



**City of St. Helena
Planning Commission
Regular Meeting
Tuesday, September 6, 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@cityofstheleena.org. The schedule of upcoming meetings and published meeting agendas can be found on the City of St. Helena website at <https://stheleena.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@cityofstheleena.org.

El horario de las reuniones publicadas y próximas puede ser localizado en el sitio de web de la Ciudad en <https://stheleena.civicweb.net/portal/>.

Page

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

Chair: John Ponte

Vice-Chair: Autumn Anderson

Commissioners: 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: August 16, 2022

[Planning Commission Minutes 08.16.22](#)

5 - 7

5. PUBLIC HEARINGS

- 5.1. Request by Jay M. Behmke on behalf of 929 Main Street, LLC for approval of a resolution granting a use permit amendment in order to permanently establish an eating and drinking establishment with retail sales including bottles of wine and accessory non-amplified music in the existing commercial building located at 929 Main Street in the Service Commercial (SC) district.

9 - 52

CEQA Determination: Exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301.

Prepared By: Aaron Hecock, Senior Planner

Recommendation:

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301; and
2. Accept the required findings and approve the attached resolution granting a use permit amendment in order to permanently establish an eating and drinking establishment with retail sales including bottles of wine and non-amplified indoor music in the existing commercial building located at 929 Main Street in the Service Commercial (SC) district.

[929 Main Street - Staff Report](#)

- 5.2. Request by Garrett Carson to grant approval of a demolition permit and design review for the expansion and remodel of an existing single-family home located at 1512 Stockton Street in the Medium Density Residential (MR) zoning district.

53 - 107

CEQA Determination: Class 1 Categorical Exemption (Existing Facilities)

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 15301; and
2. Accept the required findings and approve the attached resolution granting approval of a demolition permit and design review for the proposed construction on the property located at 1512 Stockton Street.

[1512 Stockton St. - Staff Report](#)

6. SCHEDULED MATTERS

- 6.1. Request by Neil Colwell from Well Design Premium Signage for Sign Permit approval to replace existing signage and add a new monument sign on the Central Valley property located at 1100 Vintage Avenue in the Service Commercial (SC) zoning district.

109 - 125

CEQA Determination: Project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15311, Class 11(a), which exempts installation of on-premise signs.

Prepared By: Xinia Gamero, Permit Technician III

Recommendation:

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15311 of the CEQA Guidelines; and
2. Approve the application for a Planning Commission Sign Permit at 1100 Vintage Avenue permitting the signage described in this report in the compliance with the attached resolution.

[1100 Vintage Ave. - Staff Report](#)

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:

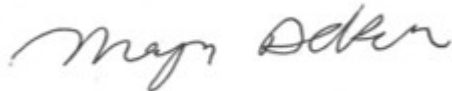
http://www.cityofsthelena.org/projects?term_node_tid_depth=21

Please contact the assigned project Planner for additional questions.

9. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for September 20, 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 26, 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://cityofsthenela.org> and will be available for public review at the respective meeting.

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

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: Acting Chair Autumn Anderson, Commissioner Rosaura Segura, and Commissioner Christopher Warner
Absent: Chair John Ponte and Commissioner Marika Rothfeld
Staff Present: Maya DeRosa, Planning & Building Director, Chantal Power, Contract Planner, and Xinia Gamero, Permit Technician III

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

3. PUBLIC FORUM:

No public comment was received.

4. CONSENT ITEMS

4.1 Approval of Minutes: July 19, 2022

Commissioner Christopher Warner moved to approve the Minutes of July 19, 2022 with the amended spelling of Commissioner Warner's last name under the agenda forecast section. The motion was seconded by Commissioner Rosaura Segura and on roll call carried by the following vote:

AYES: Autumn Anderson, Rosaura Segura, and Christopher Warner

NOES: None

ABSENT: John Ponte and Marika Rothfeld

ABSTAIN: None

RECUSE: None

5. PUBLIC HEARINGS

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.

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.

Planning and Building Director Maya DeRosa addressed the Planning Commission.

Contract Planner Chantal Power reported on the item and showed a presentation.

James Jeffrey, project architect, and Robert Fanucci, property owner, addressed the Planning Commission.

No public comment was received.

