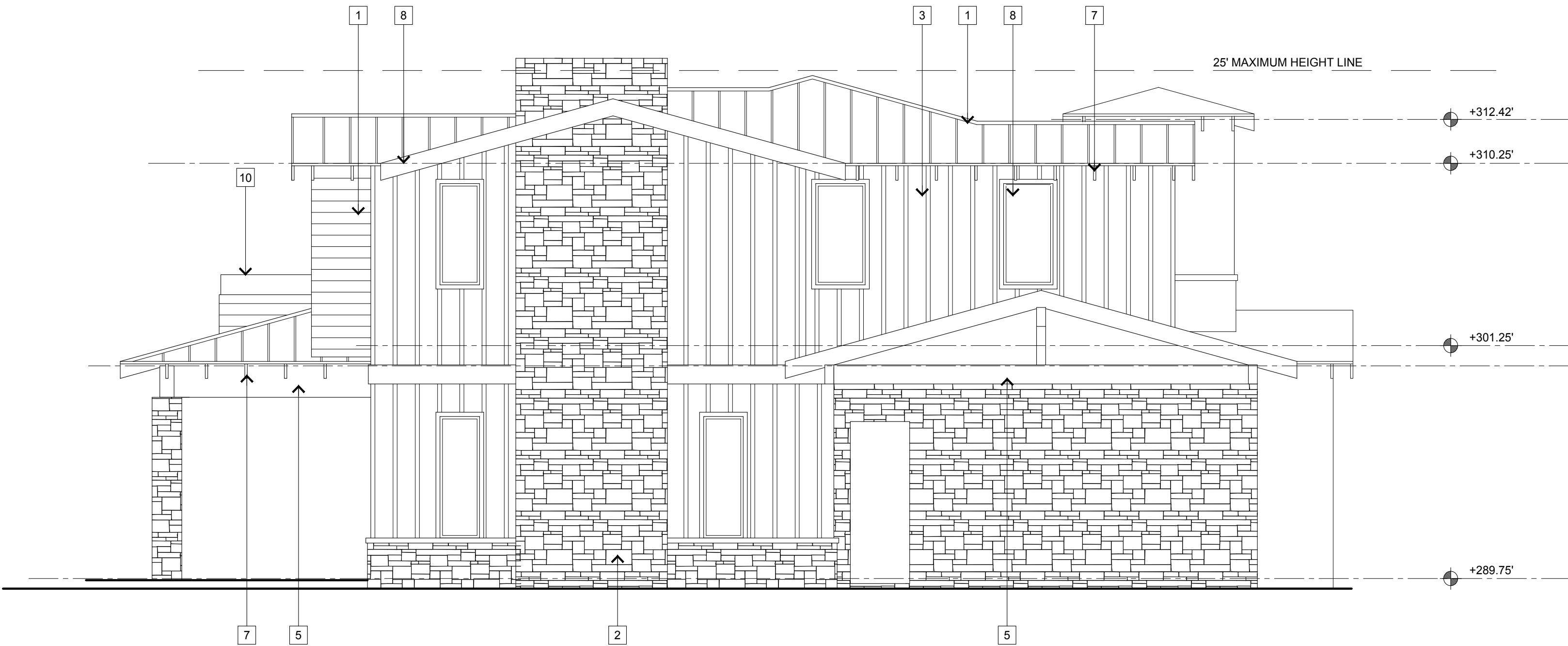
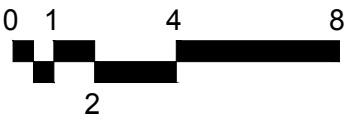
- 12
- xxx
- 13
- xxxx

***NOTE:**
PROVIDE COLOR SAMPLES ON SITE FOR OWNER'S APPROVAL FOR ALL EXTERIOR MATERIALS.
COLOR COAT AN AREA A MIN. 4'X4' - PAINT OR STAIN: WOOD SIDING & TRIM
SAMPLES FOR APPROVAL PRIOR TO INSTALLATION



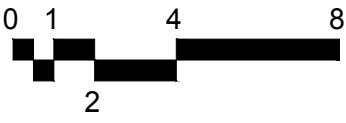
SOUTH ELEVATION

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



EAST ELEVATION

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

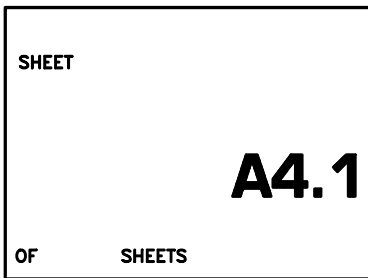


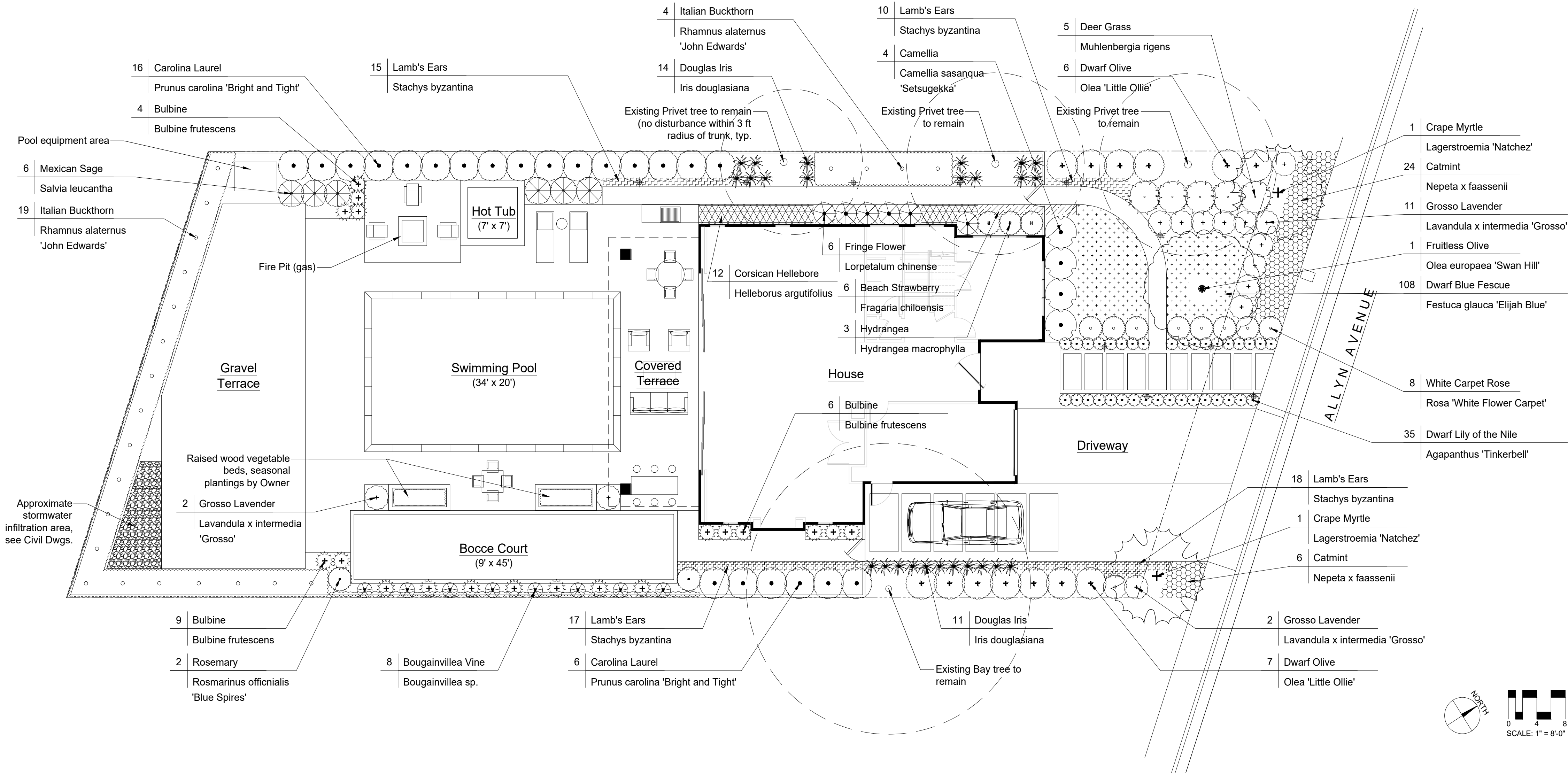
COPYRIGHT 2021. AS INSTRUMENTS OF INTELLECTUAL SERVICE, ALL DESIGNS, CONCEPTS & CONFIGURATIONS REPRESENTED BY THESE DRAWINGS ARE THE PROPERTY OF COHN + ASSOCIATES AND ARE NOT TO BE USED WITHOUT WRITTEN PERMISSION. COHN + ASSOCIATES SHALL BE THE ARCHITECT OF RECORD FOR PROJECTS UTILIZING ALL OR PART OF THEIR DESIGNS.

CASTELLUCCI RESIDENCE
1547 ALLYN AVENUE
ST. HELENA, CALIFORNIA

SUBMITTAL DATE	PURPOSE
5/7/21	DESIGN REVIEW
7/19/21	DESIGN REVIEW 2

DATE MODIFIED:	3/5/21
DRAWN BY:	G.C.
JOB NUMBER:	2020
DWG FILE:	AAR_SITE





PLANTING NOTES:

1. Prior to any planting, prepare all planting areas by removing all rocks and other large debris, removing all weeds entirely and raking the areas smooth, sloping to drain. See Civil Engineering drawings for more information on site grading and drainage.
2. Planting area soil shall be amended for planting to improve fertility and drainage. Compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil. Soils with greater than 6% organic matter in the top 6 inches of soil are exempt from adding compost and tilling. Contractor to provide soil testing for planting suitability with a soil analysis report by a certified testing laboratory in compliance with the Soil Management Report requirements of the Water Efficient Landscape Ordinance.
3. A minimum three inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated. To provide habitat for beneficial insects and other wildlife, up to 5% of the landscape area may be left without mulch. Organic mulches are not required where prohibited by local Fuel Modification Plan Guidelines or other applicable local ordinances
4. In obtaining plant material and delivering it to the site, comply with all Federal, State and local laws related to inspection for plant diseases and infestations. Obtain clearance from the County Agricultural Commissioner as required by law before commencing planting operations. Provide all inspection certificates to the owner.
5. Substitutions of plant material other than that listed above must be approved by the Landscape Architect prior to ordering and be in the same water use category as the originally specified plant

Plant List					
Botanical Name	Common Name	Water Use	Container Size	Quantity	Notes
Trees and Large Shrubs					
<i>Lagerstroemia hybrids 'Natchez'</i>	Crape Myrtle (white flowering)	low	24" box	2	Single trunk form
<i>Olea europaea 'Swan Hill'</i>	Fruitless Olive	very low	36" box	1	
<i>Olea europaea 'Little Ollie'</i>	Dwarf Olive	low	5 gallon	13	
<i>Prunus caroliniana 'Bright and Tight'</i>	Carolina Laurel	low	5 gallon	22	Columnar form
<i>Rhamnus alaternus 'John Edwards'</i>	Italian Buckthorn	low	5 gallon	23	
Front Yard					
<i>Agapanthus 'Tinkerbell'</i>	Dwarf Lily of the Nile	moderate	1 gallon	35	
<i>Festuca glauca 'Elijah Blue'</i>	Dwarf Blue Fescue	low	1 gallon	108	
<i>Lavandula x intermedia 'Grosso'</i>	Grosso Lavender	low	1 gallon	15	
<i>Muhlenbergia rigens</i>	Deer Grass	low	1 gallon	5	
<i>Nepeta x faassenii</i>	Catmint	low	1 gallon	30	
<i>Rosa 'White Flower Carpet'</i>	White Carpet Rose	moderate	2 gallon	8	
<i>Stachys byzantina 'Silver Carpet'</i>	Lamb's Ears	low	1 gallon	60	
Side Yards					
<i>Camellia sasanqua 'Setsugekka'</i>	Camellia (white flowering)	moderate	5 gallon	4	
<i>Fragaria chiloensis</i>	Beach Strawberry	moderate	1 gallon	6	
<i>Helleborus argutifolius</i>	Corsican Hellebore	low	1 gallon	12	
<i>Hydrangea macrophylla</i>	Hydrangea	moderate	5 gallon	3	Exact variety to be determined
<i>Iris douglasiana</i>	Douglas Iris	low	1 gallon	25	
<i>Loropetalum chinense</i>	Fringe Flower	low	1 gallon	6	
Back Yard					
<i>Bulbine frutescens</i>	Bulbine	low	1 gallon	19	
<i>Bougainvillea sp.</i>	Bougainvillea Vine	low	5 gallon	8	
<i>Rosmarinus officinalis 'Blue Spires'</i>	Rosemary	low	5 gallon	2	
<i>Salvia leucantha</i>	Mexican Sage	low	1 gallon	6	

I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans.



William Rhyne Jr., Rhyne Designs
CA License #4796



Rhyne Designs Landscape Architecture
1062 Curtis Street
Albany, CA 94706
t: 510-684-6619
www.rhynelandscape.com

STAMP:



PROJECT:

Residence
at
1547 Allyn
Avenue

APN: 009-303-008
1547 Allyn Avenue
St. Helena, CA
94574

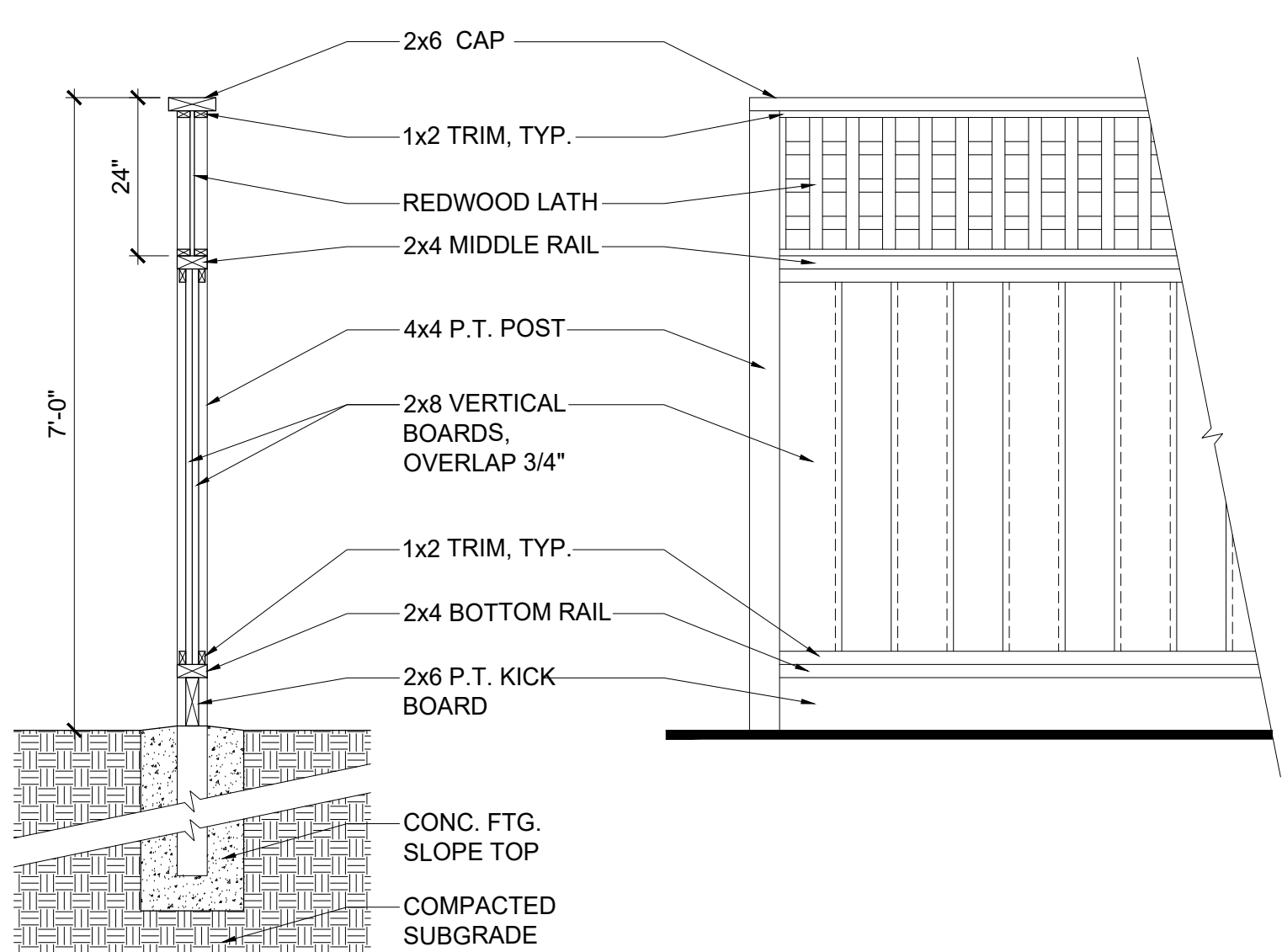
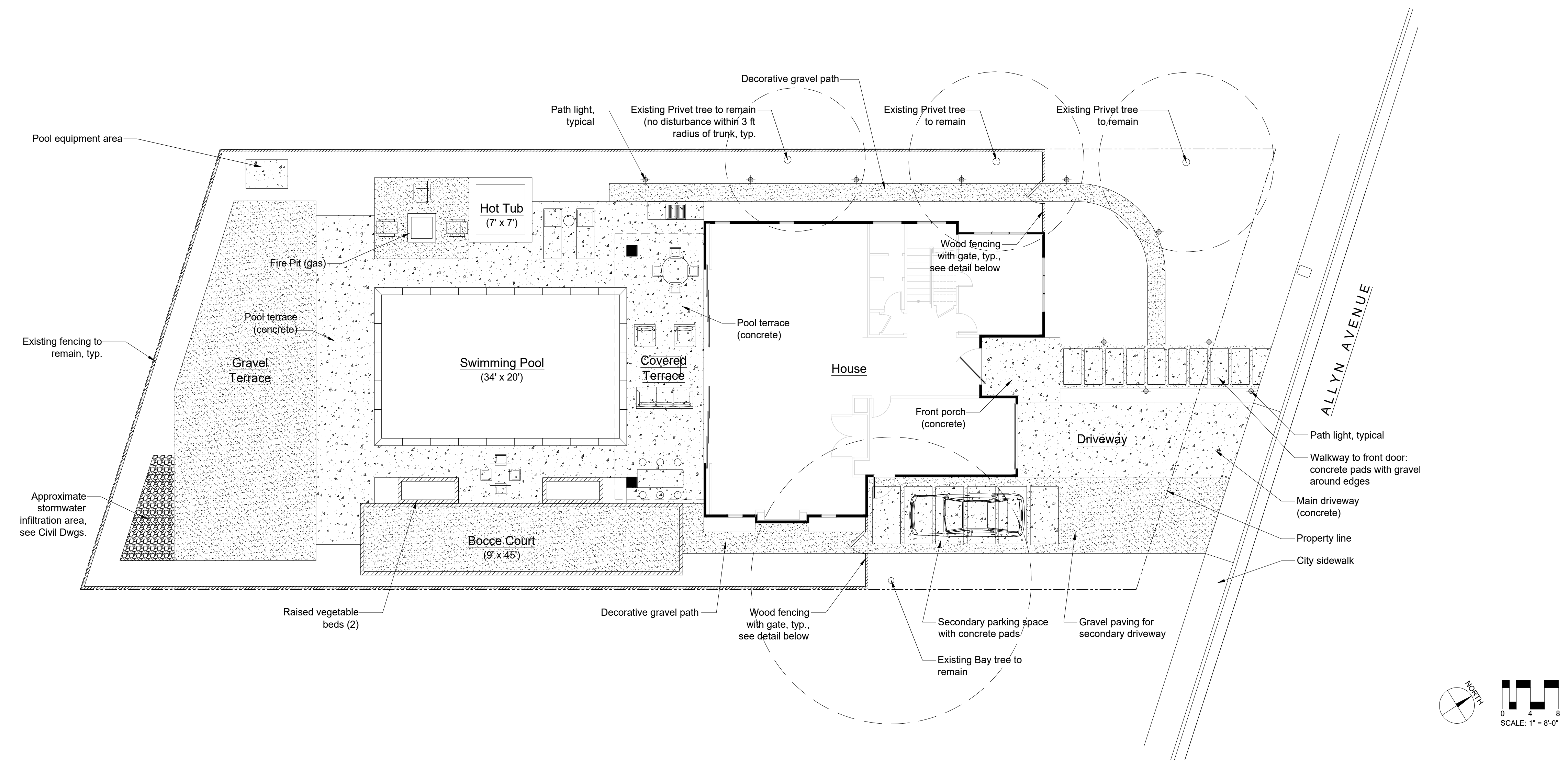
NO.	ISSUE TITLE:	DATE:
	DESIGN REVIEW PERMIT SET	05.10.21
	DESIGN REVIEW RESUBMITTAL	07.19.21
	DESIGN REVIEW RESUBMITTAL #2	08.24.21

SHEET TITLE:

PLANTING
PLAN

DATE: 08/24/21
SCALE: 1" = 8'-0"
DRAWN BY:
SHEET NUMBER:

L-1



1 WOOD FENCING
NOT TO SCALE

LEDGE LED PATH LIGHT 6081



HARDSCAPE LEGEND

SYMBOL	HARDSCAPE TYPE
	Concrete Paving
	Decorative Gravel Paving
	Stone pebble surface

NOTE: See Civil Engineer's drawings for site grading and drainage

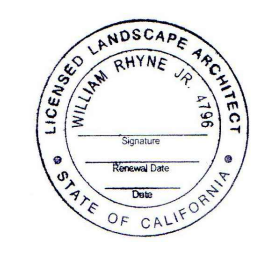
LIGHTING LEGEND

SYMBOL	FIXTURE TYPE
	PATH LIGHTING (LOW VOLTAGE): MFR/TYPE: WAC Lighting LED Ledge Path Light #6081-27BK (black finish)



Rhyme Designs Landscape Architecture
1062 Curtis Street
Albany, CA 94706
t: 510-684-6619
www.rhymelandscape.com

STAMP:



PROJECT:

Residence at 1547 Allyn Avenue

APN: 009-303-008
1547 Allyn Avenue
St. Helena, CA
94574

NO.	ISSUE TITLE:	DATE:
DESIGN REVIEW PERMIT SET	05.10.21	
DESIGN REVIEW RESUBMITTAL	07.19.21	
DESIGN REVIEW RESUBMITTAL #2	08.24.21	

SHEET TITLE:

HARDSCAPE PLAN

DATE: 08/24/21

SCALE: 1" = 8'-0"

DRAWN BY:

SHEET NUMBER:

L-2



VIEW OF PROPERTY TOWARDS SE



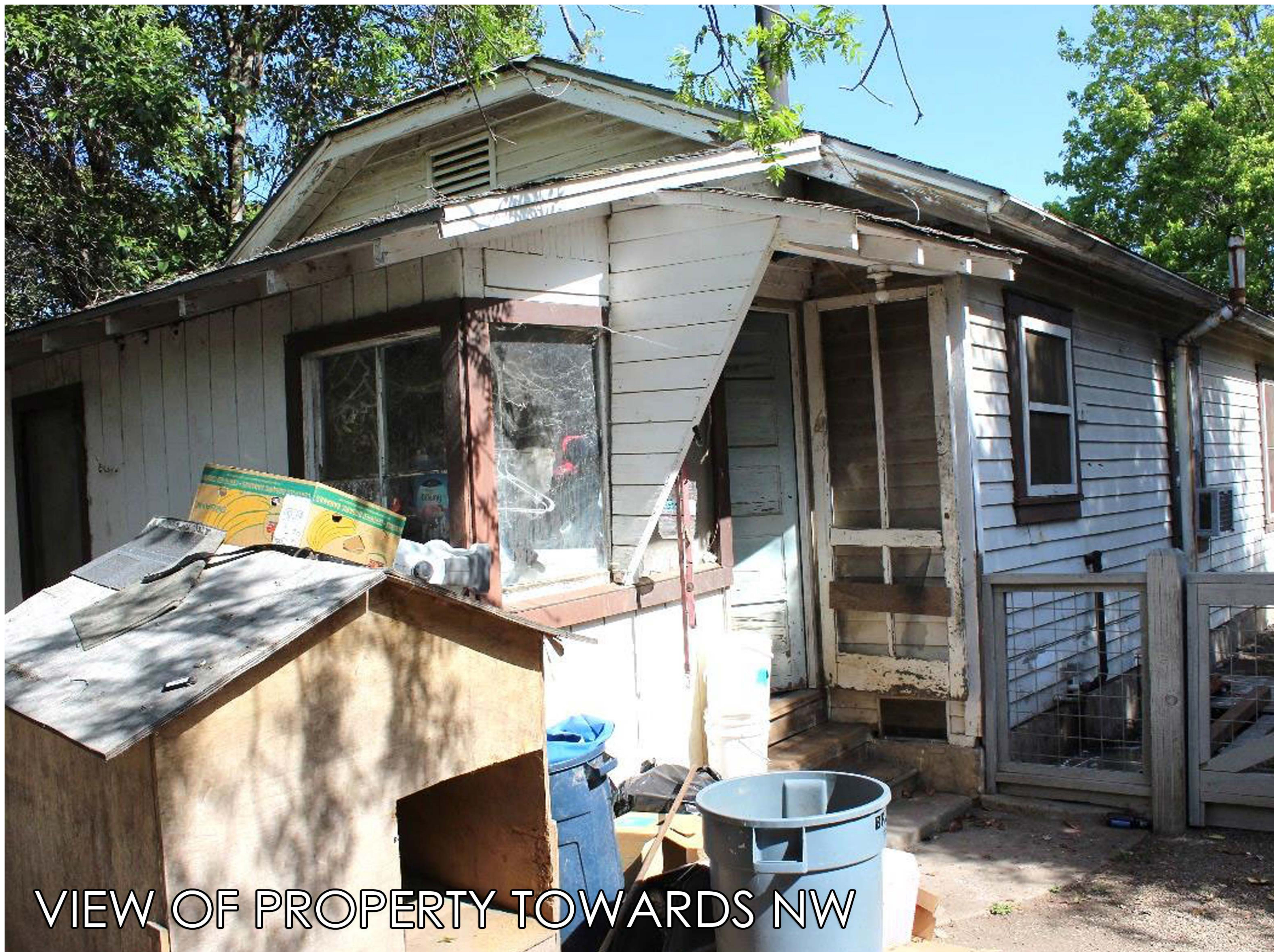
VIEW OF PROPERTY TOWARDS SW



VIEW OF PROPERTY TOWARDS SW



VIEW OF PROPERTY TOWARDS S



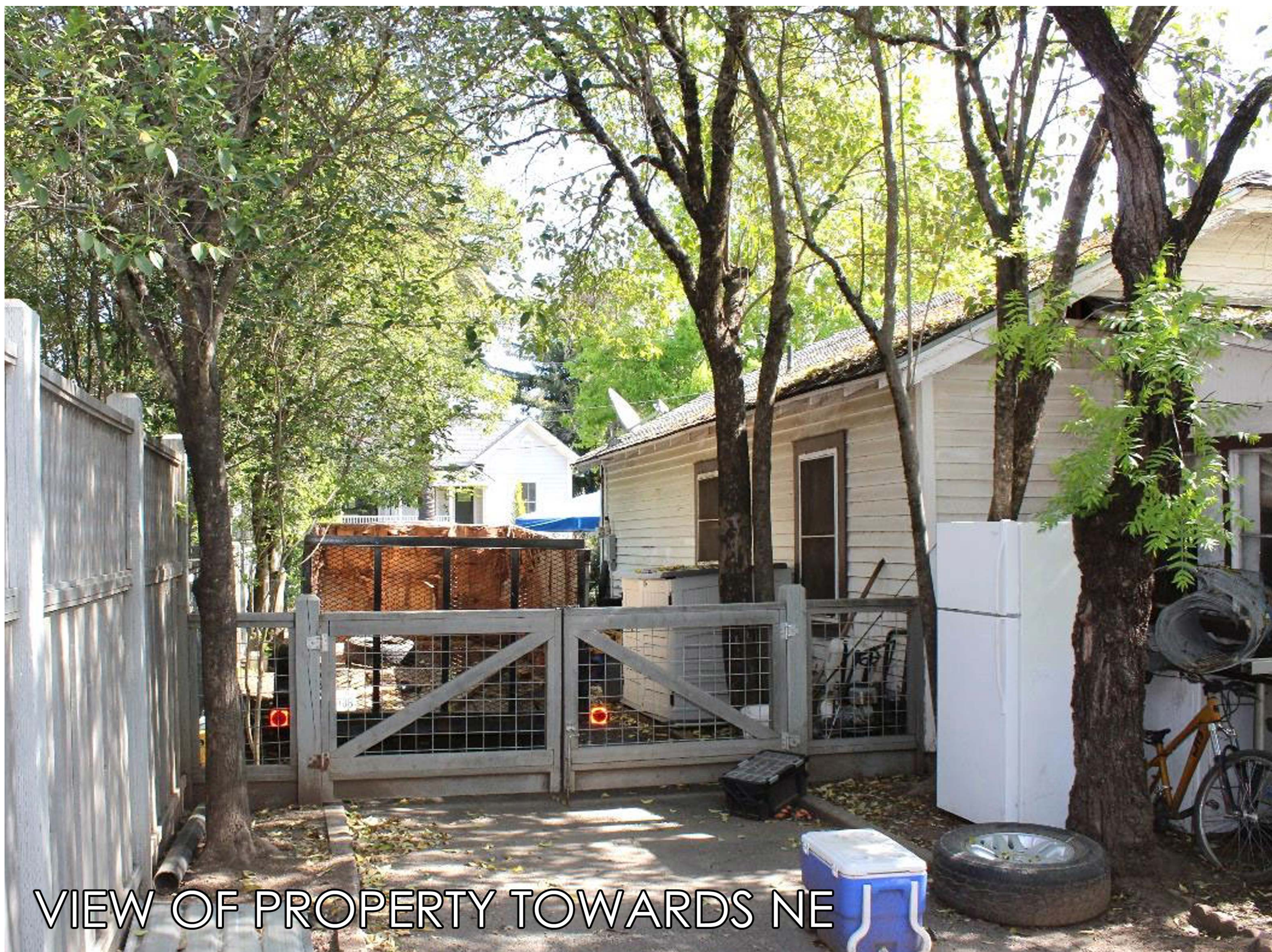
VIEW OF PROPERTY TOWARDS NW



VIEW OF PROPERTY TOWARDS N



VIEW OF PROPERTY TOWARDS NE



VIEW OF PROPERTY TOWARDS NE



VIEW OF NEIGHBOR TO N



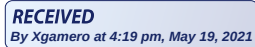
VIEW OF NEIGHBOR TO W



VIEW OF NEIGHBOR TO E



VIEW OF NEIGHBOR TO NE



BRUNZELL
HISTORICAL

April 27, 2021

Gary Cohn
Cohn & Associates Architecture Planning
740 Lomas Santa Fe Drive, Suite 205
Solana Beach, California 92075

Subject: Historic Resource Evaluation of 1547 Allyn Avenue, St. Helena, Napa County, California.

Dear Gary,

This letter and the attached DPR 523 forms comprise the Historic Resource Evaluation of 1547 Allyn Avenue, St. Helena, Napa County, California.

Methodology

Brunzell Historical personnel conducted a site visit on April 9, 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. The property was evaluated according to the relevant criteria for historic eligibility and documented on DPR 523 forms as required by the California Environmental Quality Act as (CEQA).

Summary of Findings

Because the property is over 50 years old, potential projects trigger a requirement for historical evaluation according to current regulations. 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.

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 house at 1547 Allyn Avenue is not associated with events that have made a significant contribution to the broad patterns of our history. 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 families that 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 or on agriculture. It was a rental house that provided shelter for ordinary working people: mechanics, seamstresses, and farm laborers. Therefore, the property lacks the strength of association 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 a 1920s house in St. Helena. It lacks decorative features or references to a particular architectural style, nor is it an outstanding example of a vernacular architecture. 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. 1547 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, flowing style.

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 10

*Resource Name or # (Assigned by recorder) 1547 Allyn Avenue

P1. Other Identifier: 1547 Allyn Avenue

***P2. Location:** ☐ Not for Publication ☒ Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***a. County** Napa County

***b. USGS 7.5' Quad** Santa Rosa **Date** 1947 **T** 7N ; **R** 6W ; 1/4 of Sec ____ ; ____ **B.M.**

c. Address 1547 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 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 9,254-square-foot property at 1547 Allyn Ave has a small single-family residence near the street with tiny ancillary building at the south corner of the parcel. Gravel driveways flank the house and lead to the backyard. There are clusters of trees and vegetation on the northern and western edges of the lot as well as a chicken coop and vegetable boxes in the back yard. The one-story house has a rectangular plan and features a front-gabled jerkinhead roof with a vent at the gable end. The house has double-hung wood sash windows and is clad in horizontal lapped siding. There is a projecting partial-width porch on the main (northeast) façade with a wood floor, plain balustrade, concrete steps, and shed roof. Its shelters the main entrance, which is slightly left of center and fitted with a wood-frame screen door and paneled wooden door. At the back of the house, there is a projecting volume with a shed roof, vertical-groove plywood cladding, fixed multiple-light windows, and an entrance on the southeast façade with. At the time of the field visit, the ancillary building was being utilized as additional residential space. The building is in fair condition, with their wood showing through paint in many areas and cladding falling away on the rear addition.

***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: 1547 Allyn Avenue, northwest and northeast elevations, camera facing south, April 9, 2021.

