City of St. Helena
Planning Commission
Regular Meeting
Tuesday, August 16, 2022 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena

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.

Simultaneous Spanish interpretation services during meetings can be scheduled upon request. To ensure interpreters are available, requests must be made at least 72 hours in advance by calling the Office of the City Clerk at (707) 968-2640 or emailing cityclerk@cityofsthelena.org.
The schedule of upcoming meetings and published meeting agendas can be found on the City of St. Helena website at https://sthelena.civicweb.net/portal/.

Servicios de interpretación en español durante la reunión pueden ser solicitados por el público. Para asegurar que los intérpretes estén disponibles, los servicios tienen que ser solicitados al menos 72 horas antes de la reunión llamando a la oficina de la Secretaria de la Ciudad al (707) 968-2640 o por correo electrónico a cityclerk@cityofsthelena.org .
El horario de las reuniones publicadas y próximas puede ser localizado en el sitio de web de la Ciudad en https://sthelena.civicweb.net/portal/ .

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Page

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL
   Chair: John Ponte
   Commissioners: Autumn Anderson, Rosaura Segura, Marika Rothfeld and Chris Warner.

   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: July 19, 2022 — 5 - 9
   Planning Commission Minutes 07.19.22

5. PUBLIC HEARINGS
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5.1. Request by Patrick Mangat on behalf of Robert and Layla Fanucci to construct a new single-family home, establish the existing home as a secondary unit and convert an existing garage/studio to an ADU, located at 839 Charter Oak Avenue. 11 - 65

CEQA Determination: Categorically exempt pursuant to Section 15303 (Construction and 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 the attached resolution granting design review approval for the proposed single family home construction on the property located at 839 Charter Oak Avenue.

Staff Report - 839 Charter Oak Ave.

6. SCHEDULED MATTERS

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

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

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

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

Please contact the assigned project Planner for additional questions.

9. ADJOURNMENT
The next Regular Planning Commission meeting is scheduled for September 6, 2022 at 6:00 p.m. in the Vintage Hall Board Room located at 465 Main Street.

This agenda was posted at City Hall, 1572 Railroad Ave., and at Vintage Hall, 465 Main Street, St. Helena, California on August 4, 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://cityofsthelena.org and will be available for public review at the respective meeting.

MINUTES
City of St. Helena
Planning Commission Meeting
Tuesday, July 19, 2022 @ 6:00 PM
Virtual Meeting

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

Present:	Chair John Ponte, Commissioner Christopher Warner, 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. PRESENTATIONS AND PUBLIC RECOGNITIONS

3.1 *NEW ITEM 7/13/22*

Oath of Office of new Planning Commissioner Christopher Warner by City Clerk Cindy Tzafopoulos.

Christopher Warner was sworn in to the Planning Commission by City Clerk Cindy Tzafopoulos.

4. PUBLIC FORUM:

None.

5. CONSENT ITEMS

5.1 Approval of Minutes: June 30, 2022

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

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

6. PUBLIC HEARINGS

6.1 Request by Patrick Rue of Erosion Wine Co. for adoption of a resolution approving a use permit amendment in order to operate an eating and drinking establishment with the accessory brewing of 200 gallons per year and expanded hours of operation in what is currently two tenant spaces fronting Main Street in the existing building located at 1234 Main Street in the Central Business zoning district.
Prepared By: Aaron Hecock, Senior Planner

Senior Planner Aaron Hecock reported on the item.

Chair Ponte opened the public hearing.

No ex parte communication was disclosed between the Planning Commission.

Applicant, Patrick Rue addressed the Planning Commission.

No public comment was received.

Chair Ponte closed the public hearing.

Commissioner Autumn Anderson moved to determine that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301; and accept the required findings and approve the attached resolution with the following additional Condition of Approval stating "If any of the tenant spaces in the courtyard patio area are leased, access to those units must be maintained during their business hours."; and granting use permit amendment approval for an 85 seat eating and drinking establishment with accessory brewing of 200 gallons per year and expanded hours of operation in the front two tenant spaces of the building located at 1234 Main Street. The motion was seconded by Commissioner Marika Rothfeld and on roll call carried by the following vote:

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

6.2 Request by Megan Collins on behalf of E. & J. Gallo Winery for adoption of a resolution approving a design review and planning commission sign permit in order to install exterior improvements at Orin Swift Cellars, located at 1321/1325 Main Street in the Central Business zoning district.
Prepared By: Chantal Power

Chair Ponte opened the public hearing.

No ex parte communication was disclosed between the Planning Commission.

Contract Planner Chantal Power reported on the item.

Megan Collins and Anthony Fish addressed the Planning Commission.

No public comment was received.

Chair Ponte closed the public hearing.

Commissioner Autumn Anderson moved to determine that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301; and accept the required findings and approve the attached resolution with the following new Conditions of Approval:
"Prior to the issuance of a Certificate of Occupancy, the Building Official shall verify that the new sign does not exceed 61 lumens/sf and that is installed with dimming capability." ;
"Upon any future submittal of an application to subdivide the tenant spaces, an application for Planning Commission Sign Permit will also be submitted to reevaluate the signage for the tenant spaces.";
"Prior to the issuance of a Building Permit, the Building Official shall verify ADA accessibility including ensuring there is no planter adjacent to the cabana north elevation in order to maintain a minimum 4 foot width clearance.";
and granting Design Review approval and a Planning Commission Sign Permit for the proposed exterior improvements to the building located at 1321/1325 Main Street. The motion was seconded by Commissioner Christopher Warner and on roll call carried by the following vote:

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

7. SCHEDULED MATTERS

7.1 Nomination and election of a new Planning Commission Chair and Vice Chair and designation of the Commission Secretary.
Prepared By: Xinia Gamero, Permit Technician III

Commissioner Marika Rothfeld nominated Xinia Gamero, Permit Technician III as Secretary of the Planning Commission. The motion was seconded by Commissioner Christopher Warner and on roll call carried by the following vote:

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

Commissioner Marika Rothfeld nominated John Ponte to continue serving as the Chair of the Planning Commission. The motion was seconded by Commissioner Autumn Anderson and on roll call carried by the following vote:

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

Chair John Ponte nominated Autumn Anderson as Vice-Chair of the Planning Commission. The motion was seconded by Commissioner Christopher Warner and on roll call carried by the following vote:

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

8. DEPARTMENT REPORTS

Planning and Building Director Maya DeRosa reported on the following:

- Support of businesses and projects in the downtown area.
- Welcoming Christopher Warren to the Planning Commission.
- Joint City Council and Planning Commission Housing Element meeting on Thursday, July 21 at 3:00pm.
- Sonoma State University's 37th Annual Planning Commissioners Conference Saturday, August 13, 2022 from 1-4pm.
- August 2nd Planning Commission meeting cancelled.
- First in-person Planning Commission meeting to be held August 16th at Vintage Hall Boardroom.

9. AGENDA FORCAST

Commissioner Warner praised Interim City Manager Jim McCann and staff on their efforts regarding the Housing Element.

10. ADJOURNMENT

Chair Ponte adjourned the meeting at **6:47 p.m.**

The July 19, 2022 minutes were approved at the _____ Planning Commission meeting.

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

PLANNING COMMISSION REPORT

Planning Commission Meeting of August 16, 2022

FILE NUMBER: PL20-053

SUBJECT: Request by Patrick Mangat on behalf of Robert and Layla Fanucci to construct a new single-family home, establish the existing home as a secondary unit and convert an existing garage/studio to an ADU, located at 839 Charter Oak Avenue.

PREPARED BY: Chantal Power

REVIEWED BY: Maya DeRosa, Planning & Building Director

APPROVED BY: Maya DeRosa, Planning & Building Director

APPLICATION FILED:12/30/20 **ACCEPTED AS COMPLETE:**04/08/22

LOCATION OF PROPERTY: 839 Charter Oak Avenue

APN: 009-100-002

GENERAL PLAN/ZONING: Medium Density Residential

APPLICANT: Patrick Mangat on behalf of
Robert and Layla Fanucci

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 within the MR district.

PROJECT DESCRIPTION

The applicant is seeking design review approval to construct a 3,076 square foot single-family home and 380 square foot carport, establish an existing 782 square foot dwelling as a second unit, and convert an existing 480 square foot garage/studio to an ADU. The ADU cannot be considered under this discretionary review but is mentioned for context. The proposed single-family home will be setback approximately 183 feet from the front property line and will include a master bedroom and master bathroom, two additional bathrooms, a media room, an office, a laundry room, an open plan kitchen, dining room and living room, and a loft. Additional features include several patios, and a pool and spa.

As shown on the plans, the new single-family unit will be finished with vertical wood siding and stone veneer, new windows and a standing seam metal roof and sliding barn door. The tallest point of the primary structure is proposed at 25'.

ANALYSIS

CEQA

Staff has conducted 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 one 3,076 square foot single family dwelling that will be recessed on the property due to the location of the existing 782 square foot dwelling, which will become an second dwelling unit. The existing garage/studio will become an accessory dwelling unit. The proposed primary dwelling is somewhat larger than the older homes in the surrounding neighborhood but is consistent with the development standards of the MR zone and could be adapted into multiple units if future demand and infrastructure support such a renovation. The design is contemporary but utilizes rustic materials consistent with other residential developments in the City and surrounding area.

- LU2.3 - Protect residential neighborhood views of surrounding vineyards and mountains.

  The subject property is already developed with structures and mature landscaping. The proposal for an additional structure on the property set back approximately 183 feet from the street would not disturb the view of the adjacent vineyards.

- CD3.1 - Ensure that 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 proposed development is unique in that it is just inside the Urban Limit line and is directly adjacent to vineyards located within an Urban Reserve Area. In this way, the subject property can be seen as a transition area between the Urban and Agricultural areas of the City. Additionally, the proposal would consist of a large single-family dwelling that could be converted to multiple units at such time as demand and infrastructure allow such a change.

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

  The existing 782 square foot dwelling proposed for conversion to a second dwelling unit and the existing 480 square foot garage/studio to be converted to an ADU will continue to occupy the first 183 feet of the parcel, and the proposed 3,076 square foot dwelling will be constructed behind the existing structures at the approximate middle of the parcel, and will incorporate a contemporary design and use rustic elements in keeping with the surrounding area and the transitionary nature of the subject property.

- PF1.6 - Aggressively promote adoption of "best practices" for reducing water usage in the existing housing stock through the City's existing Ordinances and Water Conservation Plans.

  A Water Use Analysis was prepared for the project. Even with the proposed addition of one 3,076 square foot primary dwelling, the use of low flow water fixtures and appliances will reduce existing total water demand on the site from 305 gpd (existing) to 276.9 gpd (proposed) for a net decrease of 28.1 gpd.

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

  The proposed project is unique in that it encompasses a small existing single-family home that will remain unchanged but will function as an second dwelling unit, an existing garage/studio that will become an accessory dwelling unit, while the proposed large single-family home will function as the primary dwelling unit. The proposal works well as the property will function as a transitional property between the urban and rural areas of the City and the proposed development can be modified at a time when demand for more units and availability of adequate infrastructure would support such a conversion.

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 (25' proposed)
- Width - 60% of lot width (38% existing SFR second unit, 30% existing garage/studio ADU, proposed primary dwelling unit 69%)
- Front setback – 20 feet/principal building, (33' existing SFR, and 260' proposed SFR)
- Side yard setback – 10 feet/principal building (6' existing SFR,0' existing garage/studio, 10' proposed SFR)
- Rear setback – 20 feet/principal building (338' existing SFR, 143' proposed SFR)
- Lot coverage – 45% (16.87% proposed)
- Floor Area Ratio (F.A.R.) – 4,200 square feet, with exceptions (4,338 square feet proposed)

  a) The maximum floor area permitted, is 4,200 square feet. The maximum gross floor area may be increased by 800 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 complies with the above development standards with the following discussion related to the width of the proposed primary unit. Although the width of the proposed primary unit exceeds the 60% maximum width, the unit will be set back approximately 183 feet from the front property line, behind two existing structures and existing, mature landscaping, and has accounted for fire access to all existing and proposed structures on site. Additionally, the 60% maximum width requirement also includes the following language: "The width of a structure shall not exceed 60% of the width of the lot as measured at the front elevation, excluding lineal footage of staggered architectural features that start at least 20 ft. back from the front elevation. The width is measured from the outside wall and shall not include porches and cantilevered floor areas. The front of lots shall be determined as set forth in Section 17.112.030. Front of lot/setbacks and yards in unusual situations." The emphasis on front of lots and front setbacks suggests position of the structures on the lot is significant. Staff has determined that the intention of this standard is to reduce the visual impact of one property on surrounding properties. As the primary unit in this case is set far back from the front setback, staff has determined that this requirement has been met, and that the project as proposed meets the development standards prescribed by Section 17.36.060 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 fixture will be utilized throughout the proposed structures reducing the water usage by 28.1 gpd from the current 305 gpd to 276.9 gpd on the site.

PARKING

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

Staff Response: As detailed in the attached plan set, the project includes a two car carport, meeting the requirement for the primary and secondary residence. The ADU is located within one half mile walking distance of a bus stop located in front of the Umpqua Bank at 1065 St. Helena Hwy, and therefore, does not require a parking space. Additionally, there is a large paved area between the proposed ADU and the proposed primary dwelling unit that can accommodate an additional 6 - 7 vehicles, far exceeding the requirement of the zoning district.

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, 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;

The proposed project meets or exceeds the requirements of the SHMC and is consistent with General Plan Policies LU2.2, LU2.3, CD3.1, CD3.2, PF1.6, and HE2.6 as outlined above.

2.Compatibility of design with the immediate environment of the site;

The proposal is compatible with existing development in the surrounding area and will complement the character of the neighborhood including the two existing structures on the project site. Though the proposed primary structure is larger than the two existing structures on the site and within the surrounding neighborhood, the proposed primary dwelling will be situated almost 200 feet from the street behind the two existing structures, a new carport and existing, mature landscaping and will not impose an intimidating massing on the immediate environment.

3. Relationship of the design to the site;

The two existing structures are single-story with vertical wood siding, painted white, and pitched roofs. The proposed structure is two-story with stained and sealed vertical wood siding, and pitched roof and will be setback almost 200 feet from the front property line, leaving the two existing structures as the primary focal points of the property.

4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;

The proposed primary dwelling will be treated with vertical wood siding and a pitched roof providing a unified design across the project site.

5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;

The largest of the structures on the project site will be located almost 200 feet from the street and behind smaller structures and mature landscaping, and will therefore have very little impact to the scale and character of surrounding properties, which are primarily designated for residential uses, though the property abuts existing vineyards and the proposed primary structure would be closest to these vineyards. The proposed primary structure, though larger than the other structures on the site would not be inconsistent with structures that may be found on vineyard/winery properties.

6. Compatibility with future construction both on and off the site;

The project proposes the minimum density required by the Medium Density zoning district. The proposed primary structure is large and could be subdivided to provide additional units in the future if the demand and infrastructure would support such a change. As noted above, the proposed structure would be consistent with structures that may be found on a vineyard/winery property, such as the Charter Oak Winery, owned and operated by the project applicant, and located on the property immediately adjacent to the east of the project site.

7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;

The architectural design of the proposed structures and materials used are very similar to the existing structures on the site. The color used for the proposed primary dwelling is natural stained vertical wood siding as opposed to the painted white vertical siding used for the existing structures which will provide some variation that will complement the existing structures on the site. The design, materials, and colors used are typical of those used in other residential structures, and therefore, 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;

The existing structures are sited toward the front of the property, with a carport proposed between them, and the proposed primary structure sited toward the middle of the parcel which is wide and narrow. A large drive aisle runs the length of the property to the proposed primary structure providing vehicle, including emergency vehicle access to all of the structures existing and proposed, providing an internal sense of order throughout, and the proposed siting of the new structures provides the least impact to the general community by positioning the largest of the structures farthest from the public view.