Commissioner Christopher Warner moved to determine that the project is exempt from the requirements of CEQA pursuant to Section 15303; and accept the required findings and the amendment to condition #31 to read: "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 and include also compliance with vegetation hazard mitigation requirements of Section 8.08.010(E)(9) of the St. Helena Municipal Code."; 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. The motion was seconded by Commissioner Rosaura Segura and on roll call carried by the following vote:

AYES: Autumn Anderson, Rosaura Segura, and Christopher Warner

NOES: None

ABSENT: John Ponte and Marika Rothfeld

ABSTAIN: None

RECUSE: None

6. SCHEDULED MATTERS

None.

7. DEPARTMENT REPORTS

Planning and Building Director Maya DeRosa reported on the following:

- Staff and consultants currently working on updates to the Safety Element which should be released for public review later this month.

8. AGENDA FORCAST

9. ADJOURNMENT

Acting Chair Anderson adjourned the meeting at **6:36 P.M.**

APPROVED:

ATTEST:

John Ponte, Chair Planning Commission

Maya DeRosa, AICP
Planning and Building Director



PLANNING COMMISSION REPORT

Planning Commission Meeting of September 6, 2022

FILE NUMBER: PL21-049

SUBJECT: Request by Jay M. Behmke on behalf of 929 Main Street, LLC for approval of a resolution granting a use permit amendment in order to permanently establish an eating and drinking establishment with retail sales including bottles of wine and accessory non-amplified music in the existing commercial building located at 929 Main Street in the Service Commercial (SC) district.

PREPARED BY: Aaron Hecock, Senior Planner

REVIEWED BY: Maya DeRosa, Planning & Building Director

APPROVED BY: Maya DeRosa, Planning & Building Director

APPLICATION FILED:12/10/21

ACCEPTED AS COMPLETE:07/27/22

LOCATION OF PROPERTY: 929 Main Street

APN: 009-180-038

GENERAL PLAN/ZONING: Service Commercial (SC)

APPLICANT: Jay M. Behmke

PHONE: (707) 520-4242

BACKGROUND

In October 2009, the former owners (Bello Family Vineyards) of 929 Main Street received use permit, design review and sign permit (No. 2009-36 attached) approval to convert an existing 3,638 square foot, 4-unit commercial building into a one-unit, 2,548 square foot, 32 seat winery tasting room with ancillary storage and office space. This approval permitted the business to employ two full-time staff and maintain hours of operation from 10:00 a.m. to 6:00 p.m., 7 days a week. The approval did not authorize the sale or preparation of food on-site. The applicant acquired the property in late 2015 and Yao Family Wines operated in the building from 2016 to the end of May 2020 when they closed due to the pandemic.

In March 2018, the Planning Commission approved a use permit amendment (#PC2018-011 attached) allowing the applicant to modify the hours of operation from 10 a.m. to 6 p.m. to 10 a.m. to 10 p.m. and to increase the number of employees from 2 to 6 full-time employees at the Yao Family Winery.

In January 2021, the applicant was granted administrative approval (PL20-048 attached) of a Temporary Use Permit (TUP) per St. Helena Municipal Code (SHMC) Section 17.136.050(D) permitting the applicant to add retail sales and a café to the existing wine tasting room and to convert the single label tasting room to a wine bar and shop. Accessory music not audible beyond the property boundary was also allowed with the TUP. Pursuant to SHMC Section 17.136.050, the approved TUP was valid for one year from the date of issuance. Continuing the use beyond the one year required that the applicant file an application for a permanent use permit, rather than a TUP, in compliance with Chapter 17.168.

Additionally, the applicant has received several sign permits over the years to replace and/or modify on-site signage. Staff would like to note that the owner/applicant of this property is conscientious and diligent about following City rules and always applies for proper permits whenever changing any aspect of business operations.

PROJECT DESCRIPTION

As required, the applicant has submitted a use permit amendment application to modify previous approvals in order to permanently establish eating and drinking uses with retail sales at 929 Main Street in the Service Commercial district. The current use permit allows a 32-seat wine tasting room to operate from 10 a.m. to 10 p.m., seven (7) days per week with six (6) full-time employees. As a wine tasting room, food is only permitted if it is at no cost to the consumer and made off-premises.