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

☒ Historic ☐ Prehistoric ☐ Both

c1920, Napa County Assessor

***P7. Owner and Address:**

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

Tatyana Dunn

Brunzell Historical

1613 B St

Napa, CA 94559

***P9. Date Recorded:** April 9, 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 10

*NRHP Status Code _____

*Resource Name or # (Assigned by recorder) 1547 Allyn Avenue

B1. Historic Name: None

B2. Common Name: 1547 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, c1948

*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: April 9, 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 10 *Resource Name or # (Assigned by recorder) 1547 Allyn Avenue
*Recorded by Kara Brunzell *Date: April 9, 2021 ☒ Continuation ☐ Update

*P3a. Description: (continued):



Photograph 2: View up Allyn Avenue looking towards Madrona Avenue, camera facing northwest, April 9, 2021.



Photograph 3: View down Allyn Avenue looking towards Pine Street, camera facing southeast, April 9, 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 10 *Resource Name or # (Assigned by recorder) 1547 Allyn Avenue
*Recorded by Kara Brunzell *Date: April 9, 2021 ☒ Continuation ☐ Update



Photograph 4: 1547 Allyn Avenue, northeast elevation, camera facing southwest, April 9, 2021.



Photograph 5: 1547 Allyn Avenue, southeast and northeast elevations, camera facing southwest, April 9, 2021.

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

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 10 *Resource Name or # (Assigned by recorder) 1547 Allyn Avenue
*Recorded by Kara Brunzell *Date: April 9, 2021 ☒ Continuation ☐ Update



Photograph 6: 1547 Allyn Avenue, southeast and southwest elevations, camera facing northwest, April 9, 2021.



Photograph 7: 1547 Allyn Avenue, southwest elevation, camera facing northeast, April 9, 2021.

DPR 523B (1/95)

*Required Information

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

Primary # _____
HRI # _____
Trinomial _____

Page 6 of 10 *Resource Name or # (Assigned by recorder) 1547 Allyn Avenue
*Recorded by Kara Brunzell *Date: April 9, 2021 ☒ Continuation ☐ Update



Photograph 8: 1547 Allyn Avenue, northwest and southwest elevations, camera facing northeast, April 9, 2021.



Photograph 9: 1547 Allyn Avenue, northwest elevation, camera facing north, April 9, 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 10 *Resource Name or # (Assigned by recorder) 1547 Allyn Avenue
*Recorded by Kara Brunzell *Date: April 9, 2021 ☒ Continuation ☐ Update



Photograph 10: 1547 Allyn Avenue, view of back yard, camera facing southeast, April 9, 2021.



Photograph 11: 1547 Allyn Avenue, view of back yard chicken coop and vegetable garden, camera facing south, April 9, 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

DPR 523B (1/95)

***Required Information**

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

Primary # _____
HRI # _____
Trinomial _____

Page 8 of 10 *Resource Name or # (Assigned by recorder) 1547 Allyn Avenue

*Recorded by Kara Brunzell *Date: April 9, 2021 ☒ Continuation ☐ Update

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 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

1547 Allyn Avenue

The house at 1547 Allyn Avenue in Saint Helena was built about 1920. It was one of the first constructed on its block, which developed later than nearby areas. Research has not revealed information about its builder or early owners. Sanborn maps show that its current footprint was present by the 1940s. In 1930 – 1931, its first known residents, Edward Johnson and his wife Wilma Hazel Clendenin rented the house at 1547 Allyn Ave. Edward was born in 1901, Wilma in 1904. The couple got married in Napa in 1920, and had their daughter, Marjorie Claire Johnson, two years later. During this time, they lived on Main Street in St. Helena. Mr. Johnson worked as a mechanic and on road construction, employed for a time by Bordwell & Zimmerman in Calistoga, and then by a St. Helena mechanic. By 1931, Mrs. Ben

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.

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.

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

Primary # _____
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*Recorded by Kara Brunzell *Date: April 9, 2021 ☒ Continuation ☐ Update

Kettlewell was advertising dressmaking, stating that she specialized in making children's garments. Little is known about the family and by 1932, the Kettlewells had moved.⁷

In 1940, 22-year-old Helene U. Wilburn and her infant daughter, Raylene R. Wilburn, briefly rented the house after Helene separated from her husband. Prior to moving to St. Helena, they lived in Sonoma, and they moved to Sebastopol shortly after. Emma Lizzie Stephens moved in the same year following the Wilburns' departure. Stephens was born in 1892 in Oklahoma and married Charles E. Stephens in Miles, Montana in 1916. Prior to moving into the house on Allyn Avenue, she lived on Pope Street in St. Helena. During her time in St. Helena, she worked as a housekeeper and was the chairman of the finance committee of the St. Helena Townsend Club, one of many clubs in support of the Townsend Plan, which would establish the social security system. In 1943, she divorced her husband and sought custody for their daughter, Ruth. Their son, Delbert, was 24 and in the Army at the time. By 1943, Reuben and Frances McMillen (both in their early fifties) were living in the house along with their teenage son Ervin. Reuben and Frances had married in 1911. Reuben McMillen was a farm laborer, and their three older children were independent adults by the time they moved into the house. Ervin joined the Army and by June 1944 had completed training as an Army Air Cadet. The following April, he was killed in an airplane accident at a Kansas air base. The McMillens had the longest tenancy of any known residents: they lived in the house until 1972, when they moved to Sebastopol to live near a daughter in their old age.⁸

By the 1970s, Frieda Martin lived in the house, and advertised walnuts for sale around Christmas. Frieda Anna Martin was born in Pope Valley in 1894 and lived in Oakville for years before moving to the property in St. Helena shortly after her husband, Mellville Clark Martin, died in 1967. Frieda Martin died at the Vintage Convalescent Hospital in 1977. During her time in St. Helena, Martin served on the Napa County Fair Board and entered the Napa County Fair a number of times herself, often winning first place awards in floriculture.⁹

Ray Glennen later owned and lived in the house until at least the early 1990s. The house was then owned by Koerner Rombauer, who use it as a rental until its recent sale 2018.

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 house at 1547 Allyn Avenue is not associated with events that have made a significant contribution to the broad patterns of our history. 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 families that 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 or on agriculture. It was a rental house that provided shelter for ordinary working people: mechanics, seamstresses, and farm laborers. Therefore, the property lacks the strength of association 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 a 1920s house in St. Helena. It lacks decorative features or references to a particular architectural style, nor is it an outstanding example of a vernacular architecture. For these reasons, the property is recommended not eligible to the NRHP or CRHR under Criterion C/3.

⁷ 1930 United States Federal Census: St Helena, Ancestry.com, Accessed April 15, 2021; "Married in Napa," St. Helena Star, 6 August 1920, 4; "Dressmaking," St. Helena Star, 26 June 1931; 1940 United States Federal Census: Napa, 1A, Ancestry.com, Accessed April 16, 2021; "Edward Johnson, Former St. Helenan, Dies," St. Helena Star, 25 May 1950, 1.

⁸ 1940 United States Federal Census: St Helena, Ancestry.com, 3A, Accessed April 13, 2021; "Work Wanted," St. Helena Star, 7 June 1940; "Townsend Officers Chosen," St. Helena Star, 13 December 1940, 4; Larry DeWitt, "The Townsend Plan," Social Welfare History Project, 2011, Accessed April 14, 2021, <https://socialwelfare.library.vcu.edu/social-security/the-townsend-plan/>; "Divorce Complaint Filed," St. Helena Star, 26 January 1943, 4; St. Helena Star, "Completes Basic Training" 30 June 1944, 4.

⁹ "Fruits & Vegetables," Napa Valley Register, 3 December 1971; "Frieda Anna Martin," Napa Valley Register, 15 March 1977, 10; "Agriculture, Floriculture, Horticulture," Napa Valley Register, 10 July 1975, 20.

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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. 1547 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 4:37 pm, May 19, 2021

WATER USE ANALYSIS

For
Castellucci Residence
1547 Allyn Avenue
St. Helena, CA 94574
APN: 009-303-008

Date: April 20, 2021

Prepared By: Chaudhary & Associates, Inc.
211 Gateway Road West, #204
Napa, CA 94558-6279
Tel. 707-255-2729
Tam Duong, P.E., QSD/QSP

I. Introduction & General Overview

A. Introduction

Chaudhary & Associates, Inc. has prepared this report to assist the Castellucci Residence, a proposed single-family residential home to comply with City of St. Helena water use requirement. As of March 22, 2011, a water demand analysis must be completed to demonstrate that all proposed projects are water neutral (City of St. Helena Code 13.12).

B. Project Description

The owner of the subject property is proposing to replace the existing residential home with a new single-family home. The parcel is currently connected to City water.

This report will analyze and estimate existing water usage (pre-project) and future water usage (post-project) to determine whether the project will increase or decrease in water usage, and whether mitigation measures are required to bring the project into compliance with the City's "No Net Increase" policy for water use.

II. Water Use Analysis (Assume 2 occupants / bedroom)

This project proposes to construct a new residence consisting of 3 bedrooms, 3 ½ bathrooms, a kitchen and a laundry room to replace the existing house consisting of 2 bedrooms, a bathroom, a laundry room and a kitchen at the referenced property.

The total proposed water use is estimated at approximately 273 gal/day. Please see Table 1 below for summary of the water use generated by the proposed project.

Based on existing standard water use for residential homes in City of St. Helena, Napa County at 150 gal/bedroom/day, it is estimated the total existing water use is 300 gal/day for the existing 2-bedroom house.

III. Mitigation Measures

Replacing older fixtures in other existing residential homes would result in water savings; however, since the post-project is less than pre-project, mitigation measures are not required.

Table 1– Proposed Project Water Use for New Residence
(Equipped with Low Flow Fixtures)

		Avg Flow	Duration	Daily Use	Occupants	Total Daily Water Use	Total Annual Water Use	Total Annual Water Use
365	Showerheads	1.8 gpm	8 min	1	6	86 gal		
Days	Toilets	1.28 gal		3	6	23 gal		
	Laundry	19.7 gal		0.37	6	44 gal		
	Lav Faucets	1.5 gpm	0.25 min	3	6	7 gal		
	Kitchen Faucet	1.5 gpm	2 min	1	6	18 gal		
	Dish Washer	6.3 gal	1	0.1	6	4 gal		
	Ext. Landscape	See Landscape Plans, L3-0 (Daily Average)				91 gal		
						273 gal	99,645 gal	0.306 Acre-ft

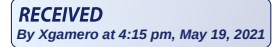
Table 2 – Estimated Water Savings (Not required)

IV. Conclusion

Table 3 below provides a summary of the proposed water uses and existing water uses.

Table 3 – Estimated Total Water Use

Use	Gallons		Acre-Feet
	Daily	Annual	Annual
Proposed Water Use	273	99,645	0.306
Existing Usage	-300	-109,500	-0.336
Net Water Usage	-27	-9,855	-0.03



1547 Allyn Avenue, St. Helena
Demolition Statement

The proposed project involves the demolition of an existing Single Family House that was built approximately 100 years ago. The existing house is one story and approximately 790 square feet in size. It is approximately 16'-0" in height. The house is being demolished to make way for a new two story single family residence. The existing house is not on the City of St. Helena Historic Resources List.



Date: May 6, 2021

COHN + ASSOCIATES
Gary Cohn, Architect



1547 Allyn Avenue, St. Helena Statement

The proposed project involves the demolition of an existing house that was built approximately 100 years ago. The existing house is one story and approximately 790 square feet in size. It is approximately 16'-0" in height. The applicant is proposing to build a new two-story single-family house. The house would total 3,004 square feet including a one car garage. The house would have 1,731 square feet on the first floor, of which 1,487 square feet would be living area, and the remaining 244 square feet would be garage. The second floor will contain 1,273 square feet. The first floor will house the main living areas consisting of a great room for living, dining and kitchen. The remainder of the area will be the entry and a guest room and bathroom. The second floor will have two secondary bedrooms as well as a master bedroom suite with a deck facing the rear yard. The great room on the first level will also face and open up to the rear yard.

The maximum height of the structure is 24'-9". The proposed house has a sloping standing seam metal roof configured in gables and hips. The exterior materials are predominately vertical board and batt siding and stone finish with some horizontal siding accents. The color scheme is white siding with a charcoal grey roof and grey stone. Access to the house, both pedestrian and vehicular is from Allyn Avenue on which the house fronts. There is a one car garage for parking as well as an exterior partially covered parking space adjacent to the garage.

The design of the house is intended to capture some of the residential feel and theme of rural areas by utilizing the sloping roofs, vertical board and batt siding and stone, as well as the classic white and grey color theme. The house is designed to orient to the rear yard to take advantage of the warm Napa weather and includes a swimming pool and covered out door room as well as a fire pit and sitting area.

Date: May 6, 2021

COHN + ASSOCIATES
Gary Cohn, Architect



PLANNING COMMISSION REPORT

Planning Commission Meeting of January 18, 2022

FILE NUMBER: PL21-028

SUBJECT: Request by Megan Collins on behalf of E. & J. Gallo Winery for adoption of a resolution approving a use permit amendment in order to expand wine tasting uses into the entirety of the existing building located at 1321/1325 Main Street in the Central Business zoning district.

PREPARED BY: Aaron Hecock, Senior Planner

REVIEWED BY: Maya DeRosa, Planning & Building Director

APPROVED BY: Maya DeRosa, Planning & Building Director

APPLICATION FILED: 06/22/21

ACCEPTED AS COMPLETE: 11/01/21

LOCATION OF PROPERTY: 1321/1325 Main Street

APN: 009-240-010

GENERAL PLAN/ZONING: Central Business District (CBD)

APPLICANT: Megan Collins / E. & J.
Gallo Winery

PHONE: (707) 921-9852

BACKGROUND

In April 2001, the Planning Commission approved Use Permit #2001-18 (attached for review) allowing the St. Helena Wine Center (SHWC) to expand their retail operation from 1321 Main Street into 1325 Main Street resulting in them occupying the entirety of the building for retail, office, and storage space. A doorway was created in the common wall between the two spaces in order to internally connect them. It should be noted that this approval included an accessory wine tasting area that was to remain incidental and accessory to the primary retail wine shop.

In November 2011, the Planning Commission approved Use Permit Amendment #2011-55 (attached for review) allowing the building to again be bifurcated into two tenant spaces, one of which (1321 Main Street) would continue to be used by the SHWC as a retail wine shop with accessory tasting and the other (1325 Main Street) would be converted into an 8 seat tasting room for Orin Swift Cellars (OSC).

PROJECT DESCRIPTION

The existing approximately 3,254 square foot (sf) building is located on a 5,556 sf parcel in the heart of the City's Central Business District. The building is currently divided into two tenant spaces, an approximately 2,603 sf two-story space formerly occupied by the SHWC (1321 Main Street) and an approximately 651 sf space occupied by OSC (1325 Main Street). The applicant is seeking use permit amendment approval in order to expand the existing OSC tasting room into the vacant space formerly occupied by SHWC. The main entrance for the expanded tasting room would be at 1321 Main Street. Access to 1325 Main Street would primarily be through the outdoor patio behind the building, but the existing door on Main Street would continue to be used for emergency egress. The second floor of 1321 Main Street would continue to be used for staff and storage uses, as the SHWC used it before. There is no second floor above the 1325 Main Street space. The proposal includes removal of an existing 333 sf storage shed so that the outdoor patio behind the building can be used for outdoor seating.

The expanded OSC tasting room would include the selling of wine as well as branded artwork and merchandise. Over 90% of the business activities would be related to wine tasting, wine sales, and associated storage and staff areas. Accessory to the primary wine tasting use, the retail sales of branded artwork and merchandise is anticipated to be 5%-10% of the business.

Proposed hours of operation are the same as approved in Use Permit Amendment #2011-55: tastings would be limited to the hours of 10:00a.m. to 7:00p.m. and to 9:00p.m. for limited special events. The applicant anticipates a total of 6 events per year: 3 or 4 events exclusively for Wine Club members and 2 or 3 events open to members of the public. Event attendance will require a reservation in advance and will not exceed capacity as allowed by Fire Code (total first floor and outdoor area capacity is 153 people according to the Fire Department). Consistent with St. Helena Municipal Code (SHMC) Section 17.48.030, any food service would be provided at no cost to the consumer and made off-premises. The attached floor plan shows the proposed configuration and the four (4) existing parking spaces that are accessed by Money Way. Approximate square footage and guest seat counts are shown in the table below (note that 16 outdoor seats are proposed in the back patio and 4 seats are proposed in front of the building on the subject property):

	Approx. Sq. Ft.	Guest Seats
1321 Main Street (1 st Floor)	1,813	30
1321 Main Street (2 nd Floor)	790	n/a - staff & storage only
1325 Main Street (1 st Floor)	651	16

Outdoor Areas	1,085	20
Total:	3,254 (indoor only)	66

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 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.

GENERAL PLAN

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

- LU3.1 - Strengthen the downtown as the City's social and cultural core, and as the primary center of retail services. Facilitate a healthy mix of retail and commercial uses, residential development, entertainment, and lodging.
- LU3.2 - Enhance the pedestrian-oriented character of commercial areas and provide for convenient pedestrian and bicycle connections to encourage walking and reduce vehicle trips within the commercial area.
- LU3.3 - Support the redevelopment of auto-oriented commercial areas into pedestrian-friendly commercial uses.
- LU3.4 - Protect historic resources in the commercial areas and encourage appropriate rehabilitation and adaptive reuse.
- LU3.5 - Ensure that new retail and commercial development is compatible with and complementary to St. Helena's small-town image. In addition, within the City's Central Business District, new retail and commercial development should be of a scale and type that complements the historic character.
- LU3.7 - Provide sufficient auto and bicycle parking in order to serve local businesses in the commercial districts. Ensure that all parking areas are well designed and that auto parking spaces are hidden from pedestrian view, whenever possible.

- LU5.6 - Permit wineries and other agricultural-related industries to locate in the city if their location does not adversely impact surroundings, uses, or city services (water, traffic, etc.) or the quality and character of the community.
- ES1.1 - Maintain central St. Helena as the social, cultural, and economic heart of the City by supporting infill and redevelopment of vacant and underutilized parcels in the central St. Helena area.
- ES1.2 - Identify and expand economic sectors in which the City has competitive advantages, and capitalize on these strengths in order to diversify local economic activities and strengthen St. Helena's role as an agriculturally-based service center for the surrounding area.
- ES1.6 - Support local arts, cultural activities, and entertainment that can contribute to the local economy.
- ES2.1 - Support the development of responsible, visitor-serving components to the City's economy as a valuable source of jobs, tax revenues, and cultural amenities. Promote policies that facilitate and encourage this type of sustainable economic development.
- ES2.2 - Encourage visitor-serving uses oriented toward an upscale market, consistent with the Valley's reputation as a producer of world-class wines. Discourage the introduction of uses that are dependent upon a mass tourist market.
- ES2.3 - Ensure a diverse mix of uses that avoids an over-representation of any particular use. Remove the cap on the number of hotel and motel rooms and restaurant seats but continue to limit vacation rentals.

***Staff Response:** In accordance with the General Plan and in particular those policies listed above, the proposed project would support both a local and visitor serving component to the City's economy by providing jobs, tax revenue, and additional amenities. The project would also be oriented toward an upscale market, consistent with the Valley's reputation as a producer of world-class wines. For these reasons, the proposed project exhibits overall consistency with the General Plan Update 2040.*

ZONING

Like the General Plan land use designation, the site has a zoning designation of Central Business (CB). This designation provides for retail, personal service uses, offices, restaurants, hotels/motels, service stations, public and quasi-public uses, and similar and compatible uses that serve local residents and the surrounding area. St. Helena Municipal Code (SHMC) Section 17.48.030 requires use permit approval for new or expanded winery tasting rooms. Winery tasting rooms" are establishments that sell wines on behalf of one or more wineries and enable consumers to taste wine (with and without charge) as a regular part of the sales process. The wines for tasting and for sale must be made from a minimum of seventy-five percent (75%) Napa Valley grapes and must be labeled Napa Valley or be a subappellation of the Napa Valley. The permit requires a Type 02 ABC license. Food may be provided if it is at no cost to the consumer, is made off premises and the facilities are approved by Napa County environmental management. No changes are being proposed to the existing building; the following table summarizes applicable development standards and the conformity of the existing building with each:

STANDARD			MIN/MAX	EXISTING	PROPOSED
Lot Size			5,000 sf min	5,556 sf	No Change
Front Setback (Main St.)			0 feet	11 feet	No Change
Rear Setback (Money Way)			0 feet	36 feet	No Change
Sideyard (South)	Setback		0 feet	0 feet	No Change
Sideyard (North)	Setback		0 feet	0 feet	No Change
Height			35 feet max	26'6"	No Change
Floor Area Ratio (FAR)			2.0 max	0.59	No Change

Staff Response: *The project as proposed meets all development standards as required by Section 17.48.070 of the Municipal Code including lot size, setbacks, height and floor area ratio.*

Landscaping Requirements

SHMC Section 17.48.090(D) prescribes various landscaping requirements for shade trees, planters, and landscaped areas. Frontage yards, off-street parking areas, and all other open areas (other than screened storage areas) must be permanently maintained by the property owner to cover a minimum of five percent of the total site. A minimum of two shade trees are required for parking areas with 15 spaces or less. This code section also states that landscaping and shade trees shall be contained in planters and tree wells bordered by a six-inch-high concrete curb or equivalent barrier approved by the city. This code section goes on to say that unless otherwise specified in the code or under the conditions of an approved permit, planters and tree wells shall have a width of not less than five feet and shall be protected from automobile overhang where necessary through the provision of barriers, tire stops or additional width.

Staff Response: *Staff recognizes that the existing building was constructed before current landscaping requirements were in place and that the building is legal non-conforming. As the building has zero lot lines on two sides; fronts Main Street's sidewalk; and has parking spaces behind the building off of Money Way, it is incapable of meeting current landscaping requirements and is permitted to remain non-conforming.*

Wastewater Generation

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

Staff Response: *The uses at 1321/1325 Main Street are limited to 600 gpd per the code section referenced above. According to the Finance & Utilities Department, the existing*

building has a historical water use average of approximately 99.74 gpd, far below the 600 gpd maximum. The applicant provided a theoretical water use analysis (attached to this report) which estimates water usage will be approximately 156 gpd, also far below the 600 gpd maximum. A condition of approval has been added requiring that the 600 gpd wastewater generation maximum be maintained.

WATER

Chapter 13.12 of the Municipal Code requires mandatory water efficiency measures and water demand offset requirements for new construction. Among these provisions is the requirement that any “new development” (i.e. construction that would introduce any freestanding building that contains water-using fixtures, any floor area additions to existing nonresidential structures, or any residential additions or remodeling that increases the number of independent living units) offset new water demand by an amount equal to the new demand placed on the city water system (i.e., it must be water neutral). The offset must be clearly demonstrated to the satisfaction of the Public Works Department.

Staff Response: No changes are being proposed to the existing building and no new square footage is being added; the proposed use changes do not constitute new development as defined above, therefore, the project is not subject to St. Helena Water neutrality requirements. While not required, the applicant has provided a theoretical water use analysis (attached to this report) which shows that water neutrality will be achieved.

PARKING

The existing building is within the City's parking impact overlay district which is governed by SHMC Chapter 17.104. The purpose of the parking impact overlay district is to establish parking standards for portions of the City generally located within the central business district. This area of the City is impacted by a lack of off-street parking because the buildings are of historic and unique character and were constructed in the early history of the City when automobiles were not as common. Per SHMC Section 17.104.020(A), the basic parking requirement for buildings existing as of February 1, 1980, shall be at least one space for each one thousand two hundred (1,200) square feet of ground floor area and one space for each two thousand four hundred (2,400) square feet floor area of basement or upper floors. Per SHMC Section 17.104.020(B)(1), the parking requirement for buildings which are being converted to create additional occupancies not less than one thousand two hundred (1,200) square feet in area shall be one space per six hundred (600) square feet. Furthermore, per SHMC Section 17.104.020(C), the parking requirement for a change in category of uses in the parking impact area shall equal the difference between what would be required for the new use, minus what Chapter 17.124 would require for the previous use.

Staff Response: Per SHMC Section 17.104.020(A), the existing 3,254sf building requires 2 off-street parking spaces (2.05 spaces for 2,464sf of ground floor area and .329 spaces for 790sf of upper floor area equals 2.4 spaces which rounds down to 2 spaces). As the building is being converted to create additional occupancies greater than 1,200 sf, SHMC Section 17.104(B)(1) requires 5 (5.4 rounded down) off-street parking spaces (1 space

for each 600 sf of floor area). Previous uses on-site include 1,813 sf ground floor and 790 sf upper floor commercial floor area in 1321 Main Street (1 space for each 300sf = 9 spaces) and an 8-seat tasting room in 1325 Main Street (1 space per 4 seats = 2 spaces) for a total of 11 spaces per SHMC Section 17.124. As required by SHMC Section 17.104.020(C), the previous use requirement per SHMC 17.124 is subtracted from the new use requirement and would result in no required off-street parking (5 minus 11 = 0 spaces required).

Off-Street Parking Requirements

SCENARIO	REQUIREMENT	TOTAL
Existing building	1 space / 1,200sf ground floor area	2 spaces
	1 space / 2,400sf upper floor area	
New use for additional occupancies greater than 1,200sf	1 space / 600sf floor area (3,254sf)	5 spaces
Previous uses required under §17.124	1 space / 300sf floor area (2,603sf)	9 spaces
	1 space / 4 seats (8 seats)	2 spaces
Total parking required under §17.104.020 (C)	New use (5 spaces) – Previous use under §17.124 (11 spaces)	0 spaces required

As demonstrated in the attached parking plan, a private off-street parking area with four (4) spaces exists on-site. Therefore, off-street parking requirements have been exceeded. A condition of approval has been added that the off-street parking area be appropriately striped and that concrete tire stops be added to the spaces.

HISTORIC RESOURCES

The subject building is within the City's nationally recognized historic downtown commercial district however it is considered a non-contributing building.

Staff Response: No exterior modifications are being proposed to the existing building and the uses proposed will not negatively impact the structure's status within the historic downtown commercial district nor will they detract from or be incompatible with the historic nature of the surrounding area.

USE PERMIT AMENDMENT

As noted above, SHMC Section 17.48.030 requires use permit approval for wine tasting rooms in the Central Business District. As the applicant wishes to expand wine tasting uses into the entirety of the building, a use permit amendment is required. The purpose of a use permit is to allow the proper integration of essential or desirable uses which may be suitable only in certain locations or zoning districts in the City, or to ensure that such uses are designed or arranged on the site in a particular manner. In its review of applications for use permits, the Planning Commission shall evaluate each proposed use

in order to consider its impact on the City. Pursuant to Municipal Code Section 17.168.050, no use permit shall be granted unless the following findings can be made:

1. That the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community.
2. That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses.
3. That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan.
4. That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.
5. That the proposed use would provide adequate ingress and egress to and from the proposed location.
6. That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local serving economy.
7. That the proposed use would be compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located.
8. That the proposed use would not be in conflict with the City's General Plan.
9. That the proposed use would not be injurious to public health, safety, or welfare.
10. That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan.
11. That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long term parking needs of employees and business owners and customers is available.
12. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.

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

ISSUES

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

CORRESPONDENCE

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

STAFF RECOMMENDATION

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301; and

2. Accept the required findings and approve a resolution granting use permit amendment approval for wine tasting, wine sales, accessory art/merchandise sales, and limited special events (up to 6 per year) uses to expand in the building located at 1321/1325 Main Street.

ATTACHMENTS

[Resolution](#)

[APN - Aerial View](#)

[Current Floor Plan](#)

[Proposed Floor Plan 100121](#)

[Requested Seat Count](#)

[Applicant Statement rev 110121](#)

[Water Use Analysis 83021](#)

[Use Permit #2001-18](#)

[Use Permit #2011-55](#)

**CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
GRANTING USE PERMIT AMENDMENT APPROVAL TO
1321 / 1325 Main Street (File No. PL21-028)**

PROPERTY OWNER: Refugee Wine Company, LLC

APN: 009-240-010

Recitals

1. The applicant has requested adoption of a resolution approving a use permit amendment in order to expand wine tasting uses into the entirety of the existing building (up to 66 seats) located at 1321 / 1325 Main Street in the Central Business zoning district. This includes the selling of wine, the accessory retail sales of branded artwork/merchandise and limited events up to 6 times per year; and
2. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law; and
3. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on January 18, 2022; and
4. Now, therefore let it be found that the Planning Commission approves the use permit amendment thereby authorizing the modifications contained in said application 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 CEQA Guidelines Section 15301 which exempts the operation, permitting and leasing of private structures.
- C. In accordance with SHMC Section 17.168.050, the Planning Commission makes the following use permit findings to support the motion to approve the use permit amendment:
 1. *That the proposed uses would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community in that proposed project consists of the expansion of wine tasting uses, accessory retail sales, and limited special events in an existing commercial building.*
 2. *That the proposed uses would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties in that the proposed project consists of the expansion of wine tasting uses, accessory retail sales, and limited*

1321 Main Street / 1325 Main Street
Resolution / Conditions of Approval
January 18, 2022

special events in an existing commercial building subject to City noise regulations and is not expected to produce noise audible beyond the property line.

3. *That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan as the proposed project consists of the expansion of wine tasting uses in an existing commercial building with existing vehicular access via Main Street.*
4. *That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection in that proposed project consists of the expansion of wine tasting uses, accessory retail sales, and limited special events in an existing commercial building.*
5. *That the proposed uses would provide adequate ingress and egress to and from the proposed location in that ingress and egress to the project site would remain via Main Street.*
6. *That allowing the proposed uses would not conflict with the City's goal of maintaining the economic viability of a local serving economy in that the proposed project would support both a local and visitor serving component to the City's economy by providing jobs, tax revenue, and additional amenities.*
7. *That the proposed uses would be compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located as the proposed project consists of the expansion of wine tasting uses, accessory retail sales, and limited special events in an existing commercial building within the Central Business District.*
8. *That the proposed uses would not be in conflict with the City's General Plan in that the proposed project consists of the expansion of wine tasting uses, accessory retail sales, and limited special events in an existing commercial building within the Central Business District and is consistent with applicable General Plan policies.*
9. *That the proposed uses would not be injurious to public health, safety, or welfare in that the proposed project consists of the expansion of wine tasting uses in an existing commercial building within the Central Business District*
10. *That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan in that this use permit amendment only applies to this property and to these specific uses.*
11. *That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long-term parking needs of employees and business owners and customers is available in that the proposed project has provided required off-street parking.*
12. *That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed uses in that the project site can adequately be served by existing streets (Main Street and Money Way).*

Planning Department Conditions of Approval

- D. The Planning Commission approves a use permit amendment 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 use permit amendment shall be vested within one (1) year from the date of final action or the approval shall expire, provided however that the approval may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals.
 3. Any request for an extension of this approval shall be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
 4. The approvals shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.
 5. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.
 6. 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.
 7. 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.
 8. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
 9. 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.

10. 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.
11. This resolution and conditions of approval replaces and supersedes all prior conditions of approval from Resolutions #2001-18 and #2011-55.
12. Operations shall be in compliance with plans submitted and reviewed by the Planning Commission on January 18, 2022, except as modified herein.
13. A maximum of 66 guests maybe onsite for wine tasting at any given time except for limited special events.
14. Tastings are limited to the hours of 10:00a.m. to 7:00p.m.
15. The wines for tasting and for sale must be made from a minimum of seventy-five percent (75%) Napa Valley grapes and must be labeled Napa Valley or be a subappellation of the Napa Valley.
16. The permit requires a Type 02 ABC license unless otherwise modified by the ABC.
17. Food may be provided if it is at no cost to the consumer, is made off premises and the facilities are approved by Napa County Environmental Management.
18. Music shall be allowed when accessory to the approved use and shall not be audible beyond the property boundary. No amplified or acoustic music is permitted outdoors.
19. The total seating capacity authorized by the use permit and fire code occupancy shall be posted on the premises.
20. Up to six (6) special events are permitted per year and they shall end no later than 9 p.m. Up to 153 attendees are permitted per event unless special event occupancy is granted by the Fire Department.
21. Accessory art and retail sales are limited to 10% of overall sales.
22. Frontage areas, off-street parking areas, and all other open areas shall be permanently maintained by the property owner.
23. The City recognizes that the existing building was constructed before current landscaping requirements were in place and that the building is legal non-conforming.
24. All trash and recycling areas shall be screened from view.
25. The uses at 1321/1325 Main Street are limited to 600 gallons per day of wastewater.
26. The off-street parking area must be appropriately striped and concrete tire stops must be added to each parking space.
27. A Sign Permit must be applied for and obtained for any new and/or replacement signage.
28. Exterior lighting shall be directed or shielded to prevent glare onto public roadways or adjacent properties.

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

Public Works Department Conditions of Approval

30. Where applicable, 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 of the following 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.
31. Where applicable, the applicant shall be required to obtain an encroachment permit for improvements on public right-of-ways prior to receiving a grading or building permit authorizing site work or construction activities on the site.
32. Where applicable, the applicant shall be required to submit to the requirements for annual inspections of food/beverage service establishments and businesses that handle hazardous wastes for illicit stormwater discharges as required by the State National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges. The annual stormwater illicit discharge inspections are performed and invoiced by Napa County Department of Environmental Management.
33. Any new and modified existing water laterals, meters and backflow prevention devices shall be required and constructed in accordance with the requirements of the City of St. Helena's Water Standards.
34. Any new or modified sanitary sewer clean-out that do not meet City requirements, one will be required and may include replacement of the existing sewer lateral to the City main.
35. Trash areas, dumpsters and recycling containers shall be enclosed and roofed per State and County standards to prevent water run-on to the trash area and water runoff from the area, to contain litter and trash so that it is not dispersed by the wind or run-off during waste removal. In the event that wine or food is disposed in these areas, they shall drain to the sanitary sewer system. An area drain connected to the sanitary sewer shall be installed in the enclosure area and a structural control such as an

oil/water separator or sand filter shall be included. No other area shall drain into the trash enclosure. A sign shall be posted prohibiting the dumping of hazardous materials into the sanitary sewer.