9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;

The site is covered already with mature landscaping, some of which will need to be removed to accommodate the proposed project, but will primarily be maintained. The rear portion of the property is covered by existing vineyards which will be preserved. All of the landscaping is appropriate for the residential nature of the existing and proposed structures.

10. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;

Access to the site is already existing, although the driveway will need to be widened to 16' to accommodate emergency vehicles as noted on sheet A1.2, and there is adequate pedestrian, cyclists and passenger vehicles.

11. Whether natural features and vegetation are appropriately preserved and integrated with the project;

As noted above, the majority of the existing landscaping will be preserved with the exception of removing an existing tree to widen the driveway and the existing landscaping that currently covers the build area. The existing vineyard at the rear of the property will be preserved.

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;

The materials, textures, colors, and details of the construction are an appropriate expression of the residential design concept and function and compatible with the existing structures on site and on adjacent and neighboring structures, particularly the adjacent Charter Oak Winery, owned and operated by the project applicants/property owners.

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;

The landscaping for the project is existing and mature. Only plantings needed to accommodate the proposed project will be removed. The existing landscaping creates a desirable and functional environment for the existing residential use and will largely be preserved.

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 construction will comply with Title 24 Energy Regulations and the California Green Code as required.

ATTACHMENTS
Resolution
Project Plans
Photos - Existing Single Family Dwelling
Photos - Existing Garage/Studio
Water Use Analysis

Written Statement

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 the attached resolution granting design review approval for the proposed single family home construction on the property located at 839 Charter Oak Avenue.

ATTACHMENTS
Resolution
Project Plans
Photos - Existing Single Family Dwelling
Photos - Exisitng Garage-Studio
Water Use Analysis
Written Statement

CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
GRANTING DESIGN REVIEW APPROVAL TO
839 CHARTER OAK AVENUE (File No. PL20-053)

PROPERTY OWNER: Robert and Layla Fanucci **APN:** 009-100-002

Recitals

1. The property owner requests adoption of a resolution granting design review approval to construct a new single-family home, establish the existing home as a secondary unit and convert an existing garage/studio to an ADU, located at 839 Charter Oak Avenue in the Medium Density Residential zoning district.; and
2. A public notice was published in the Napa Valley Register and mailed to residents andoccupants 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 August 16, 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. 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.

C. 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;

The proposed project meets or exceeds the requirements of the SHMC and is consistent with General Plan Policies LU2.2, LU2.3, CD3.1, CD3.2, PF1.6, and HE2.6 as outlined in the staff report.

2. Compatibility of design with the immediate environment of the site;

   The proposal is compatible with existing development in the surrounding area and will complement the character of the neighborhood including the two existing structures on the project site. Though the proposed primary structure is larger than the two existing structures on the site and within the surrounding neighborhood, the proposed primary dwelling will be situated almost 200 feet from the street behind the two existing structures, a new carport and existing, mature landscaping and will not impose an intimidating massing on the immediate environment.

3. Relationship of the design to the site;

   The two existing structures are single-story with vertical wood siding, painted white, and pitched roofs. The proposed structure is two-story with stained and sealed vertical wood siding, and pitched roof and will be setback almost 200 feet from the front property line, leaving the two existing structures as the primary focal points of the property.

4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;

   The proposed primary dwelling will be treated with vertical wood siding and a pitched roof providing a unified design across the project site.

5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;

   The largest of the structures on the project site will be located almost 200 feet from the street and behind smaller structures and mature landscaping, and will therefore have very little impact to the scale and character of surrounding properties, which are primarily designated for residential uses, though the property abuts existing vineyards and the proposed primary structure would be closest to these vineyards. The proposed primary structure, though larger than the other structures on the site would not be inconsistent with structures that may be found on vineyard/winery properties.

6. Compatibility with future construction both on and off the site;

   The project proposes a the minimum density required by the Medium Density zoning district. The proposed primary structure is large and could be subdivided to provide additional units in the future if the demand and infrastructure would support such a change. As noted above, the proposed

structure would be consistent with structures that may be found on a vineyard/winery property, such as the Charter Oak Winery, owned and operated by the project applicant, and located on the property immediately adjacent to the east of the project site.

7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;

   The architectural design of the proposed structures and materials used are very similar to the existing structures on the site. The color used for the proposed primary dwelling is natural stained vertical wood siding as opposed to the painted white vertical siding used for the existing structures which will provide some variation that will complement the existing structures on the site. The design, materials, and colors used are typical of those used in other residential structures, and therefore, 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;

   The existing structures are sited toward the front of the property, with a carport proposed between them, and the proposed primary structure sited toward the middle of the parcel which is wide and narrow. A large drive aisle runs the length of the property to the proposed primary structure providing vehicle, including emergency vehicle access to all of the structures existing and proposed, providing an internal sense of order throughout, and the proposed siting of the new structures provides the least impact to the general community by positioning the largest of the structures farthest from the public view.

9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;

   The site is covered already with mature landscaping, some of which will need to be removed to accommodate the proposed project, but will primarily be maintained. The rear portion of the property is covered by existing vineyards which will be preserved. All of the landscaping is appropriate for the residential nature of the existing and proposed structures.

10. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;

    Access to the site is already existing, although the driveway will need to be widened to 16' to accommodate emergency vehicles as noted on sheet A1.2, and there is adequate pedestrian, cyclists and passenger vehicles.

11. Whether natural features and vegetation are appropriately preserved and integrated with the project;

    As noted above, the majority of the existing landscaping will be preserved with the exception of removing an existing tree to widen the driveway and the existing landscaping that currently covers the build area. The existing vineyard at the rear of the property will be preserved.

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;

    The materials, textures, colors, and details of the construction are an appropriate expression of the residential design concept and function and compatible with the existing structures on site and on adjacent and neighboring structures, particularly the adjacent Charter Oak Winery, owned and operated by the project applicants/property owners.

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;

    The landscaping for the project is existing and mature. Only plantings needed to accommodate the proposed project will be removed. The existing landscaping creates a desirable and functional environment for the existing residential use and will largely be preserved.

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 construction will comply with Title 24 Energy Regulations and the California Green Code as required.

Planning Department Conditions of Approval

D. The Planning Commission approves a 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 ofthe following:

   In recognition of the need for additional affordable housing, and to mitigate the effects of this development on the supply and demand of affordable housing, the permitee shall be subject to a Housing Impact Fee, an inclusionary requirement, an in-lieu fee, and/or similar fair and appropriate mechanisms, to provide funds for or to develop additional affordable housing.
7. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unlessanother 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 the applicant's Project, in whole or in part, the 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 standardsof Title 24.
12. Construction shall be in compliance with plans submitted and reviewed by thePlanning Commission on August 16, 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 whichgenerate 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 followingreasons: (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 as described in the St. Helena Comprehensive Fee and Rate Schedule.
17. All public improvements utility connections shall be designed in accordance with the City of St. Helena's Construction Standards (SHMC 16.32.230).
18. The City has adopted the latest edition of the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual. Applicant is responsible for conformance construction plans in accordance

with the BASMAA Manual, SHMC Section 13.32 et. seq., and the State Water Resources Control Board Phase II Municipal Separate Storm Water System (MS4) General Permit (Order 2013-0001 DWQ). Approval of project by Planning Commission does not constitute compliance with storm water regulations nor a right to develop per approved plans unless this condition of approval is fully satisfied.

19. Grading plans, public improvement plans and connections to public utilities shall be prepared by a California Licensed Civil Engineer.

20. An Encroachment Permit is required for all work within City right of way.

21. All public facilities damaged by construction activities shall be the responsibility of the Applicant and shall be repaired to the satisfaction of the City at the Applicant's expense.

22. During water shortage emergencies, all construction water used for the project shall be obtained from a source other than a City of St. Helena potable water sources (SHMC 13.04.221).

23. Unless exempted, any ADU or JADU constructed with a new single-family home shall have a separate utility connection directly between the ADU or JADU and the utility and payment of the normal connection fee and capacity charge for a new dwelling are required (SHMC 17.116.030(G)(2)).

Building Department Conditions of Approval

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

25. 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.

26. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.

27. The applicant shall provide a construction waste management plan with the building permit application.

28. 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.

29. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.

30. Any deferred permit submittals require prior approval from the Building Official; however, deferral of a fire sprinkler system design is not allowed.

Fire Department Conditions of Approval

31. 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.

32. Fire sprinklers shall be installed as required by Fire Code and the Fire Department. As this is a new structure, fire sprinklers will be required.

33. One hour minimum fire-resistant construction on all exterior walls within 10' of property boundary is boundary is required. Fire resistant construction of interior walls shall be determined by type of occupancy.

34. 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.

35. The driveway entrance will need to be widened to a minimum of 16' to accommodate emergency vehicles. The angle of approach makes entry challenging. This will likely require the removal of a tree to the left side of the entrance.

I HEREBY CERTIFY that the foregoing demolition and design review application was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on August 16, 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

FANUCCI RESIDENCE
DESIGN REVIEW

839 CHARTER OAK STREET, ST. HELENA, CA 94574
(APN 009-100-002-000) - NAPA COUNTY, CA



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REN. 12/31/23
STATE OF CALIFORNIA

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CONSULTANTS

ISSUE	DATE
DESIGN REVIEW	12-07-2021

PROJECT

FANUCCI
RESIDENCE

839 CHARTER OAK AVE
ST HELENA, CA 94574

APN 009-100-002

SHEET CONTENTS

COVER PAGE

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SHEET NO.

CP

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DESIGN REVIEW

839 CHARTER OAK STREET, ST. HELENA, CA 94574
(APN 009-100-002-000) - NAPA COUNTY, CA

CONTACT INFORMATION

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PH. (707) 963-0909

ARCHITECT
JJA AIA, INC.
2107 JEFFERSON ST.
NAPA, CA. 94559
CONTACT: JAMES JEFFERY
PH. (707) 226-7041

VICINITY MAP



BUILDING DATA

CODE SYNOPSIS
TYPE: PRIVATE RESIDENCE
ST. HELENA, CALIFORNIA
USE: SINGLE FAMILY DWELLING
OCCUPANCY: R-3
CONSTRUCTION TYPE: V-B
ZONING: MR: MEDIUM DENSITY RESIDENTIAL
FIRE SPRINKLERS: YES
FIRE RESISTANCE - 0
BUILDING HEIGHT: 25'-0"
OF STORIES - 1
LOFT - YES
WATER USE ANALYSIS: YES

PROPOSED FLOOR AREA RATIO (F.A.R.)

EXISTING RESIDENCE (TO BE CONVERTED TO SECOND DWELLING):	782 SF
EXISTING STUDIO (TO BE CONVERTED TO ADU):	480 SF
PROPOSED MAIN HOUSE:	3,076 SF
• FIRST FLOOR AREA:	2,370 SF
• LOFT AREA:	315 SF
• UNCONDITIONED ATTIC STORAGE/HVAC SPACES:	391 SF
TOTAL GROSS BUILDING AREA:	4,338 SF
TOTAL LOT AREA:	26,355 SF
PROPOSED F.A.R.:	0.16
PER ST. HELENA MUNICIPAL CODE SEC. 17.40.070:	
• MAX ALLOWABLE F.A.R.:	0.21 > 0.16 ∴ OK
• MAX ALLOWABLE GROSS FLOOR AREA:	4,200 SF + 800 SF ADU INCREASE = 5,000 SF > 4,338 SF ∴ OK

PROPOSED LOT COVERAGE

EXISTING RESIDENCE:	782 SF
EXISTING STUDIO/PROPOSED ADU:	480 SF
PROPOSED MAIN HOUSE (INCLUDES COVERED PATIO, TRELLIS, AND UNCONDITIONED/UTILITY SPACES):	3,185 SF
TOTAL BUILDING COVERAGE:	4,447 SF
TOTAL LOT AREA:	26,355 SF
PROPOSED LOT COVERAGE:	16.87%
PER ST. HELENA MUNICIPAL CODE TABLE 17.40.060:	
• MAX ALLOWABLE LOT COVERAGE:	45% > 16.87% ∴ OK

INDEX TO DRAWINGS

ARCHITECTURAL

CP	COVER PAGE
A0.0	GENERAL NOTES/ABBREVIATIONS/LEGEND/ VICINITY MAP/ BUILDING DATA
A1.1	OVERALL EXISTING SITE PLAN
A1.2	OVERALL PROPOSED SITE PLAN
A1.3	ENLARGED PROPOSED SITE PLAN
A2.1	PROPOSED FLOOR PLANS
A2.2	PROPOSED ROOF PLAN
A3.1	PROPOSED ELEVATIONS - SOUTH & NORTH
A3.2	PROPOSED ELEVATIONS - WEST & EAST
A3.3	PROPOSED SECTIONS & WALL DETAIL
A3.4	MATERIAL BOARD & RENDERINGS

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FANUCCI RESIDENCE

839 CHARTER OAK AVE
ST HELENA, CA 94574

APN 009-100-002

SHEET CONTENTS

VICINITY MAP
DRAWING INDEX
CONTACT INFORMATION

DRAWN BY: MS, PM
CHECKED BY: JBJ
JOB NO.: 20-003
SHEET NO.: A0.0



1 VIEW FROM CHARTER OAK AVE. TO SITE



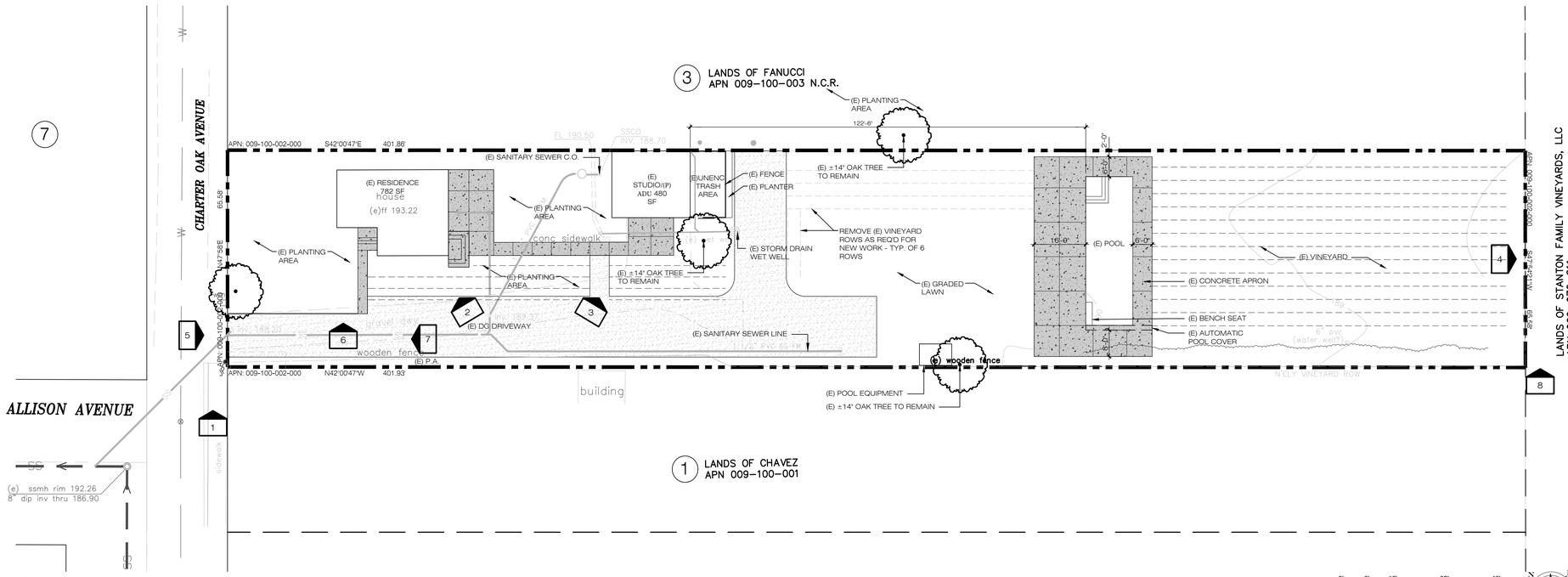
2 EXISTING ADJACENT BUILDING
EXISTING RESIDENCE TO BE CONVERETED TO SECOND DWELLING



3 EXISTING ADJACENT BUILDING
EXISTING STUDIO TO BE CONVERTED TO ACCESSORY DWELLING UNIT (ADU) & FENCED TRASH AREA



4 VIEW FROM SITE TO ADJACENT SE PROPERTY



1 OVERALL EXISTING SITE PLAN
A1.1

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

0' 8' 16' 32' 48'
Scale: 1/16"=1'-0"



5 OFF-SITE VIEW TO SITE ENTRY GATE



6 EXISTING PLANTER AREA VEGETATION
(N) PLANTER AREAS TO MATCH (E)



7 VIEW FROM SITE TO SITE ENTRY
(E) WOOD FENCE, (E) PLANTER AREA, & ADJ. PARCEL BUILDING SHOWN



8 VIEW TO PROJECT SITE & ADJACENT PROPERTY FROM ACCESS ROAD

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SHEET CONTENTS

OVERALL EXISTING SITE PLAN

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SHEET NO.