The applicant is now proposing to operate as a wine/espresso bar along with a menu of food (but not full meals). The property does not have a commercial kitchen and no food would be prepared on-site, only plated for service. Already prepared food items would be purchased from licensed restaurants and catering companies. The espresso bar would serve coffee, pastries and other breakfast foods while the wine bar would offer wine, small plates, other non-alcoholic drinks and would also offer bottles of wine for sale for consumption off-site. The espresso bar would operate from 7 a.m. to 10 p.m. daily while the wine bar would only be open from 2 p.m. to 10 p.m. daily. Music would continue to be accessory to the primary approved uses, would not be amplified and is not permitted to be audible beyond the confines of the building.

There is a small retail space (approximately 236 sf) adjacent the espresso bar area where items typical of wine country gift shops such as clothing, home furnishings, china, glassware, metalware, luggage, paintings, sculpture, other types of art works, and other products such as baked goods, pastries, chocolates, ice cream, and other desserts would be offered for sale. The sale of paintings, sculptures and other art works will be accessory and shall account for no more than 15-percent of the business floor area and shall

generate no more than or 15-percent of the gross revenue receipts. The retail area of the space would be open from 9 a.m. to 5 p.m. daily.

The applicant anticipates the need for up to eight (8) full-time employees. Any music/entertainment would be accessory to the approved use and would not be audible beyond the confines of the building. This use permit amendment will supersede and replace all previous use permits for this location.

ANALYSIS

CEQA

Staff finds that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301, Class 1, which exempts the operation, leasing, or minor alteration of existing facilities. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not located on or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts.

GENERAL PLAN

The subject property has a General Plan Land Use designation of Service Commercial (SC). The SC designation provides for service and retail uses that have larger space needs than are available in the Central Business District. Potential SC uses include offices, restaurants, service stations, and lodging, with a maximum allowable FAR of 0.50. The SC designation includes areas fronting State Route 29/Main Street south of Sulphur Creek. The St. Helena General Plan Update 2040 includes the following policies that are relevant to the proposed project:

- LU1.6 - Support the redevelopment of vacant and underutilized sites within the downtown area with mixed-use development opportunities. Encouraging infill development with a mix of uses will support a pedestrian-oriented, vibrant retail and commercial district that is centrally located and easily accessible to residents and neighborhoods.
- LU3.1 - Strengthen the downtown as the City's social and cultural core, and as the primary center of retail services. Facilitate a healthy mix of retail and commercial uses, residential development, entertainment, and lodging.
- LU3.2 - Enhance the pedestrian-oriented character of commercial areas and provide for convenient pedestrian and bicycle connections to encourage walking and reduce vehicle trips within the commercial area.
- LU3.3 - Support the redevelopment of auto-oriented commercial areas into pedestrian-friendly commercial uses.
- LU3.5 - Ensure that new retail and commercial development is compatible with and complementary to St. Helena's small-town image. In addition, within the City's Central Business District, new retail and commercial development should be of a scale and type that complements the historic character.
- LU3.7 - Provide sufficient auto and bicycle parking in order to serve local businesses in the commercial districts. Ensure that all parking areas are well

designed and that auto parking spaces are hidden from pedestrian view, whenever possible.

- LU5.6 - Permit wineries and other agricultural-related industries to locate in the city if their location does not adversely impact surroundings, uses, or city services (water, traffic, etc.) or the quality and character of the community.
- ES1.1 - Maintain central St. Helena as the social, cultural, and economic heart of the City by supporting infill and redevelopment of vacant and underutilized parcels in the central St. Helena area.
- ES1.2 - Identify and expand economic sectors in which the City has competitive advantages, and capitalize on these strengths in order to diversify local economic activities and strengthen St. Helena's role as an agriculturally-based service center for the surrounding area.
- ES1.6 - Support local arts, cultural activities, and entertainment that can contribute to the local economy.
- ES2.1 - Support the development of responsible, visitor-serving components to the City's economy as a valuable source of jobs, tax revenues, and cultural amenities. Promote policies that facilitate and encourage this type of sustainable economic development.
- ES2.2 - Encourage visitor-serving uses oriented toward an upscale market, consistent with the Valley's reputation as a producer of world-class wines. Discourage the introduction of uses that are dependent upon a mass tourist market.
- ES2.3 - Ensure a diverse mix of uses that avoids an over-representation of any particular use. Remove the cap on the number of hotel and motel rooms and restaurant seats but continue to limit vacation rentals.
- ES2.7 - Do not legislate or restrict the number of restaurant seats, but continue to prohibit formula restaurants.