36. Where applicable, deteriorating or broken curb, gutter and/or sidewalk along the project frontage shall be replaced per City specifications, extent to be determined by the Public Works Department.
37. The applicant shall repair all public improvements that are damaged by the construction process in accordance with Caltrans Standards and Specifications and the City Water/Sewer/Street/Storm Drain/Sidewalk Standards.
38. As part of the plans submitted to the Building Department for the internal improvements to the building, the applicant shall include plans showing the proposed improvements to accommodate the outdoor bar and seating area. The plans shall show grades to ensure proper drainage. If there is a proposed extension of water and sewer service to support the proposed bar area, the proposed extensions shall be shown on the plans.
39. Any deficiencies in the sidewalk fronting the 2 addresses shall be repaired to eliminate any tripping hazards.

Building Department Conditions of Approval

40. A building permit is required for all onsite demolition, construction and/or change of occupancy including proper exiting at the outdoor gate to include panic hardware and swing in direction of egress per Chapter 10 CBC.
41. 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.
42. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
43. The applicant shall provide a construction waste management plan with the building permit application.
44. 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.
45. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
46. 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.

Fire Department Conditions of Approval

- 47. 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.
- 48. Fire sprinklers and fire hydrants shall be installed as required by Fire Code and the Fire Department.
- 49. One hour minimum fire resistant construction on all exterior walls within 10' of property boundary is required. Fire resistant construction of interior walls shall be determined by type of occupancy.

I HEREBY CERTIFY that the foregoing use permit amendment 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 January 18, 2022 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

John Ponte
Chair, Planning Commission

Maya DeRosa, AICP
Planning and Building Director



1321 / 1325 Main Street



Legend

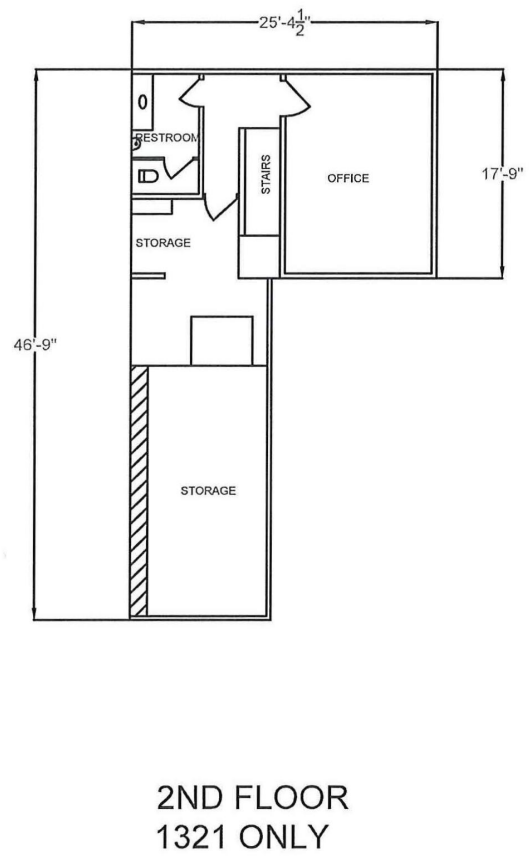
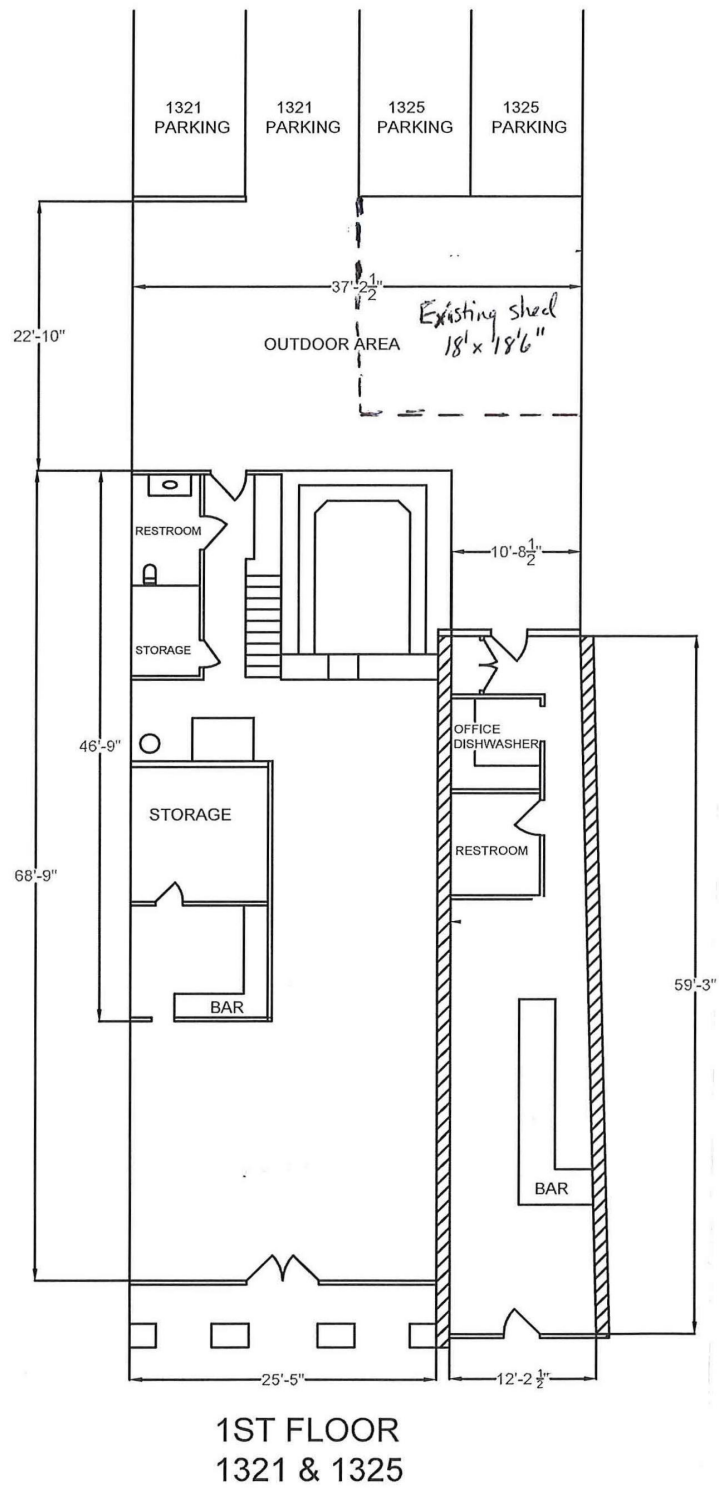
- Addresses
- ▭ Parcels
- ▭ County Boundary

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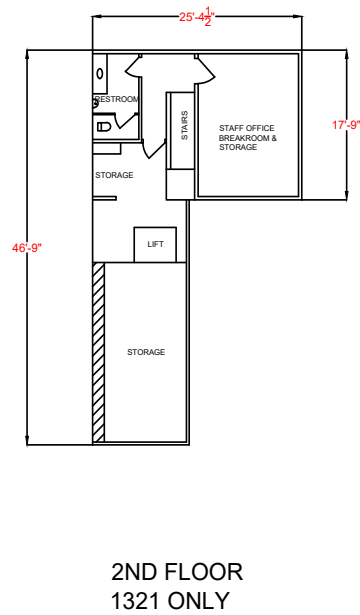
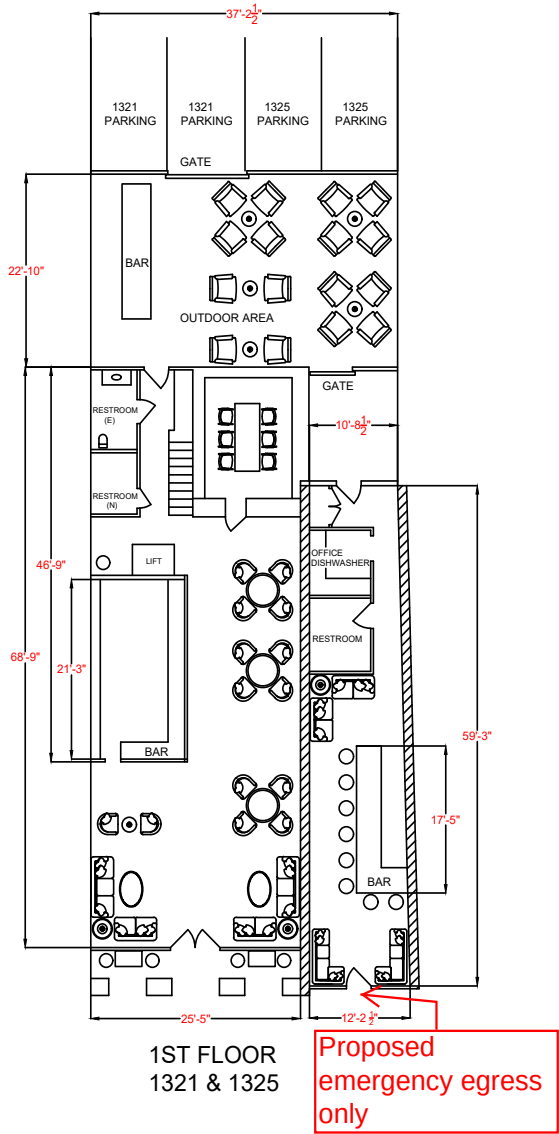
Disclaimer: This map was prepared for informational purposes only.
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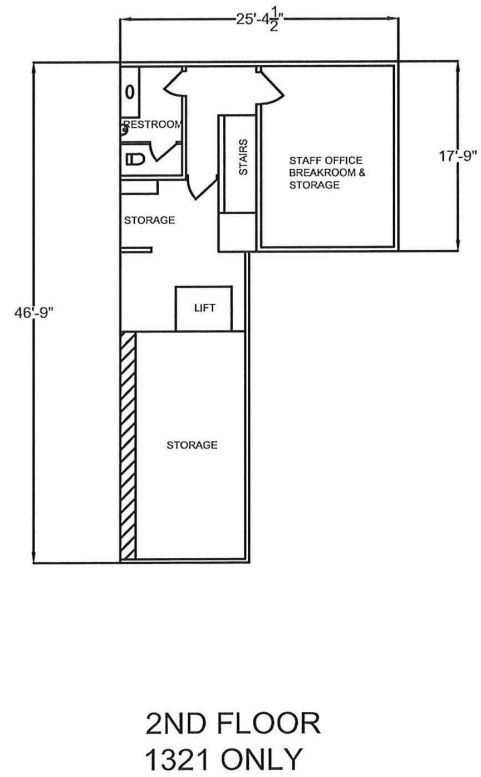
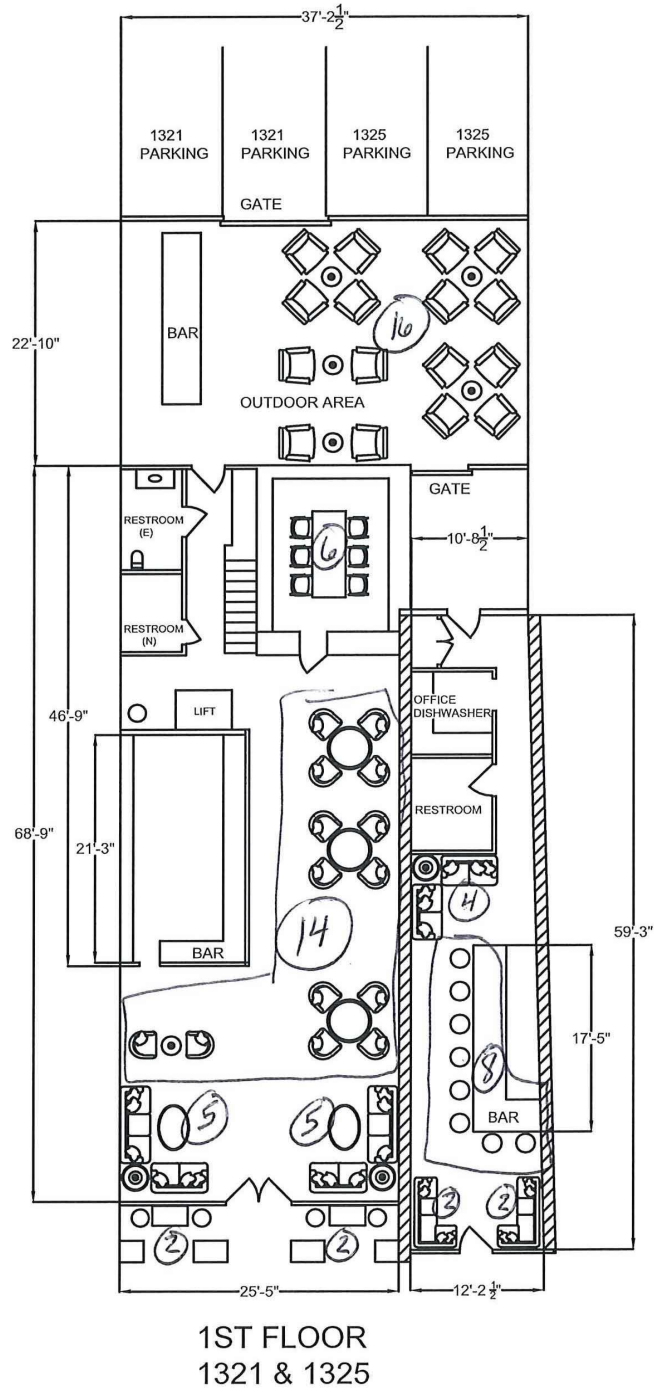
This map was printed on 9/30/2021

Notes



~~Architect~~
Current State





Project Statement
Orin Swift Cellars Tasting Room Expansion
1321 & 1325 Main Street
St. Helena, CA
Modification to Existing Use Permits

Background

The applicants propose to re-purpose two existing storefronts along the Main Street frontage. The proposed uses will occupy two existing spaces: 1321 Main Street is the former location of the St. Helena Wine Center. The adjacent storefront, 1325 Main Street, is currently the Orin Swift Cellars tasting room.

City use permits issued to these properties include:

1. Use Permit # 2001-18: This permit authorized the expansion of retail, office and storage uses at the St. Helena Wine Center (SHWC), which had been located at 1321 Main Street. This permit allowed for expansion of the SHWC into the adjacent space at 1325 Main Street by making a doorway in the common wall, thus connecting 1321 and 1325 Main Street. The proposed expansion increased the SHWC by 720 s.f., 480 s.f. of which was dedicated to retail space. This use permit was approved in April 2001; and
2. Use Permit Amendment #2011-55: This permit divided the expanded SHWC back into 2 distinct spaces. Orin Swift Cellars (OSC) was authorized for an 8-seat wine tasting room with retail sales in 444 s.f. of commercial space at 1325 Main Street. SHWC returned to their previously authorized use and space at 1321 Main Street. The doorway between the spaces was closed off. This use permit amendment was approved in November 2011.

Proposed Use

The space formally occupied by SHWC is vacant. The applicant proposes to expand the existing OSC tasting room into the vacant space formerly occupied by SHWC. The proposal includes removal of an existing 333 s.f. storage shed and conversion of the outdoor patio behind the building for outdoor tasting. The main entrance and signage for the expanded tasting room would be at 1321 Main Street. Access to 1325 Main Street would primarily be through the outdoor patio behind the building, but the existing door on Main Street would continue to be used for emergency egress. The second floor of 1321 Main Street would continue to be used for staff and storage, as SHWC did. There is no second floor for 1325 Main Street. The four (4) existing parking spaces would remain.

The expanded OSC tasting room would include the selling of wine as well as branded artwork and merchandise. Over 90% of the business activities would be related to wine tasting, wine sales, and associated storage and staff areas. The selling of branded artwork and merchandise is anticipated to be 5%-10% of the business.

Hours of operation would be the same as approved in Use Permit Amendment #2011-55: *Tastings will be limited to the hours of 10:00a.m. to 7:00p.m. and to 9:00p.m. for limited special events.* The applicant anticipates a total of 6 events per year: 3 or 4 events exclusively for Wine Club members and 2 or 3 events open to members of the public. Event attendance will require a reservation in advance and will not exceed capacity as defined by Building and Fire Codes.

Food service would be in alignment with Ordinance No. 2009-6, Chapter 17.48 Central Business Zoning District pertaining to Wine Shops, Off-Site Winery Tasting Rooms, and Winery Offices: *Food may be provided if it is at no cost to the consumer, is made off-premises and the facilities are approved by Napa County Environmental Management.*

The attached floor plan shows the proposed configuration of use areas and the four (4) existing parking spaces that are accessed by Money Way. Approximate square footage and guest seat counts are tabled below for clarity.

	Approx. Sq. Ft.	Guest Seats
First floor – 1321 Main	1,813	30
First floor – 1325 Main	651	16
Second floor – 1321 Main	790	N/A – staff and storage only
Outdoors	1,085	20

Zoning Consistency

1321 & 1325 Main Street property is located in the Central Business (CB) zoning district. The proposed use of the property is consistent with previously approved uses in the neighborhood and is compatible with uses in the immediate area along the west side of Main Street.

Chapter 17.48.030 of the city zoning ordinance lists art galleries, wine shops and winery tasting rooms as uses permitted in the CB zone upon approval of a conditional use permit. The uses proposed by the applicant are consistent with the uses allowed in the CB zone. Specifically:

1. OSC already has a Type 02 ABC license to offer wine tasting and a St. Helena Business License for 1325 Main Street. The licenses will be updated prior to occupancy of the expansion area at 1321 Main Street and outdoors.
2. 75% of the wine served in the tasting room will be produced from fruit grown in Napa Valley.

The Planning Commission must also make the findings contained in Chapter 17.168.050. These are the same findings the Planning Commission made when the OSC tasting room was first established in 2011 and remain applicable to this project. The proposed use is consistent with these findings including:

1. The proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community. The proposed use is consistent with the nearby uses that include art galleries, restaurants, and retail shops. There are no residential uses or sensitive uses in the neighborhood of the proposed wine tasting room.
2. The proposed use will not generate levels of noise that adversely affect the health, safety or welfare of neighboring properties or uses. The proposed use would operate during daytime hours, similar to neighboring uses. Any noise generated would be typical of a retail establishment. There are no nearby sensitive noise receptors or residential uses.
3. The proposed use would not generate traffic noise in excess of the “normally acceptable” range. It is expected that the typical tasting room visitor will be visiting downtown St. Helena downtown in general and use the tasting room on a walk-in basis. The outdoor use area that represents the only physical change to the building is located adjacent to the alleyway at the rear where the proposed use will not significantly impact existing ambient noise levels. Finally, there are no noise sensitive uses adjacent to the parking area or the outdoor tasting area.
4. The proposed use would not make excessive demands on public services. Municipal services are already provided to the property. A theoretical water use analysis has been prepared to confirm that the proposed project will maintain water neutrality and not result in a net increase in water use when compared with the water use currently authorized by the city for the existing tenant spaces.
5. Adequate access is provided to the proposed use directly from Main Street and by a pass through leading from the rear parking areas to Main Street.
6. The granting of the use permit would not set a precedent for the approval of similar uses. Wine tasting rooms and related accessory uses proposed as part of this project have been approved by the city in the past and are present in the downtown area. Approval of the proposed use is consistent with city standards applicable to the CB zoning district.
7. The four (4) existing parking spaces will remain.

Summary and Recommendations

The proposed uses are conditionally permitted in the CB district. The proposed uses are consistent with the development standards required of wine shops and wine tasting rooms. The tasting room will serve and sell wine made with 75% Napa Valley fruit. The use of 1321 & 1325 Main Street is compatible with uses previously permitted by the city for that building and in other areas of the CB district. The proposed use is compatible with neighboring uses that include retail spaces, restaurants and art galleries among other uses. Finally, granting of the use permit will allow for the expansion of an existing tasting room, returning a currently vacant retail space to a viable economic use and augmenting the economic viability of the city of St. Helena.

We respectfully request approval of the use permit modification.

Thank you for your consideration of our application.

REVISED
1:39 pm, Sep 01, 2021

Theoretical Water Use Analysis
Orin Swift Cellars Tasting Room Expansion
1321 & 1325 Main Street, St. Helena, CA
Use Permit Amendment #PL21-028
August 23, 2021

Background & Introduction

The Orin Swift Cellars tasting room is currently located at 1325 Main Street and wishes to expand into the adjacent space at 1321 Main Street. 1321 Main Street was previously home to a wine shop and wine tasting bar. Both 1321 & 1325 Main Street are located within APN 009-240-010 (the property).

In September 2011, as part of the application process for Use Permit Amendment #2011-5 establishing the Orin Swift Cellars tasting room, Delta Consulting & Engineering completed a theoretical water use report for the property. The report documented proposed water usage of 59,626 gallons annually for the property, based on 47 wine tastings and 5 employees per day. Use Permit Amendment #2011-5 was approved in November 2011.

The expansion of the tasting room is expected to increase the number of daily wine tastings from 47 to 99 and the number of employees from 5 to 8. This analysis will demonstrate how the expansion project will achieve a water-neutral state to the water usage approved in November 2011 by utilizing water efficient fixtures and appliances.

Water-use Analysis

A. Baseline Water Use

Per Delta Consulting & Engineering's 2011 report, the baseline water use for the subject parcel is 59,626 gallons annually.

B. Proposed Water Demand with Water Reduction Measures

Water uses at the property include glass and dish washing, hand washing, and restrooms. The property will install and utilize water efficient fixtures and appliances as part of the proposed project to achieve water use at or below the previously approved 59,626 gallons annually.

1. Glass and dish washing: High efficiency dishwashers using 0.74 gallons per cycle will be used (16 glasses per cycle). The business estimates that 4 glasses will be used per guest on average. Other dish washing is estimated at 1 cycle per day (no food service).
2. Restrooms: High efficiency toilets/urinals using an average of 1.28 gallons per flush will be used. It is assumed that every employee will use the restroom 3 times a day and 50% of guests will use the restroom once. The business believes this is conservative based on their experience.

3. Hand washing: High efficiency faucets using 1.2 gallons per minute will be used in the restrooms and bar sinks. Hand washings are assumed to be 20 seconds each.

Please see the table below for the proposed project water use.

Use	Daily Count	Gallons per Count	Daily Gallons	Annual Gallons
Glass & Dish Washing	26	0.74	19	7,023
Toilets/Urinals	74	1.28	95	34,573
Lavatory Sink	74	0.40	30	10,804
Bar Sink	32	0.40	13	4,672
TOTAL			156	57,071

Note: According to the Napa County Onsite Wastewater Treatment Systems (OWTS) Technical Standards Table II-1, Wine Tasting Facilities where no meals are served should estimate a daily water use of 3 gallons per day per guest and 15 gallons per day per employee. These values are not reflective of water efficient fixtures and appliances and therefore not used for this analysis.

Conclusion

The expansion of the Orin Swift Cellars tasting room is not expected to increase water usage of the subject parcel above the previously approved level of 59,626 gallons annually if water efficient fixtures and appliances are utilized as described above. The project will be able to meet the City of St. Helena's water neutral requirement.

**CITY OF ST. HELENA
STATE OF CALIFORNIA
USE PERMIT NO. 2001-18**

FOR THE EXPANSION OF THE ST. HELENA WINE CENTER

PROPERTY OWNER: Fred and Cathy Beringer **APN:** 009-240-010 and 009-240-009

Recitals

A. Judi Beringer-Jimenez submitted an application for a **Use Permit** to expand the retail, office, and storage space of the St. Helena Wine Center at 1321 and 1325 Main Street in the CB: Central Business district. The applicants are proposing to expand into 1325 Main Street and will make a doorway through the common wall of 1321 and 1325 Main Street to connect the spaces. The proposed expansion will increase the Wine Center's area by 720 square feet, 480 square feet of which will be dedicated to retail space. The doorway will be located approximately twenty-three (23) feet from the front of the building and will be five (5) feet wide.

B. The Planning Commission of the City of St. Helena, State of California, held a noticed public hearing on April 3, 2001 for the purpose of reviewing the Use Permit application.

Resolution

A. The Planning Commission hereby finds that the expansion of the retail, office, and storage space of the St. Helena Wine Center is exempt from the requirements of CEQA pursuant to Section 15303, Class 3 of the Guidelines which exempts the operation of existing private structures.

B. Pursuant to Section 27.439, the Planning Commission makes the following findings to support the motion to approve the Use Permit:

1. That the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community.
2. That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses.
3. That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan.

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

C. Pursuant to Section 27.79, the Planning Commission makes the following special findings for approval of a business in the Central Business district:

- 1.) It is likely that the business will provide services or products which satisfy the day-to-day needs of local residents within the St. Helena service area.
- 2.) It is likely that the majority of customers will be from the St. Helena service area and patronize the business on a regular basis.
- 3.) This is a smaller scale business commensurate with the character of the Central Business District and the needs of the St. Helena service area.
- 4.) Necessities are emphasized over novelty items in the business merchandise. The proposed use is not listed in Section 27.75, Prohibited Uses.
- 5.) The business is consistent with the unique character of St. Helena.
- 6.) The business would locate in St. Helena if a visitor-based population did not exist.

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- 7.) It is likely that the business will provide services or products which will complement existing businesses in the Central Business District.
- 8.) There is a need for the type of business proposed given the number of same or similar businesses existing in St. Helena.
- 9.) The location of this business is appropriate given the type of use and the proximity of the same or similar businesses.

D. The Use Permit for the use described above is granted subject to compliance with the following conditions. Permit shall be in conformance with all City ordinances, rules, regulations and policies in effect at the time of issuance of a building permit. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

1. The Use Permit shall be vested within one (1) year from the date of approval or it shall expire. A building permit for the use allowed under this Use Permit shall have been obtained within one (1) year from the effective date of the Use Permit or the Use Permit shall expire; provided however that the Use Permit may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 27.412, Extension of Permits and Approvals.
2. This permit is valid for this use only. A new permit must be applied for upon any change in use. The permit will expire if the use is discontinued pursuant to then existing ordinances and regulations.
3. The Use Permit shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14 day period.
4. Any request for an extension of the Use Permit must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
5. All required fees, including planning fees, development fees and building fees shall be paid prior to issuance of building permit. Fees shall be those in effect at the time of the issuance of the building permit.
6. 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.
7. The applicant will defend and indemnify and hold the City, its agents, officers, and employees harmless of any claim, action or proceedings to attack, set aside, void or annul an

approval so long as the City promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.

8. Provided they are in general compliance with the Use Permit, minor modifications may be approved by the Planning Director.
9. This Use Permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
10. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The owner/applicant is responsible for meeting with the Building Official / Fire Inspector to review compliance with Building and Fire Codes, including fire protection systems and the accessibility standards of Title 24.
11. This permit authorizes the expansion of the existing retail space at the St. Helena Wine Center. The business has an accessory use of a tasting area. The expansion shall be consistent with the floor plan labeled Exhibit A, dated 4/03/01.
12. The wine tasting area shall remain incidental and accessory to the primary retail wine shop use.
13. The wine tasting area shall be used only as a sales promotion for the wine inventory in the retail shop. It shall not be used as an off-site tasting room by wineries located elsewhere.
14. The wine tasting area shall be used only by customers of the retail shop and no seating shall be provided.
15. This permit does not authorize any signs for the business. Signs must be consistent with the sign ordinance and a sign permit must be granted prior to the installation of signs. Signage for the business shall not include reference to a wine tasting area.
16. Fire equipment shall be inspected annually by the Fire Department.
17. A rapid entry Knox Box system shall be installed, unless waived by the Fire Chief.

I HEREBY CERTIFY that the foregoing Use Permit was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on April 3, 2001 by the following roll call vote:

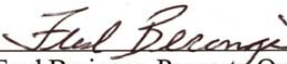
AYES: **Commissioner Fanucci, Katz, Philippakis, Ryan, Chairman York**

NOES: **None**

ABSENT: **None**



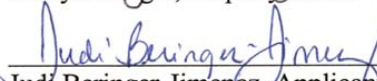
Carol Poole, Planning Director



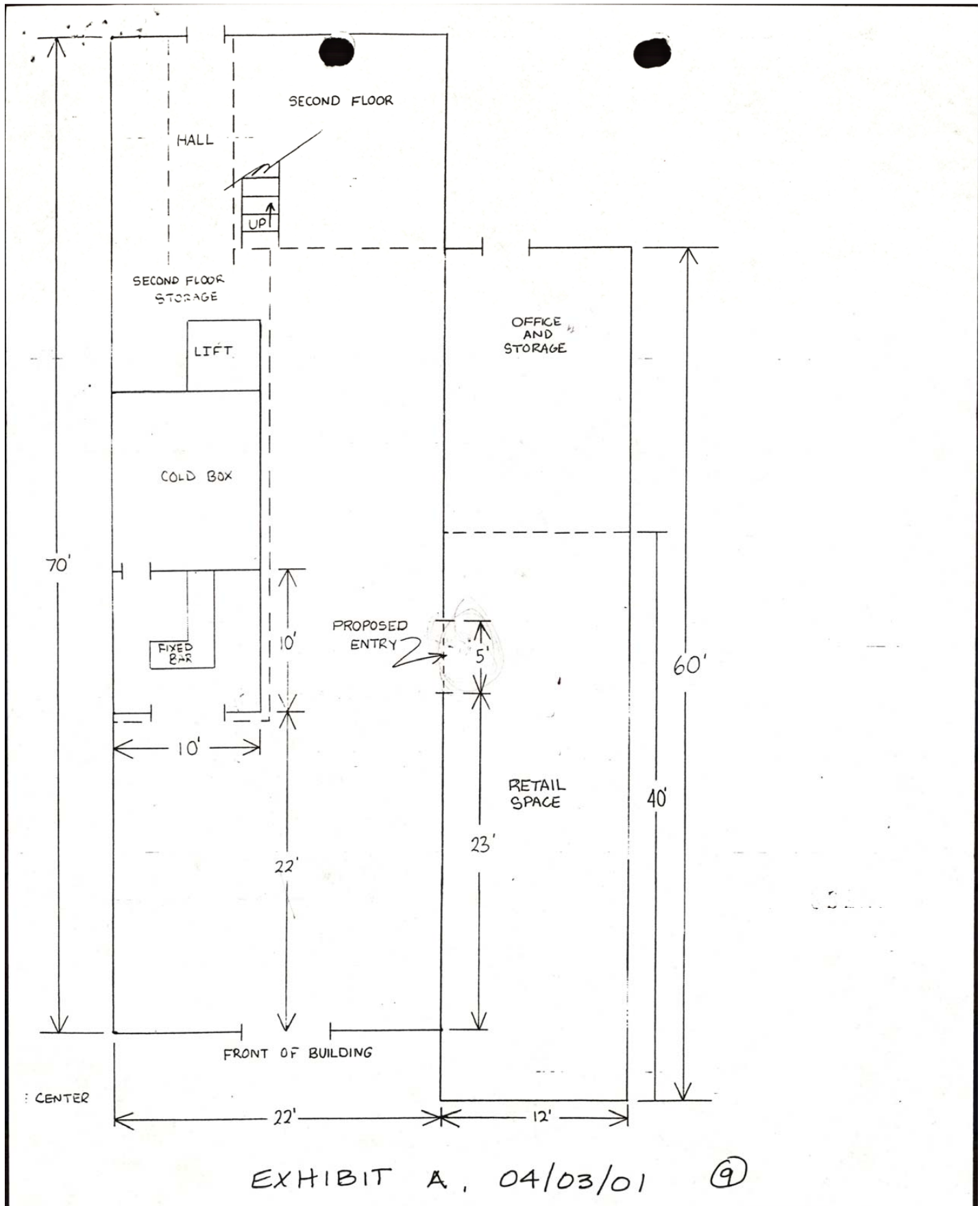
Fred Beringer, Property Owner



Cathy Beringer, Property Owner



Judi Beringer-Jimenez, Applicant



**USE PERMIT AMENDMENT NO. 2011-55
CITY OF ST. HELENA, STATE OF CALIFORNIA
GRANTED TO 1321/1325 MAIN STREET
APN: 009-240-010**

Property Owner: Fredrick & Cathy Beringer

Applicant: David Swift Phinney

Recitals

1. The applicant submitted a request for a Use Permit Amendment to a previously approved Use Permit (2001-18) which allowed for an expansion of the St. Helena Wine Center, a retail wine shop with wine tasting as an accessory use to the adjoining space. St. Helena Wine Center will occupy one space (1321 Main) and Orin Swift Cellars, LLC (OSC) will occupy the other 444 square foot space (1325 Main) as a wine tasting room.
2. The proposed tasting room hours of Orin Swift Cellars are from 10:00a.m. to 7:00p.m. daily. For limited special events and during prime season, the tasting room proposes to be open until 9:00p.m. The wine tasting room will employ up to two full-time employees.
3. The Planning Commission of the City of St. Helena, State of California, held a noticed public hearing on November 1, 2011.

Resolution

The Planning Commission of the City of St. Helena, State of California, approved the Use Permit Amendment on the following basis:

- A. The Planning Commission hereby finds that this project is exempt from the California Environmental Quality Act pursuant to Section 15301, Class 1 of the Guidelines which exempts the operation of existing facilities.
- B. The Planning Commission makes the following Use Permit findings, Section 17.168.050, to support the motion to approve the Use Permit Amendment:
 1. That the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community.
 2. That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses.
 3. That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan.
 4. That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.
 5. That the proposed use would provide adequate ingress and egress to and from the proposed location.

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

C. The Use Permit for the above described use is granted subject to compliance with the following conditions. The Use Permit shall be in conformance with all City ordinances, rules, regulations and policies in effect at the time of issuance of a building permit. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

1. The Use Permit Amendment shall be vested within one (1) year from the date of approval. A building permit for the tenant improvements allowed under this Use Permit shall have been obtained within one (1) year from the effective date of the Use Permit or the Use Permit shall expire; provided however that the Use Permit may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals.
2. This permit is valid for this use only. New permits must be applied for upon any change in use. This permit will expire if the use is discontinued pursuant to then existing ordinances and regulations.
3. The Use Permit Amendment 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.
4. Any request for an extension of the Use Permit Amendment must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
5. All required fees, including planning fees, development fees, housing fees, building fees toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of building permit. Fees shall be those in effect at the time of the issuance of the building permit.
6. 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.