A1.1



VINEYARD ROWS TO BE REMOVED - TYP. OF 6

1 PROPOSED PROJECT SITE & VEGETATION TO BE REMOVED

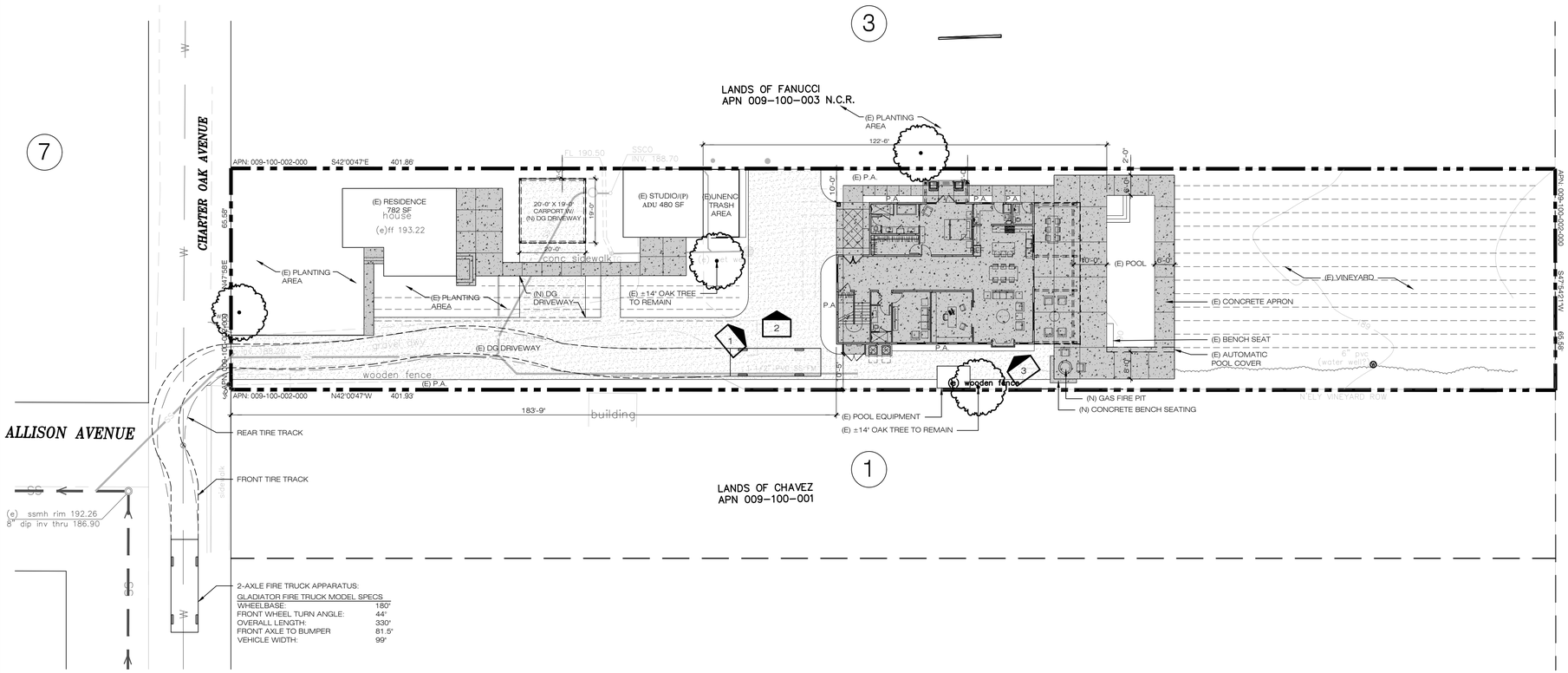


VINEYARD ROWS TO BE REMOVED - TYP. OF 6

2 VIEW FROM BUILDING SITE TO ADJACENT NE PROPERTY



3 BUILDING SITE
EXISTING GRADE < 5%



1 / A1.2 OVERALL PROPOSED SITE PLAN

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

0' 8' 16' 32' 48'
Scale: 1/16"=1'-0"

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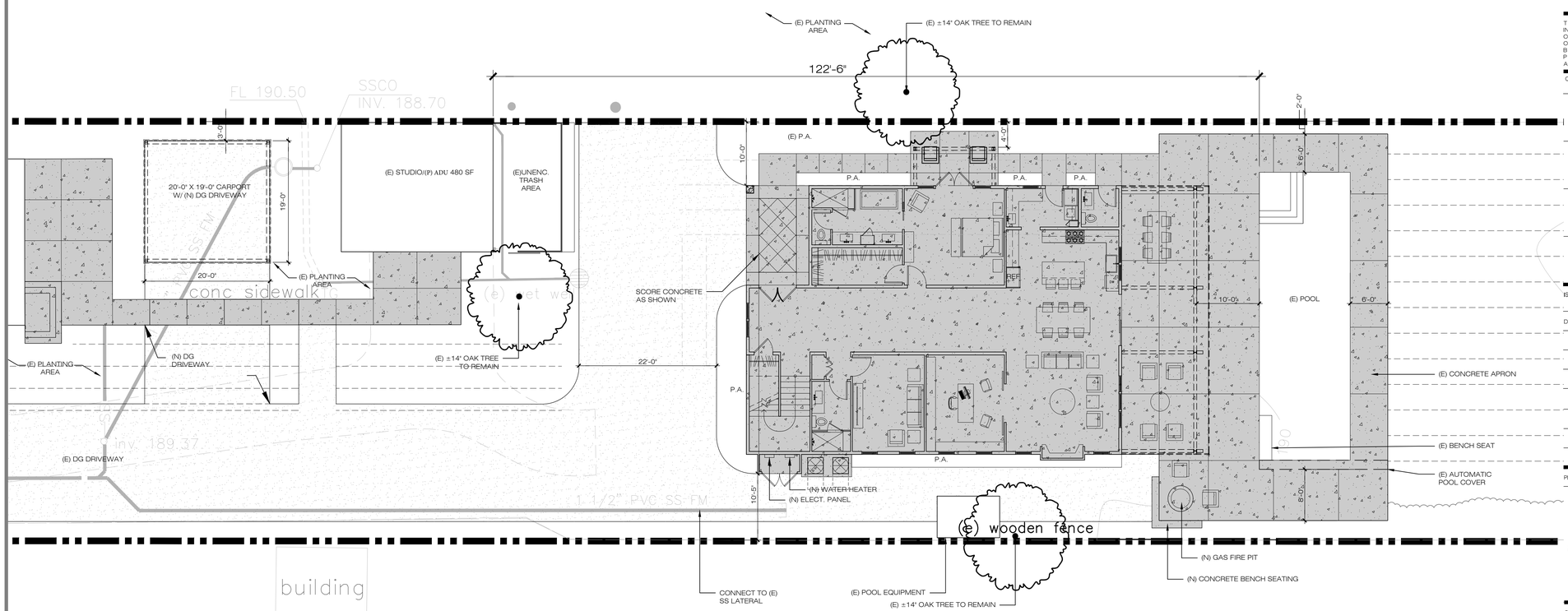
839 CHARTER OAK AVE
ST HELENA, CA 94574

APN 009-100-002

SHEET CONTENTS

OVERALL PROPOSED SITE PLAN

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SHEET NO.	A1.2



1 / A1.3 ENLARGED PROPOSED SITE PLAN

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

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ST HELENA, CA 94574

APN 009-100-002

SHEET CONTENTS

OVERALL ENLARGED SITE PLAN

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CHECKED BY	JBJ
JOB NO.	20-003

SHEET NO.

A1.3

2/1/2022 1:15:22 PM, PLANNING - DESIGN REVIEW SET

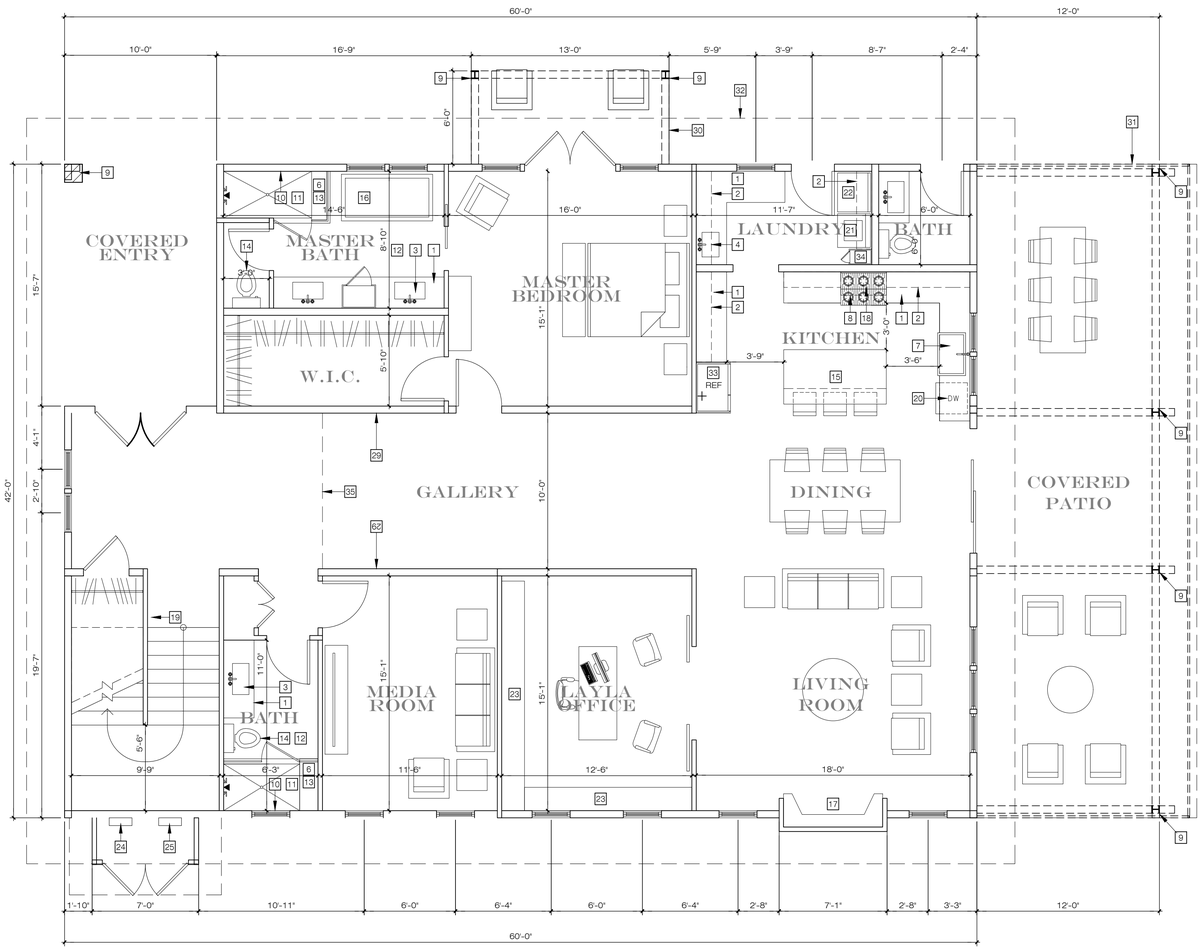
WALL LEGEND

(N) EXTERIOR WALLS: 2x6 @ 16"O.C. W/ R-23 BATT. INSUL. W/ VAPOR BARRIER (INSIDE)

(N) INTERIOR WALLS: 2x4 STUDS @ 16"O.C. W/ R-11 UNFACED BATTS.

FLOOR PLAN SHEET NOTES

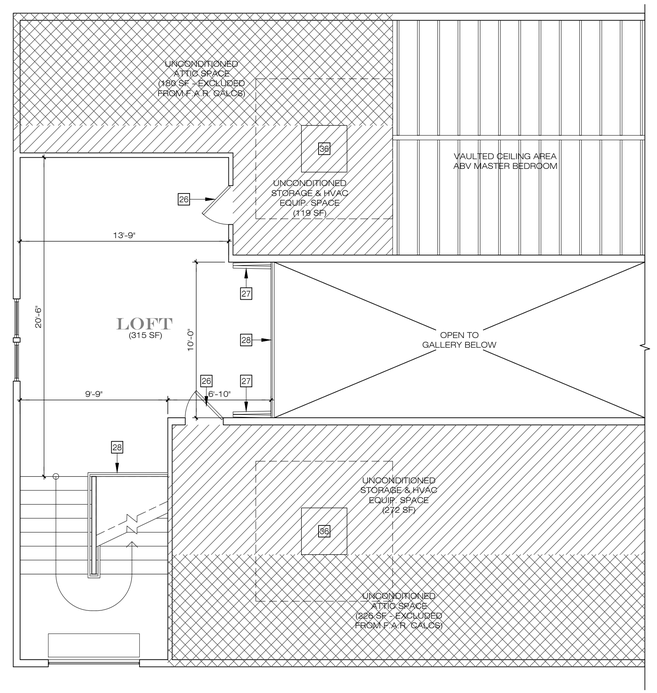
1. 36" HIGH BASE CABINET WITH STONE TOP. REFER TO SCHED. AND INTERIOR ELEVATIONS
2. UPPER CABINET +18" ABOVE COUNTER
3. UNDER COUNTER MTD SINK
4. DEEP UTILITY SINK W/ WALL MOUNT FAUCET
5. BUILT-IN WARDROBE CABINETS
6. 12" DEEP SHOWER BENCH
7. APRON 'FARM-STYLE' SINK
8. COMBINATION RANGE & OVEN
9. COLUMN - SSD
10. THINSET TILE OVER DENSSHIELD BACKER BOARD
11. MORTAR SET TILE OVER WATERPROOF MEMBRANE - SLOPE TO DRAIN
12. TILE FLOOR O/ CRACK SUPPRESSION MEMBRANE O/ BACKER BOARD
13. TILE BENCH OVER W.P. MEMBRANE
14. 1.28 GPF TOILET W/ 30" CLEARANCE (MIN.). 15" (MIN.) MEASURED FROM CENTERLINE OF TOILET TO ADJACENT WALL OR SHOWER ENCLOSURE, PER 2019 CPC SEC. 402.5
15. KITCHEN ISLAND W/ CABINETS BELOW
16. FREE-STANDING TUB
17. DIRECT VENT GAS LINEAR FIREPLACE
18. S/S HOOD W/ LT ABOVE. ROUTE DUCT TO LOW PROFILE ROOF MTD EXHAUST
19. STEEL HANDRAIL @ +34" W/ POWDER COAT FINISH
20. DISHWASHER
21. WASHER
22. DRYER
23. CUSTOM SHELVES W/ PAINT FINISH
24. (N) ELECT. PANEL
25. (N) DIRECT VENT WATER HEATER; SEE MECH/PLUMBING NOTES
26. UNCONDITIONED ATTIC ACCESS DOOR
27. BI-FOLD DOORS FOR LOFT PRIVACY
28. +42" A.F.F. GUARDRAIL TO MATCH HANDRAIL
29. 2X6 STUDS @ 16" O.C. W/ R-23 BATT. INSUL. @ GALLERY WALLS - TYP.
30. STEEL FRAME TRELLIS W/ 2X8 WOOD SLATS
31. STEEL FRAME PATIO COVER W/ STANDING SEAM METAL ROOF
32. LINE OF ROOF ABOVE
33. BUILT-IN REFRIGERATOR
34. 12" WIDE BROOM CLOSET
35. LINE OF MEZZANINE ABOVE
36. FURNACE LOCATED IN ATTIC W/ 3'-0" CLEARANCE ALL AROUND



2 A2.1 PROPOSED FIRST FLOOR PLAN

GROSS FLOOR AREA: 2,370 SF; CALCULATED PER ST. HELENA MUNICIPAL CODE SEC. 17.40.070(D) "GROSS FLOOR AREA" - TYP.