Staff Response: In accordance with the General Plan and, in particular, those policies listed above, the proposed use would support both a local and visitor serving component to the City's economy by providing jobs, tax revenue, and additional amenities. The proposed concept helps ensure a mix of uses south of the Sulphur Creek Bridge. For these reasons, the proposed project exhibits overall consistency with the General Plan Update 2040.

HIGHWAY 29 SPECIFIC PLAN

In February 2005, the City adopted the Highway 29 Specific Plan, which outlines circulation changes, roadways extensions, traffic signal installations, and streetscape improvements along the State Route 29 corridor west of the Sulphur Creek Bridge. The land use plan includes anticipated future development with a combination of service commercial, light industrial, residential and other land uses as shown in the General Plan and corresponding zoning districts. The Highway 29 Specific Plan defers permitted uses and development standards to guide future development to the St. Helena Municipal Code (SHMC).

Staff Response: The building was approved as it exists today in 2009; no changes are being proposed to the site or the existing building. The proposed project is consistent with the land use, design, and policy objectives of the Highway 29 Specific Plan.

ZONING

Consistent with the General Plan land use designation in the General Plan described above, the project site is zoned Service Commercial (SC). The SC designation provides for service and retail uses, restaurants, service stations, motels, public and quasi-public uses, and similar and compatible uses. The designation is intended primarily for service and retail uses that are automobile-oriented or whose operational characteristics and space needs are not considered appropriate for the Central Business District.

Pursuant to Municipal Code Section 17.52.030, eating and drinking establishments along with wine shops, which are establishments that sell wines from multiple wineries and distributors require approval of a use permit in the SC district. As described above, a wine tasting room was approved at the current location in 2009 (Use Permit No. 2009-36). Pursuant to Municipal Code Section 17.52.090(D)(2), all regulated uses shall be subject to use permit review by the planning commission prior to change in use or expansion of use. Change in use shall not include minor changes to hours of operation or change in hours to the food service unless such hours are regulated by an existing use permit. As the use would be changing from a wine tasting facility to an eating and drinking establishment with food and wine for sale, a use permit amendment is required. As noted above, no changes are proposed to the existing parcel or the existing commercial building.

Development Standards

STANDARD	MIN/MAX	EXISTING	PROPOSED
Lot Area	10,000 sf min	8,712 sf*	No Change
Building/Use Floor Area	10,000 sf max	2,798 sf	No Change
Front Setback (Main Street)	35 feet min	±36 feet	No Change
Rear Setback (Gotts)	15 feet min	0 feet*	No Change
South Setback (Vacant)	10 feet min	0 feet*	No Change
North Setback (Gotts)	10 feet min	±15 feet	No Change
Height	35 feet max	15'8"	No Change
Floor Area Ratio (FAR)	0.5 max	0.32	No Change

** The parcel and existing building were established prior to existing code requirements being adopted and are permitted to remain in their non-conforming condition.*

Landscaping Requirements

SHMC Section 17.52.090(E) prescribes various landscaping requirements in the SC district including that 20% of any given site be landscaped. Additionally, it requires the installation of 1 tree per every 4 parking spaces (minimum of two trees) for parking areas with 15 or fewer spaces. Where a parking lot abuts a public right-of-way, there must be a landscaped planter contiguous to and parallel to such right-of-way. Planters and tree wells must be bordered by a six-inch high concrete curb or equivalent barrier approved by the city. Unless otherwise specified under the conditions of an approved permit, planters and tree wells shall have a width of not less than five feet and shall be protected from automobile overhang where necessary through the provision of barriers, tire stops or additional width. Landscaped areas and planters must be served by an irrigation system approved by the city and shall be kept in a weed-free condition. The Highway 29 Specific Plan also requires that landscaping be approved as part of the design review process (not applicable in this case). The Highway 29 Specific Plan also outlines the goals of retaining existing trees to the fullest extent feasible, carrying landscaping themes from parcel to parcel, and using plant material suitable for Napa Valley.

Staff Response: As previously noted, no changes are being proposed to the building or the site and the project is not seeking design review approval. The existing property has extensive landscaping primarily in the front of the property as demonstrated in the attached landscape plan and site photos. There are 9 mature olive trees and 2 mature cedar trees that provide shade to the parking area. More landscaping and shade trees are provided onsite than required by code (approximately 24.7% of the site is landscaped). The project site has adequate planters and automobile barriers. Conditions of approval have been added to the attached resolution to ensure that landscaping is preserved and maintained in the future. The site meets code required landscaping and is consistent with the goals of the Highway 29 Specific Plan.