7. The applicant will defend and indemnify and hold the City, its agents, officers, and employees harmless of any claim, action or proceedings to attack, set aside, void or annul an approval so long as the City promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
8. Provided they are in general compliance with the Use Permit Amendment, minor modifications may be approved by the Planning Director.
9. This Use Permit Amendment 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.
10. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The owner/applicant is responsible for meeting with the Building Official / Fire Inspector to review compliance with Building and Fire Codes, including fire protection systems and the accessibility standards of Title 24.
11. At 1325 Main Street, Orin Swift Cellars: This permit authorizes an 8-seat wine tasting room with retail sales in the existing 444 square foot commercial space located at 1325 Main Street. Tastings will be limited to the hours of 10:00a.m. to 7:00p.m. and to 9:00p.m. for limited special events. This business shall remain distinct from those businesses authorized for operation as a food, beverage or drinking establishment as regulated through the Food & Beverage Establishments Inventory. This permit does not authorize the preparation of food on-site.
12. At 1325 Main Street, St. Helena Wine Center: The previously approved use of a wine retail shop with wine tasting as an accessory use (2001-18) shall continue in the existing 1,540 square foot commercial space located at 1321 Main Street. The previous conditions of approval shall apply except as superceded herein.
13. The project is subject to Ordinance No. 2009-6, Chapter 17.48 Central Business Zoning District pertaining to Wine Shops, Off-Site Winery Tasting Rooms and Winery Offices. A Winery tasting room in the Central Business district is defined as: *“Winery tasting rooms are establishments that sell wines on behalf of one or more wineries and enable consumers to taste wine (with and without charge) as a regular part of the sales process. The wines for tasting and for sale must be made from a minimum of 75% Napa Valley grapes and must be labeled Napa Valley or be a sub-appellation of the Napa Valley. The permit requires a Type 02 ABC license. Food may be provided if it is at no cost to the consumer, is made off-premises and the facilities are approved by Napa County Environmental Management.”*
14. Prior to initial occupancy, the winery shall apply for a St. Helena Business License and include a written statement demonstrating compliance with Municipal Code Section 17.48.030 pertaining to Wine Tasting Rooms. The business license shall be reviewed by and approved by the Planning Director prior to issuance.

15. The applicant shall comply with all conditions of the Napa County Department of Environmental Management pertaining to glass washing for wine-tasting.
16. The applicant shall submit signage for review and approval by the Planning Director that meets the Central Business (CB) Zoning district requirements. If the plans do not meet the CB Zoning requirements, the plans shall be reviewed by the Planning Commission.
17. Fire equipment shall be inspected annually by the Fire Department.
18. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The City Engineer must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

Public Works:

1. 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.
2. Where applicable, the improvement plans shall incorporate all grading, drainage, and utilities shown on the approved Use Permit package, those improvements agreed to in public hearings, those improvements as stated in the mitigations for the Negative Declaration, the requirements of these conditions of approval, and those improvements required by any codes in effect at the time of plan submittal.
3. Where applicable, the applicant shall be required to obtain an encroachment permit for improvements on public right-of-ways prior to receiving a grading or building permit authorizing site work or construction activities on the site.
4. Where applicable, the applicant shall be required to submit to the requirements for annual inspections of food/beverage service establishments and businesses that handle hazardous wastes for illicit stormwater discharges as required by the State National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges. The annual stormwater illicit discharge inspections are performed and invoiced by Napa County Department of Environmental Management.

5. Any new and modified existing water laterals, meters and backflow prevention devices shall be required and constructed in accordance with the requirements of the City of St. Helena's Water Standards.
6. No construction may commence until adequate access to fire water supply is available to building sites as approved by the Fire Chief.
7. The applicant shall incorporate water conservation practices into the proposed project per the water use report prepared by Delta Consulting & Engineering, dated September 21, attached hereto.
8. All wastewater lines of the proposed development must be connected to the St. Helena sewer system and designed in accordance with the City sewer system standards. Any new fixture units added to the existing building will require upgrade of the sewer lateral to the building, including a sewer cleanout at the property line.
9. Trash areas, dumpsters and recycling containers shall be enclosed and roofed per State and County standards to prevent water run-on to the trash area and water runoff from the area, to contain litter and trash so that it is not dispersed by the wind or run-off during waste removal. In the event that wine or food is disposed in these areas, they shall drain to the sanitary sewer system. An area drain connected to the sanitary sewer shall be installed in the enclosure area and a structural control such as an oil/water separator or sand filter shall be included. No other area shall drain into the trash enclosure. A sign shall be posted prohibiting the dumping of hazardous materials into the sanitary sewer.
10. Where applicable, deteriorating or broken curb, gutter and/or sidewalk along the project frontage shall be replaced per City specifications, extent to be determined by the Public Works Department.
11. Existing streets being cut by new services will require edge grinding and an A.C. overlay per City standards, extent to be determined by the Public Works Department.
12. The applicant shall repair all public improvements that are damaged by the construction process in accordance with Caltrans Standards and Specifications and the City Water/Sewer/Street/Storm Drain/Sidewalk Standards.

I HEREBY CERTIFY that the foregoing Use Permit was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on November 1, 2011 by the following roll call vote:

AYES: COMMISSIONERS PITTS, HEIL, KISTNER, PARKER, & CHAIRPERSON GALBRAITH
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

Greg Desmond, Interim Planning Director

Fredrick M. Beringer, Property Owner

Cathy A. Beringer, Property Owner

Orin Swift Cellars, LLC
David Swift Phinney, Applicant



1320A Main Street
St. Helena, CA 94574
(707) 963-4456
StHelena.com | @StHelenaCA

Dear Planning Commission,

On behalf of E&J Gallo Winery, the St. Helena Chamber of Commerce would like to voice it's support for Gallo's application for an expanded use permit at 1321/1325 Main Street for Orin Swift Cellars (OSC).

Dwell time is a leading indicator for an area's economic performance. While we do not have data on existing dwell time, we can confidently state that tasting rooms and lounges increase customer dwell time. Orin Swift Cellars expansion will offer visitors an engaging experience and opportunity to relax while shopping and exploring St. Helena, which will result in an increased dwell time.

Orin Swift's expansion includes a small amount of outdoor seating which the Chamber is in favor of. Studies across the world are showing customers favor outdoor experiences, in addition to its benefit of "street activation." Street activation creates energy downtown, inspires pass through visitors to stop or return, and makes St. Helena a more welcoming destination.

We appreciate your time and commitment to St. Helena. We urge you to approve this resolution granting the amended use permit for Orin Swift Cellars.

Sincerely,

A handwritten signature in black ink, appearing to read "Amy Carabba-Salazar".

Amy Carabba-Salazar
CEO & President

A handwritten signature in black ink, appearing to read "Stephanie Iacobacci-Smithers".

Stephanie Iacobacci-Smithers
CSO & Vice President



PLANNING COMMISSION REPORT

Planning Commission Meeting of January 18, 2022

FILE NUMBER: PL20-039

SUBJECT: A request to adopt a resolution approving a demolition permit for existing structures and design review to accommodate the construction of a single family home and accessory structure located at 1504 Stockton Street in the Medium Density Residential (MR) zoning district.

PREPARED BY: Chantal Power

REVIEWED BY: Maya DeRosa, Planning & Building Director

APPROVED BY: Maya DeRosa, Planning & Building Director

APPLICATION FILED:08/20/20

ACCEPTED AS COMPLETE:12/06/21

LOCATION OF PROPERTY: 1504 Stockton Street

APN: 009-270-036

GENERAL PLAN/ZONING: Medium Density Residential (MR)

APPLICANT: Cavin 5th Investment, LLC.

PHONE: (415) 357-4409

BACKGROUND

The subject property is located in the Medium Density Residential (MR) district, which allows for single-family detached homes, accessory dwelling units, limited agricultural uses and compatible uses. All subdivisions, signs, new structures, or buildings (except for one accessory dwelling unit which complies with the provisions set forth in Section 17.116.030), or exterior revisions (not including change in exterior color) of any structures or buildings for both permitted and conditional uses shall require design review in the MR district.

The original proposal was a two-story design but after further consultation with Planning Staff regarding scale and neighborhood compatibility, the applicant revised the design to one story.

PROJECT DESCRIPTION

The applicant is seeking approval of the demolition of three existing structures totaling approximately 1,960 square feet, and design review approval to construct a 2,397 square foot, one-story, single-family home consisting of one bedroom, three bathrooms, an open plan kitchen and dining room, a living room, pantry, fitness room, mud room, laundry room, and den, with a detached structure containing a 338 square foot garage and 362 square foot ADU. The ADU is exempt from discretionary review but is mentioned for reference. The proposed single-family home will be setback 20 feet from the front and side property boundaries, and a 10-foot interior side setback. The plan proposes a building separation of 8 feet, and the garage and ADU will be setback 20 feet from the street side property boundary, and 5 feet from the rear and interior side yard property boundaries. Additional features include several 3-foot-high privacy walls surrounding private yard areas including a courtyard with seating, a fountain, firepit, and barbeque.

As shown on the plans, the exterior of the primary unit and accessory structure would be finished with vertical wood siding, stone veneer, metal windows, doors, chimney and roof. The garage door will consist of painted wood. The tallest point of the primary structure is proposed at 16'4", with an additional two feet for the chimney, and 14'10" for the accessory structure.

ANALYSIS **CEQA**

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

GENERAL PLAN

The subject property has a General Plan Land Use designation of Medium Density Residential (MDR). The MDR land use designation allows for single-family detached and attached homes, secondary residential units, and compatible uses. The St. Helena General Plan Update 2040 and 2015-2023 Housing Element Goals, Policies, and Eight-Year Action Plan include the following policies that are relevant to the proposed project:

- LU2.2 - Encourage new residential development that is consistent in design, size, color, and floor area ratio (FAR) with the older residences in the neighborhood.

The proposed development consists of a one-story, single-family dwelling and one accessory structure. The design is contemporary but uses rural elements including a metal corrugated roof, vertical wood siding, and stone veneer. The neighborhood consists primarily of single-story, single-family residences with accessory structures, of a suburban nature, and a range of architectural styles.

- PF1.1 - Require that the approval of new development be contingent upon the ability of the City to provide water without exceeding the safe annual yield of its water supply.

The proposed single-family dwelling and accessory structure will install water efficient plumbing fixtures that will reduce on-site water usage from the current usage.

- CD3.2 - Ensure that the new residential designs contribute positively to existing neighborhoods by complementing character and incorporating design features, such as front porches, façade articulation and step backs.

The project will feature a landscaped front setback, with a gated courtyard leading to the front of the primary dwelling and will incorporate contemporary and rustic architectural elements into the design of both structures, which complement the character of the surrounding neighborhood. The proposed primary structure features significant articulation and avoids long flat planes providing visual interest to the design of the residence.

- HE1.5 - Encourage innovative housing types and designs.

The project is unique in that the design is contemporary but incorporates several features reminiscent of a rural character including vertical siding, stone veneer, corrugated metal roofing, large landscaped areas including a large, fenced courtyard at the front entrance of the primary dwelling. The project will use a unique floor plan to accommodate the site and the proposed elements of the single-family home and accessory structure.

- HE2.4 - Promote second unit production.

The project proposes an accessory dwelling consistent with State law and City regulations. The ADU is discretely located at the rear interior portion of the parcel, and although exempt from discretionary review, the proposal meets this Housing Element goal.

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

The project proposes a single-family home and accessory structure containing a garage and accessory dwelling unit which will satisfy the requirement of this Zoning Code and maintain consistency with other dwelling arrangements in the surrounding neighborhood.

ZONING

Consistent with the General Plan land use designation described above, the subject property has a zoning designation of Medium Density Residential (MR), which allows single-family detached homes, accessory dwelling units, limited agricultural uses and compatible uses.

Pursuant to SHMC §17.40.060, the following development standards apply:

- Height of principal building - 30 feet (16'4" proposed)
- Height of accessory building - 15 feet (14'10" proposed)
- Front setback - 20 feet/principal building (20' proposed)
- Side yard setback - 10feet/principal building (10' proposed for principal)
- Side setback - 20 feet/principal building (20' proposed for principal)
- Rear setback - 20 feet/principal building (30' proposed for principal)
- Lot coverage - 45% (39.96% proposed)
- Floor Area Ratio (FAR) - 2,964 square feet, with exceptions (2,897 square feet proposed)
 - a) *The maximum FAR permitted is 2,964 square feet. The maximum gross floor area may be increased by 400 square feet per parcel for construction of an accessory dwelling unit in compliance with Section 17.116.030 of the SHMC.*
 - b) *One covered parking space of 200 square feet in size is exempt from the FAR provisions.*

Staff Response: *The project as proposed meets the development standards prescribed by Section 17.40.060 of the SHMC.*

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: *Water efficient plumbing fixtures will be utilized throughout the proposed structures reducing the water usage below the current level of usage for the site. Please also see attached Water Neutrality Report.*

PARKING

SHMC Section 17.124.030 "Minimum On-site Parking Requirements", requires that residential uses provide two parking spaces for the main dwelling unit, one of which shall be contained within a garage or carport. In addition to the required parking for the primary residence, one parking space, covered or uncovered, shall be provided on site for an

ADU. However, no parking is required for an ADU if it meets certain requirements per state law. As described in SHMC Section 17.124.050(D), parking in tandem is permitted in residential districts when required parking is less than 3 spaces.

Staff Response: As detailed in the attached plan set, the project includes a one car garage as required for the primary residence. The proposed driveway can accommodate additional off-street parking.

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 the 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 the design review of the proposed replacement structure has been approved in conjunction with the demolition permit.

Staff Response: The existing home was constructed in approximately 1943, but is not listed on the City of St. Helena's historical resources inventory, and does not have architecturally significant features. Demolition of the residence would not impact an historical or architectural resource or otherwise negatively affect the character of the neighborhood.

DESIGN REVIEW

SHMC Section 17.40.040 requires design review approval for all subdivisions, signs, new structures or buildings (except for one accessory dwelling unit which complies with the provisions set forth in Section 17.116.030) or exterior revisions (not including change in exterior color) of any existing structures or buildings for both permitted and conditional uses pursuant to SHMC Section 17.164. The purpose of design review is to 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 the applicable elements of the general plan;
2. Compatibility of design with the immediate environment of the site;
3. Relationship of the design to the site;
4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;
6. Compatibility with future construction both on and off the site;
7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;
8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
10. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
11. Whether natural features and vegetation are appropriately preserved and integrated with the project;
12. Whether the materials, textures, colors, and details of the construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structures and functions;
13. Whether the landscape design concept for the scale, plant forms and foliage textures and colors, create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;
14. Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials.

Staff Response: *The proposed project meets or exceeds the requirements of the SHMC and is consistent with the General Plan Policies LU2.2, PF1.1, CD3.2, HE1.5, HE2.4 and HE2.6 as outlined above. The proposal is compatible with existing development in the surrounding area and will compliment the character of the neighborhood as the design is one story, similar to surrounding development. Additionally, the primary dwelling and accessory structure were designed to be compatible and respectful to the site and the surrounding environment. The exterior of the primary unit and accessory structure would be finished with vertical wood siding, stone veneer, metal windows, doors, chimney and roof. The garage door will consist of painted wood. These design elements will complement the rural to urban transition and eclectic nature of the surrounding neighborhood. For these reasons, staff believes that the proposed project is consistent with the required design review*

findings listed above. Per SHMC Section 17.164.040(C), only the proponent's failure to take reasonable account of the items discussed in Sections 17.164.010 through 17.164.030 shall justify the Commission's disapproving a proposal solely on the basis of design.

ISSUES

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

CORRESPONDENCE

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

STAFF RECOMMENDATION

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15303; and
2. Accept the required findings and approve a resolution granting demolition permit and design review approval for the proposed construction on the property located at 1504 Stockton Street.

ATTACHMENTS

[Resolution](#)

[APN Map](#)

[Aerial Map](#)

[1504 Stockton Street - Project Plans](#)

[Water Neutrality Report](#)

**CITY OF ST. HELENA
PLANNING COMMISSION
RESOLUTION NO.
GRANTING DEMOLITION AND DESIGN REVIEW
APPROVAL TO
1504 STOCKTON STREET (File No. PL20-039)**

PROPERTY OWNER: Cavin 5th Investment, LLC. **APN:**
009-270-036

Recitals

1. The property owner requests adoption of a resolution approving a demolition of existing structures and design review in order to accommodate the construction of a single-family home and a garage and accessory dwelling on a property located at 1504 Stockton Street in the Medium Density Residential zoning district.; and
2. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law; and
3. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on January 18, 2022; and
4. Now, therefore let it be found that the Planning Commission approves the demolition and design review thereby authorizing the proposal 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 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.
- C. Pursuant to St. Helena Municipal Code (SHMC) Section 17.164.050, the Planning Commission makes the following

findings to support the motion to approve the demolition permit to allow for the demolition the existing structures on-site:

1. That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building.
2. That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood; and
3. That the design review of the proposed replacement structure has been approved in conjunction with the demolition permit.

The existing home was constructed in approximately 1943 but is not listed on the City of St. Helena's historical resources inventory and does not have architecturally significant features. Demolition of the residence would not impact an historical or architectural resource or otherwise negatively affect the character of the neighborhood. Additionally, no demolition will occur on the project site prior to the approval of design review for a replacement structure.

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;
2. Compatibility of design with the immediate environment of the site;
3. Relationship of the design to the site;
4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;
6. Compatibility with future construction both on and off the site;
7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;
8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;

9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
10. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
11. Whether natural features and vegetation are appropriately preserved and integrated with the project;
12. Whether the materials, textures, colors, and details of the construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structures and functions;
13. Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors, create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;
14. Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials.

The proposed project meets or exceeds the requirements of the SHMC and is consistent with General Plan Policies LU2.2, PF1.1, CD3.2, HE1.5, HE2.4, and HE2.6 as outlined on the staff report. The proposal is compatible with existing development in the surrounding area and will complement the character of the neighborhood. Additionally, the primary dwelling and accessory dwellings were designed to be compatible and respectful to the site and the surrounding environment. The exterior of the primary unit and accessory structure would be finished with vertical wood siding, stone veneer, metal windows, doors, chimney and roof. The garage door will consist of painted wood. These design elements will complement the rural to urban transition and eclectic nature of the surrounding neighborhood. 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.

Planning Department
Conditions of Approval

- E. The Planning Commission approves a demolition permit and design review for the above-described project with the following conditions of approval. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.
1. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit.
 2. The design review shall be vested within one (1) year from the date of final action. A building permit for the use allowed under this approval shall have been applied for within one (1) year from the effective date of this action or the approval shall expire, provided however that the approval may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals.
 3. Any request for an extension of this approval shall be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
 4. The approvals shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.
 5. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.
 6. Pursuant to City Council Resolution 2003-65, the owner and applicant are informed of the following:

In recognition of the need for additional affordable housing, and to mitigate the effects of this development on the supply and demand of affordable housing, the permittee shall be subject to a Housing Impact Fee, an inclusionary requirement, an in-lieu fee, and/or similar fair and appropriate mechanisms, to provide funds for or to develop additional affordable housing.

7. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
8. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
9. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
10. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
11. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with the Building Official, Fire Inspector and or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.
12. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on January 18, 2022, except as modified herein.
13. During construction, the project site shall be adequately fenced and secured to prevent trespassing.
14. Exterior lighting shall be directed or shielded to prevent glare onto public roadways or adjacent properties.
15. To reduce disturbance of residents in the project

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

Public Works Department
Conditions of Approval

16. The Applicant shall be responsible for all City plan check and inspection costs. The Applicant shall establish a Developer Deposit Account with the City upon the initiation of plan check services. The amount of the initial deposit shall be determined by the City Engineer. Additional funds may be required based upon actual plan check and inspection costs.
17. All improvements shall be designed in accordance with the City of St. Helena's Construction Standards. Approvals depicting improvements that do not conform to the City Standards do not constitute approval of an exceptions to this requirement unless explicitly authorized herein or in another City resolution.
18. A detailed Post-Construction Stormwater Control Plan (SWCP) that identifies and sizes all permanent post-construction stormwater treatment BMPs shall be prepared and submitted for review approval. The Plan shall be prepared in accordance with the latest edition of the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual and the requirements of the State Water Resources Control Board Phase II Municipal Separate Storm Water System (MS4) General Permit (Order 2013-0001 DWQ).

19. Applicant shall submit site Improvement Plans, prepared by a registered Civil Engineer, for review and approval of the City. No final grading or other construction shall be performed until the Improvement Plans have been approved. The applicant shall not begin construction at the site prior to approval of the Improvement Plans.
20. An Encroachment Permit is required for all work within City right of way. Encroachment Permits will not be issued prior to the approval of the Improvement Plans.
21. The Applicant shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the Public Works Director.
22. If any hazardous material is encountered during the construction of this project, all work shall be immediately stopped and the Fire Department, Napa County Department of Environmental Services or other designated agency, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.
23. All streets, curbs, gutters, sidewalks or other public facilities damage in the course of construction associated with this Project shall be the responsibility of the Applicant and shall be repaired to the satisfaction of the City at the Applicant's expense.
24. All construction water used for the project shall be obtained from a source other than a City of St. Helena potable water sources. Applicant shall provide verification that an outside source of construction water, e.g., recycled water, has been established and will be available for the duration of the project construction.
25. The Applicant shall construct all of Public Improvements generally shown on the Conceptual Site Improvement Plans and more specifically described below:
 - a. All sidewalk to be demolished shall be demolished in entire squares of sidewalk (no partial squares.) Dowelling shall be required at the transition of new and existing sidewalk.
 - b. All curb and gutter to be demolished shall be removed to the nearest construction joint. Dowelling shall be required at the transition of the new and existing curb and gutter.

- c. All curb and gutter shall be in conformance with City Standard 310.
 - d. The driveway shall be constructed in accordance with City Standard 314.
 - e. The sidewalk shall be constructed in accordance with City Standard 315.
 - f. All sidewalk cross drains shall be construction per City Standard 501.
 - g. All landscaping and fencing along the front and side yards shall be installed such that they provide adequate sight distance and conform to City Standard 324 regarding Visibility and Fencing.
 - h. Any trees planted near the existing and proposed public sidewalk shall be installed with root barriers to prohibit roots from damaging the public sidewalk as the trees grow.
- 26. Post-construction storm drain runoff shall be limited to pre-construction levels. A drainage report shall be submitted with the improvement plans demonstrating that flows will not increase due to improvements being installed with this project.
 - 27. During construction, dust control must be maintained to the City's satisfaction.
 - 28. If construction occurs during a water emergency, all water use (including domestic and irrigation) shall be subject to the regulations as specified in Article 2 of Chapter 13.04 of the City of St. Helena Municipal Code.

**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.

Fire Department Conditions of Approval

36. Plans submitted for building permit shall exhibit compliance with the current St. Helena Fire Code, as adopted and codified in St. Helena Municipal Code Chapter 15.36.
37. Fire sprinklers shall be installed as required by Fire Code and the Fire Department.
38. One hour minimum fire-resistant construction on all exterior walls within 10' of property boundary is required. Fire resistant construction of interior walls shall be determined by type of occupancy.
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 January 18, 2022, by the following roll call vote:

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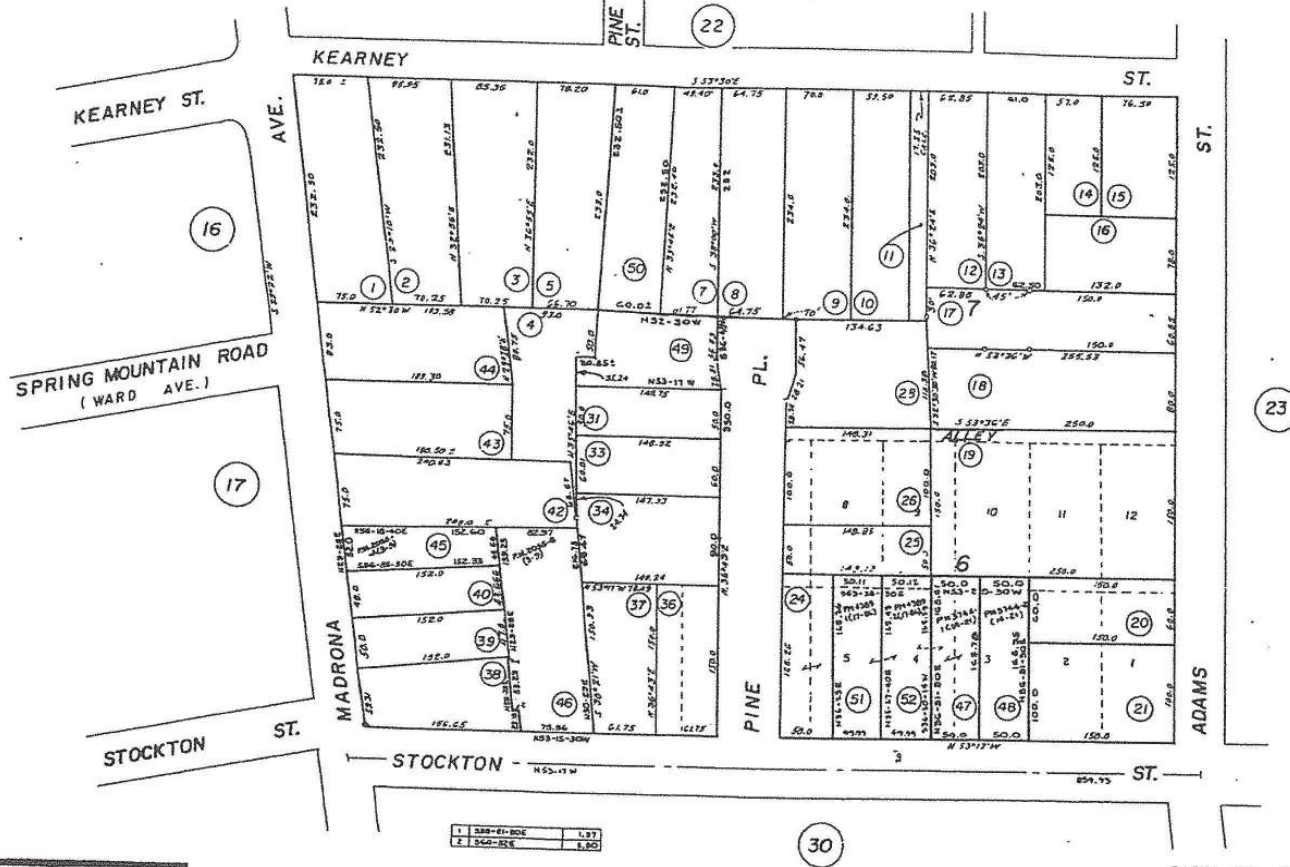
John Ponte
Chair, Planning Commission
Director

Maya DeRosa, AICP
Planning and Building

POR. RANCHO CARNE HUMANA
R.M. Bk. D of Patents, Pg. 127

Tax Area Code 3002

9-27



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

NOTICE...This is neither a plat nor a survey, it is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other land. No liability is assumed by reason of any reliance hereon.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

1954-60-61

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CITY OF ST. HELENA
Assessor's Map Bk. 9 -Pg.27
County of Napa, Calif.

AUG 16 2000

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Parcel Report for { 009270036000 }

Developed by Napa County GIS
GISStaff@CountyOfNapa.org



Environmental Data

Alquist Priolo Faults:	No Alquist Priolo faults found
Archaeology:	Potential Archaeological sites may occur in this general area, please contact the Planning, Building, & Environmental Services Dept. for details*
California Planar Coordinate:	CU245
CalVeg:	UB - Urban/Developed
CalWater Watershed: Hydrologic Region (HR) Hydrologic Unit (HU) Hydrologic Area (HA) Hydrologic Sub Area (HSA) Super Planning Watershed (SPW) Planning Watershed (PW)	HR: San Francisco Bay HU: San Pablo HA: Napa River HSA: Napa River SPW: Larkmead PW: Heath Canyon
Faults:	No Faults found
FEMA Flood Zone:	Parcel not in FEMA Flood Zone
Fire Hazard Severity:	No Fire Hazard Severity rating found



1 5 0 4 S T O C K T O N S T R E E T

VICINITY MAP	PROJECT DIRECTORY	PROJECT STATISTICS	SHEET INDEX
	OWNER: Margarita Chavez & Mark Tatro 1504 Stockton Street St Helena, CA 94574 ARCHITECT: Arcanum Architecture, Inc. 329 Bryant St., Ste 3c San Francisco, CA 94107 SURVEYOR: Albion Surveys 1113 Hunt Avenue St Helena, CA 94574 CIVIL ENGINEER: Applied Civil Engineering, Inc. 2074 West Lincoln Avenue Napa, CA 94558 GEOTECHNICAL ENGINEER: PJC & Associates, Inc. 600 Martin Ave, Ste 210 Rohnert Park, CA 94928 LANDSCAPE ARCHITECT: Ground Studio 537 Houston Street Monterey, CA 93940 Margarita Chavez Mark Tatro Timothy Chappelle Tel: (415) 357-4400 tim@arcanumarchitecture.com John M. Webb Tel: (707) 963-1217 jwebb@albionsurveys.com Michael Muelrath Tel: (707) 320-4968 mike@appliedcivil.com Anthony DeMartini Tel: (707) 584-4804 donald@pjctechnical.com Bernard Trainor Tel: (831) 655-1414 bernard@groundstudio.com	PROJECT LOCATION: 1504 STOCKTON STREET ST HELENA, CA. 94574 A.P.N.: 009-270-036 PROJECT TYPE: (N) ONE STORY SINGLE FAMILY RESIDENCE WITH DETACHED GARAGE AND GUEST HOUSE EXISTING CONDITIONS: (E) HOUSE TO BE DEMOLISHED ZONING: MR OCCUPANCY GROUP: R-3/U (SINGLE FAMILY DWELLING) CONSTRUCTION TYPE: TYPE V-5 STORIES: 1 SIZE OF PROPERTY: 9,262.5 S.F. LOT COVERAGE: 4,168.35 S.F. MAXIMUM ALLOWED: 3,701.00 S.F. FLOOR AREA (SEE FLOOR AREA CALCS): MAXIMUM ALLOWED: 2,945.475 S.F. PROPOSED: 2,897.00 S.F.	■ A0.0 COVER SHEET ■ SU-1 BOUNDARY AND TOPOGRAPHIC SURVEY CIVIL ■ C-1 OVERALL SITE PLAN & DEMOLITION PLAN ■ C-2 GRADING / LAYOUT PLAN & UTILITY PLAN ARCHITECTURAL ■ A0.1 EXISTING SITE & DEMOLITION PLAN / SITE PHOTOS ■ A0.2 PROPOSED SITE & ROOF PLAN / NEIGHBORHOOD DIAGRAM ■ A0.3 PROPOSED GROUND FLOOR PLAN ■ A0.4 PROPOSED EXTERIOR ELEVATIONS ■ A0.5 PROPOSED EXTERIOR ELEVATIONS ■ A0.6 PROPOSED EXTERIOR ELEVATIONS ■ A0.7 PRECEDENT IMAGES AND MATERIAL BOARD LANDSCAPE ■ L1.0 LANDSCAPE SITE PLAN ■ L3.0 TREE PLANTING PLAN ■ L3.1 PLANTING PLAN ■ L4.1 WATER CALCULATIONS

BUILDING FRONTAGE & REAR YARD COVERAGE DIAGRAM	FLOOR AREA CALCULATIONS
CALCULATIONS: REAR YARD TOTAL S.F. 1235.00 S.F. ALLOWABLE ACCESSORY S.F. W/ IN SETBACK 1235.00 S.F. X 0.5 = 617.50 S.F. GARAGE S.F. W/ IN REAR YARD SETBACK 542.80 S.F. 542.80 < 617.50 (COMPLIES) BUILDING FRONTAGE CALCULATIONS: BUILDING FRONTAGE: 31'-9" (31.75') LOT WIDTH: 61'-9" (61.75') PERCENTAGE (MAY NOT EXCEED 60% OF LOT WIDTH): (31.75') / (61.75') = .51 = 51% 51% < 60% (COMPLIES) * REAR YARD DIAGRAM DRAWN AT 1/16" = 1'-0"	FLOOR AREA CALCULATIONS MAIN RESIDENCE FLOOR AREA GROUND FLOOR: 2,397.00 S.F. TOTAL: 2,397.00 S.F. ACCESSORY STRUCTURE FLOOR AREA GUEST HOUSE: 362.00 S.F. GARAGE: 338.00 S.F. TOTAL (NOT INCL. GARAGE CREDIT) 700.00 S.F. MAX. FLOOR AREA CALCULATIONS MAIN HOUSE TOTAL: 2,397.00 S.F. ACCESSORY STRUCTURE TOTAL: 500.00 S.F. (INCL. GARAGE 200 S.F. CREDIT): TOTAL FLOOR AREA: 2,897.00 S.F. MAX. GROSS FLOOR AREA 2,945.475 S.F. (COMPLIES) * FLOOR AREA CALCULATIONS DRAWN AT 1/16" = 1'-0"