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



1 A2.1 PROPOSED LOFT FLOOR PLAN

315 SF

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

0' 2' 4' 8' 12'

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

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CONSULTANTS

ISSUE	DATE
DESIGN REVIEW	12-07-2021

PROJECT

FANUCCI RESIDENCE

839 CHARTER OAK AVE
ST HELENA, CA 94574

APN 009-100-002

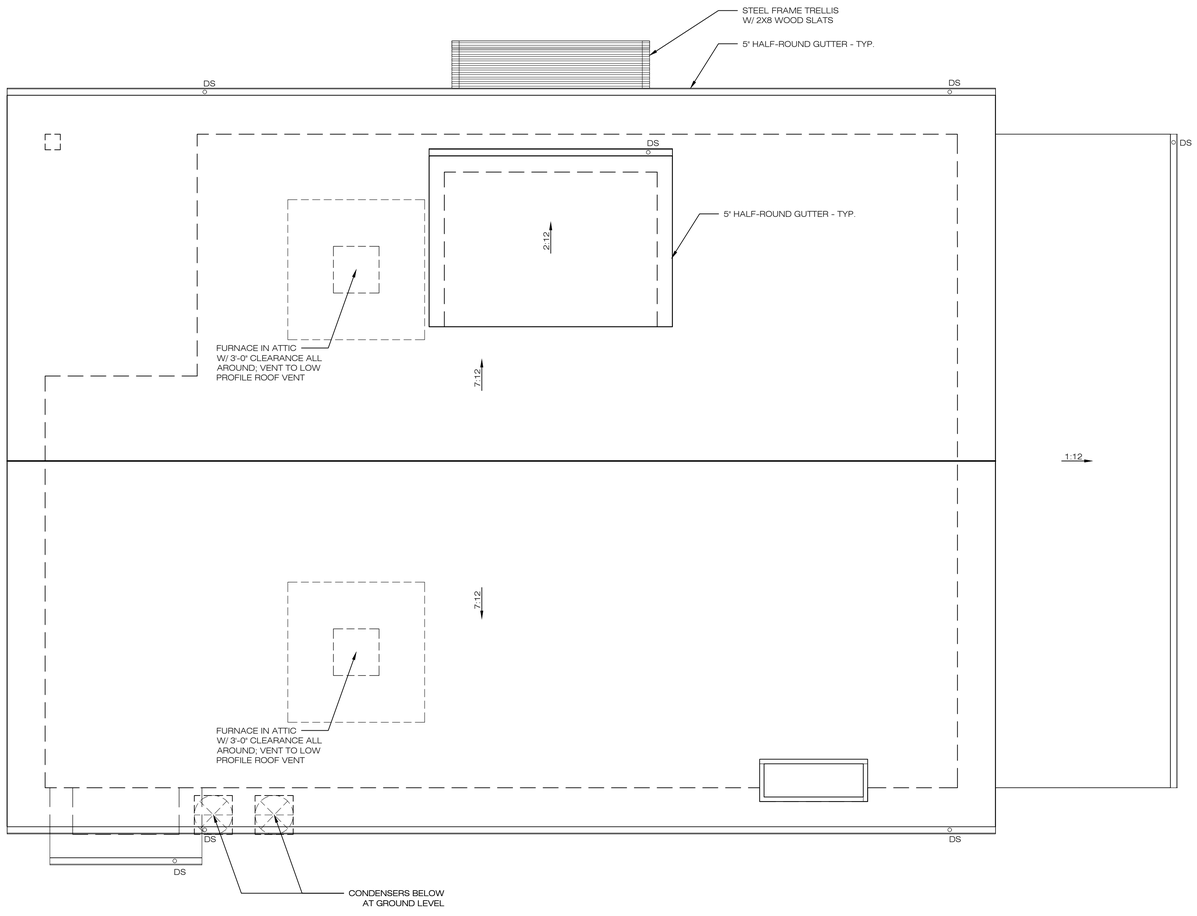
SHEET CONTENTS

PROPOSED FLOOR PLANS

DRAWN BY	MS,PM
CHECKED BY	JBJ
JOB NO.	20-003

SHEET NO.

A2.1



1 A2.2 PROPOSED ROOF PLAN

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

ROOF NOTES:

1. PAINT ALL EXPOSED FLASHING, ROOF VENT, JACKS, ETC. TO MATCH ROOF COLOR.
2. ALL FLASHING SHALL COMPLY WITH SMACNA STANDARDS. VALLEY FLASHING SHALL BE 24 GA MIN.; GUTTERS SHALL BE 24 GA MIN. 5" HALF ROUND, WITH FACTORY FINISH.PROVIDE EXPANSION JOINTS AS REQUIRED. DRIP OR EDGE FLASHING SHALL BE 26 GA. DOWNSPOUTS SHALL BE 3" Ø & MATCH ROOFING
3. 'METAL SALES' OLD ZINC GREY 1-3/4" VERTICAL SEAM STANDING SEAM METAL ROOFING SHALL BE INSTALLED PER MANUF. WRITTEN SPECIFICATIONS. SUBMIT SAMPLES FOR ARCHITECTS APPROVAL.
4. PROVIDE CRICKETS AS REQUIRED FOR DRAINING FLAT VALLEYS OR WHERE ROOF INTERSECTS CHIMNEY CHASES. CRICKETS SHALL BE WATERPROOFED W/ SPECIFIED ROOFING MATERIAL.
5. ALL DOWNSPOUT SHALL TIE-IN TO UNDERGROUND DRAIN SYSTEM AND TERMINATE (MIN. 20' AWAY FROM RESIDENCE) IN PLANTED AREAS.
6. NEW ROOF IS UNVENTED ENCLOSED RAFTER ASSEMBLY.
7. ALL NEW ROOF COVERINGS/ROOF ASSEMBLY SHALL BE CLASS 'A' PER NAPA COUNTY CODE.
8. WHERE METAL ROOF VALLEY FLASHING IS INSTALLED IT SHALL BE NOT LESS THAN NO. 24 GAGE CORROSION RESISTANT SHEET METAL INSTALLED OVER A MINIMUM 36 INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF 72# ASTM D 3909 CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY. CBC 705A.3
9. ROOF GUTTERS SHALL BE PROVIDED W/ MEANS TO PREVENT THE ACCUMULATION OF LEAVES & DEBRIS IN THE GUTTER VIA INSTALLATION OF GUTTER GUARDS. 2019 CBC 705A.4

VENTILATION CALCULATIONS

ATTIC VENTING:

NEW ROOF ASSEMBLY IS UNVENTED AND ENCLOSED.

(N) ROOF ASSEMBLY INSULATION SHALL BE R-10 OSB BACKED RIGID INSUL. O/ PLY SHEATHING O/ R-21 MIN. BATT. INSULATION.

PER 2019 CRC R806.5 CONDITION 5, "INSULATION SHALL COMPLY WITH ITEM 5.3 AND EITHER 5.1 OR 5.2:

5.1.2. WHERE AIR-PERMEABLE INSULATION IS INSTALLED DIRECTLY BELOW THE STRUCTURAL SHEATHING, RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH THE R-VALUES IN TABLE R806.5 FOR CONDENSATION CONTROL.

5.3 WHERE PREFORMED INSULATION BOARD IS USED AS AIR-IMPERMEABLE INSULATION LAYER, IT SHALL BE SEALED AT THE PERIMETER OF EACH INDIVIDUAL SHEET INTERIOR SURFACE TO FORM A CONTINUOUS LAYER.

0' 2' 4' 8' 12'

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

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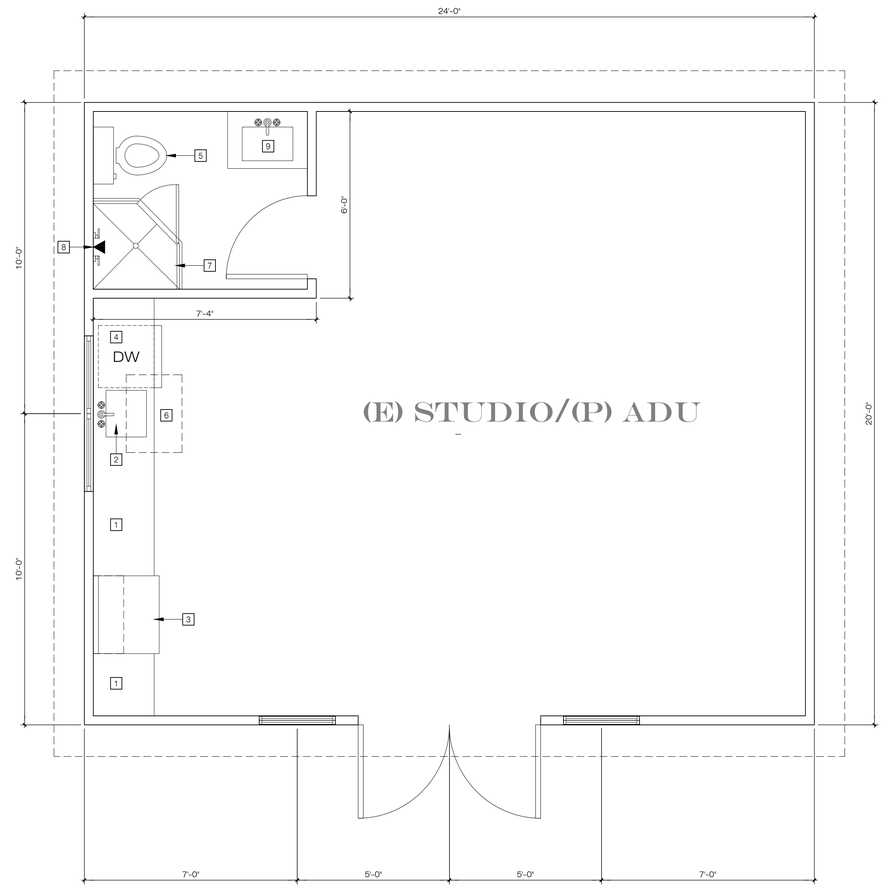
SHEET CONTENTS

PROPOSED
ROOF PLAN

DRAWN BY	MS_PM
CHECKED BY	JBJ
JOB NO.	20-003
SHEET NO.	A2.2

FLOOR PLAN SHEET NOTES

1. 36" HIGH BASE CABINET WITH WOOD COUNTER TOP
2. STAINLESS STEEL UNDER COUNTER MOUNTED SINK WITH SPRAY FAUCET - TO BE REPLACED W/ LO-FLO HIGH EFFICIENCY PLUMBING FIXTURES
3. RESIDENTIAL ELECT. COOKTOP W/ KITCHEN HOOD ABV. - HOOD CONNECTED TO IN-WALL LOW PROFILE EXHAUST VENT DIRECTED TO EXTERIOR
4. UNDERCAB. DISHWASHER
5. TOILET WITH 1.28 GPF - TO BE UPGRADED TO LO FLO, HIGH EFFICIENCY PLUMBING FIXTURE AS REQD
6. 22"X30" ATTIC ACCESS PER CRC SECTION R807.1
7. 3/8" TEMPERED GLASS FRAME-LESS ENCLOSURE
8. SHOWER HEAD WITH ANTI-SCALD AND MIXING VALVE - TO BE UPGRADED TO LO FLO, HIGH EFFICIENCY PLUMBING FIXTURE
9. 36" HIGH BASE CAB W/ STONE TOP W/ UNDER COUNTER MOUNTED SINK - SINK TO BE UPGRADED TO LO FLO, HIGH EFFICIENCY PLUMBING FIXTURE AS REQD



1 / A2.3 PROPOSED FLOOR PLAN

ALL ITEMS EXISTING U.N.O.

SCALE: 1/2"=1'-0"

0' 1' 2' 4' 6'

Scale: 1/2"=1'-0"

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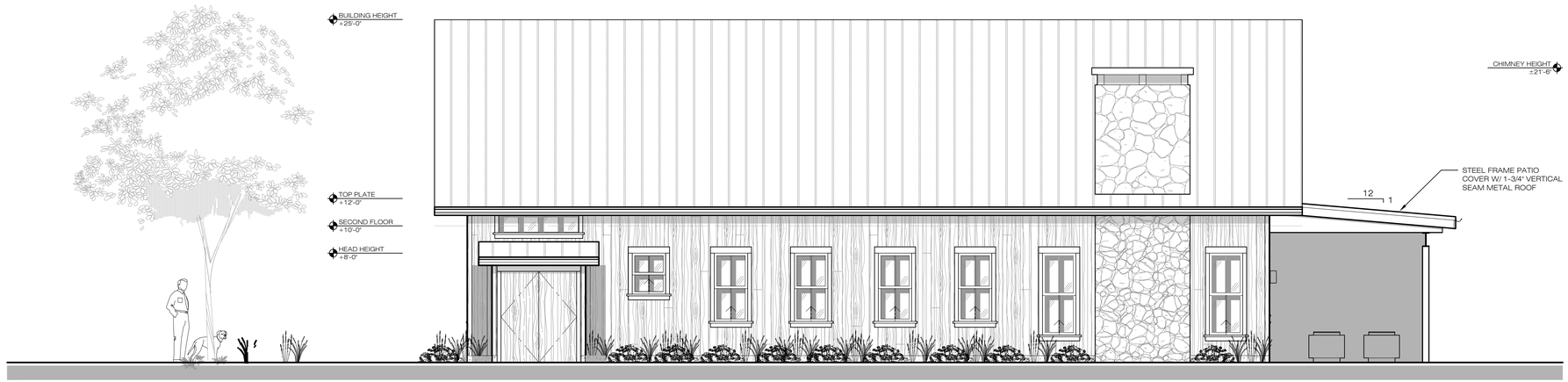
SHEET CONTENTS

EXISTING STUDIO
FLOOR PLAN

DRAWN BY	MS_PM
CHECKED BY	JBJ
JOB NO.	20-003

SHEET NO.