Wastewater

SHMC Section 17.52.090(F) restricts each and every use in the SC district such that any lot of record does not generate wastewater in excess of 600 gallons per day (gpd) without a use permit which regulates wastewater generation, and up to 2,500 gpd with a use permit regulating wastewater generation; provided the city council approves a use permit with conditions ensuring that all reasonable water conservation measures are implemented, and finds that approval is in the best interest of the city.

Staff Response: The uses at 929 Main Street are limited to 600 gpd of wastewater generation per the code section referenced above. As recommended by the Public Works Department, a condition of approval has been added requiring that wastewater discharge shall not exceed 600 gallons per day in accordance with SHMC Section 17.52.090(F).

Parking

On-site parking requirements are described in SHMC Section 17.124.030. The requirement for establishments with seating for the service of food and/or drinks is one (1) space for each four (4) seats.

Staff Response: The building and associated parking as it exists today was approved through a design review and use permit process in 2009 (No. 2009-36). As approved, the subject location has 8 on-site parking spaces, one of which is van accessible. As noted above, SHMC Section 17.124.030(D) requires that establishments with seating for food or drink service provide one (1) parking space for each four (4) seats. Therefore, a 32-seat eating and drinking establishment requires 8 on-site parking spaces. The subject property meets off-street parking requirements and does not require additional off-street parking.

Water

Chapter 13.12.030 of the SHMC requires mandatory water efficiency measures and water demand offset requirements for new construction. Among these provisions is the requirement that any "new development" (i.e. construction that would introduce any freestanding building that contains water-using fixtures, any floor area additions to existing nonresidential structures, or any residential additions or remodeling that increases the number of independent living units) offset new water demand by an amount equal to the new demand placed on the city water system (i.e., it must be water neutral). The offset must be clearly demonstrated to the satisfaction of the Public Works Department.

Staff Response: The proposed modifications to the existing use permit would not result in the addition of any new floor area or other changes to the existing building, therefore, no "new development" as defined above is proposed and the project is not subject to St. Helena water neutrality requirements. The project has been reviewed by the Public Works Department and conditions of approval have been provided by them.

USE PERMIT

As noted above, SHMC Section 17.52.030 requires use permit approval to create eating and drinking establishments as well as wine shops in the Service Commercial district. The purpose of a use permit is to allow the proper integration of essential or desirable uses which may be suitable only in certain locations or zoning districts in the City, or to ensure that such uses are designed or arranged on the site in a particular manner. In its review of applications for use permits, the Planning Commission shall evaluate each proposed use in order to consider its impact on the City. Pursuant to Municipal Code Section 17.168 050, no use permit shall be granted unless the following findings can be made:

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

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

Staff Response: The project site is located in a commercially designated area with direct access to Highway 29; is located near other commercial establishments that maintain later hours of operation (i.e. Gott's and Farmstead); is an economic component of the south end of town commercial corridor; and is consistent with the General Plan and Highway 29 Specific Plan as described above. For these reasons, staff finds that the project meets and/or complies with the required findings to approve a use permit amendment as identified above. The findings included in the attached resolution identify this compliance.

ISSUES

In March 2021, the Public Works Department notified the applicant that the City's system indicated that there had been continuous water usage over a 24-hour period which typically indicates a leak. Public Works provided direction on how to determine if a leak was present and to contact a professional to correct the problem. In May 2021, the applicant was sent a warning notice that the City was going into a Phase II water emergency on June 1, 2021 and that City staff had noted that the on-site irrigation system was over watering causing water to pool in the public right-of-way. The applicant was asked to correct the situation in order to avoid fines under the Phase II water emergency. The situation continued until December 2021 when the applicant abandoned the old irrigation system due to leaking underground pipes which solved the problem. A new irrigation system has been installed which has dramatically reduced water use related to on-site irrigation. The Public Works Department continues to monitor water usage at the property on a monthly basis to ensure there are no further issues.

CORRESPONDENCE

As of the completion of this report, no correspondence related to this application had been received.

STAFF RECOMMENDATION

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301; and
2. Accept the required findings and approve the attached resolution granting a use permit amendment in order to permanently establish an eating and drinking establishment with retail sales including bottles of wine and non-amplified indoor music in the existing commercial building located at 929 Main Street in the Service Commercial (SC) district.