ARCANUM

1 5 0 4 S T O C K T O N S T R E E T

ST. HELENA, CA 94574
APN: 009-270-036

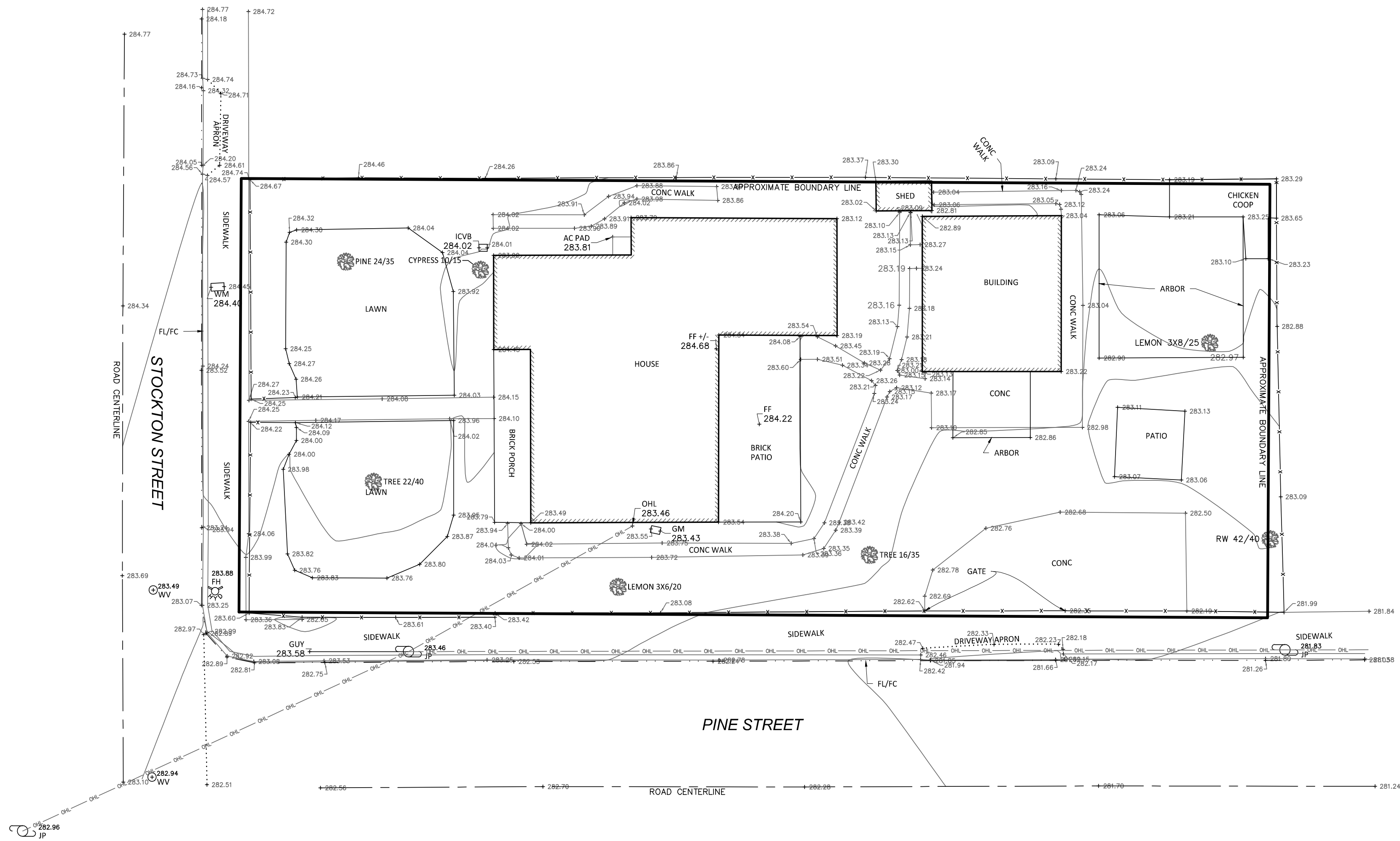
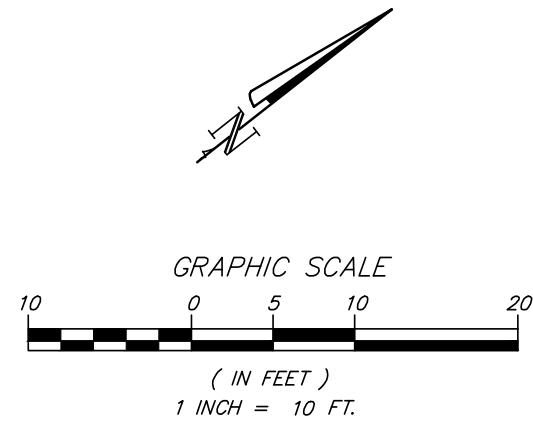
PROJECT NO. 18012

DATE 8.2.20 ISSUE DESIGN REVIEW
6.8.21 REVISION
8.20.21 REVISION
11.2.21 REVISION

COVER SHEET

A0.0

arcanum architecture, inc.
329 Bryant Street, Suite 3c
San Francisco CA 94107
415.357.4400
arcanumarchitecture.com



LEGEND:

- CONC CONCRETE
- FF FINISHED FLOOR
- FH FIRE HYDRANT
- GM GAS METER
- GUY GUY WIRE
- ICVB IRRIGATION CONTROL VALVE BOX
- JP JUNCTION POLE
- TC TOP OF CONCRETE/TOP OF CURB
- WM WATER METER
- WV WATER VALVE
- RW REDWOOD
- 12/25 TREE TRUNK DIA. IN INCHES/DRIPLINE IN FEET
- 1' CONTOUR
- 5' CONTOUR
- APPROXIMATE BOUNDARY LINE; SEE DRAWING NOTES
- BUILDING LINE
- ROAD CENTERLINE
- EDGE OF CONC
- FENCE
- FLOW LINE
- GRADE BREAK
- OVERHEAD POWER AND/OR TELEPHONE LINE

NOTE: PER THE PRELIMINARY TITLE REPORT FROM OLD REPUBLIC TITLE, ORDER NUMBER 0530019839-TD DATED APRIL 10, 2019, THERE ARE NO EASEMENTS IN THE REPORT WHICH BENEFIT OR BURDEN THE PROPERTY.

SURVEYOR'S CERTIFICATE

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

FOR NEW ALBION SURVEYS INC., DBA ALBION SURVEYS

Jon M Webb
JON M. WEBB
FEBRUARY 21, 2020



ALBION
ALBION SURVEYS
CONSULTING LAND SURVEYORS
1113 HUNT AVENUE,
ST. HELENA, CA 94574
(707) 963-1217
www.albionsurveys.com

DRAWING NOTES

THIS MAP IS NOT A BOUNDARY SURVEY.
IT IS PROVIDED TO LOCATE THE SUBJECT PROPERTY
IN RELATION TO ADJOINING LANDS, HIGHWAYS, ROADS,
STREETS AND NOT TO GUARANTEE ANY FIXED
DIMENSION, AREA OR EASEMENT LOCATIONS.
A FIELD SURVEY SHOULD BE PERFORMED PRIOR TO ANY
CRITICAL DESIGN WORK, CONSTRUCTION OR CONVEYANCE.
EASEMENTS MAY AFFECT THIS PROPERTY.
THIS SURVEYOR WAS NOT PROVIDED ANY INFORMATION
REGARDING EASEMENTS BY THE OWNER.

SITE INFORMATION

APN: 009-270-036
ADDRESS: 1504 STOCKTON STREET,
ST HELENA CA 94574

MAP OF TOPOGRAPHY
OF A PORTION OF THE LANDS OF
1504 STOCKTON STREET
COUNTY OF NAPA, STATE OF CALIFORNIA

REVISIONS & ADDITIONS

DATE: 2-21-2020	FB: 887	PG: 37-42
DRAFTER: M. BELL		
DATE:	FB:	PG:
DRAFTER:		
DATE:	FB:	PG:
DRAFTER:		
DATE:	FB:	PG:
DRAFTER:		
DATE:	FB:	PG:
DRAFTER:		

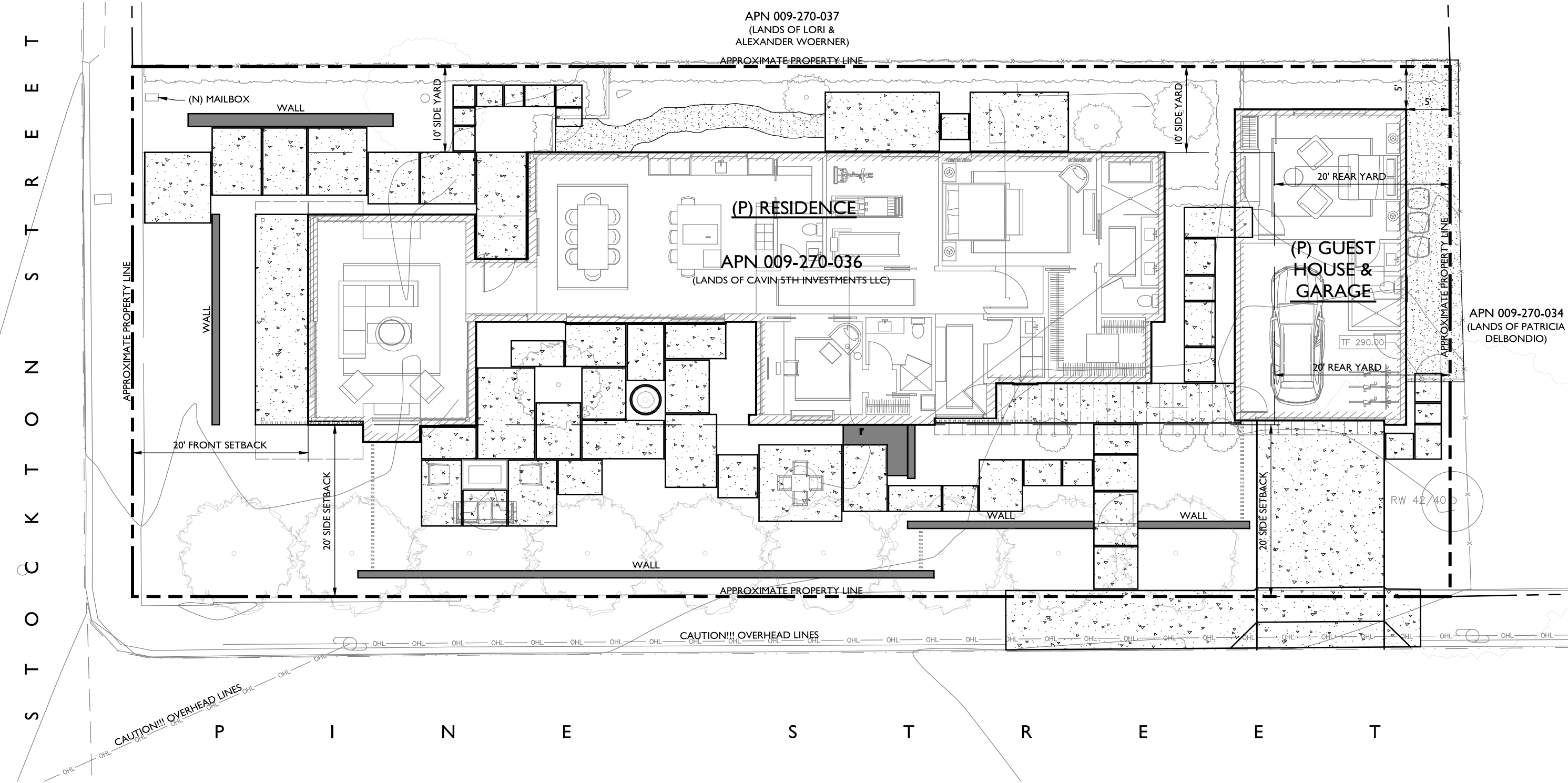
SURVEY NOTES

CONTOUR INTERVAL = 1'
VERTICAL DATUM BASED ON NAVD83
HORIZONTAL DATUM BASED ON NAD83
CALIFORNIA COORDINATE SYSTEM ZONE II
PER TRIMBLE GPS OBSERVATIONS
USING NGS OPUS SOLUTION

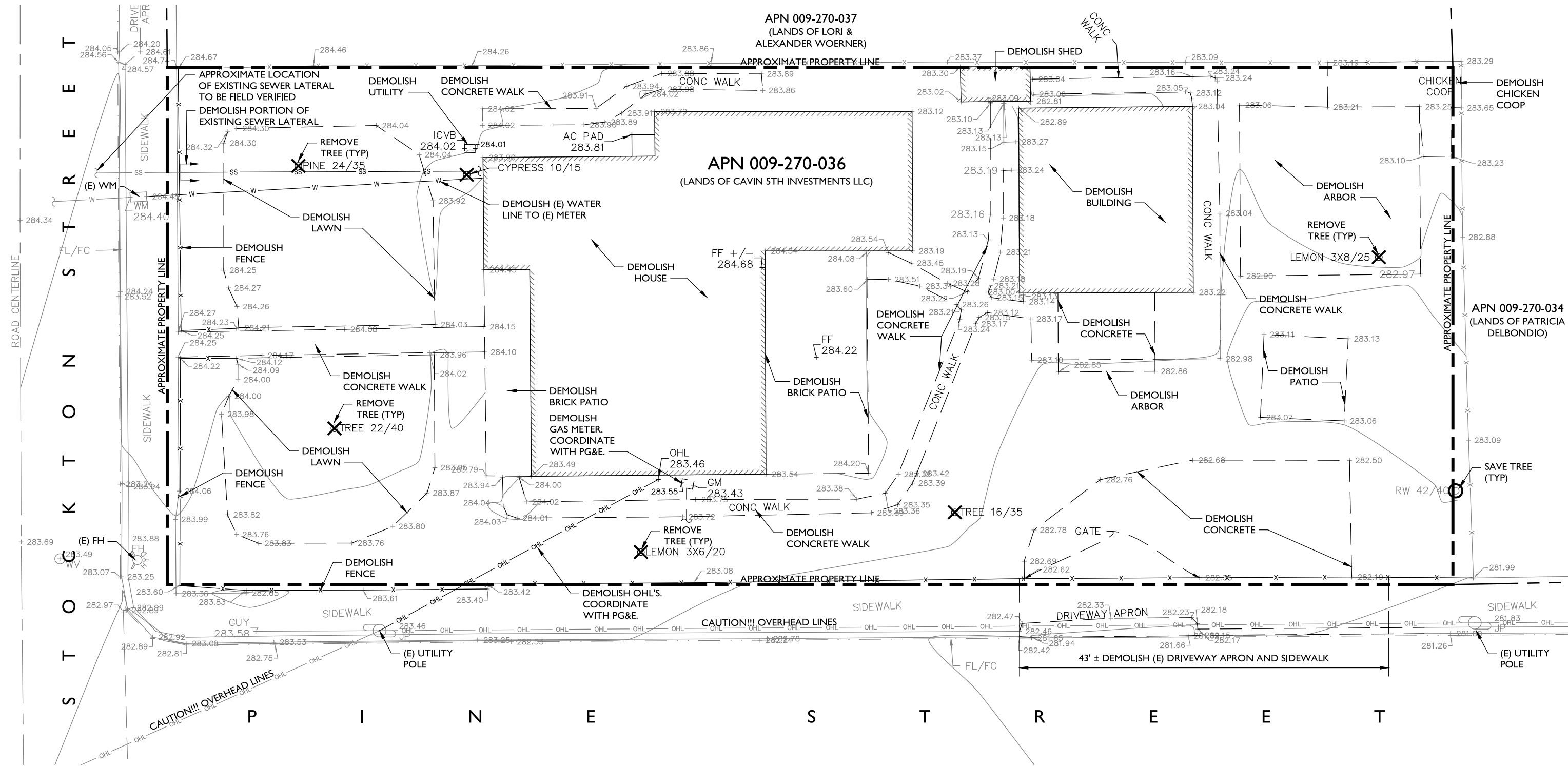
SHEET 1 OF 1
PROJECT 2688
2688-03 TOPO.dwg

1504 STOCKTON STREET

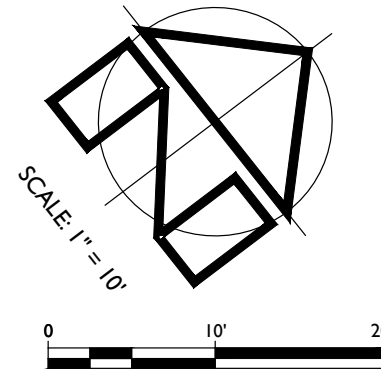
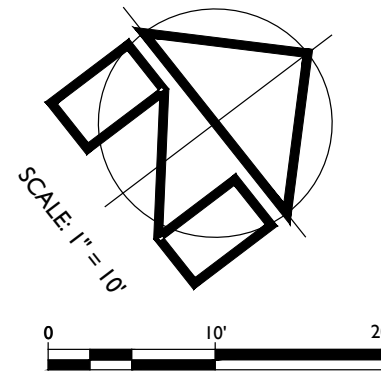
CONCEPTUAL SITE IMPROVEMENT PLANS



OVERALL SITE PLAN
SCALE: 1" = 10'

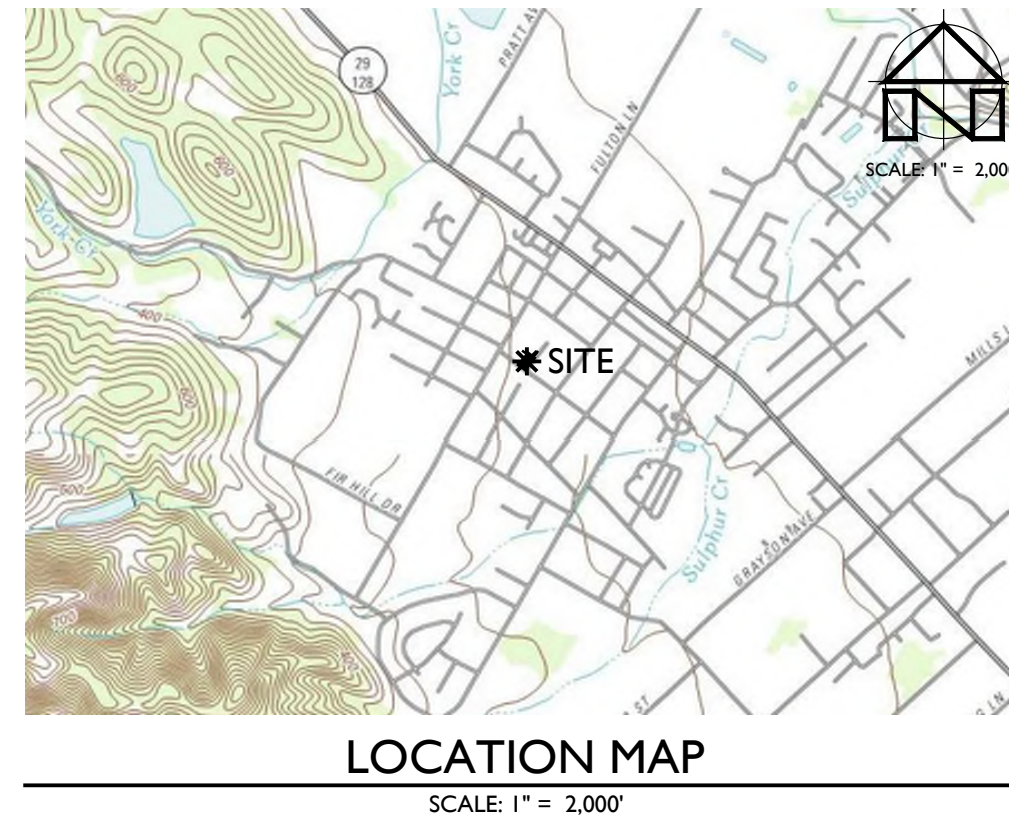


DEMOLITION PLAN
SCALE: 1" = 10'



ABBREVIATIONS:

AB	AGGREGATE BASE	MIN	MINIMUM
AC	ASPHALT CONCRETE	OC	ON CENTER
AD	AREA DRAIN	OD	OUTSIDE DIAMETER
AP	ANGLE POINT	OG	ORIGINAL GRADE
BTM	BOTTOM	(P)	PROPOSED
CLR	CLEAR	PC	POINT OF CURVATURE
CONF	CONFORM	PCC	PORTLAND CEMENT CONCRETE
CP	CONTROL POINT	PL	PROPERTY LINE
DCV	DOUBLE CHECK VALVE	PT	POINT OF TANGENCY
DI	DROP INLET	PVC	POLYVINYL CHLORIDE
DS	DOWN SPOUT	PW	PROCESS WASTE
(E)	EXISTING	PWCO	PROCESS WASTE CLEANOUT
EC	END CURVE	RSV	RECIRCULATING SPLITTER VALVE
ELEV	ELEVATION	SAD	SEE ARCHITECTURAL DRAWINGS
EP	EDGE OF PAVEMENT	SD	SEE PLUMBING DRAWINGS
EOC	EDGE OF CONCRETE	SSD	SEE STRUCTURAL DRAWINGS
(F)	FUTURE	SS	SANITARY SEWER
FDC	FIRE DEPARTMENT CONNECTION	SDMH	SEE ELECTRICAL DRAWINGS
FF	FINISH FLOOR	SED	SEE MECHANICAL DRAWINGS
FG	FINISH GRADE	SF	SQUARE FEET
FH	FIRE HYDRANT	SHLDR	SHOULDER
FL	FLOW LINE	SMD	SEE LANDSCAPE DRAWINGS
FS	FINISH SURFACE	SPD	SEE PLUMBING DRAWINGS
FSR	FIRE SPRINKLER RISER	SSD	SEE STRUCTURAL DRAWINGS
GB	GRADE BREAK	SS	SANITARY SEWER
GM	GAS METER	SSCO	SANITARY SEWER CLEANOUT
HMA	HOT MIX ASPHALT	SSMH	SANITARY SEWER MANHOLE
HP	HIGH POINT	TC	TOP FACE OF CURB
INV	INVERT	TW	TOP OF WALL
IPS	IRON PIPE SIZE	TYP	TYPICAL
IRR	IRRIGATION	WM	WATER METER
LF	LINEAR FEET	WV	WATER VALVE
LP	LOW POINT	XFMR	TRANSFORMER
MAX	MAXIMUM		



PROJECT INFORMATION:
PROPERTY OWNER & APPLICANT:
CAVIN 5TH INVESTMENTS LLC
1420 WEST SCHOOL STREET
CHICAGO, IL 60657
SITE ADDRESS:
1504 STOCKTON STREET
SAINT HELENA, CA 94574
ASSESSOR'S PARCEL NUMBER:
009-270-036
PARCEL SIZE:
0.2 ± ACRES
PROJECT SIZE:
0.2 ± ACRES
ZONING:
MEDIUM DENSITY RESIDENTIAL (MR)
DOMESTIC WATER SOURCE:
CITY OF SAINT HELENA
FIRE PROTECTION WATER SOURCE:
CITY OF SAINT HELENA
WASTEWATER DISPOSAL:
CITY OF SAINT HELENA

SHEET INDEX:

- C1 OVERALL SITE PLAN & DEMOLITION PLAN
- C2 GRADING & LAYOUT PLAN & UTILITY PLAN

PROJECT DESCRIPTION:

THE PURPOSE OF THIS PROJECT IS TO ILLUSTRATE THE SITE IMPROVEMENTS ASSOCIATED WITH THE PROPOSED BUILDINGS AT A CONCEPTUAL LEVEL.

FLOOD HAZARD NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 06055C0263E, EFFECTIVE SEPTEMBER 26, 2008, THE PROJECT SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

SURVEY NOTES:

- FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION WAS TAKEN FROM THE "MAP OF TOPOGRAPHY OF A PORTION OF THE LANDS OF 1504 STOCKTON STREET" PREPARED BY ALBION SURVEYS, INC., DATED FEBRUARY 21, 2020. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
- CONTOUR INTERVAL: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
- BENCHMARK: NAVD 88
- THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

DEMOLITION NOTES:

- ALL ITEMS THAT ARE TO BE REMOVED ARE HIGHLIGHTED IN BLACK ON THE DEMOLITION PLAN FOR REFERENCE.
- ALL EXISTING FEATURES NOT MARKED FOR REMOVAL ON THE DEMOLITION PLAN ARE TO BE PROTECTED THROUGHOUT THE DURATION OF CONSTRUCTION.
- ALL ITEMS THAT ARE DEMOLISHED AS PART OF THIS PROJECT ARE TO BE DISPOSED OF PROPERLY OFFSITE.
- ALL EXCAVATIONS FOR UNDERGROUND UTILITY REMOVAL MUST BE FILLED WITH COMPACTED GRANULAR MATERIAL PER THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.



APPLIED CIVIL ENGINEERING INCORPORATED
3074 West Lincoln Avenue
Napa, CA 94558
(707) 320-1968 (707) 320-2395 fax
www.appliedcivil.com

1504 STOCKTON STREET
CONCEPTUAL SITE IMPROVEMENT PLANS
OVERALL SITE PLAN & DEMOLITION PLAN

PREPARED UNDER THE DIRECTION OF:



DRAWN BY:

BT DRAFTING

CHECKED BY:

MRM

DATE:

JUNE 8, 2021

REVISIONS:

BY:

JOB NUMBER:

20-124

FILE:

20-124CONC-OSP.DWG

ORIGINAL SIZE:

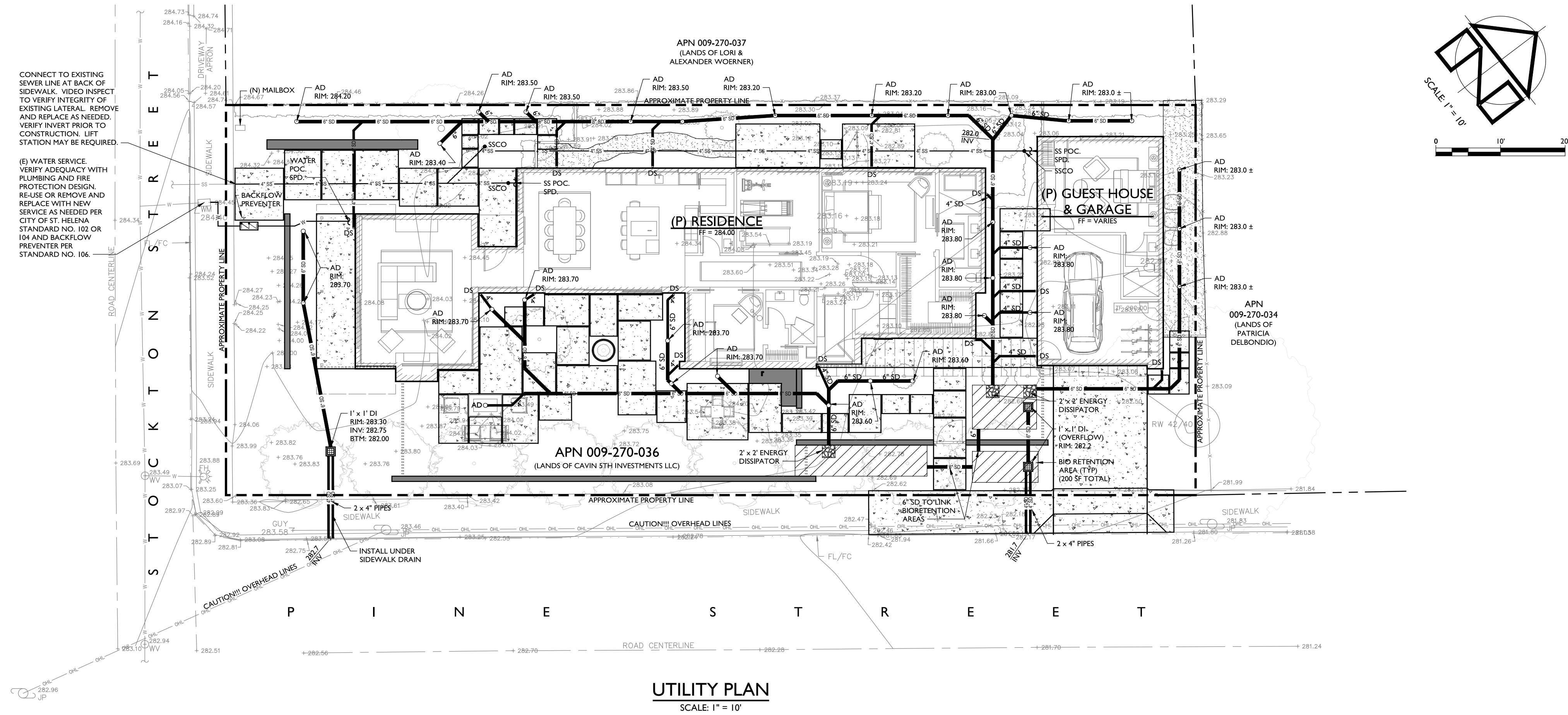
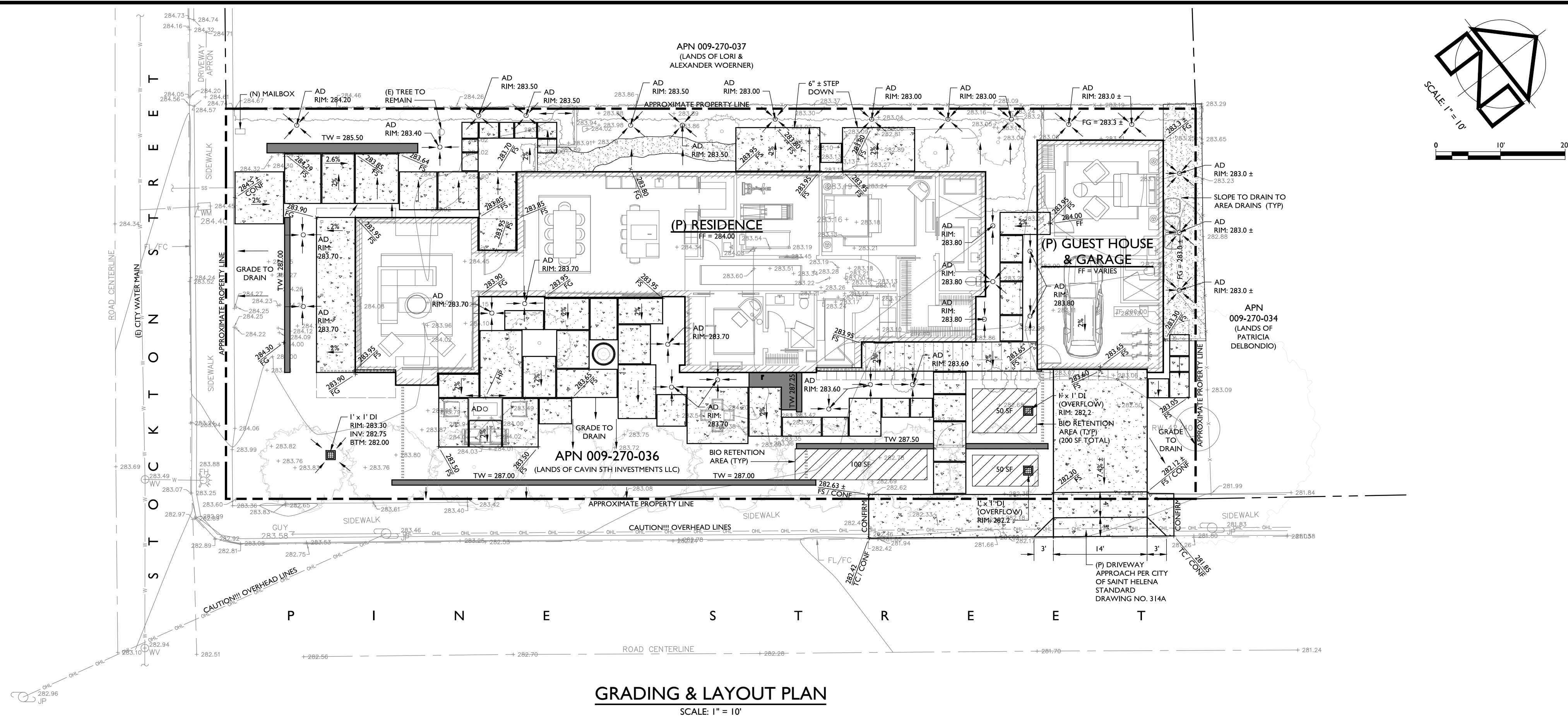
24" X 36"

SHEET NUMBER:

C1

OF

2



1504 STOCKTON STREET
CONCEPTUAL SITE IMPROVEMENT PLANS
GRADING & LAYOUT PLAN & UTILITY PLAN

PREPARED UNDER THE
DIRECTION OF:



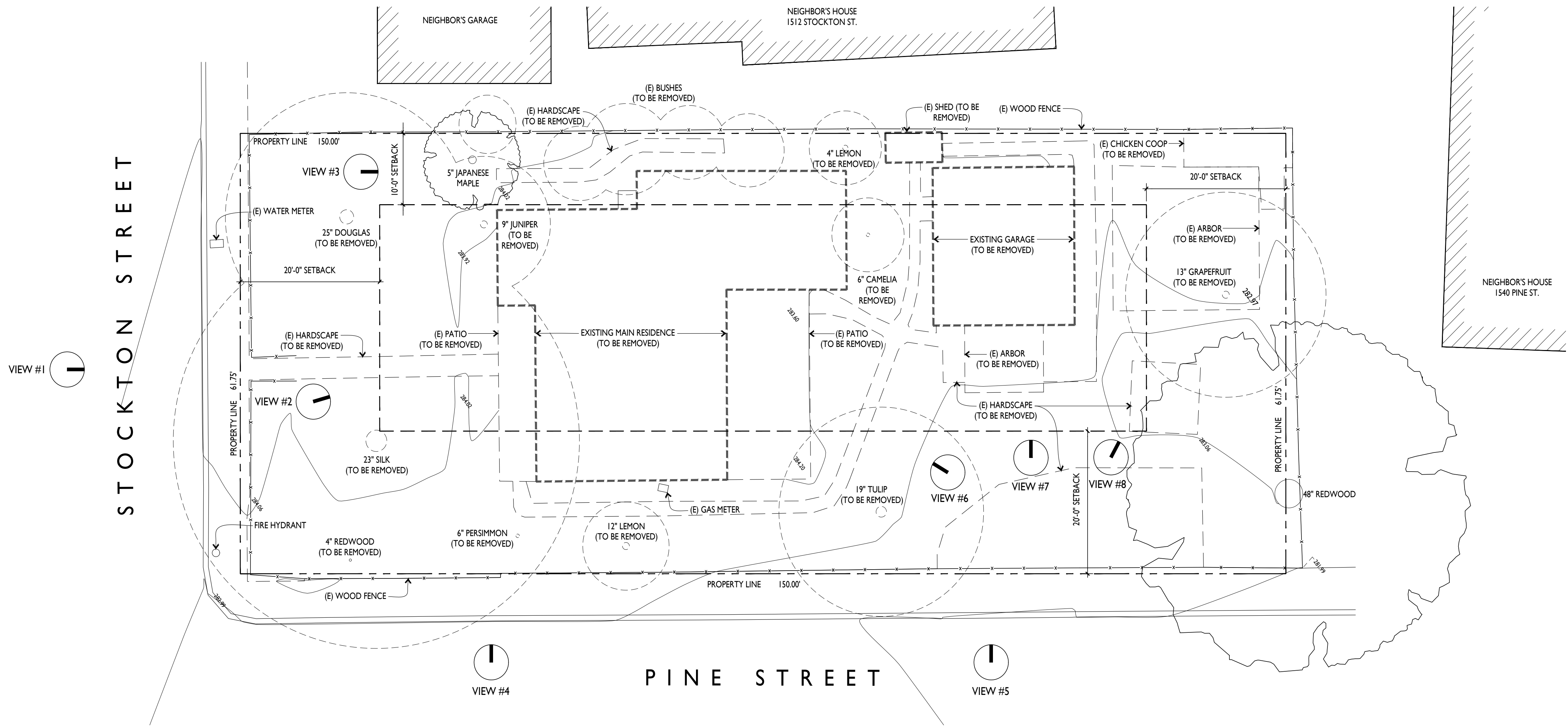
DRAWN BY:
BT DRAFTING
CHECKED BY:
MRM
DATE:
JUNE 8, 2021
REVISIONS: BY:

JOB NUMBER:
20-124
FILE:
20-124CONC-GRAD.DWG
ORIGINAL SIZE:
24" X 36"
SHEET NUMBER:

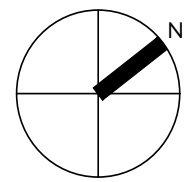
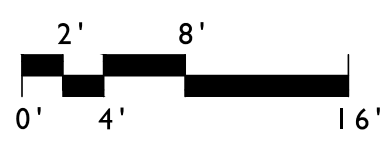
C2
OF
2



2
A0.1
EXISTING SITE PHOTOS



1
A0.1
EXISTING SITE AND DEMOLITION PLAN



EXISTING SITE AND
DEMOLITION PLAN/
SITE PHOTOS

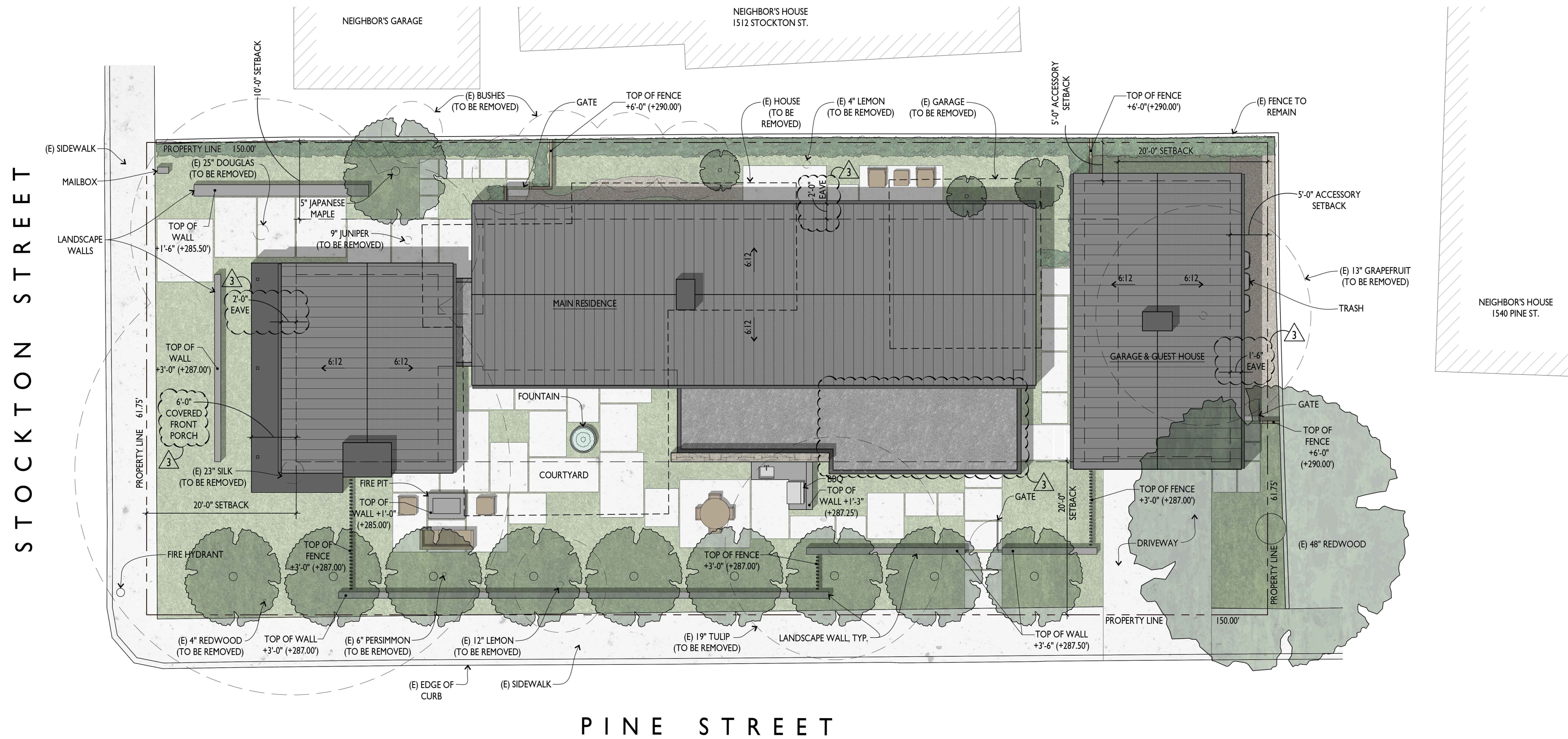
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A0.1

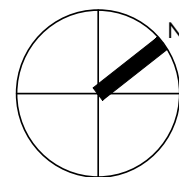
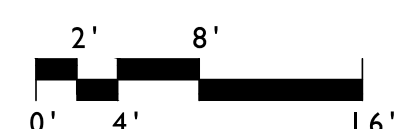
PROJECT NO.	19012
DATE	ISSUE
8.2.20	DESIGN REVIEW
8.8.21	REVISION
8.20.21	REVISION

1504 STOCKTON STREET
ST. HELENA, CA 94574
APN: 009-270-036

ARCANUM
arcanum architecture, inc.
329 Bryant Street, Suite 2c
San Francisco CA 94107
415.357.4400
arcanumarchitecture.com



PROPOSED SITE AND ROOF PLAN



PROPOSED SITE
AND ROOF PLAN

SCALE: 1/8" = 1'-0"

A0.2

PROJECT NO.	19012
DATE	ISSUE
8.2.20	DESIGN REVIEW
6.8.21	REVISION
8.20.21	REVISION
11.2.21	REVISION

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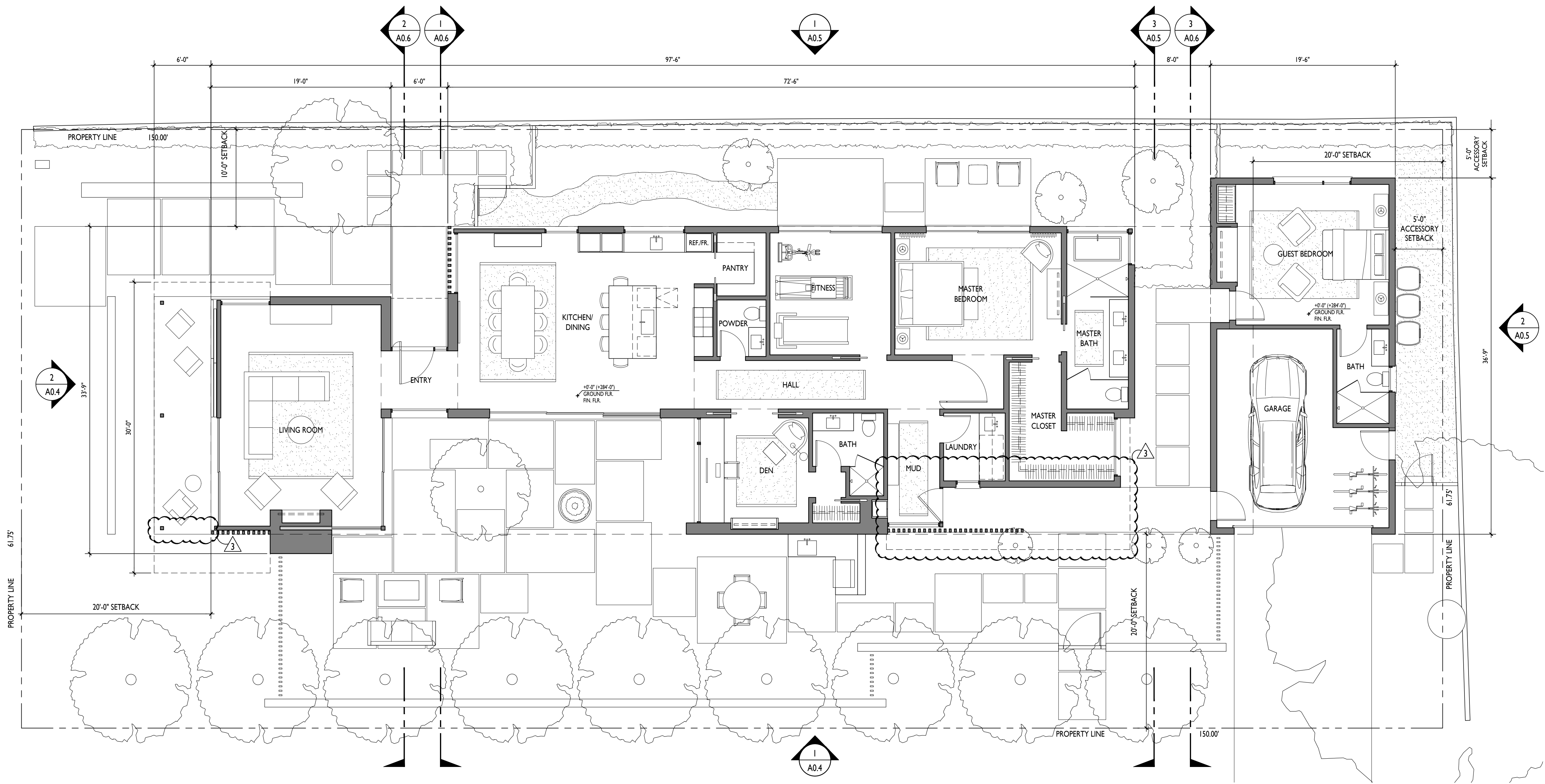
1504 STOCKTON STREET

ST. HELENA, CA 94574
APN: 009-270-036

PROJECT NO.	19012
DATE	ISSUE
8.2.20	DESIGN REVIEW
8.8.21	REVISION
8.30.21	REVISION
11.2.21	REVISION

PROPOSED
GROUND FLOOR
PLAN

SCALE: 3/16" = 1'-0"
A0.3



PROPOSED GROUND FLOOR PLAN



- KEYNOTES /
FINISH NOTES
- 1

METAL WINDOWS AND DOORS
- 2

VERTICAL T&G WOOD SIDING
- 3

STONE VENEER
- 4

METAL CHIMNEY ENCLOSURE
- 5

PAINTED WOOD GARAGE DOOR
- 6

EXISTING GRADE (SHOWN DASHED)
- 7

PROPOSED GRADE
- 8

METAL FASCIA AND INTEGRAL GUTTER
- 9

DECORATIVE WOOD PRIVACY SCREEN LOCATED AT WINDOWWALL OF HOUSE
- 10

CONCRETE LANDSCAPE WALL, S.L.D.
- 11

SINGLE MEMBRANE FLAT ROOF
- 12

STANDING SEAM METAL ROOF
- 13

METAL CANOPY
- 14

WOOD FENCE/ GATE, S.L.D.
- 15

METAL PICKET FENCE, S.L.D.
- 16

METAL PANEL
- 17

TRELLIS WITH STEEL FRAME AND WOOD MEMBERS
- 18

BBQ, S.L.D.

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1504 STOCKTON STREET

ST. HELENA, CA 94574

APN: 009-270-036

PROJECT NO. 19012	
DATE	ISSUE
8.2.20	DESIGN REVIEW
6.8.21	REVISION
8.20.21	REVISION
11.2.21	REVISION

PROPOSED
EXTERIOR
ELEVATIONS

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

A0.4



2

A0.4

PROPOSED SOUTH ELEVATION

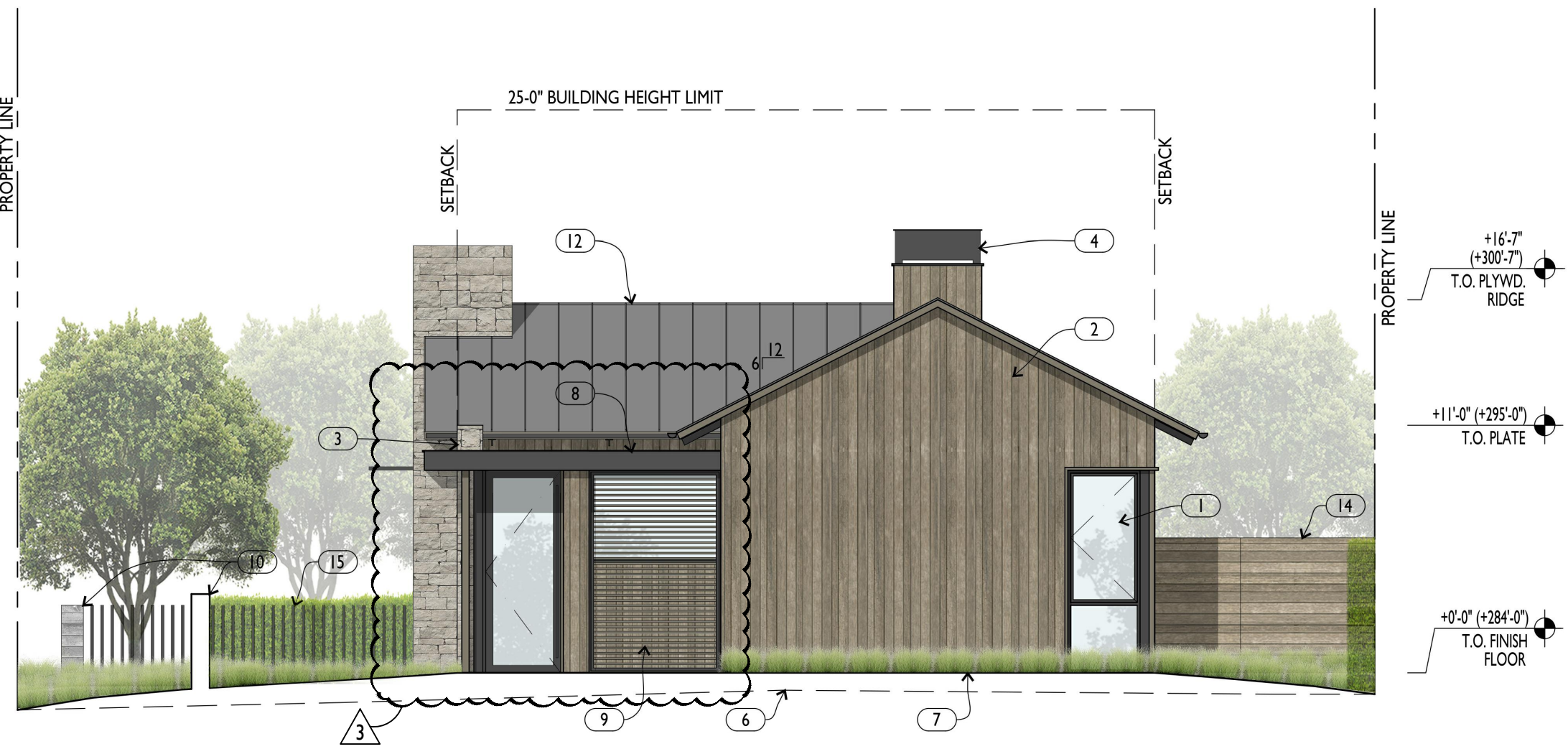


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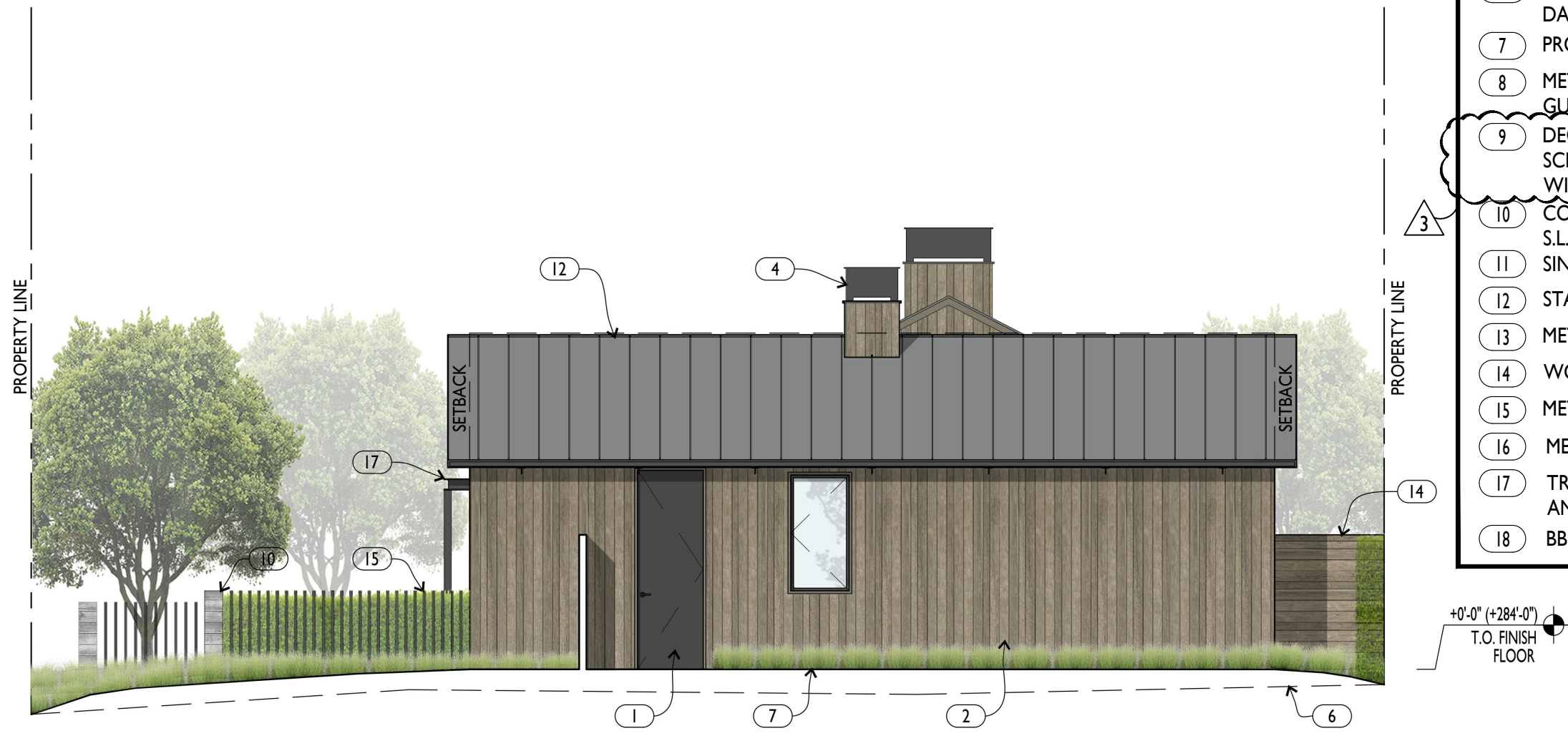
PROPOSED EAST ELEVATION





3 PROPOSED NORTH ELEVATION

3/16" = 1'-0"



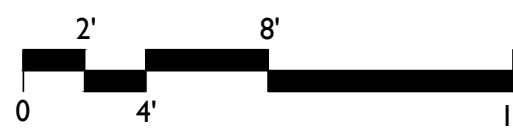
2 PROPOSED NORTH ELEVATION AT GARAGE & GUEST HOUSE

3/16" = 1'-0"



1 PROPOSED WEST ELEVATION

3/16" = 1'-0"



KEYNOTES / FINISH NOTES

- 1 METAL WINDOWS AND DOORS
- 2 VERTICAL T&G WOOD SIDING
- 3 STONE VENEER
- 4 METAL CHIMNEY ENCLOSURE
- 5 PAINTED WOOD GARAGE DOOR
- 6 EXISTING GRADE (SHOWN DASHED)
- 7 PROPOSED GRADE
- 8 METAL FASCIA AND INTEGRAL GUTTER
- 9 DECORATIVE WOOD PRIVACY SCREEN LOCATED AT WINDOW/WALL OF HOUSE
- 10 CONCRETE LANDSCAPE WALL, S.L.D.
- 11 SINGLE MEMBRANE FLAT ROOF
- 12 STANDING SEAM METAL ROOF
- 13 METAL CANOPY
- 14 WOOD FENCE/ GATE, S.L.D.
- 15 METAL PICKET FENCE, S.L.D.
- 16 METAL PANEL
- 17 TRELLIS WITH STEEL FRAME AND WOOD MEMBERS
- 18 BBQ, S.L.D.

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1504 STOCKTON STREET

ST. HELENA, CA 94574
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11.2.21	REVISION

PROPOSED
EXTERIOR
ELEVATIONS

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

A0.5

KEYNOTES /
FINISH NOTES

- 1 METAL WINDOWS AND DOORS
- 2 VERTICAL T&G WOOD SIDING
- 3 STONE VENEER
- 4 METAL CHIMNEY ENCLOSURE
- 5 PAINTED WOOD GARAGE DOOR
- 6 EXISTING GRADE (SHOWN DASHED)
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- 11 SINGLE MEMBRANE FLAT ROOF
- 12 STANDING SEAM METAL ROOF
- 13 METAL CANOPY
- 14 WOOD FENCE/ GATE, S.L.D.
- 15 METAL PICKET FENCE, S.L.D.
- 16 METAL PANEL
- 17 TRELLIS WITH STEEL FRAME AND WOOD MEMBERS
- 18 BBQ, S.L.D.

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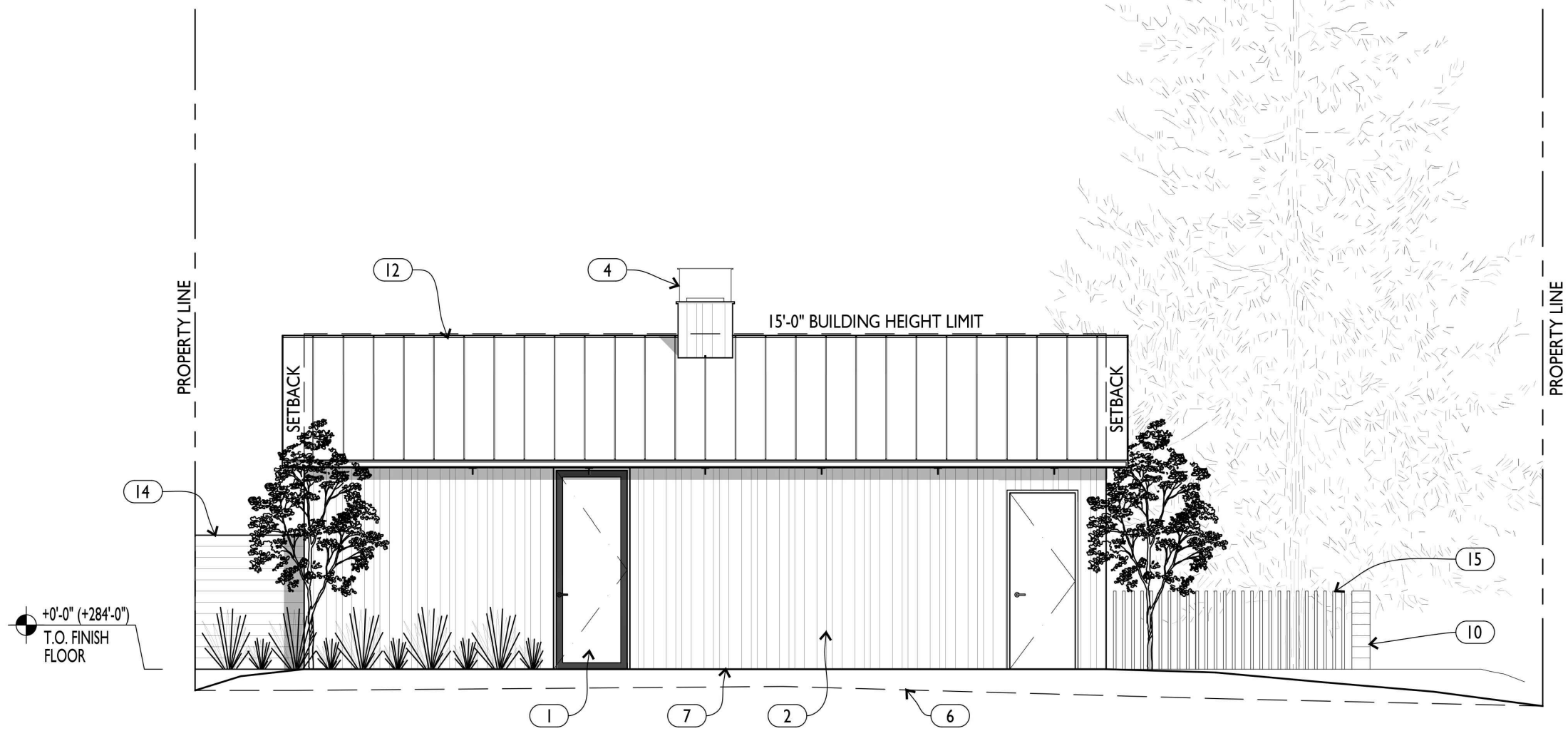
1504 STOCKTON STREET
ST. HELENA, CA 94574
APN: 009-270-036

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PROPOSED
EXTERIOR
ELEVATIONS

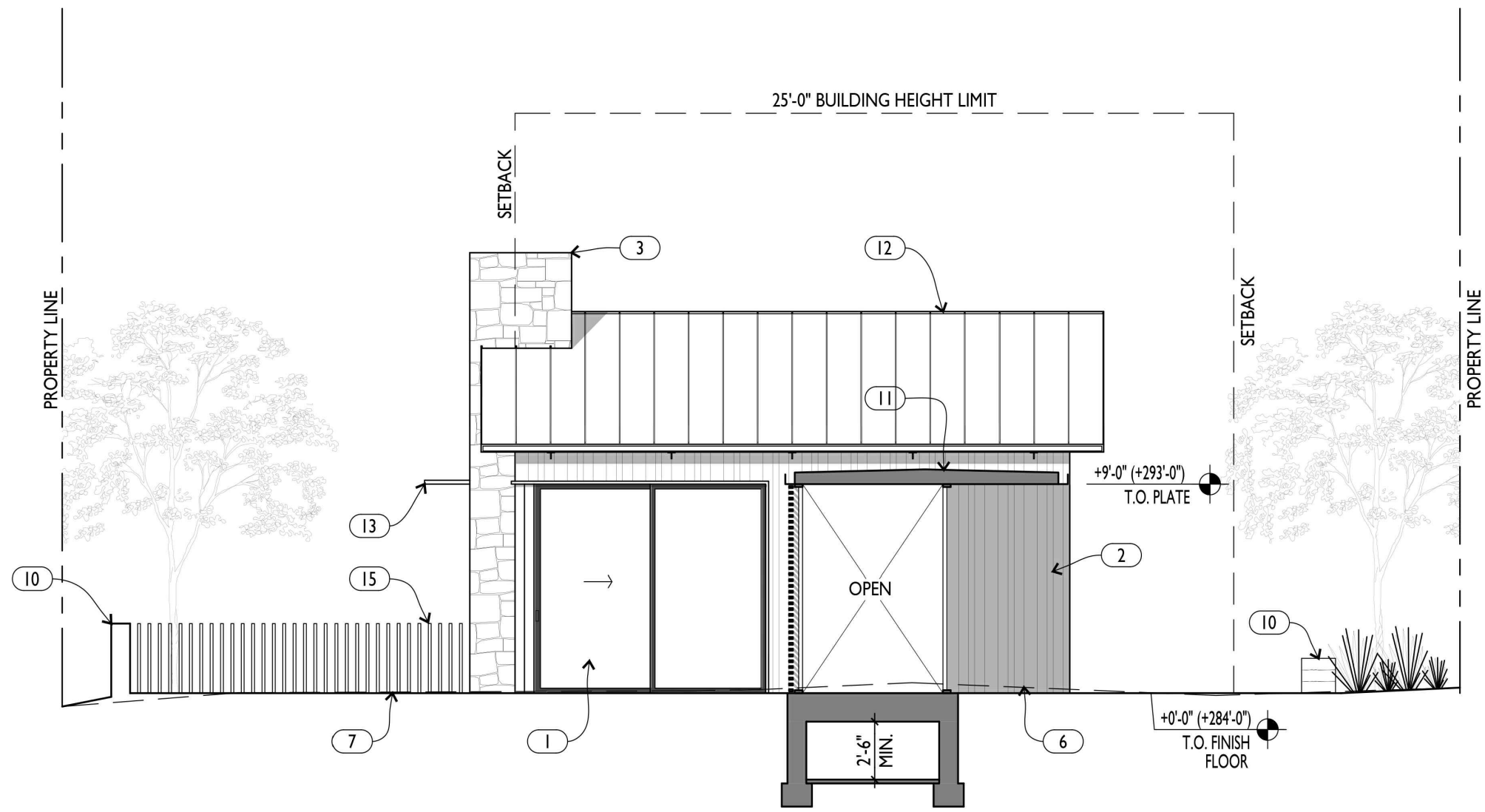
SCALE: 3/16" = 1'-0"

A0.6



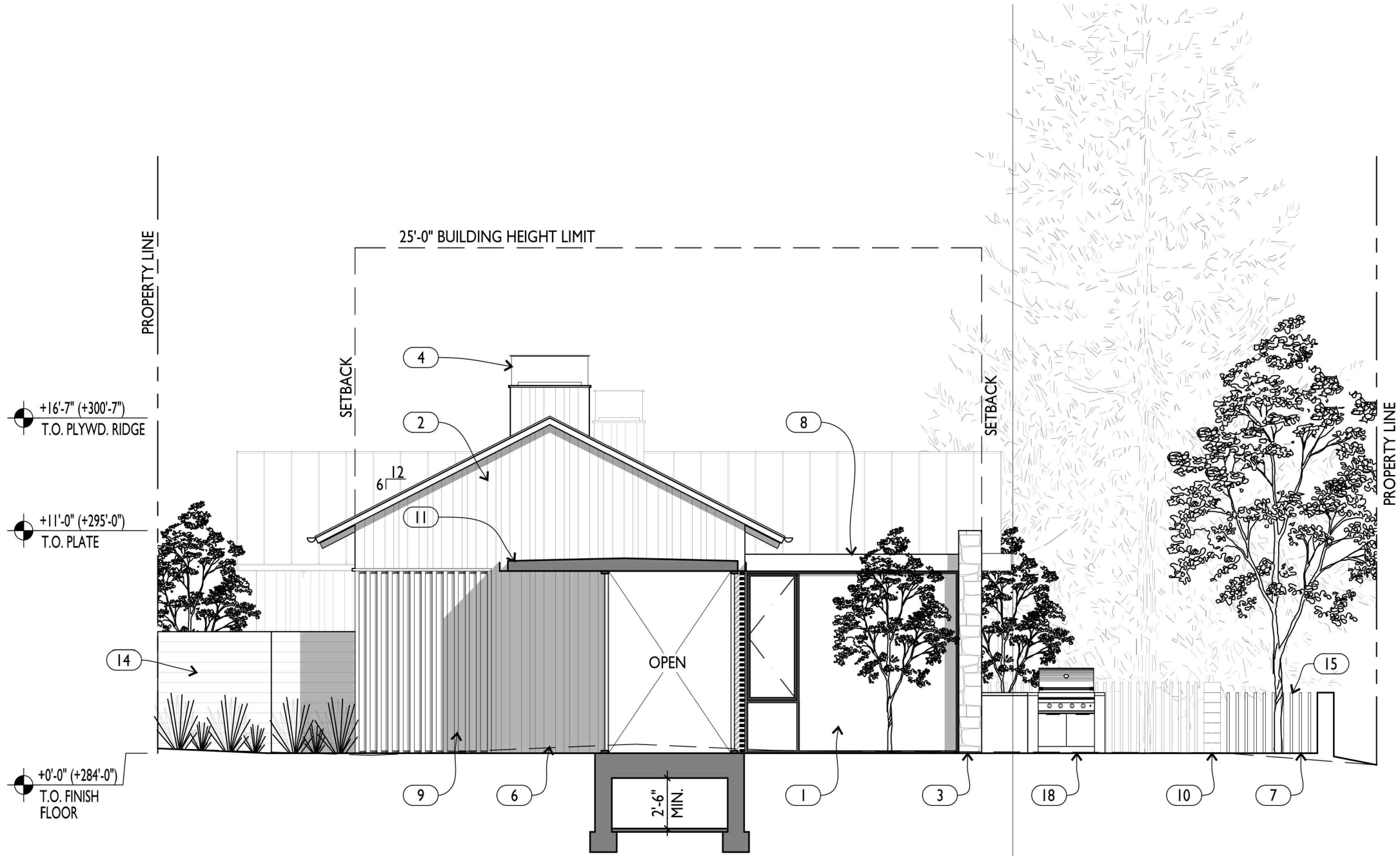
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A0.6
PROPOSED SOUTH ELEVATION AT GARAGE & GUEST HOUSE