A2.3



1 A3.1 SOUTH ELEVATION

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



2 A3.1 NORTH ELEVATION

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

0' 2' 4' 8' 12'

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

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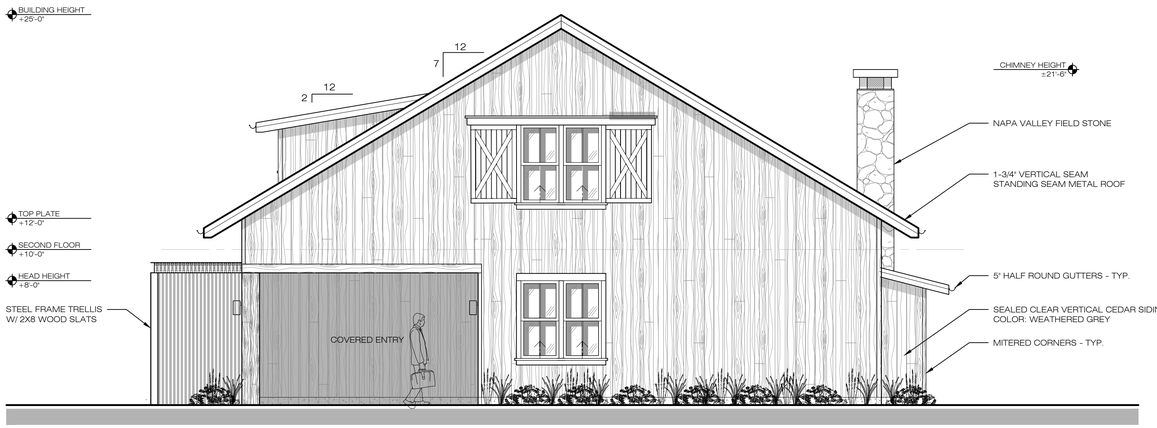
SHEET CONTENTS

PROPOSED
ELEVATIONS

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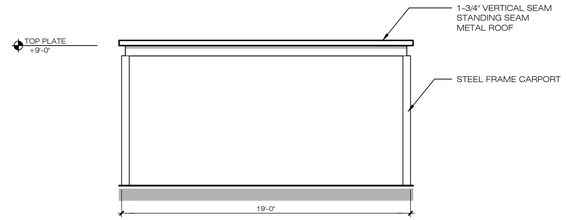
SHEET NO.

A3.1



3 A3.2 WEST ELEVATION

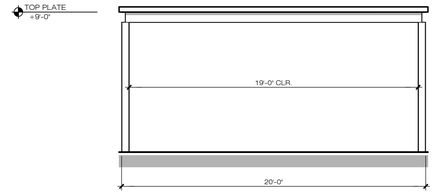
SCALE: 1/4"=1'-0"



1 A3.2 CARPORT - WEST ELEVATION

EAST ELEVATION SIM.

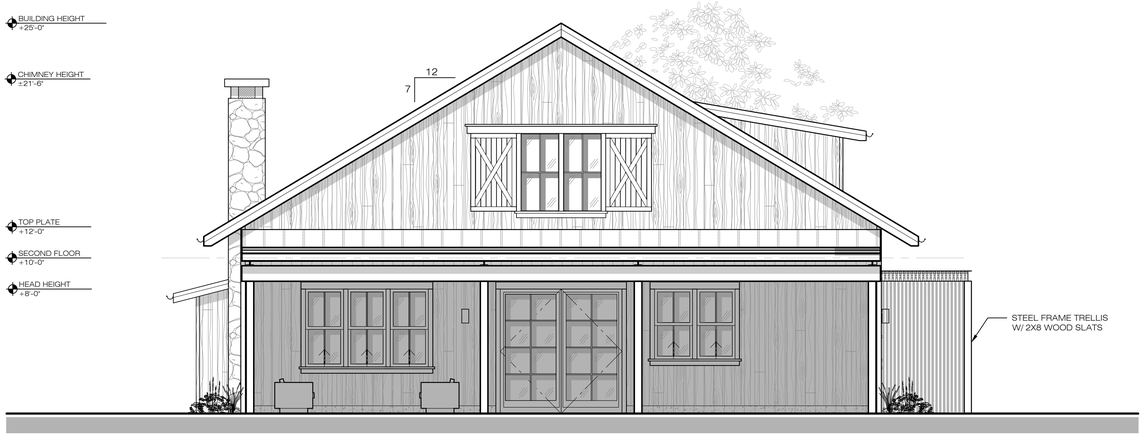
SCALE: 1/2"=1'-0"



2 A3.2 CARPORT - NORTH ELEVATION

SOUTH ELEVATION SIM.

SCALE: 1/2"=1'-0"



4 A3.2 EAST ELEVATION

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

0' 2' 4' 8' 12'

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

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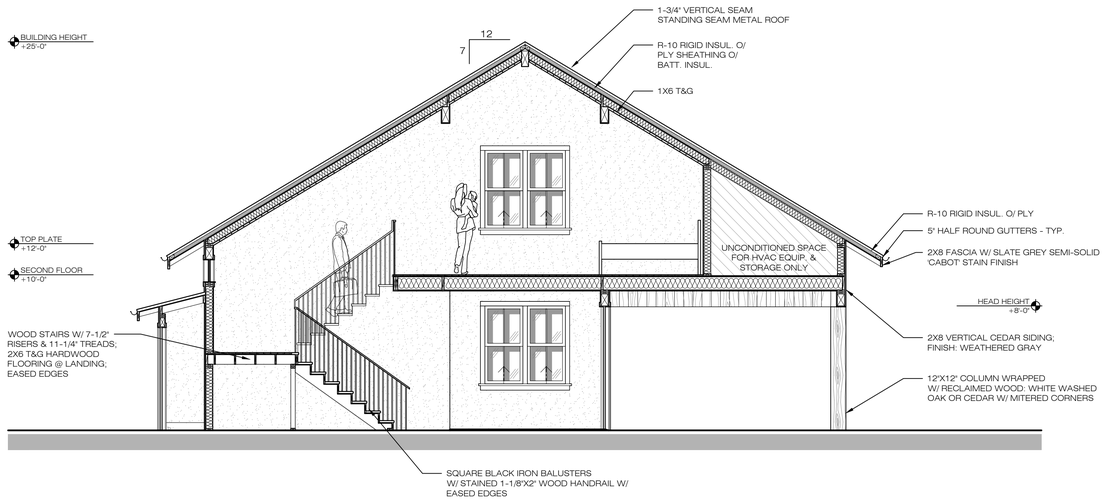
SHEET CONTENTS

PROPOSED
ELEVATIONS

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JOB NO.	20-003

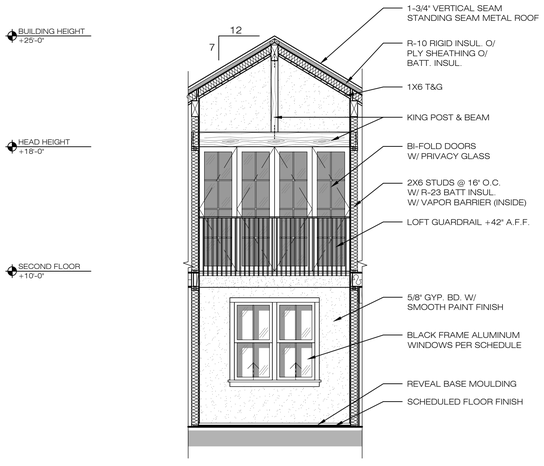
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A3.2



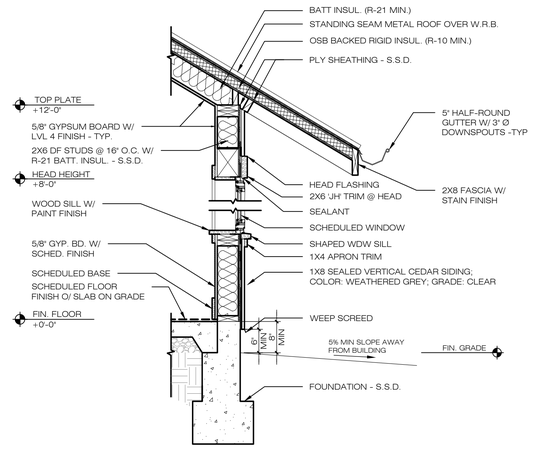
1 A3.3 ENTRY & LOFT BUILDING SECTION

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



2 A3.3 PARTIAL SECTION @ BALCONY

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



3 A3.3 TYP. EXTERIOR WALL DETAIL

SCALE: 3/4"=1'-0"

0' 2' 4' 8' 12'

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

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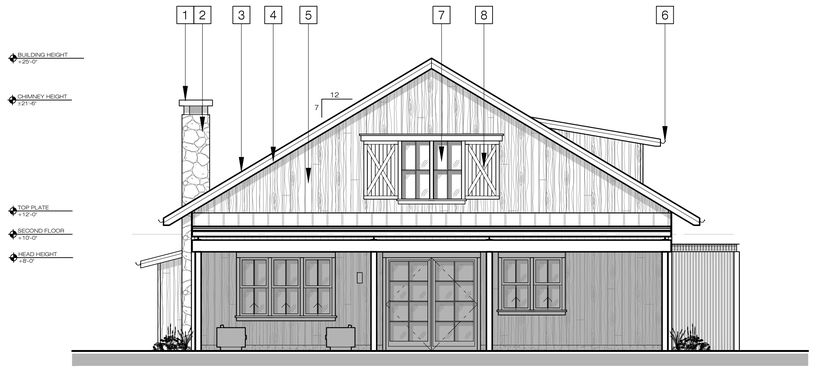
SHEET CONTENTS

PROPOSED ENTRY
& LOFT SECTION

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SHEET NO.

A3.3



3 A3.4 MATERIAL BOARD - ELEVATION KEY

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



1 CUSTOM CHIMNEY CAP - DARK BRONZE



2 ADHERED NATURAL STONE @ CHIMNEY
NAPA VALLEY FIELD STONE



3 STANDING SEAM METAL ROOF
'METAL SALES' 24GA 1-3/4" VERTICAL SEAM METAL ROOF; 16" O.C. COVERAGE; COLOR: 'OLD ZINC GREY'



4 WOOD FASCIA
STAIN FINISH: 'CABOT' SEMI-SOLID SLATE GRAY



5 VERTICAL SIDING
1X8 SEALED EXTERIOR CEDAR SIDING; COLOR: 'WEATHERED GRAY'; GRADE: CLEAR



6 5" HALF-ROUND GUTTER
3" Ø DOWNSPOUTS; FINISH: DARK BRONZE



7 'MARVIN' ULTIMATE WINDOWS & DOORS
FINISH: DARK BRONZE EXTRUDED ALUMINUM CLADDING



8 SLIDING BARN DOOR STORM SHUTTERS
STAIN FINISH: 'CABOT' SEMI-SOLID SLATE GRAY



1 A3.4 RENDERING - POOLSIDE

SCALE: NTS



2 A3.4 RENDERING - PROJECT ENTRY

SCALE: NTS

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SHEET CONTENTS

MATERIAL BOARD
& RENDERINGS

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A3.4



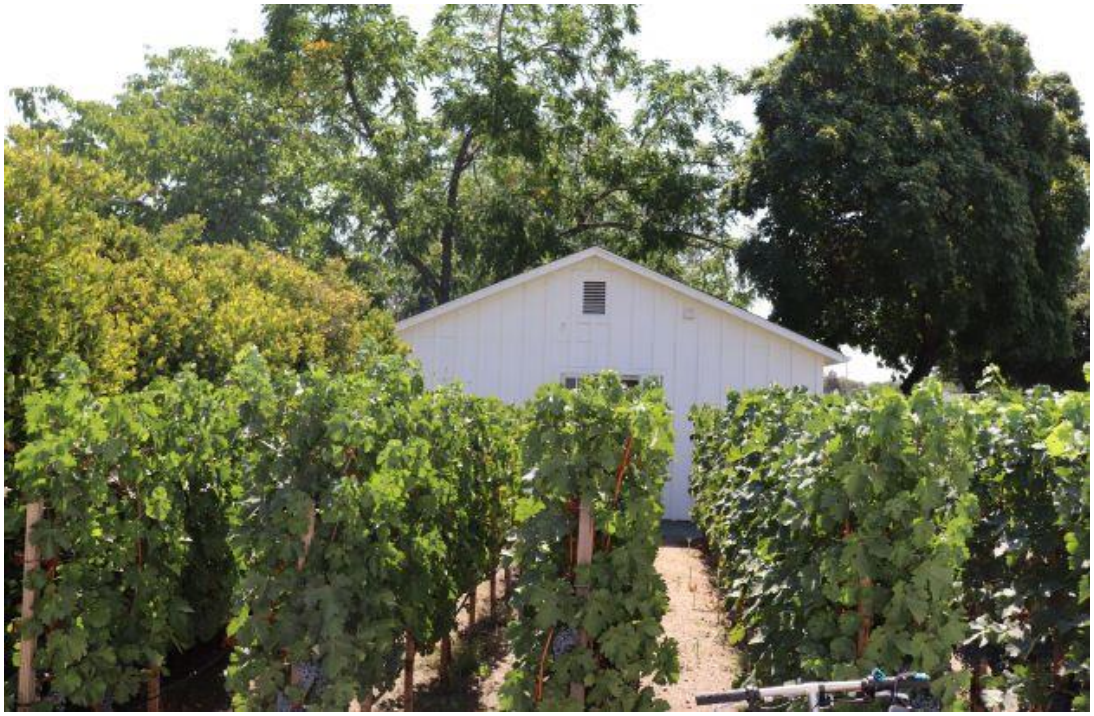



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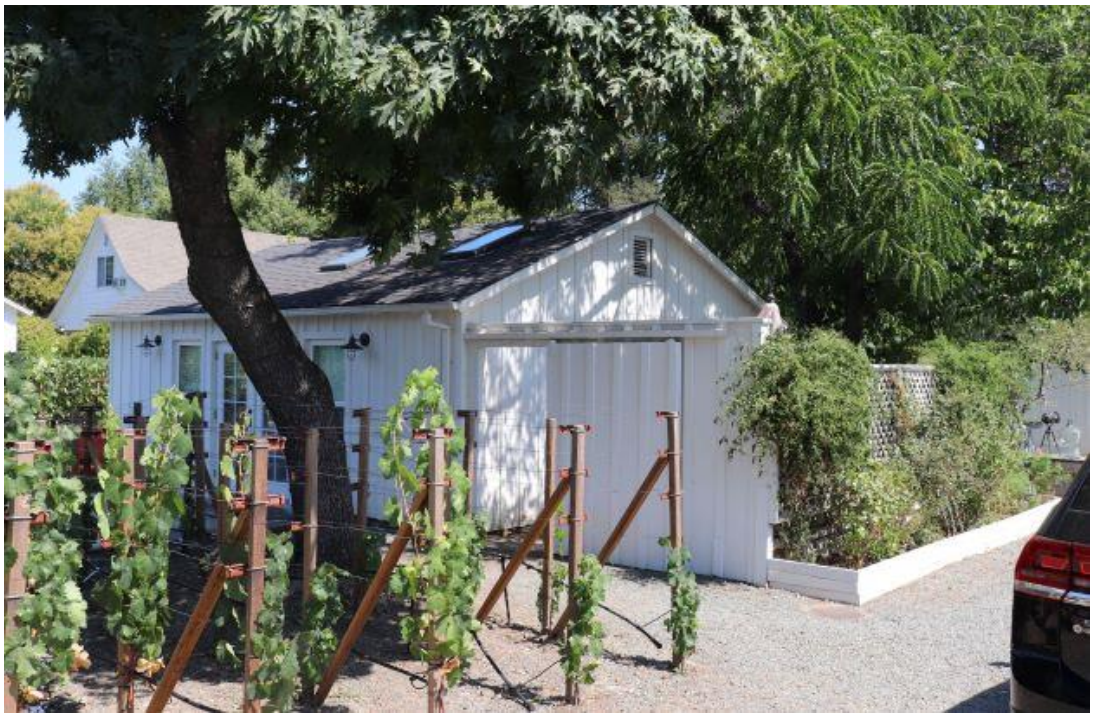














JAMES JEFFERY ARCHITECTS, AIA
2107 JEFFERSON STREET
NAPA, CALIFORNIA 94559
PH.707-226-7041 FAX.707-226-1590

February 18, 2022

City of St. Helena Planning Department
1572 Railroad Ave.
St. Helena, CA 94574
(707) 968-2659

Re: **Fanucci Residence - 839 Charter Oak Ave., St. Helena, CA 94574**

Water Use Analysis

Introduction & Project Description:

This Water Use Analysis report seeks to illustrate water neutrality for the proposed residence at 839 Charter Oak Avenue. Per City of St. Helena municipal code section 13.12.030 *and St. Helena Water Neutral Policy for Development*, a water demand analysis must be completed to demonstrate all proposed projects are water neutral.