3/16" = 1'-0"



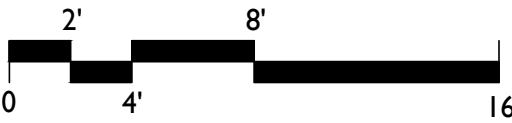
2
A0.6
PROPOSED NORTH ELEVATION / SECTION AT ENTRY

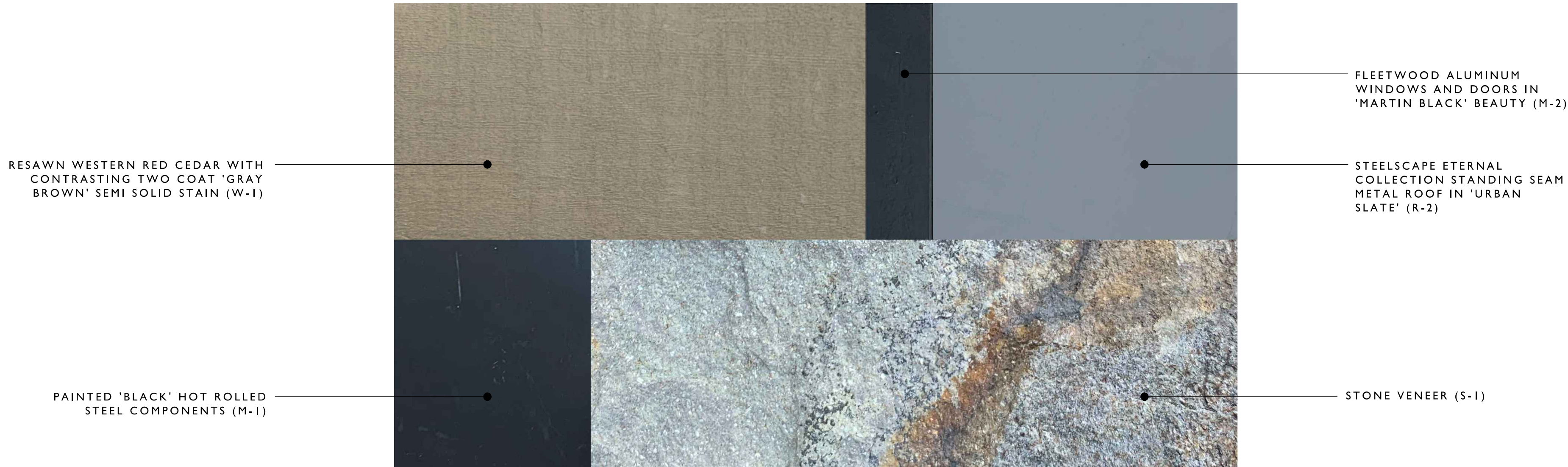
3/16" = 1'-0"



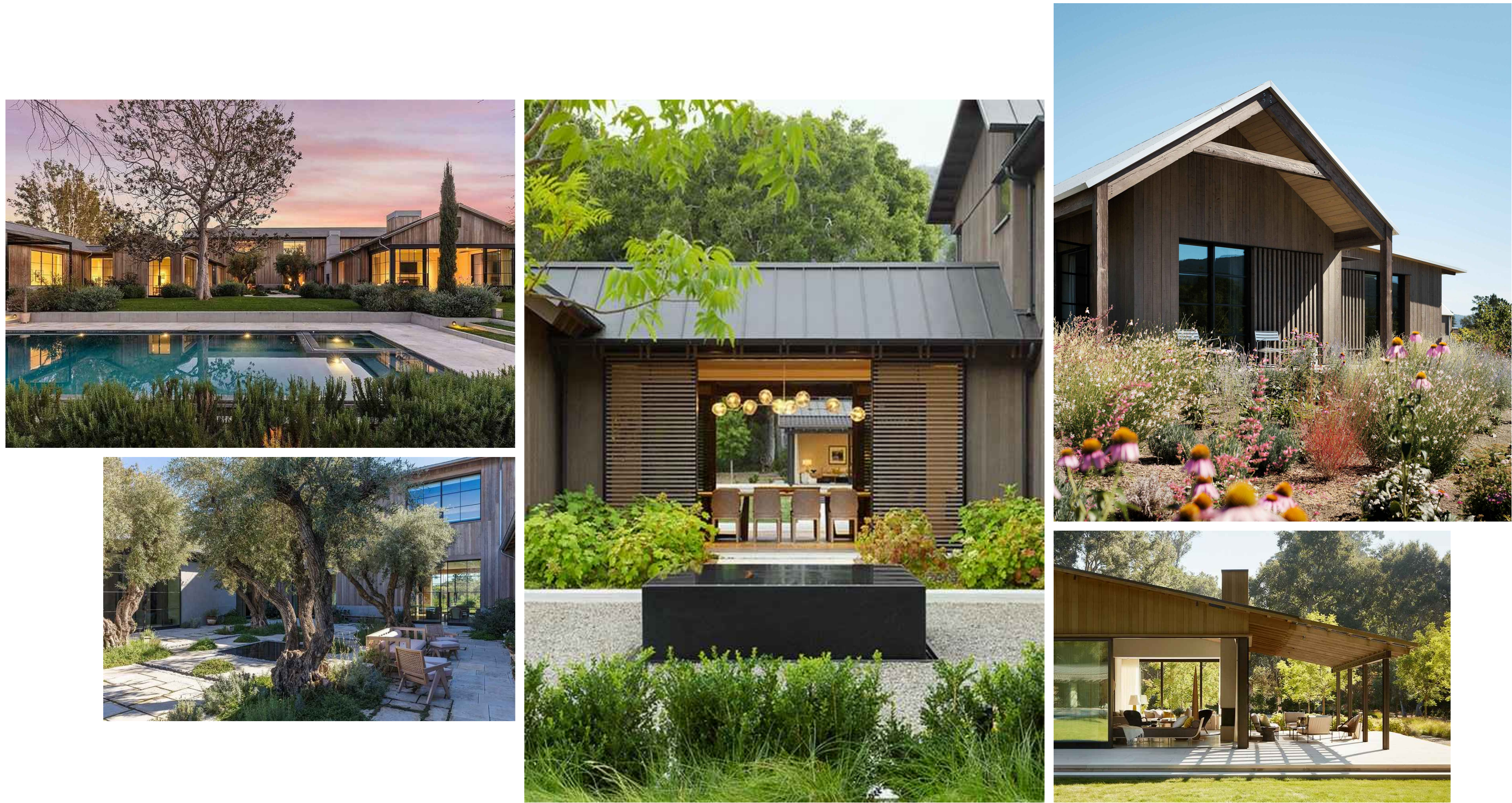
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A0.6
PROPOSED SOUTH ELEVATION / SECTION AT ENTRY

3/16" = 1'-0"





2 MATERIAL BOARD
A0.7



1 PRECEDENT IMAGES
A0.7

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1504 STOCKTON STREET

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PRECEDENT
IMAGES AND
MATERIAL BOARD

SCALE: NO SCALE

A0.7

Stockton
Residence

1504 Stockton Street
St. Helena, CA, 94574

APN: 009-270-036

Issue set:
Issue date: June 8, 2021

Revisions:

REV.	DESCRIPTION	DATE
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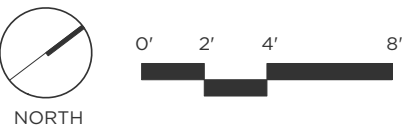
Landscape Site
Plan

Scale: 3/16" = 1'-0"
Drawn by: SS

L1.0

LEGEND

- | | |
|--|--------------------------------------|
| 1 Concrete driveway | 9 Timber fence (to 6'-0" tall max.) |
| 2 Concrete paving w/ score joints (by Architect) | 10 Picket fence (to 3'-6" tall max.) |
| 3 Concrete pavers w/ gravel gaps | 11 Timber screen (by Architect) |
| 4 Gravel paving | 12 Pedestrian gate |
| 5 Board formed concrete or stone site wall | 13 Pedestrian gate (by Architect) |
| 6 Firepit (gas) | 14 Address numbers |
| 7 Water feature (18" deep max.) | 15 Mailbox |
| 8 Built-in BBQ w/ cook's counter + sink | |



PLANT LEGEND

Symbol	Quantity	Botanical Name	Common Name	Container Size	Notes
TREES					
	3	Acer palmatum	Japanese Maple	(2) 24" box (1) 36" box	Multi
	3	Citrus limon x Meyer	Meyer Lemon	30 gal	Multi
	9	Olea europaea 'Swan Hill'	Fruitless Olive	36" box	Multi
	1	Pistacia chinensis 'Keith Davey'	Chinese Pistache	48" box	Standard

PLANTING NOTES

- All areas of the property shall be treated and managed to eliminate, as reasonably possible, invasive plant materials.
- Contractor shall be responsible for making themselves familiar with all underground utilities, pipes, and structures. Contractor shall take responsibility for any cost incurred due to damage of said utilities.
- Contractor shall not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist in planting areas. Such conditions shall be immediately brought to the attention of the Construction Manager.
- Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations
- Contractor shall submit random soil samples from the site to a qualified soil testing lab for a horticultural suitability test and amendment recommendations. After amending topsoil to a depth of 8" with natural fertilizer (and in accordance with soil test recommendations), grade all areas smooth with no localized depressions or humps exceeding 1". Insufficient or unsuitable existing soil shall be augmented or replaced with topsoil as approved by the Landscape Architect.
- All plant material shall be approved by Landscape Architect prior to installation.
- Contractor to complete all soil amending, finish grading and removal of any and all construction debris from the planting areas before the laying out of approved plant material.
- Contractor shall layout all plants in their containers as per this Plan and receive approval from Landscape Architect prior to installation.
- Contractor shall notify Construction Manager + Landscape Architect 48 hours prior to commencement of work to coordinate project inspection schedules.
- Any plant substitutions must be approved by the Landscape Architect for approval or alternate choices.
- All plants shall be healthy, pest and disease free, free of girdling roots and well established in the container.
- Mycorrhizal inoculant organic fertilizer shall be applied during planting as per manufacturers recommendations. Use "reen Diamond Mykos Start Pro" (4-2-2 organic fertilizer) or approved equal.
- Trees shall be located a minimum of 4 ft. from walls, overheads, walks, headers and other trees within the project, unless shown otherwise.
- No plant shall be planted with rootballs or planting pits in a dry condition.
- Water all plants by handheld hose with watering wand attachment immediately after planting (no water "jetting"). No plant should be out of it's container more than twenty minutes before being planted and watered. Contractor shall be responsible for irrigating all new plantings until the entire project has been completed and accepted by the Owner.
- Contractor is responsible to apply sufficient but not excess irrigation to all new plantings to ensure healthy plant establishment.
- Backfill mix shall consist of 1/3 imported organic compost and 2/3 amended site soil.
- Immediately after excavation of plant pits, test drainage of pits by filling with water. Give written notification of conditions permitting the retention of water in pits for more than (3) hours. Contractor shall submit to Owner and Landscape Architect for acceptance a written proposal and cost estimate for the correction of poor drainage conditions before proceeding with planting.
- All newly planted container plants and trees shall receive watering basins 3 times the size of the root ball upon planting, unless otherwise shown on Drawings.
- Planting areas shall receive a 3" layer of mulch, unless noted otherwise.
- Mulch shall be kept at a depth of 3" deep near the plant crowns and trunks, and not extend higher than 1/8" onto the crown or trunk of any newly planted plant or tree.
- All plant material shown on the Planting Plan is subject to the adverse effects of Nature including, but not limited to, fire, earthquake, flooding, freeze, drought, erosion and foraging predators. The Landscape Architect cannot, and does not, guarantee or imply warranty that specified plants will survive these Acts of Nature. All plants specified satisfy the general climatic conditions set forth by the U.S. Department of Agriculture and the Sunset Western Garden Book.
- The following is a list of approved nurseries. Any nursery to be used by the contractor for plant sourcing not listed here must be approved by the Landscape Architect.

Trees:
Moon Valley Nursery (408) 809-0458
Western Tree Nursery (408) 842-4892
Garden Haven Nursery (831) 475-2021
Devil Mountain Nursery (925) 829-6006
Brightview Nursery (805) 524-3939

Shrubs, Groundcovers and Grasses:
Native Sons Nursery (805) 481-8551
Suncrest Nursery (831) 728-2595
Rosendale Nursery (831) 728-2599
San Marcos Growers (805) 683-1561
Soquel Nursery (831) 475-5333
Monterey Bay Nursery (831) 724-6361
Native Revival Nursery (831) 688-1811
Devil Mountain Nursery (925) 829-6006



O / 831.655.1414
F / 831.655.3462
537 Houston Street
Monterey, CA 93940
GROUNDSTUDIO.COM

Stockton
Residence

1504 Stockton Street
St. Helena, CA, 94574

APN: 009-270-036

Issue set:
Issue date: June 8, 2021

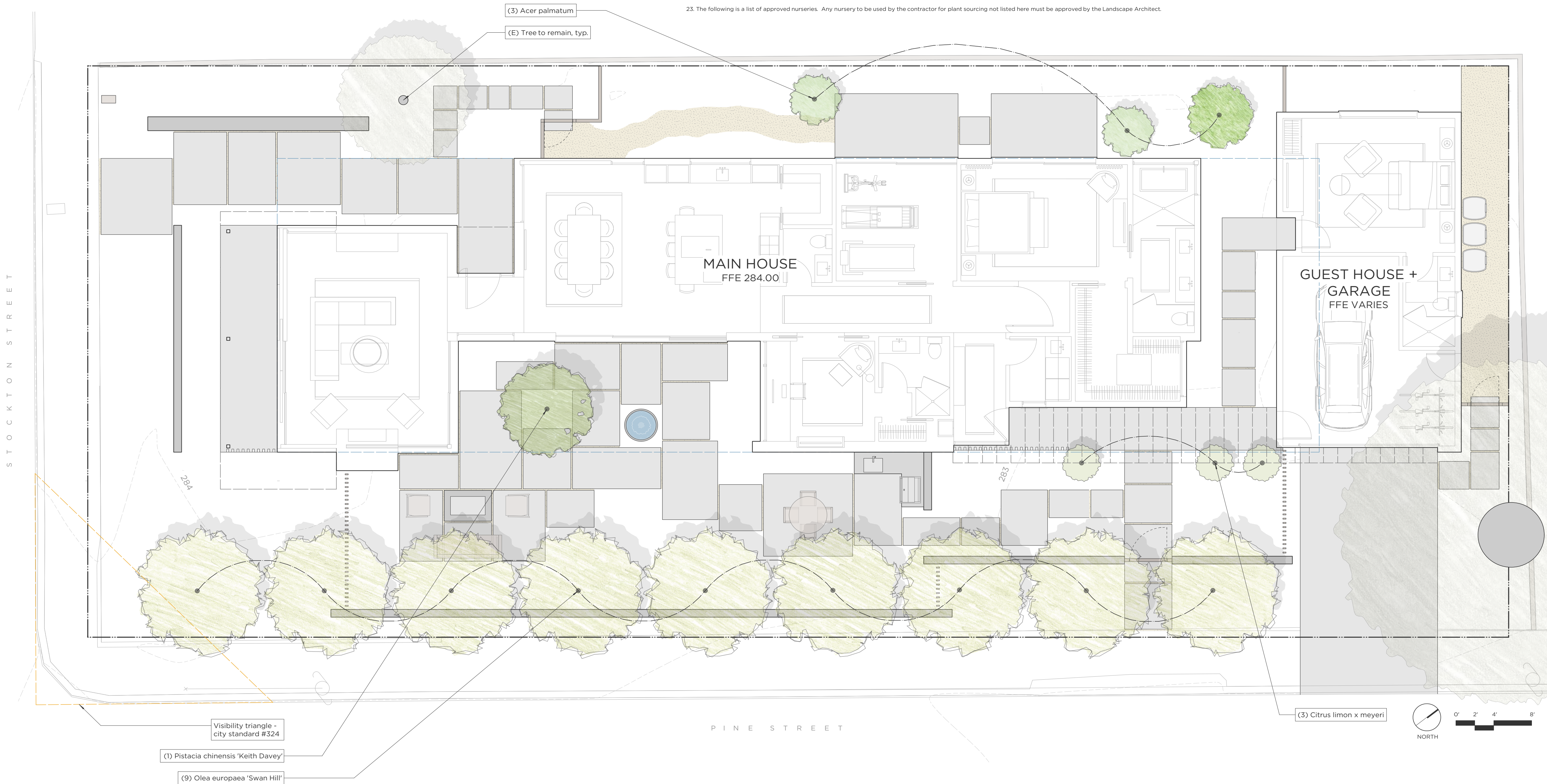
Revisions:

REV.	DESCRIPTION	DATE
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Tree Planting
Plan

Scale: 3/16" = 1'-0"
Drawn by: SS

L3.0



Stockton
Residence

1504 Stockton Street
St. Helena, CA, 94574

APN: 009-270-036

Issue set:
Issue date: June 8, 2021

Revisions:

REV.	DESCRIPTION	DATE
------	-------------	------

Planting Plan

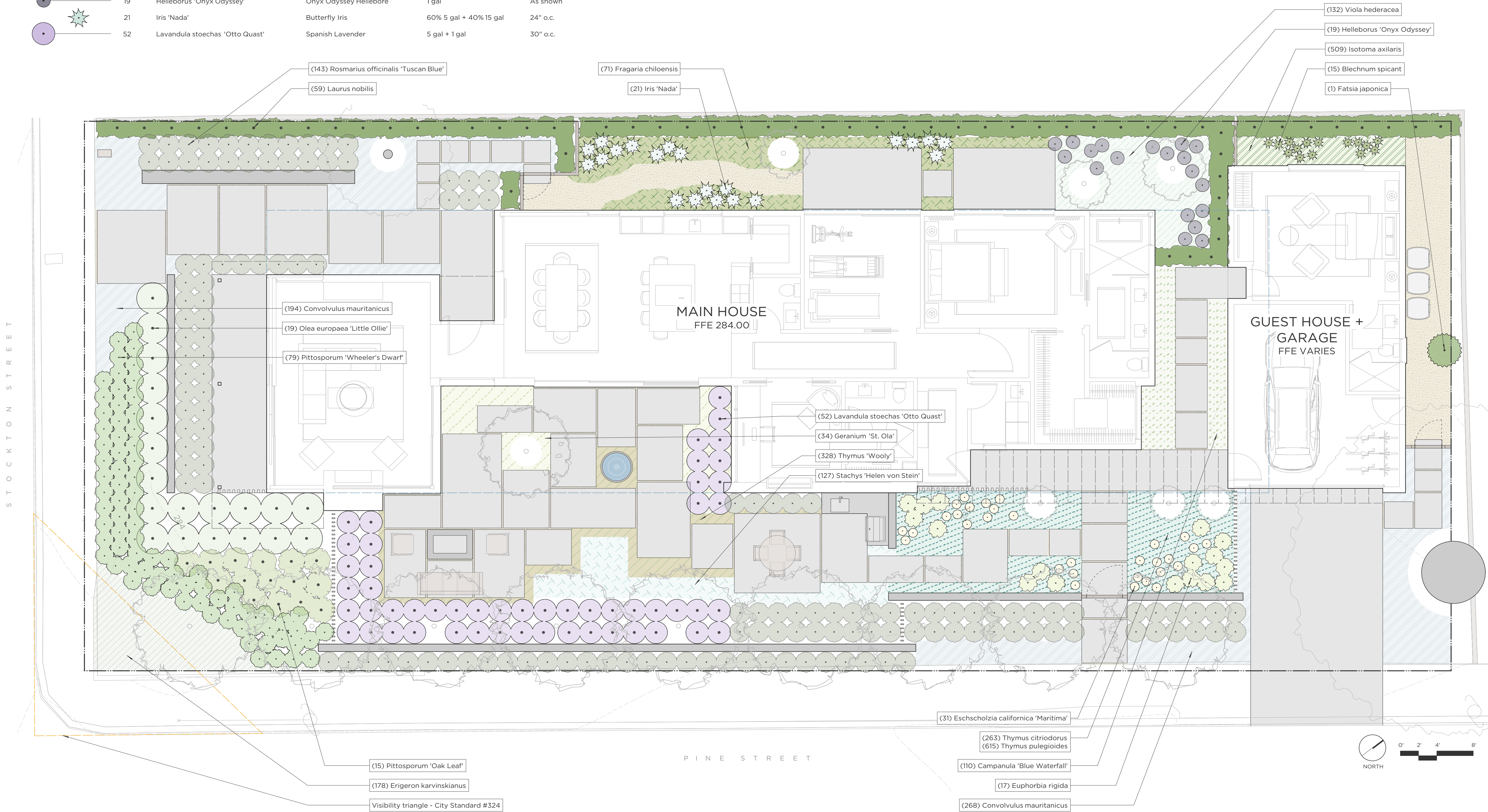
Scale: 3/16" = 1'-0"
Drawn by: SS

L3.1

PLANT LEGEND

Symbol	Quantity	Botanical Name	Common Name	Container Size	Notes
SHRUBS					
	1	Fatsia japonica	Japanese Aralia	15 gal	As shown
	59	Laurus nobilis	Bay Laurel	15 gal	36" c(from Monrovia nursery)
	19	Olea europaea 'Little Ollie'	Dwarf Olive	60% 5 gal + 40% 15 gal	36" o.c.
	15	Pittosporum 'Oak Leaf'	Oak Leaf Pittosporum	60% 5 gal + 40% 15 gal	42" o.c.
	79	Pittosporum 'Wheeler's Dwarf'	Wheeler's Dwarf Pittosporum	60% 5 gal + 40% 15 gal	36" o.c.
	143	Rosmarinus 'Tuscan Blue'	Tuscan Blue Rosemary	1 gal	18" o.c.
ACCENTS					
	15	Blechnum spicant	Deer Fern	5 gal	As shown
	31	Eschscholzia californica 'Maritima'	Coastal California Poppy	1 gal	As shown
	17	Euphorbia rigida	Silver Spurge	15 gal	As Shown
	19	Helleborus 'Onyx Odyssey'	Onyx Odyssey Hellebore	1 gal	As shown
	21	Iris 'Nada'	Butterfly Iris	60% 5 gal + 40% 15 gal	24" o.c.
	52	Lavandula stoechas 'Otto Quast'	Spanish Lavender	5 gal + 1 gal	30" o.c.

Symbol	Quantity	Botanical Name	Common Name	Container Size	Notes
GROUNDCOVERS					
	110	Campanula 'Blue Waterfall'	Bellflower	1 gal	12" o.c.
	462	Convolvulus mauritanicus	Blue Rock Bindweed	1 gal	12" o.c.
	178	Erigeron karvinskianus	Mexican Daisy	1 gal	12" o.c.
	71	Fragaria chiloensis	Beach Strawberry	1 gal	18" o.c.
	34	Geranium 'St. Ola'	St. Ola Cranesbill	1 gal	18" o.c.
	509	Isotoma axillaris	Laurentia	plugs	4" o.c.
	127	Stachys 'Helen von Stein'	Lamb's Ear	1 gal	12" o.c.
	328	Thymus lanuginosus	Wooly Thyme	4" pots	6" o.c.
	263	Thymus citriodorus	Lemon Thyme	4" pots	6" o.c.
	615	Thymus pulegioides	Creeping Thyme	4" pots	6" o.c.
	132	Viola hederacea	Australian Violet	1 gal	12" o.c.





O / 831.655.1414
F / 831.655.3462
537 Houston Street
Monterey, CA 93940
GROUNDSTUDIO.COM



Stockton Residence

1504 Stockton Street
St. Helena, CA, 94574

APN: 009-270-036

Issue set: Plan Check
Issue date: August 20, 2021

Revisions:

REV.	DESCRIPTION	DATE
	Design Review	June 8, 2021

Water Calculations

Scale: N/A
Drawn by: JSL

L4.1

CITY OF
ST. HELENA

LANDSCAPE WATER USE STATEMENT

PROJECT NAME:

STOCKTON RESIDENCE

PROJECT ADDRESS:

1504 STOCKTON STREET, ST. HELENA, CA 94547

PREPARED BY:

JANET LUEHRS (CID, CLIA #43274)
BROOKWATER INC., IRRIGATION CONSULTANTS
480 SAINT JOHN STREET, SUITE 220
PLEASANTON, CA 94566
925-855-0417
925-855-0357 (FAX)
[Janet@Brookwater.com \(e-mail\)](mailto:Janet@Brookwater.com)

"I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

Signed: Janet Luehrs

PART ONE

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

MAWA = ETo x .62 x [(ETAFx HA) + ((1-ETAF) x SLA)]

YEARLY ETo

44.1

CONVERSION FACTOR

0.62

ETAF

0.55

TOTAL IRRIGATED LANDSCAPE AREA (HA)

3,399 SQUARE FEET

SPECIAL LANDSCAPE AREA (SLA)

0 SQUARE FEET

LANDSCAPE WATER ALLOWANCE

51,115 GALLONS PER YEAR

TOTAL ACRE FEET

0.16 ACRE FEET

PART TWO

ESTIMATED TOTAL WATER USE (ETWU)

(AVERAGE ETAF AND ETWU FROM WATER EFFICIENT LANDSCAPE WORKSHEET)

AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS
(TOTAL ETAF x AREA / TOTAL AREA)

0.30

ETWU FOR REGULAR LANDSCAPE AREAS

27,642 GALLONS PER YEAR

SITE WIDE ETAF

0.30

ETWU FOR ALL LANDSCAPE AREAS

27,642 GALLONS PER YEAR

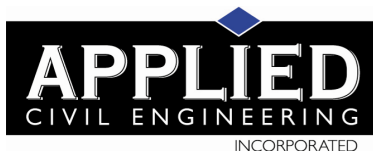
TOTAL ACRE FEET

0.08 ACRE FEET

WATER EFFICIENT LANDSCAPE WORKSHEET										
Reference Evapotranspiration (Eto)				44.1						
ZONE NO.	PLANT TYPE	HYDROZONE* (PLANT WATER USE)	PLANT FACTOR (PF)	IRRIGATION METHOD**	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	HYDROZONE AREA (HA) (Sq Ft)	ETAF x HA	ESTIMATED TOTAL WATER USE (ETWU)	% LANDSCAPE AREA
REGULAR LANDSCAPE AREA										
C-1	SHRUB	LW	0.20	DL	0.81	0.25	450	111	3,038	13.2%
C-2	SHRUB	VLW	0.10	DL	0.81	0.12	140	17	473	4.1%
C-3	SHRUB	MW	0.40	DL	0.81	0.49	290	143	3,916	8.5%
C-4	SHRUB	LW	0.20	DL	0.81	0.25	410	101	2,768	12.1%
C-5	TREE	LW	0.20	B	0.81	0.25	126	31	851	3.7%
C-6	SHRUB	LW	0.20	DL	0.81	0.25	260	64	1,755	7.6%
C-7	SHRUB	LW	0.20	DL	0.81	0.25	530	131	3,578	15.6%
C-8	SHRUB	LW	0.20	DL	0.81	0.25	350	86	2,363	10.3%
C-9	TREE	MW	0.40	B	0.81	0.49	38	19	513	1.1%
C-10	SHRUB	MW	0.40	DL	0.81	0.49	365	180	4,928	10.7%
C-11	TREE	MW	0.40	B	0.81	0.49	50	25	675	1.5%
C-12	SHRUB	LW	0.20	D	0.81	0.25	380	94	2,565	11.2%
FOUNTAIN		WF	0.80		1.00	0.80	10	8	219	0.3%
TOTALS (REGULAR LANDSCAPE AREAS)							3,399	1,011	27,642	100.0%
SPECIAL LANDSCAPE AREA										
	0			0		1.00	0	0	0	0.0%
TOTALS (SPECIAL LANDSCAPE AREAS)							0	0	0	0.0%
TOTALS FOR ALL AREAS							3,399	1,011	27,642	100%

STOCKTON RESIDENCE		
HYDROZONE SUMMARY		
*Hydrozone Description	Total Sq. Ft.	% of Landscape
Cool Season Turf (CST)	0	0.0%
Warm Season Turf (WST)	0	0.0%
High Water Use Plants (HW)	0	0.0%
Bioretention Plants (BR)	0	0.0%
Medium Water Use Plants (MW)	743	21.9%
Low Water Use Plants (LW)	2,506	73.7%
Very Low Water Use Plants (VLW)	140	4.1%
Water Feature	10	0.3%
Special Landscape Area (SLA)	0	0.0%
TOTAL	3,399	100.0%
**Irrigation Method		
**Irrigation Method	Total Sq. Ft.	% of Landscape
Rotor (FC-R, PC-R)	0	0.0%
Multi-Stream Rotator (MR)	0	0.0%
Spray (S)	0	0.0%
Bubbler (B)	214	6.3%
Drip (D)	380	11.2%
In-Line Drip (DL)	2,795	82.5%
Micro Spray (MS)	0	0.0%
Other (O)	0	0.0%

Page 141 of 173



July 31, 2020

Job No. 20-124

Erica Smithies, PE
Public Works Director
City of St. Helena
1480 Main Street
St. Helena, CA 94574

Re: Water Neutrality Analysis for the Tunney Residence
1508 Spring Street, St. Helena, CA 94574
Napa County Assessor's Parcel Number 009-232-019

Dear Ms. Smithies:

Cavin 5th Investments LLC is proposing several improvements to the property located at 1504 Stockton Street in St. Helena, CA. Below is a summary of the planned improvements that are pertinent to this Water Neutrality Analysis:

- Demolish existing three bedroom residence
- Build new two bedroom residence
- Build new one bedroom guest house
- Renovate existing landscaping and upgrade irrigation system

The purpose of this letter is to provide an analysis of the theoretical existing and proposed domestic and irrigation water demand on the City water system as required by City of St. Helena Municipal Code Section 13.12.050.

Existing Theoretical Domestic Water Demand

The theoretical water demand for the existing three bedroom residence is calculated based on 150 gallons per day (gpd) per bedroom in accordance with the City of St. Helena Water Policy:

$$\text{Theoretical Domestic Water Demand} = 3 \text{ bedrooms} \times \frac{150 \text{ gpd}}{\text{bedroom}}$$
$$\text{Theoretical Domestic Water Demand} = 450 \text{ gpd}$$

Existing Theoretical Irrigation Water Demand

Irrigation water is currently supplied by the City water system. In the following paragraphs we will estimate the total theoretical amount of water needed by the existing landscaping.

Total Existing Irrigation Demand

The existing irrigated landscape and area total approximately 1,000 sf of lawn and 1,500 sf of non-lawn landscaping around the house. Irrigation methods consist of drip and spray type application.

We have estimated the existing irrigation water demand by using the Water Use Classification of Landscape Species (WUCOLS) methodology developed by the University of California Cooperative Extension. WUCOLS predicts the required depth of irrigation for landscaping as follows:

Irrigation Depth = Plant Factor x ETo
Where:

Plant Factor is the ratio of a certain plant's water use relative to ETo; and
ETo is the reference evapotranspiration for the geographic region being evaluated

Plant Factors vary by plant species and WUCOLS identifies the following general Plant Factor ranges:

High (H)	70% to 100% of ETo
Moderate (M)	40% to 60% of ETo
Low (L)	10% to 30% of ETo
Very Low (VL)	0% to 10% of ETo

For the purpose of this analysis we divided the landscaped portions of the property into three areas based on the type of landscaping and assigned Plant Factors as described below:

Area 1 – Low Water Use Plants	0* sf	L
Area 2 – Moderate Water Use Plants	0 sf	M
Area 3 – Pool and High Water Use Plants	1,000 sf	H

*Note that there is approximately 2,500 sf of non-lawn landscape area that is not included here. Not including this area will yield a conservatively low estimate of water use for existing conditions.

The reference evapotranspiration is the combined depth of water that is evaporated and transpired from a closely planted grass crop that fully shades the soil surface. ETo is influenced by climatic conditions including solar radiation, temperature, wind, vapor pressure, humidity and elevation relative to sea level and thus varies widely from location to location. The California Irrigation Management Information System (CIMIS) has over 120 monitoring stations throughout the State that compile ETo data to facilitate irrigation scheduling. According to the published CIMIS ETo Zone Map the project site is located in Zone 8 which as a total ETo of approximately 49 inches per year and approximately 40 inches for the irrigation season consisting of the months

of April through October. We assumed that rainfall sufficiently meets the landscape water needs during the months of November through March in an average rainfall year.

Using this data we calculated the existing annual irrigation demand to be as follows:

Area 1	0 gallons
Area 2	0 gallons
Area 3	24,933 gallons
Total	24,933 gallons

The total theoretical existing landscape irrigation water demand is estimated to be 24,933 gallons per year or an average of 69 gallons per day.

Total Existing Theoretical City Water Demand

The total existing theoretical City water demand is equal to the sum of the existing theoretical domestic water demand (450 gpd) and the existing estimated irrigation water demand (69 gpd) or 519 gpd.

Proposed Theoretical Domestic Water Demand

The new construction will be outfitted with water efficient, EPA WaterSense labeled fixtures to meet the requirements of the California Green Building Standards Code and City of St. Helena requirements. Below is a summary of the water saving fixtures that will be installed in the renovated existing residence and new second dwelling unit and the performance specification for each plumbing fixture:

➤ Showerheads:	2 gallons per minute
➤ Lavatory Faucet Aerators:	1.5 gallons per minute
➤ Kitchen Faucet Aerators:	1.5 gallons per minute
➤ Water Closets:	1.28 gallons per flush
➤ Clothes Washer:	19.7 gallons per load
➤ Dish Washer:	6.3 gallons per load

We have utilized the methodology of the California Green Building Standards Code and the water use specifications above to calculate the theoretical domestic water demand for the two bedroom residence and one bedroom guest house (3 total bedrooms). The calculations are presented in the attached Proposed Water Use Calculation Spreadsheet and the theoretical proposed water demand was determined to be 217 gallons per day.

A copy of a specification sheet for each of the above fixtures is included as an attachment to this letter. The owner may choose to substitute alternate fixtures at the time of construction provided they are in general accordance with the flow / water use specifications outlined above and do not increase water use beyond existing levels.

Proposed Theoretical Irrigation Water Demand

The onsite landscaping will be completely renovated as part of the proposed project. The total irrigated landscape area will be approximately 4,098 sf as illustrated on the landscape plan prepared by Ground Studio. The new irrigation system will be controlled by a smart controller that will adjust irrigation based on weather conditions to increase irrigation efficiency. Brookwater Inc., Irrigation Consultants has estimated the proposed irrigation water demand in accordance with the Modified Water Efficient Landscape Ordinance, as required by the City of St. Helena. This analysis yields an estimate water use of 47,792 gallons per year or an average of 131 gallons per day. Please see attached worksheets prepared by Ground Studio for additional information.

Total Proposed Theoretical Water Demand

The total proposed theoretical water demand is equal to the sum of the proposed theoretical domestic water demand (217 gpd) and the proposed theoretical irrigation water demand (131 gpd) or 348 gpd.

Existing vs Proposed Theoretical Water Demand

The above calculations indicate that the proposed project will result in a theoretical net decrease in total water demand of 171 gpd (519 gpd – 348 gpd) after implementation of required water saving features in the new structures and installation of the proposed landscaping and associated drip irrigation system.

Conclusion

The calculations above show that the proposed building and landscape improvements on this property will result in an overall decrease in theoretical estimated City water demand in compliance with City of St. Helena Municipal Code Section 13.12.050. Please feel free to contact us at (707) 320-4968 if you have any questions regarding our analysis.

Sincerely,

Applied Civil Engineering Incorporated

Michael R. Muelrath

Michael R. Muelrath RCE 67435
President



Copy:

Matt Weibe, Arcanum Architecture, Inc. (via email)

Enclosures:

Proposed Water Use Calculation Spreadsheet
Proposed Floor Plans
Proposed Landscape Plan
Proposed Landscape Irrigation Worksheets
Fixture Information Sheets

Proposed Water Use Calculation Spreadsheet

Fixture Description	Flow Rate			Flow Duration / Description			Daily Uses per Occupant ⁽⁵⁾ ⁽⁶⁾		Number of Occupants ⁽⁷⁾		Gallons per Day
Showerhead	2	gpm ⁽¹⁾	x	8	minutes ⁽⁴⁾	x	1	x	6	=	96.0
Sink Faucets	1.5	gpm ⁽¹⁾	x	0.25	minutes ⁽⁴⁾	x	3	x	6	=	6.8
Kitchen Faucet	1.8	gpm ⁽¹⁾	x	4	minutes ⁽⁴⁾	x	1	x	6	=	43.2
Toilet	1.3	gpf ⁽²⁾	x	1	flush	x	3	x	6	=	23.4
Clothes Washer	19.7	gpl ^{(3), (8)}	x	1	load	x	0.37	x	6	=	43.7
Dish Washer	6.3	gpl ^{(3), (9)}	x	1	load	x	0.1	x	6	=	3.8
Total											217

Notes:

(1) Gallons per minute (gpm)

(2) Gallons per flush (gpf)

(3) Gallons per load (gpl)

(4) Flow duration from 2010 California Green Building Standards Code

(5) Daily uses per occupant from 2010 California Green Building Standards Code (Showerhead, Sink Faucet, Kitchen Faucet, Toilet)

(6) Daily uses per occupant from US EPA Onsite Wastewater Treatment Systems Manual (Laundry Machine, Dish Washer)

(7) Number of occupants conservatively assumes 2 people per bedroom

(8) Water use per load varies based on setting. Range = 7 gpl to 19.7 gpl per Miele

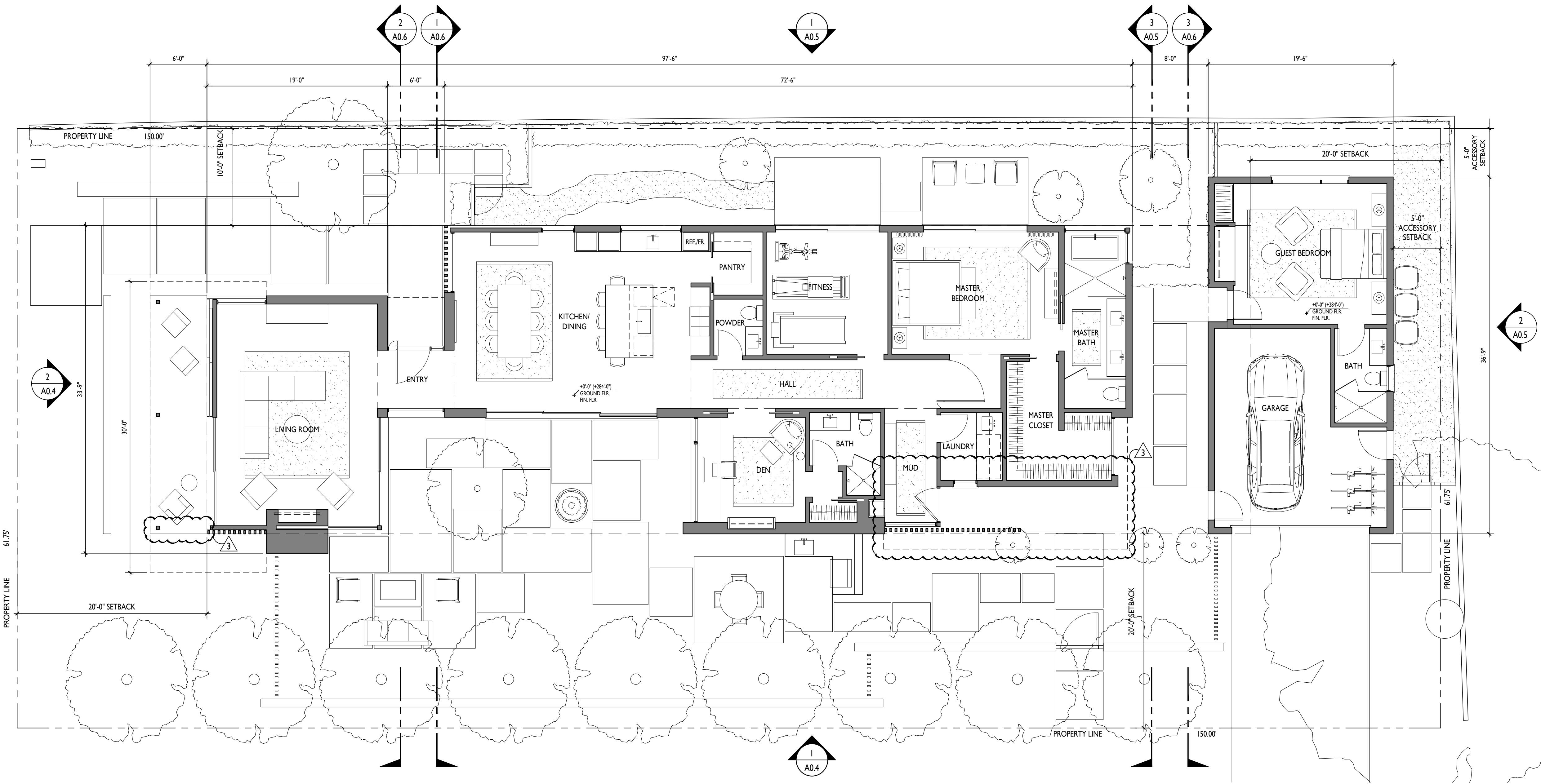
(9) Water use per load varies based on setting. Range = 1.3 gpl to 6.3 gpl per Miele

PROJECT NO.	19012
DATE	ISSUE
8.2.20	DESIGN REVIEW
8.8.21	REVISION
8.30.21	REVISION
11.2.21	REVISION

PROPOSED
GROUND FLOOR
PLAN

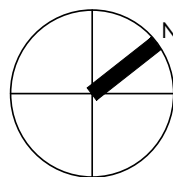
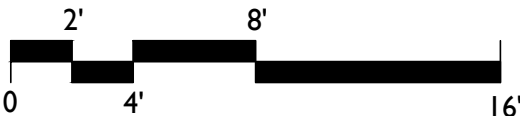
SCALE: 3/16" = 1'-0"

A0.3



1
A0.3

PROPOSED GROUND FLOOR PLAN



- KEYNOTES /
FINISH NOTES
- 1

METAL WINDOWS AND DOORS
- 2

VERTICAL T&G WOOD SIDING
- 3

STONE VENEER
- 4

METAL CHIMNEY ENCLOSURE
- 5

PAINTED WOOD GARAGE DOOR
- 6

EXISTING GRADE (SHOWN DASHED)
- 7

PROPOSED GRADE
- 8

METAL FASCIA AND INTEGRAL GUTTER
- 9

DECORATIVE WOOD PRIVACY SCREEN LOCATED AT WINDOWWALL OF HOUSE
- 10

CONCRETE LANDSCAPE WALL, S.L.D.
- 11

SINGLE MEMBRANE FLAT ROOF
- 12

STANDING SEAM METAL ROOF
- 13

METAL CANOPY
- 14

WOOD FENCE/ GATE, S.L.D.
- 15

METAL PICKET FENCE, S.L.D.
- 16

METAL PANEL
- 17

TRELLIS WITH STEEL FRAME AND WOOD MEMBERS
- 18

BBQ, S.L.D.

ARCANUM

ARCANUM ARCHITECTURE, INC.
329 Bryant Street, Suite 2c
San Francisco, CA 94107
415.357.4400
arcanumarchitecture.com

1504 STOCKTON STREET
ST. HELENA, CA 94574
APN: 009-270-036

PROJECT NO. 19012

DATE	ISSUE
8.2.20	DESIGN REVIEW
6.8.21	REVISION
8.20.21	REVISION
11.2.21	REVISION

PROPOSED EXTERIOR ELEVATIONS

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

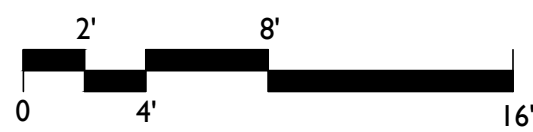
A0.4



2
A0.4
PROPOSED SOUTH ELEVATION



1
A0.4
PROPOSED EAST ELEVATION



Stockton
Residence

1504 Stockton Street
St. Helena, CA, 94574

APN: 009-270-036

Issue set:
Issue date: June 8, 2021

Revisions:

REV.	DESCRIPTION	DATE
------	-------------	------

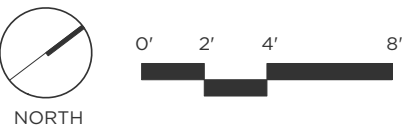
Landscape Site
Plan

Scale: 3/16" = 1'-0"
Drawn by: SS

L1.0

LEGEND

- | | |
|--|--------------------------------------|
| 1 Concrete driveway | 9 Timber fence (to 6'-0" tall max.) |
| 2 Concrete paving w/ score joints (by Architect) | 10 Picket fence (to 3'-6" tall max.) |
| 3 Concrete pavers w/ gravel gaps | 11 Timber screen (by Architect) |
| 4 Gravel paving | 12 Pedestrian gate |
| 5 Board formed concrete or stone site wall | 13 Pedestrian gate (by Architect) |
| 6 Firepit (gas) | 14 Address numbers |
| 7 Water feature (18" deep max.) | 15 Mailbox |
| 8 Built-in BBQ w/ cook's counter + sink | |



CITY OF
ST. HELENA
LANDSCAPE WATER USE STATEMENT

PROJECT NAME: STOCKTON RESIDENCE

PROJECT ADDRESS: 1504 STOCKTON STREET

PREPARED BY: JANET LUEHRS (CID, CLIA #43274)
BROOKWATER INC., IRRIGATION CONSULTANTS
480 SAINT JOHN STREET, SUITE 220
PLEASANTON, CA 94566
925-855-0417
925-855-0357 (FAX)
[Janet@Brookwater.com \(e-mail\)](mailto:Janet@Brookwater.com)

"I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

Signed: *Janet Luehrs*

PART ONE		MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
		$MAWA = ETo \times .62 \times [(ETAF \times HA) + ((1-ETAF) \times SLA)]$
	YEARLY ETo	44.1
	CONVERSION FACTOR	0.62
	ETAF	0.55
	TOTAL IRRIGATED LANDSCAPE AREA (HA)	4,098 SQUARE FEET
	SPECIAL LANDSCAPE AREA (SLA)	25 SQUARE FEET
	LANDSCAPE WATER ALLOWANCE	61,934 GALLONS PER YEAR
	TOTAL ACRE FEET	0.19 ACRE FEET

PART TWO		ESTIMATED TOTAL WATER USE (ETWU)
		(AVERAGE ETAF AND ETWU FROM WATER EFFICIENT LANDSCAPE WORKSHEET)
	AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS (TOTAL ETAF x AREA / TOTAL AREA)	0.42
	ETWU FOR REGULAR LANDSCAPE AREAS	47,108 GALLONS PER YEAR
	SITE WIDE ETAF	0.43
	ETWU FOR ALL LANDSCAPE AREAS	47,792 GALLONS PER YEAR
	TOTAL ACRE FEET	0.15 ACRE FEET

**STOCKTON RESIDENCE
WATER EFFICIENT LANDSCAPE WORKSHEET**

Reference Evapotranspiration (Eto)

44.1

ZONE NO.	PLANT TYPE	HYDROZONE* (PLANT WATER USE)	PLANT FACTOR (PF)	IRRIGATION METHOD**	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	HYDROZONE AREA (HA) (Sq Ft)	ETAF x HA	ESTIMATED TOTAL WATER USE (ETWU)	% LANDSCAPE AREA
REGULAR LANDSCAPE AREA										
C-1	SHRUB	LW	0.30	DL	0.81	0.37	3,130	1,159	31,696	76.4%
C-2	SHRUB	MW	0.50	DL	0.81	0.62	775	478	13,080	18.9%
C-3	TREE	LW	0.30	B	0.81	0.37	101	37	1,023	2.5%
C-4	TREE	MW	0.50	B	0.81	0.62	50	31	844	1.2%
FOUNTAIN		WF	1.00		1.00	1.00	17	17	465	0.4%
TOTALS (REGULAR LANDSCAPE AREAS)							4,073	1,723	47,108	99.4%
SPECIAL LANDSCAPE AREA										
	CITRUS	MW		B		1.00	25	25	684	0.6%
TOTALS (SPECIAL LANDSCAPE AREAS)							25	25	684	0.6%
TOTALS FOR ALL AREAS							4,098	1,748	47,792	100%

HYDROZONE SUMMARY

*Hydrozone Description	Total Sq. Ft.	% of Landscape
Cool Season Turf (CST)	0	0.0%
Warm Season Turf (WST)	0	0.0%
High Water Use Plants (HW)	0	0.0%
Bioretention Plants (BR)	0	0.0%
Medium Water Use Plants (MW)	825	20.1%
Low Water Use Plants (LW)	3,231	78.8%
Very Low Water Use Plants (VLW)	0	0.0%
Water Feature	17	0.4%
Special Landscape Area (SLA)	25	0.6%
TOTAL	4,098	100.0%

**Irrigation Method	Total Sq. Ft.	% of Landscape
Rotor (FC-R, PC-R)	0	0.0%
Multi-Stream Rotator (MR)	0	0.0%
Spray (S)	0	0.0%
Bubbler (B)	176	4.3%
Drip (D)	0	0.0%
In-Line Drip (DL)	3,905	95.7%
Micro Spray (MS)	0	0.0%
Other (O)	0	0.0%

TOTO®**MS864114E/MS863113E****Eco Supreme® One-Piece Toilet, 1.28GPF****FEATURES**

- E-Max® flushing system, low consumption (1.28GPF/4.8LPF)
- One-piece decorative toilet with low-profile tank
- Elongated front bowl with SoftClose® seat (SS114) or round front bowl with SoftClose® seat (SS113)
- 12" Rough-in
- Chrome trip lever

MODELS

- MS864114E
Elongated bowl with SoftClose seat (SS114)
- MS863113E
Round bowl with SoftClose seat (SS113)

COLORS/FINISHES

- Standard
#01 Cotton
#03 Bone
#11 Colonial White
#12 Sedona Beige



E-MAX™
FLUSHING SYSTEM BY TOTO®

PRODUCT SPECIFICATION

The one-piece low consumption E-Max flushing system toilet shall be 1.28GPF/4.8LPF. Toilet shall be of elongated front bowl (MS864) or round front bowl (MS863) with a low-profile tank and SoftClose seat. Toilet shall have chrome trip lever. Toilet shall be TOTO Model MS864114E_____ (elongated), MS863113E_____ (round).

CODES/STANDARDS

- Meets and exceeds ASME A112.19.2/CSA B45.1
- Certifications: IAPMO(cUPC), EPA Watersense, State of Massachusetts, City of Los Angeles, and others
- Code compliance: UPC, IPC, NSPC, NPC Canada, and others
- Legislative compliance: California AB715, California Green Building Code, City of Los Angeles Water Efficiency Ordinance





WATER 



NIAGARA
CONSERVATION®



N3215-PC*
Bathroom Sink Aerator

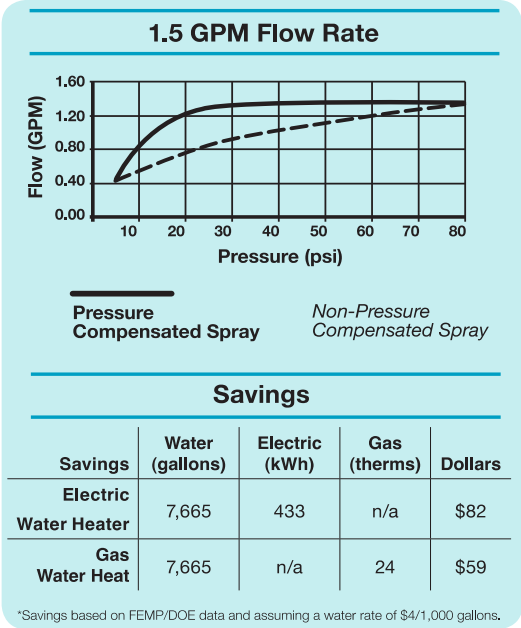
Pressure Compensating Needle Spray, 1.5 GPM (5.7 LPM)

Niagara’s patented pressure compensating aerator revolutionizes the flow of water. A simple device that saves thousands of gallons of water a year without sacrificing the pressure or performance.

- 1.5 gallon per minute flow rate (5.7 litre per minute)
- Niagara’s patented non-removable pressure compensator provides a constant output of water regardless of pressure
- Conical shape compensator helps to filter debris and mineral build-up
- Dual-thread brass connection, Male:15/16-27 Female: 55/64-27
- Housing constructed of solid, low-lead brass with high-polished chrome finish
- Needle spray has (18) individual streams with the perfect amount of pressure
- Bubble spray model is air-induced providing a full stream of water while using less
- 10-year guarantee

Certifications: Meets or exceeds: ASME A112.18.1 / CSA B125.1; ANSI/NSF 61; California Health and Safety Code 116875 (AB 1953-2006) and Vermont Bill S.0152. Chrome plated parts meets ASTM B368 for corrosion testing

Case Qty: 500



*Also Available in:



Bubble Spray
Item# N3104-PC



Corporate HQ
4200 Diplomacy Road
Fort Worth, TX 76155 USA
Toll Free: 800.831.8383
Phone: 973.829.0800 Fax: 817.390.0801

For more information please visit:
www.NiagaraConservation.com

REV.08/11



Versa

Dual S
1.5 GPM

- Two sp
- 360° S
- Dual-t



WATER 



NIAGARA
CONSERVATION®



N3116P-C*
Versa Kitchen Aerator

Dual Spray with Swivel, 1.5 GPM (5.7 LPM)

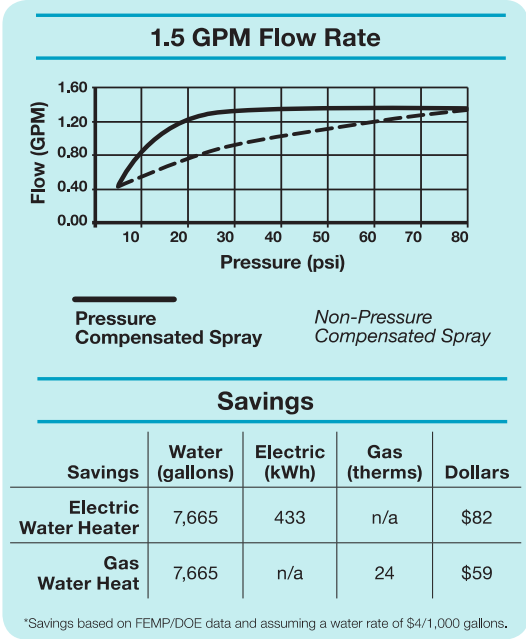
Modern and sleek, the Versa dual function kitchen aerator delivers a great spray at any water pressure. Switch from an aerated bubble spray to needle spray with a push/pull of the body. Soft rubber water jet-ways allow for easy cleaning.

- 1.5 gallon per minute flow rate (5.7 litre per minute)
- Niagara's patented non-removable pressure compensator provides a constant output of water regardless of pressure
- (2) spray functions: Air inducted soft bubble stream and splash-free needle spray pattern of (20) individual streams
- POM ball joint with 360° swivel, virtually lead-free aerator
- Soft rubber nozzles for easy cleaning and decalcification
- Sleek, modern housing
- Dual-thread brass connection, Male: 15/16-27 Female: 55/64-27
- Overall dimensions: 1.3" diameter x 2.2" (33 x 55.6mm)

Certifications:

Meets or exceeds: ASME A112.18.1 / CSA B125.1; ANSI/NSF 61
Chrome plated parts meets ASTM B368 for corrosion testing

Case Qty: 200



*Also Available in:



White w. Chrome
Item# N3116P



Corporate HQ
4200 Diplomacy Road
Fort Worth, TX 76155 USA
Toll Free: 800.831.8383
Phone: 973.829.0800 Fax: 817.390.0801

For more information please visit:
www.NiagaraConservation.com

REV.08/11

SPEAKMAN®

400 Anchor Mill Rd., New Castle, DE 19720, USA
800-537-2107 | Fax: 800-977-2747
www.speakmancompany.com

ANYSTREAM® CLASSIC

Showerheads
GENERAL SPECIFICATION

Water conserving pressure compensating Autoflo® device reduces flow to 2.5 GPM/9.46LPM maximum, to meet existing ASME A112.18.1/CSA B125.1 Standard. 1/2" N PT inlet.

☐ **S-2251**
Polished chrome plated Anystream® showerhead. Brass ball swivel joint. Brass shank. Spray adjusting handle. 3-1/2" face. 8 Lexan deposit resisting plungers with 64 spray channels.

☐ **S-2252**
Polished chrome plated Anystream® showerhead. Brass ball swivel joint. Brass shank. Spray adjusting peanut handle. 2-3/4" face. 6 Lexan deposit resisting plungers with 48 spray channels.

☐ **S-2253**
Polished chrome plated Anystream® showerhead. Brass ball swivel joint. Chrome plated shank. Spray adjusting T-handle. 2-1/4" face. 4 Lexan deposit resisting plungers with 32 spray channels.

OPTIONS

SUFFIX	DESCRIPTION
☐ E2	2.0 GPM flow rate (S-2252 & S-2253 only)
☐ E175	1.75 GPM flow rate (S-2253 only)
☐ E15	1.5 GPM flow rate (S-2253 only)
☐ PB	Polished brass finish (S-2251 & S-2252 only)
☐ BP	Blister pack packaging (S-2252 & S-2253 only)
☐ BPT	1/2" British pipe thread inlet
☐ ORB	Oil rubbed bronze (S-2251 & S-2252 only)
☐ PN	Polished nickel finish (S-2251 & S-2252 only)
☐ BN	Brushed nickel finish (S-2251 & S-2252 only)



This space for Architect/Engineer approval.



3/15/12

Washing machines product page

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Washing Machine

Standard features

[Large capacity](#)
 Stainless steel [Honeycomb™](#) wash drum
 Advanced [Touchtronic Controls](#)
[Display](#) function
 24-hour [delay start](#)
 Digital program [countdown display](#)
[Fault indicators](#)
 Child lock feature
 Self diagnostics
[PC update](#) function
[RemoteVision™](#) capable
[Interior light](#)

www.mieleusa.com/usa/laundry/washers/product.asp?cat=4&subcat=21&model=403&series=102&na...

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Washing machines product page

Cast iron cradle
Hydraulic suspension
139 kWh consumption per year
110 volts

Wash Programs / Options

11 MasterCare™ wash programs
6 standard wash programs
Create your own Custom wash program
Extended option
Heavy soil option
Sensitive option
Buzzer option
6 water temperature settings
6 spin settings (0 - 1300 rpm)
Program sequence lights
No drum spin option

Optional Accessories Not Included

Utilizes optional stacking kit model WTV407
Optional WTS410 laundry stand with storage drawer

Design considerations

Angled control panel
Stainless steel porthole door with metal hinges
Available in white finish

[Learn more](#)

Detergent Recommendations

Also see: [High-Efficiency Detergents](#) & Fabric Care Products
[About Miele Laundry](#)



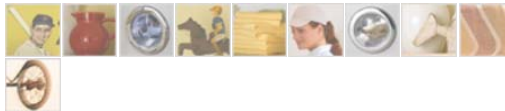
Item Number Manuals Specs CAD files Energy Guide

Click a tab to view



W 3033 Washing Machine

W3033 Gallery



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Dishwashers product page

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washer

Controls

PC Update function
Concealed control panel



Standard features

11 wash programs including China & Crystal, and Turbo setting
& 5 additional specialty cycles
Vario™ temperature settings

Item Number	
Manuals	Specs
Energy Guide	
File	Type
Operating and Installation manual	pdf

www.mieleusa.com/usa/dishwashers/product.asp?cat=2&series=116&model=461&nav=&snv=&tnav...

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3/15/12

Dishwashers product page

Automatic load size sensor
Information button
Acoustic function monitor
Double [waterproof system](#)
298 kWh consumption per year
[RemoteVision™](#) capable
[AutoClose™](#) door

Optional accessories not included
(Additional accessories [here](#).)

Cappuccinatore insert
Large diameter plate insert
[Rinse Aid](#)
[Salt](#)
MieleCare Collection: Dishwasher [Freshener](#)
Miele Dishwasher [Detergent Tabs](#)
Miele Ceramic and [Stainless Steel Cleaner](#)

Basket configuration

[Multi-function basket™](#)
[Upgraded highly-flexible upper basket](#)
[Upgraded highly-flexible lower basket](#)
Split [cutlery tray](#)

Finishes

Accepts custom door panel (required)
Optional [Door Panels](#)
[Door handle options](#)



Interior of the G 2872 SCVi La Perla Series dishwasher
(Click to see control panel)

G2872SCVi Gallery



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"Highest in Customer Satisfaction with Dishwashers, Two Years in a Row"

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Planning Commission

January 18, 2022

Design Review File #PL20-039

- 1504 Stockton Street
- General Plan District: Medium Density Residential (MDR)
- Zoning District: Medium Density Residential (MR)
- Request to construct single family dwelling with detached garage (ADU also proposed but only subject to building permit approval)
- Water usage: with upgrades to irrigation and plumbing fixtures, water usage will be over 150 gpd less than existing usage; City water will not be impacted



Site Plan

Total Floor Area: 3,097 sq. ft.

Main Residence: 2,397 sq. ft.

Accessory Structure: 700 sq. ft. (338 sq. ft. garage, 362 sq. ft. ADU)

Allowable Floor Area: 2,964 sq. ft. with exceptions

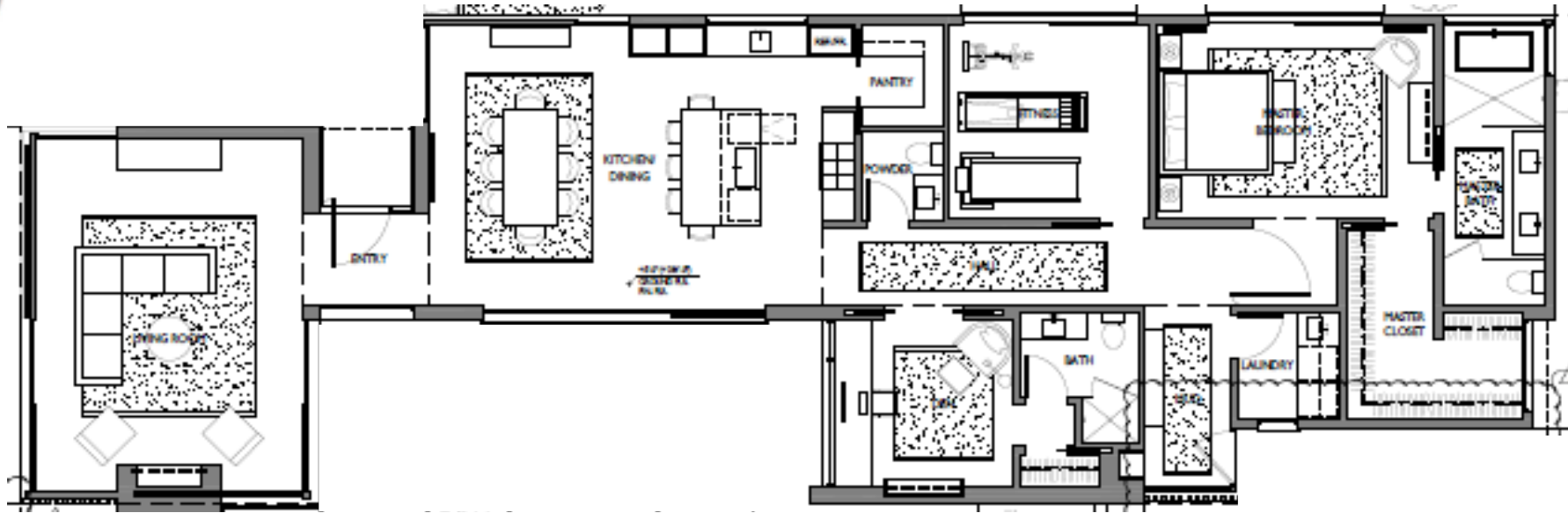
ADU Allowance: 400 sq. ft.

Garage Allowance: 200 sq. ft.





Floor Plan – Primary Residence



Master bedroom and master bathroom, laundry room, den/bedroom 2, second bathroom, exercise room, powder room, pantry, kitchen and dining room, and living room



Elevations – Primary Residence

Rustic materials and colors, modern design, single-story home



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



Floor Plan and Elevations – Accessory Structure

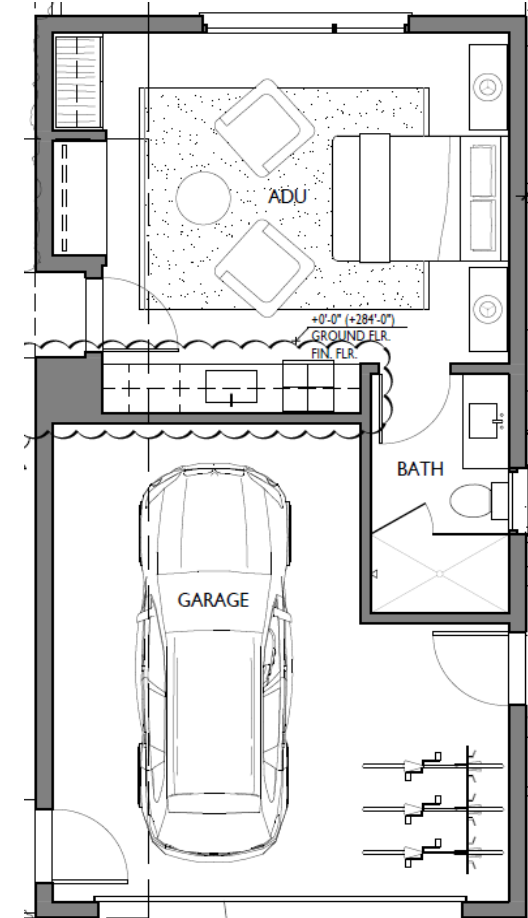
Single-story

One car garage

ADU attached to rear of garage, not visible from street



PROPOSED NORTH ELEVATION AT GARAGE & GUEST HOUSE





Photos of surrounding properties

1565 Pine Street
(across Pine Street
from project site)



**1467 Stockton
Street**

(across Stockton
Street from
project site)

**1505 Stockton
Street**





Photos of surrounding properties

1540 Pine Street

(adjacent to the
north of project
site)



1512 Stockton Street

(adjacent to the
west of the
project site)





Amendments to Conditions

Staff proposes two additional conditions of approval:

14. No new landscaping shall be installed while the City is in a declared Phase II or Phase III water emergency.
15. Sheet A0.3 of the project plans shall be revised to reflect the addition of the kitchenette to the ADU contained within the accessory structure, upon submittal of the plans to the City for the purpose of obtaining a building permit.



Recommendation

Staff recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15303; and
2. Accept the findings and approve a resolution granting demolition permit and design review approval for the proposed construction on the property located at 1504 Stockton Street, subject to the findings of fact contained in the resolution and conditions of approval, as amended with the following two conditions of approval:
 14. No new landscaping shall be installed while the City is in a declared Phase II or Phase III water emergency.
 15. Sheet A0.3 of the project plans shall be revised to reflect the addition of the kitchenette to the ADU contained within the accessory structure, upon submittal of the plans to the City for the purpose of obtaining a building permit.

Xinia Gamero

From: George Myers <gem@laderamanagement.com>
Sent: Tuesday, January 18, 2022 5:07 PM
To: Public Comment
Subject: [External] PL20-039

Dear Planning Commission,

As neighbors across the street, 1505 Stockton, we are very supportive of the new house as presented. In reviewing the landscape plans, 9 Olive trees are proposed to be planted facing the Pine St. Would it be possible for the builder to plant another Olive tree facing Stockton St. as well, to soften the line of the building and give continuity to the other landscape?

Thank you for your consideration,
George and Kathleen Myers