The Owners of the property at 839 Charter Oak Avenue are proposing a new 1-bedroom residence. There is an existing 1-bedroom residence, which will be converted into the parcel's second dwelling, and an existing 1-bedroom Studio, which will be converted into the parcel's Accessory Dwelling Unit (ADU). The existing residence, existing studio, and proposed 1-bedroom residence are currently and will be connected to City of St. Helena water service.

Existing and Proposed Landscape water is provided via on-site well water. The Existing covered pool was originally filled via trucked in water but is maintained via City of St. Helena water service.

This report will analyze existing water usage (Existing) as well as future water usage (Proposed) to determine the net increase (or decrease) in water usage. If water use is projected to increase, mitigation measures will be detailed so the project will be brought into compliance with the City's "no net increase" water use policy.

Existing (Baseline) Water Use Analysis:

Existing Water Use based on 150 gpd/bedroom x 2 existing bedrooms **= 300 gpd (gallons per day)**.

Existing Landscaping (and Proposed Landscaping) water is provided via on-site well water.

Existing Pool was originally filled via trucked in water and is now maintained with City water. No change proposed. Existing Pool is covered, which the EPA notes will reduce water loss by 95%. As such, a conservative estimate of pool water loss is as follows:

Surface Area of Pool x 1/4" water loss/day x 0.05 (95% reduction due to pool cover)
= 14.5' x 45' x 1/4"/day x 1ft/12inches x 0.05 x 7.48gallons/cubic foot = **5gpd**

Overall baseline Water Use = 300 gpd (2-bedrooms) + 5 gpd (Pool) = 305 gpd

Proposed Water Use Analysis:

To satisfy water neutrality requirements, the existing 1-bedroom residence (proposed second dwelling) and existing 1-bedroom Studio (proposed ADU) will have existing fixtures & equipment replaced as required with low flow, high efficiency fixtures & equipment, including "ENERGY STAR" and "WaterSense" certified equipment.

Typical water usage rates are based on information provided under "Acceptable theoretical demand for residential flows/uses" and "Typical Calculation" located in *St. Helena Water Neutral Policy for Development* (page 2).

Please see tables below for proposed water use generated by fixture/equipment replacement in the existing buildings:

* Specs for proposed fixtures with flow rates more efficient than those provided in the *St. Helena Water Neutral Policy for Development* and used in calculations below are attached to the end of this report.

Existing Residence (to be converted to Second Dwelling) Proposed Water Use:

Fixture/Equipment	QTY	Average Flow	Duration	Daily Use	Occupants	Total Daily Water Use	Total Annual Water Use
Low Flow Toilet*	1	1.28 gpf		3	2	7.68 gal	2,803.2 gal
Low Flow Lavatory Faucet*	1	1.2 gpm	0.25 min	3	2	1.8 gal	657 gal
Low Flow Kitchen Faucet*	1	1.5 gpm	4 min	1	2	12 gal	4,380 gal
Low Flow Shower Head*	1	1.5 gpm	8 min	1	2	24 gal	8,780 gal
Clothes Washer*	1	12.9 gal/load		0.37	2	9.55 gal	3,484.3 gal
Dish Washer	1	6.3 gal/cycle		0.1	2	1.26 gal	459.9 gal
TOTAL						**56.3 gal**	**20,544 gal**

Existing Studio (to be converted to ADU) Proposed Water Use:

Fixture/Equipment	QTY	Average Flow	Duration	Daily Use	Occupants	Total Daily Water Use	Total Annual Water Use
Low Flow Toilet*	1	1.28 gpf		3	2	7.68 gal	2,803.2 gal
Low Flow Lavatory Faucet*	1	1.2 gpm	0.25 min	3	2	1.8 gal	657 gal
Dish Washer	1	6.3 gal/cycle		0.1	2	1.26 gal	459.9 gal
Low Flow Kitchen Faucet*	1	1.5 gpm	4 min	1	2	12 gal	4,380 gal
Low Flow Shower Head*	1	1.5 gpm	8 min	1	2	24 gal	8,780 gal
TOTAL						**46.7 gal**	**17,060 gal**

The proposed 1-bedroom residence will make use of low flow, high efficiency fixtures and equipment. Per *St. Helena Water Neutral Policy for Development*, "flows are calculated…with two (2) occupants per bedroom. Offices, dens, tv rooms, etc. are considered bedrooms with or without a closet." As such, three bedrooms (6 occupants) is used for analysis of the proposed residence in the table below:

Proposed Residence Water Use:

Fixture/Equipment	QTY	Average Flow	Duration	Daily Use	Occupants	Total Daily Water Use	Total Annual Water Use
Low Flow Toilet*	3	1.28 gpf		3	6	23.04 gal	8,409.6 gal
Low Flow Lavatory Faucet*	5	1.2 gpm	0.25 min	3	6	5.4 gal	1,971 gal
Low Flow Kitchen Faucet*	1	1.5 gpm	4 min	1	6	36 gal	13,140 gal
Low Flow Shower Head*	2	1.5 gpm	8 min	1	6	72 gal	26,280 gal
Clothes Washer*	1	12.9 gal/load		0.37	6	28.64 gal	10,452.9 gal
Dish Washer	1	6.3 gal/cycle		0.1	6	3.78 gal	1,379.7 gal
TOTAL						**168.9 gal**	**61,633 gal**

Proposed Landscape design is minimal, drought-tolerant, intended to match existing vegetation, and uses on-site well water.

Conclusion:

The table below provides a summary of existing water use, proposed water use, and the net increase (or decrease) of the project on total City of St. Helena water usage:

Estimated Total Water Use

Use	Gallons	
	Daily	Annual
Existing Water Use	305	111,325
Proposed Water Use	276.9	101,062
Net Water Usage (DECREASE)	**(28.1)**	**(10,263)**

With the installation of low flow, high efficiency fixtures & equipment, this report demonstrates the proposed project creates a **net decrease of 28.1 gallons per day (approx. 10,250 gallons per year) of City of St. Helena water use.**

Please feel free to reach out with any questions, comments, or concerns regarding the attached.

Thank you,

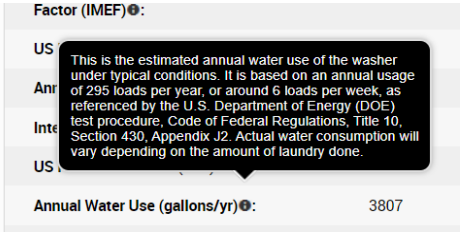


Patrick Mangat - Project Architect, C39083
James Jeffery Architects AIA, Inc
(707)226-7041 #104; patrick@j2arch.com

Attachments

Product Cut Sheets for:

- KOHLER 1.28 gpf Toilet (2 pages)
- KOHLER 1.2 gpm Lavatory Faucet (2 pages)
- KOHLER 1.5 gpm Kitchen Faucet (2 pages)
- KOHLER 1.5 gpm Showerhead (2 pages)
- Samsung Front Load Washer (WF45A6400AW – 3 pages)
    - ENERGY STAR CERTIFIED spec sheet (1 page) also included showing values used to determine gallons/load. Calculation = 3,807 gallons/year / 290 loads/year = 12.9 gallons/load.
    - Per ENERGY STAR, "*Annual Water Use (gallons/yr)" is "the estimated annual water use of the washer under typical conditions. It is based on an annual usage of 295 loads per year, or around 6 loads per week, as referenced by the U.S. Department of Energy (DOE) test procedure, Code of Federal Regulations, Title 10, Section 430, Appendix J2."* (Image below)



Corbelle® Comfort Height®

Two-piece elongated 1.28 gpf toilet with ContinuousClean XT™, 9



ADA | CSA B651 | OBC

Features

- Two-piece design.
- Elongated bowl offers added room and comfort.
- Skirted trapway simplifies cleaning.
- ContinuousClean system automatically dispenses cleaning solution with every flush.
- Works with any white toilet bowl cleaner tablet. Tablets last for more than one year in ContinuousClean system.
- Revolution 360® flushing technology generates a forceful swirling motion to keep the bowl clean longer.
- 1.28 gpf (4.8 lpf).
- 2-1/8" (54 mm) glazed trapway.
- Patented ReadyLock™ installation system, a simple solution for skirted toilets, saves time, hassle, and eliminates the need to drill into the floor for standard 12" (305 mm) rough-in.
- CleanCoat™ surface treatment inhibits the growth of water scale and mineral stains for improved ease of cleaning.
- 9-3/4" (248 mm) x 7-1/4" (184 mm) water area.
- Comfort Height® feature offers chair-height seating that makes sitting down and standing up easier for most adults.

Material

- Vitreous china.

Technology

- Adjustment dial lets you set how much cleaning solution is dispensed with every flush.
- Optional: uses two AAA batteries (included) to power the LED system indicator light. System indicator light will notify user when system is working properly and when to replace cleaning agent or batteries.
- Single-flush gravity uses the force of gravity and a precision-engineered tank, bowl, and trapway to create a strong siphon during flushing.
- AquaPiston® canister allows water to flow out of the tank from all sides (360°), increasing the power and effectiveness of the flush.
- Flush valve's 3:2 ratio harnesses the natural force of gravity and optimizes flush performance.
- Durable canister design has 90% less exposed seal material than a 3" (76 mm) flapper, for leak-free performance. Light-touch canister flush requires a lower actuation force than a flapper.

Installation

- Standard 12" (305 mm) rough-in.
- 10" and 14" (254 mm and 356 mm) rough-in kits also available.
- Seat and supply line sold separately.
- Floor-mount/floor outlet.

Codes/Standards

ASME A112.19.2/CSA B45.1
DOE - Energy Policy Act 1992
EPA WaterSense®
California Energy Commission (CEC)
ADA
ICC/ANSI A117.1
CSA B651
OBC

KOHLER® Toilets and Seats Limited Warranty

See website for detailed warranty information.

Available Colors/Finishes

Color tiles intended for reference only.

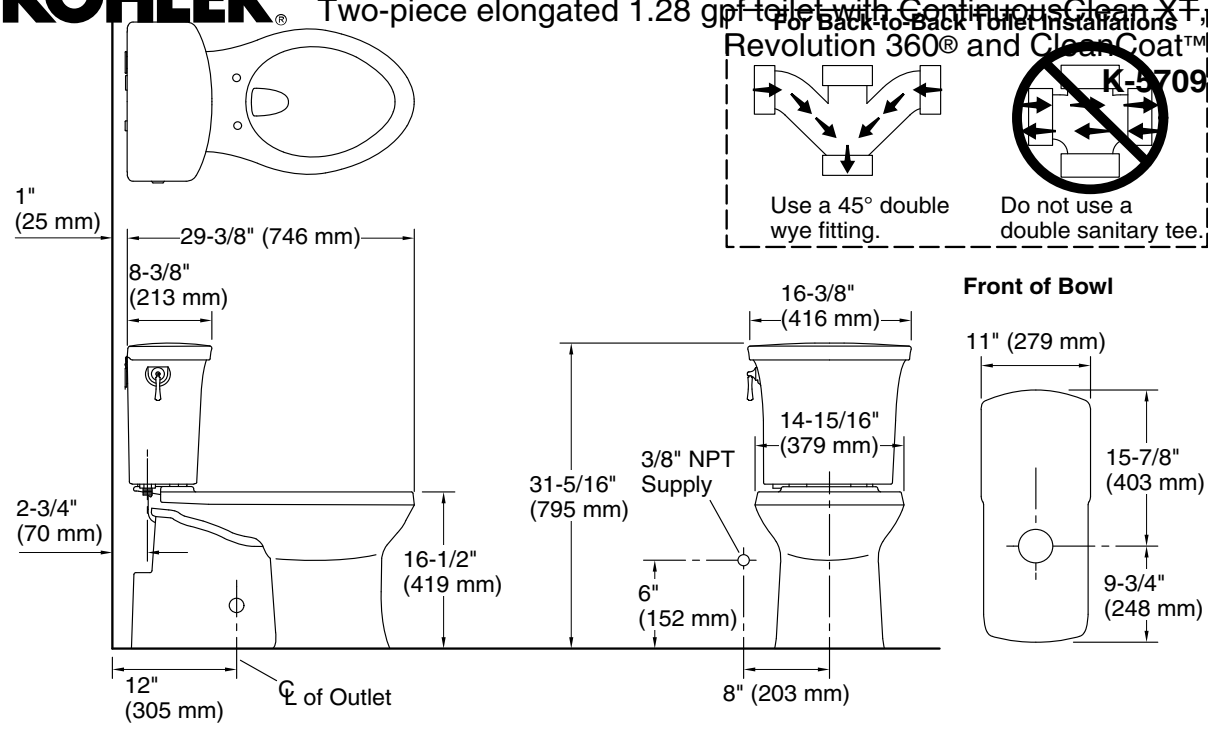
Color	Code	Description
	0	White
	96	Biscuit
	NY	Dune
	95	Ice™ Grey
	G9	Sandbar
	7	Black Black™

KOHLER®

Corbelle® Comfort Height®

Two-piece elongated 1.28 gpf toilet with ContinuousClean XT, Revolution 360® and CleanCoat™

K-5709



Technical Information

All product dimensions are nominal.

Toilet type:	Two-piece, Floor-mount
Waste Outlet:	Floor
Bowl shape:	Elongated
Flush type:	Siphon jet, Revolution 360®
Trap passageway:	2-1/8" (54 mm)
Water Consumption	
Full:	1.28 gpf (4.8 lpf)
Rough-in:	12" (305 mm)

Notes

Install this product according to the installation instructions.

For back-to-back toilet installations: Use only a 45° double wye fitting.

ADA, OBC, CSA B651 compliant when installed to the specific requirements of these regulations.

Plumbing codes may require elongated toilets and elongated, open-front seats in public bathrooms.

Accessibility standards may require controls to be located on the open side of the toilet.

KOHLER. Faucets

Hint®

widespread bathroom sink faucet

K-97093-4

Features

- Two lever handles offer separate control of hot and cold water.
- UltraGlide® valves with dry-stem technology are designed to eliminate common leak paths and provide smooth, effortless control.
- Includes metal pop-up drain with 1-1/4" tailpiece.
- 1.2 gpm (4.5 lpm) maximum flow rate at 60 psi (4.14 bar).

Material

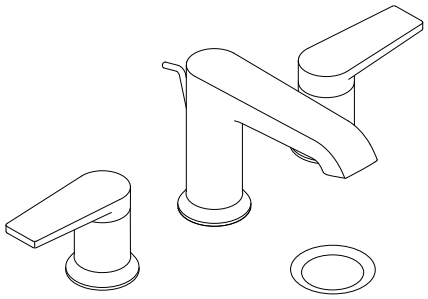
- Premium metal construction for durability and reliability.
- KOHLER finishes resist corrosion and tarnishing.

Installation

- Handles are preassembled on valves to simplify installation.
- Coordinates with Pitch® bath and shower trim.
- Widespread.
- For 8" - 16" (203 - 406 mm) centers.

Recommended Products/Accessories

K-23726 Drain treatment
K-23723 Faucet cleaner



ADA | CSA B651 | OBC

Codes/Standards

ASME A112.18.1/CSA B125.1
NSF/ANSI 61
NSF/ANSI 372
All applicable US Federal and State material regulations
DOE - Energy Policy Act 1992
EPA WaterSense®
California Energy Commission (CEC)
ADA
ICC/ANSI A117.1
CSA B651
OBC

KOHLER® Faucet Lifetime Limited Warranty

See website for detailed warranty information.

Available Colors/Finishes

Color tiles intended for reference only.

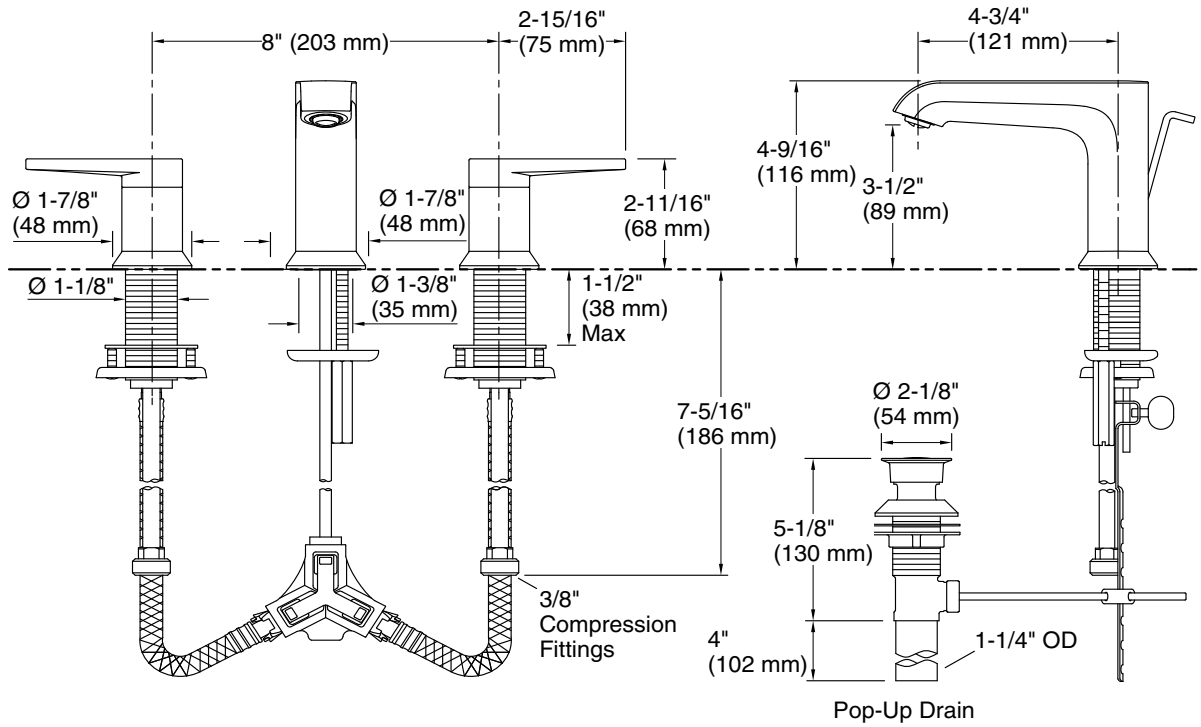
Color	Code	Description
	CP	Polished Chrome
	BN	Vibrant® Brushed Nickel
	BL	Matte Black
	2MB	Vibrant® Brushed Moderne Brass

KOHLER. Faucets

Hint®

widespread bathroom sink faucet

K-97093-4



Pop-Up Drain

Technical Information

All product dimensions are nominal.

Faucet:

Flow rate:	1.2 gal/min (4.5 l/min)
Pressure:	60 psi (4.1 bar)
Drain included:	Yes
Drain with overflow:	Yes

Spout:

Spout reach:	4-3/4" (121 mm)

Notes

Install this product according to the installation instructions.

ADA compliant for handles only.

ADA, OBC, CSA B651 compliant when installed to the specific requirements of these regulations.

KOHLER. Faucets

Graze®

Touchless pull-down kitchen sink faucet

K-22068

Features

- Touchless on/off with a wave of your hand or an object such as a pan.
- Response® technology uses a state-of-the-art motion sensor for reliable touchless activation.
- LED light indicates Response® is ready to use.
- AC-powered operation—no batteries to replace.
- Three-function pull-down sprayhead with touch-control allows you to switch between stream, Sweep® spray and BerrySoft® spray.
- Sweep® spray features specially angled nozzles that form a wide, powerful blade of water to sweep your dishes and sink clean.
- Unique three-function sprayhead allows you to tackle tasks such as cleaning, rinsing and filling with Sweep® Spray, BerrySoft® spray, and aerated stream.
- DockNetik® magnetic docking system securely locks the sprayhead into place when not in use.
- ProMotion® technology's light, quiet braided hose and swiveling ball joint make the pull-down sprayhead easier and more comfortable to use.
- High-arch 270˚ rotating swing spout offers vertical clearance for tall cookware and pitchers.
- 10-3/4" (273 mm) swing spout reach.
- 1.5 gpm (5.7 lpm) maximum flow rate at 60 psi (4.14 bar).
- Single lever handle makes adjusting water temperature easy.
- Temperature memory allows faucet to be turned on and off at the temperature set during prior usage.
- MasterClean™ sprayface features an easy-to-clean surface that withstands mineral buildup.
- KOHLER ceramic disc valves exceed industry longevity standards for a lifetime of durable performance.

Material

- Premium metal construction for durability and reliability.
- KOHLER finishes resist corrosion and tarnishing.

Installation

- Deck-mount.
- Single-hole installation (3-hole escutcheon sold separately).
- Flexible supply lines simplify installation.
- Requires nonswitched undercounter outlet.

Adapters, Rough-in and Extension Kits

1012715	Range: 2-1/2" (64 mm) - 4-5/8" (118 mm)

Optional Products/Accessories

K-22071 Three-hole kitchen faucet escutcheon



ADA | **CSA B651**

Codes/Standards

ASME A112.18.1/CSA B125.1
NSF/ANSI 61
NSF/ANSI 372
All applicable US Federal and State material regulations
DOE - Energy Policy Act 1992
California Energy Commission (CEC)
ADA
ICC/ANSI A117.1
CSA B651

KOHLER® Faucet Lifetime Limited WarrantyKOHLER® Electronic Faucets, Valves, and Controls Five-Year Limited Warranty

See website for detailed warranty information.

Available Colors/Finishes

Color tiles intended for reference only.

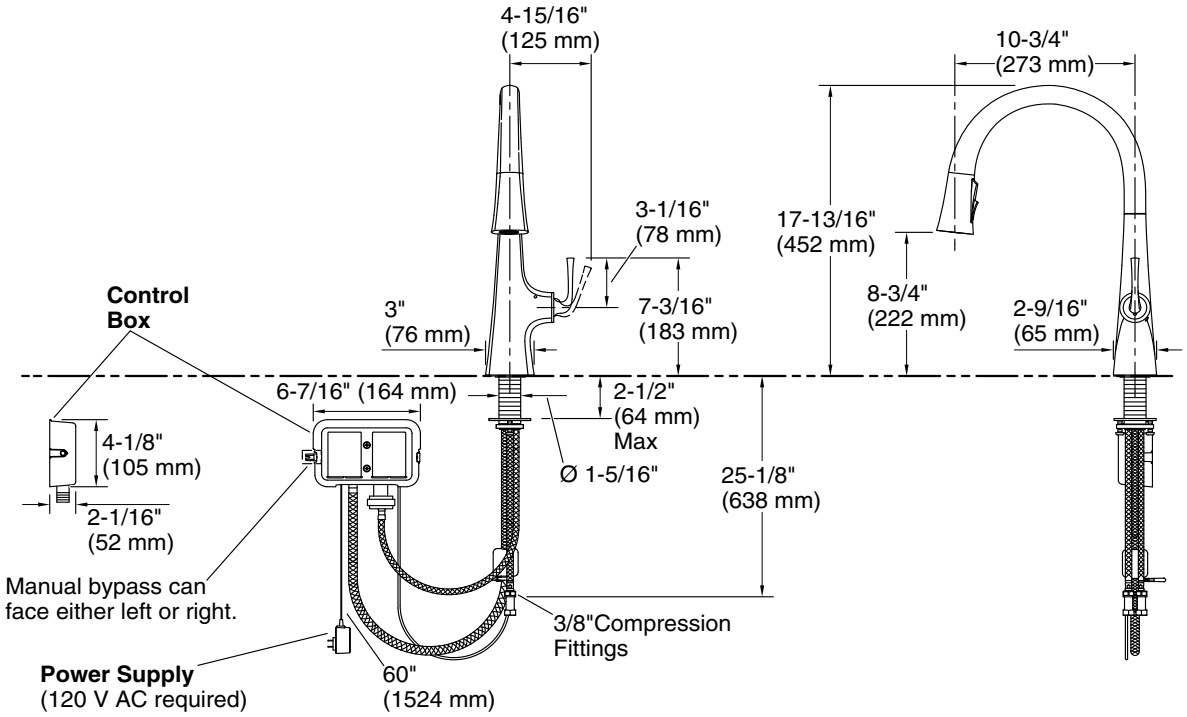
Color	Code	Description
	CP	Polished Chrome
	VS	Vibrant® Stainless
	BL	Matte Black
	2MB	Vibrant® Brushed Moderne Brass

KOHLER. Faucets

Graze®

Touchless pull-down kitchen sink faucet

K-22068



Technical Information

All product dimensions are nominal.

Power source:	Plug - AC, not included
Drain included:	No

Spout:

Spout reach:	10-3/4" (273 mm)

Notes

Install this product according to the installation instructions.

ADA complaint for faucet handles only.

ADA, CSA B651 compliant when installed to the specific requirements of these regulations.

KOHLER. Faucets

Awaken® B90
Multifunction Showerhead
K-72424-H

Features
- Showerhead features transitional nature-inspired design.
- Advanced spray engine provides three alternate experiences: wide coverage, intense drenching, and targeted spray.
- Wide coverage spray produces an encompassing spray for everyday use.
- Intense drenching spray delivers a forceful spray ideal for rinsing shampoo from hair.
- Targeted spray is a focused stream for targeting sore muscles or use as a utility spray.
- Simple thumb tab smoothly transitions between sprays.
- Spray nozzles cover full area of sprayhead.
- MasterClean™ sprayface features an easy-to-clean surface that withstands mineral buildup.
- 1.5 gpm (5.7 lpm) maximum flow rate.
- ½" NPT connection.

Material
- KOHLER finishes resist corrosion and tarnishing.

Installation
- Wall-mount.

Water Conservation & Rebates
- This product can help a building earn Water Efficiency points in LEED® Green Building Rating System.

Recommended Products/Accessories
K-7395 Shower Arm and Flange
K-7397 Shower Arm and Flange
K-23723 Faucet cleaner



Codes/Standards
ASME A112.18.1/CSA B125.1
DOE - Energy Policy Act 1992
EPA WaterSense®
California Energy Commission (CEC)

KOHLER® Faucet Lifetime Limited Warranty
See website for detailed warranty information.

Available Colors/Finishes
Color tiles intended for reference only.

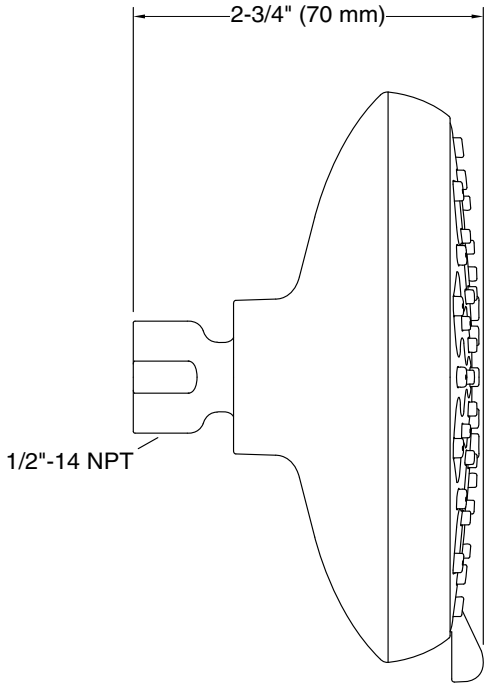
Color	Code	Description
	CP	Polished Chrome

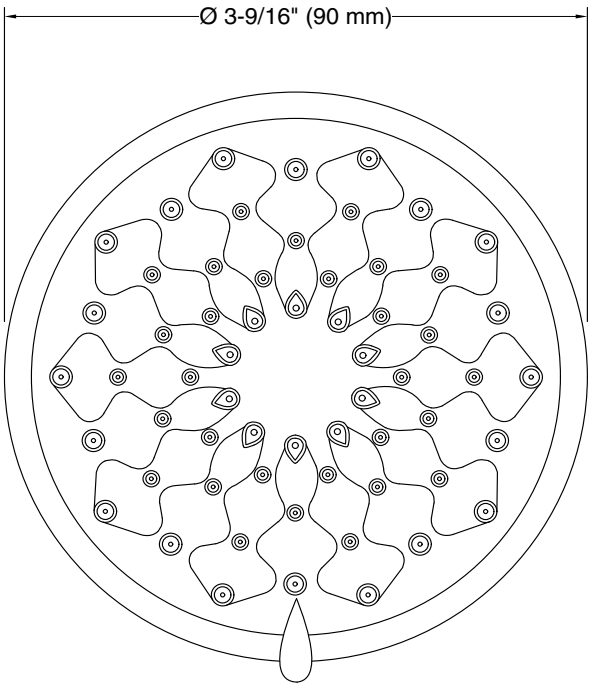
KOHLER. Faucets

Awaken® B90

Multifunction Showerhead

K-72424-H





Technical Information

All product dimensions are nominal.

Showerhead/Body Spray:

Rated maximum flow:	1.5 gal/min (5.7 l/min)

Notes

Install this product according to the installation instructions.

WF45A6400AW | WF45A6400AV
Samsung 4.5 cu. ft. Large Capacity Smart Dial Front Load Washer with Super Speed Wash

SAMSUNG





Available Colors

White
WF45A6400AW

Brushed Black
WF45A6400AV

Features

- AI Powered Smart Dial
- MultiControl™
- Flexible Installation
- Super Speed Wash
- Large 4.5 cu. ft. Capacity
- Wi-Fi Connectivity[1]
- CleanGuard™[2]
- Steam
- ENERGY STAR® Most Efficient
- Vibration Reduction Technology+
- Swirl+ Drum Interior
- Self Clean+
- ADA Compliant[3]
- Direct Drive Motor
- 1200 RPM Maximum Spin Speed
- Internal Water Heater
- 24 Total Washing Cycles
- 13 Additional Options

Convenience

- Child Lock
- Dispenser Trays: Main Wash, Softener, Bleach

Ratings

Most Efficient 2021

CEE Tier 3
IMEF = 3.1
IWF = 2.9
93 kWh/yr

Electrical Requirements

120 V / 60 Hz
15 Amps

Specifications

24 Total Washing Cycles:
Normal, Heavy Duty, Bedding, Permanent Press, Delicates, Activewear, Wool, Towels, Eco Cold, Rinse + Spin, Self Clean+, Small Load, Colors, Power Rinse, Spin Only, Outdoor, Denim, Super Speed, Steam Sanitize, Steam Allergen, Steam Normal, Power Steam, Steam Whites, Steam Bulky

13 Additional Washing Options:
Presoak, Extra Rinse, My Cycles, Delay End, Smart Control, Super Speed, Child Lock, AI Pattern, Alarm, Calibration, Wi-Fi, Language, Factory Reset

5 Temperature Settings:
Extra Hot, Hot, Warm, Cold, Tap Cold

5 Spin Settings:
Extra High, High, Medium, Low, Extra Low

5 Soil Settings:
Extra Heavy, Heavy, Normal, Light, Extra Light

Warranty
One (1) Year Parts and Labor
Three (3) Years Stainless Steel Drum (Part Only)
Ten (10) Years DD Motor (Part Only)

Product Dimensions & Weight (WxHxD)
Dimensions: 27" x 38 3/4" x 31 3/8"
Weight: 200.6 lbs

Shipping Dimensions & Weight (WxHxD)
Dimensions: 29 3/8" x 42 3/8" x 34 1/8"
Weight: 205 lbs

Washer	Model #	UPC Code
White	WF45A6400AW	887276557878
Brushed Black	WF45A6400AV	887276557861
Matching Electric Dryer		
White	DVE45A6400W	887276557717
Brushed Black	DVE45A6400V	887276557700
Matching Gas Dryer		
White	DVG45A6400W	887276557786
Brushed Black	DVG45A6400V	887276557779

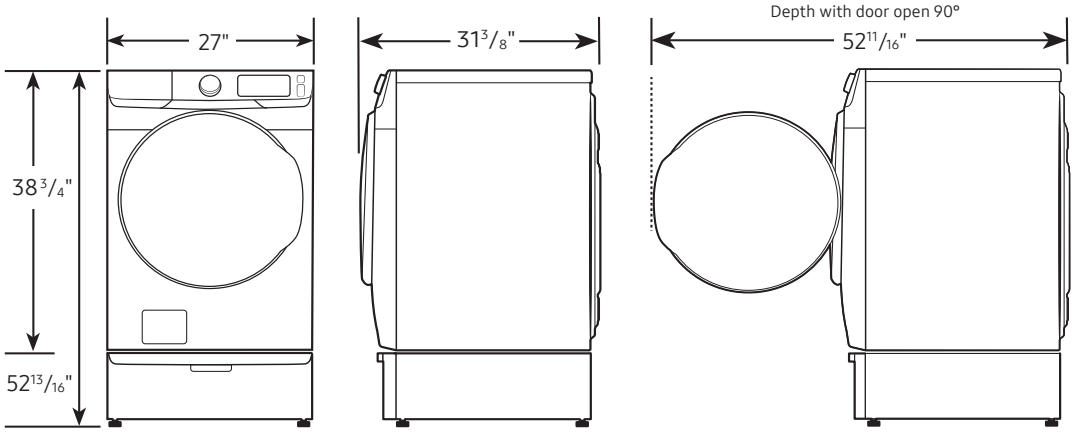
Optional Accessories	Model #	UPC Code
White Pedestal	WE402NW	887276310152
Brushed Black Pedestal	WE402NV	887276310145
White Riser	WE272NW	887276197647
Brushed Black Riser	WE272NV	887276197630
MultiControl™	DV-MCK	887276528953
Stacking Kit	SKK-8K	887276344034

[1]Requires wireless network, Samsung account and Samsung SmartThings App. The Samsung Smart Things App supports Android OS 4.0 (ICS) or later which is optimized for Samsung smartphones (Galaxy S and Galaxy Note series). This app also supports iOS 7 or later for iPhone models. Samsung SmartThings App available in App Store and Play Store.
[2]Antimicrobial treatment does not protect users or other items against bacteria, viruses, germs, or other disease organisms.
[3]ADA Compliant when using 27" wide riser. (Riser model codes: WE272NV, WE272NW, WE272NC)

WF45A6400AW | WF45A6400AV
Samsung 4.5 cu. ft. Large Capacity Smart Dial Front Load Washer with Super Speed Wash

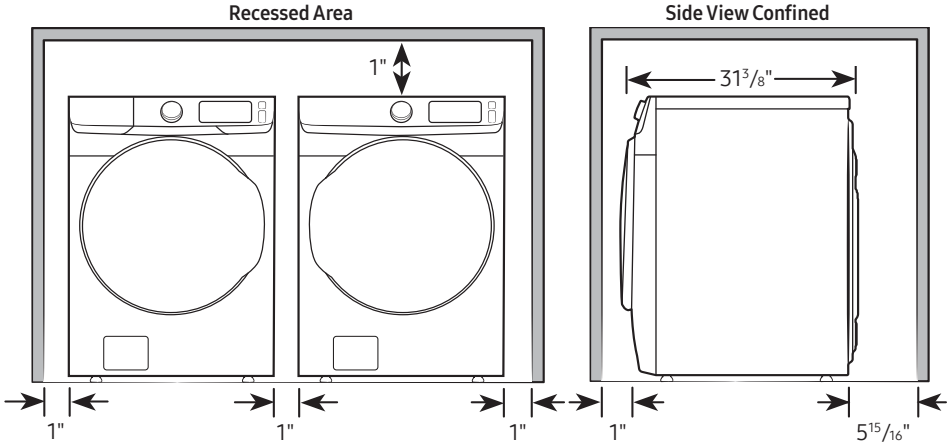
SAMSUNG

Dimensions
Required dimensions for installation with pedestal:

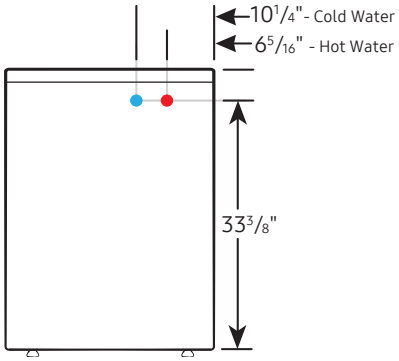


Installation Specifications – Side-by-Side
If the washer and dryer are installed together or the dryer alone, the closet front must have two unobstructed air openings for a combined minimum total area of 72-inch². Your washer alone does not require a specific air opening.

Alcove or closet installation
Minimum clearance for closet and alcove installations:



Connection Dimensions
Back view of washer



LEGEND:
- Cold Water Connection
- Hot Water Connection

Actual color may vary. Design, specifications, and color availability are subject to change without notice. Non-metric weights and measurements are approximate.

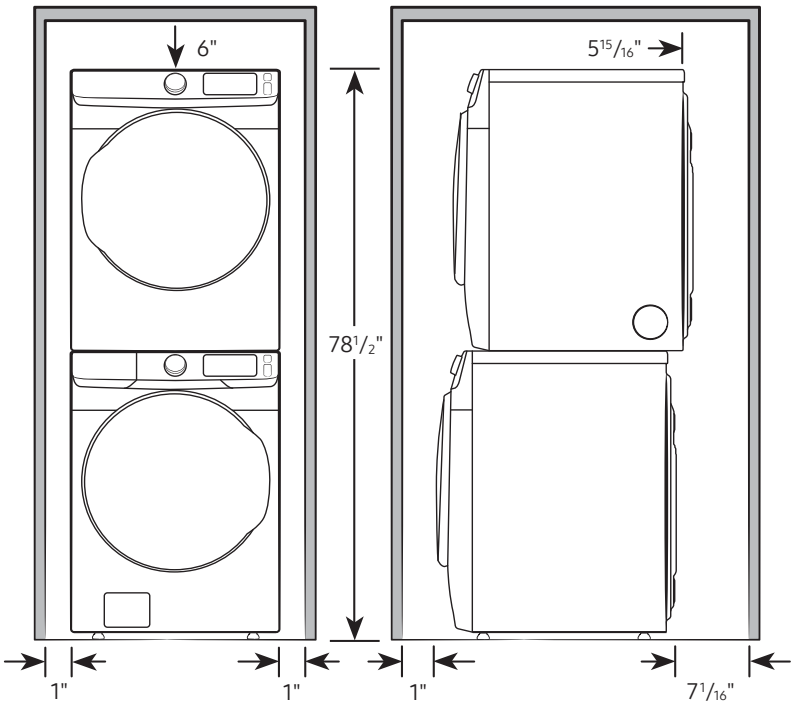
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WF45A6400AW | WF45A6400AV
Samsung 4.5 cu. ft. Large Capacity Smart Dial Front Load Washer with Super Speed Wash

SAMSUNG

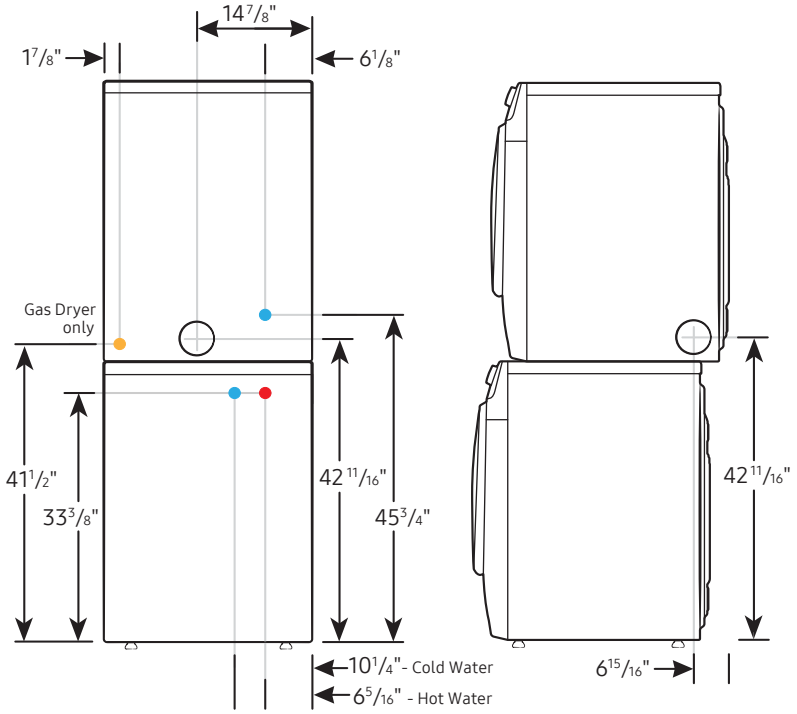
Installation Specifications – Stacked Pair

Clearances indicated are for stacked pairs. The closet front must have two unobstructed air openings for a combined minimum total area of 72-inch^2.



Connection Dimensions

Back and side views of stacked pair



LEGEND:
- Cold Water Connection
- Hot Water Connection
- Gas Connection

Actual color may vary. Design, specifications, and color availability are subject to change without notice. Non-metric weights and measurements are approximate.

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ENERGY STAR CERTIFIED

Residential Clothes Washers

Samsung : WF45A64**A*

Specifications

ENERGY STAR Unique ID:	2378660
Brand Name:	Samsung
Model Number:	WF45A64**A*
Load Configuration:	Front Load
Laundry Center:	No
Combination All-in-One Washer-Dryer:	No
Volume (cu. ft.):	4.5
Width (inches):	27.0
Integrated Modified Energy Factor (IMEF):	3.1
US Federal Standard (IMEF):	1.84
Annual Energy Use (kWh/yr):	93
Integrated Water Factor (IWF):	2.9
US Federal Standard (IWF):	4.7
Annual Water Use (gallons/yr):	3807
Connected:	No
Paired ENERGY STAR Clothes Dryer Available:	Yes
Paired ENERGY STAR Clothes Dryer ENERGY STAR Model Identifier:	ES_1023593_DVE45A64*** _05142021031426_80078534, ES_1023593_DVG45A64*** _05142021031426_80078534
Date Certified:	2021-05-18
Markets:	United States, Canada
ENERGY STAR Model Identifier:	ES_1023593_WF45A64**A*_05312021112921_80084269
ENERGY STAR Certified:	Yes
ENERGY STAR Most Efficient:	Yes

Additional Model Information

UPC Codes	887276557854

Captured On:
02/18/2022

JAMES JEFFERY ARCHITECTS, AIA
2107 JEFFERSON STREET
NAPA, CALIFORNIA 94559
PH.707-226-7041 FAX.707-226-1590

December 08, 2021

City of St. Helena Planning Department
1572 Railroad Ave.
St. Helena, CA 94574
(707) 968-2659

Re: **Fanucci Residence - 839 Charter Oak Ave., St. Helena, CA 94574**

Project Summary:

Proposed project is a new main residence located at 839 Charter Oak Avenue in the City of St. Helena. The proposed residence is located on a 0.605-acre site in the MR: Medium Density Residential district. The proposed single family, one-story residence is 25'-0" in height with 2,685 SF habitable space [2,370 SF (Ground Floor); 315 SF (Loft)] and 391 SF unconditioned Attic Storage/Utility space.

We believe this project will foster attractiveness in the community and is compatible with adjacent development. Building materials mainly consist of warm, cedar wood siding and trim in earth tones. Steel framing supports the Outdoor Trellis and Terrace. The proposed residence will be fully fire sprinklered and will have a net decrease on City of St. Helena water use per attached "Water Use Analysis" calculations.

Additionally, the proposed residence will allow the project site to satisfy current MR district density requirements, which requires 3 dwelling units minimum on this site (0.605-acre site x 5.1 dwelling units/acre per City of St. Helena Municipal Code 17.40.010 = 3 minimum).

The existing site is relatively flat, requiring minimal grading. Parking for the new residence (and existing residence to be converted to a second dwelling) shall be provided via a 2-car carport. Parking for the existing studio to be converted to an ADU is not required as the ADU is "located within one-half mile walking distance to public transit" per Municipal Code Sec. 17.116.030(F)(7)(b) Exception i.

Location and Existing Conditions:

The site is bordered by the lands of Fanucci to the North, Charter Oak Avenue to the West, the lands of Stanton Family Vineyards, LLC to the East, and the lands of Chavez to the South. The 0.605-acre site is generally flat with little to no grading required for construction of the new residence. Existing buildings include a 762 SF Residence to be converted to the parcel's second dwelling and a 480 SF Studio to be converted to the parcel's Accessory Dwelling Unit (ADU).

Site Access:
Primary site access to the project site is from Charter Oak Ave., which borders the project site to the Northwest. An existing 18′-0″ to 20′-0″ wide decomposed granite driveway connects the Site Entrance to the building site.

Design Details:
Building design is inspired by Napa's historical architecture combined with contemporary detailing. Colors and materials proposed consist of earth tones including cedar siding and trim, Napa Valley Fieldstone natural stone veneer, and 'Old Zinc Grey' vertical seam metal roof.

Landscape design is minimal, drought-tolerant, and intended to match existing vegetation.

Utilities:
Project improvements include a water line extension from existing City of St. Helena water service to the new Residence as well as connecting Gas, Electric, and Sanitary Sewer to existing PG&E and City of St. Helena service.

The Existing Residence, Existing Studio, and Proposed Residence are currently and will be connected to City of St. Helena water service. The Existing covered pool had water trucked in to originally fill but is maintained with City of St. Helena water service. Existing and Proposed Landscape water is/will be provided via existing on-site well water.

Please feel free to reach out with any questions, comments, or concerns regarding the attached.

Thank you,



Patrick Mangat - Project Architect, C39083
James Jeffery Architects AIA, Inc
(707)226-7041 #104; patrick@j2arch.com