ATTACHMENTS

[Resolution](#)

[Applicant Statement 07.27.22](#)

[APN & Aerial](#)

[Floor Plan Prior to TUP](#)

[Proposed Site & Floor Plan 06.14.22](#)

[Landscaping Plan 03.19.22](#)

[Parking & Tree Plan 03.19.22](#)

[Parking Curb Plan 03.19.22](#)

[Landscaping Photos 03.19.22](#)

[Resolution #2009-36](#)

[Resolution #PC2018-011](#)

[TUP Approval 01.12.21](#)

**CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
GRANTING USE PERMIT AMENDMENT APPROVAL TO
929 MAIN STREET (PL21-049)**

PROPERTY OWNER: 929 Main Street LLC

APN: 009-180-038

RECITALS

1. Request by Jay M. Behmke on behalf of 929 Main Street, LLC for approval of a resolution granting a use permit amendment in order to permanently establish an eating and drinking establishment with retail sales including bottles of wine and non-amplified indoor music in the existing commercial building located at 929 Main Street in the Service Commercial (SC) district;
2. This use permit amendment captures the full body of all uses approved on-site including a 32 seat eating a drinking establishment with retail sales including the sale of bottles of wine and non-amplified indoor music with ancillary storage and office space;
3. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law;
4. 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 public hearing on September 6, 2022; and
5. Now, therefore let it be found that, the Planning Commission approves the use permit amendment and authorizes the modifications contained in said plans based on the findings below and subject to the conditions of approval enumerated herein.

RESOLUTION

- A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff reports, City files for this matter, correspondence, presentations and other materials.
- B. The Planning Commission hereby finds that this project is exempt from the requirements of CEQA pursuant to Section 15301, Class 1, which exempts the operation, leasing, or minor alteration of existing facilities.
- C. In accordance with Municipal Code Section 17.168.050, the Planning Commission makes the following use permit findings to support the motion to approve the use permit amendment:
 1. *That the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community in that proposed uses would occur within an existing commercial building.*
 2. *That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses in that proposed uses*

929 Main Street
Use Permit Amendment
Resolution / Conditions of Approval

would occur inside an existing commercial building and are not anticipated to generate significant increases in noise, traffic or other external activities on-site.

3. That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan as project generated traffic will not increase the level of traffic noise on Highway 29 (Main Street).
4. That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection in that commercial uses will continue on a site designated for commercial activities. The proposed uses would not make excessive demands on any of the services listed above.
5. That the proposed use would provide adequate ingress and egress to and from the proposed location as ingress and egress would not change to the existing building from the proposed uses on-site.
6. That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local serving economy in that the proposed use would benefit the local serving economy by providing jobs to local residents and an additional element of economic activity to the City.
7. That the proposed use would be compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located as the proposed uses would occur within an existing commercial building and are consistent with intended uses within the Service Commercial zoning district.
8. That the proposed use would not be in conflict with the City's General Plan in that it can be both local and tourist serving and is a commercial use in a commercially designated area.
9. That the proposed use would not be injurious to public health, safety, or welfare in that proposed uses would occur within an existing building in a commercially designated area.
10. That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan in that this use permit only applies to this property and to these specific uses; future applications are reviewed on a case-by-case basis subject to the constraints of each site and the specific operational characteristics proposed with each application.
11. That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long term parking needs of employees and business owners and customers is available in that the site provides adequate off-street parking.
12. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use in that the proposed uses will occur in an existing building, will generate very little traffic and can adequately be served by existing streets.

Planning Department Conditions of Approval

D. The Planning Commission approves a use permit amendment for the above described use 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. This use permit, including all requirements and conditions of approval, supersedes and replaces all previously approved and/or adopted use permits for this location.
2. 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.
3. This permit shall be vested within one (1) year from the date of approval or the approval shall expire, provided however that the permit may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals.
4. Any request for an extension must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
5. This permit is valid for this use only. New permits must be applied for upon any change in use. This permit will expire if the use is discontinued pursuant to then existing ordinances and regulations.
6. The permit shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed to the City Council within that 14 day period.
7. All required fees, including planning fees, development fees, housing fees, building fees, retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of building permit. Fees shall be those in effect at the time of the issuance of the building permit.
8. Pursuant to City Council Resolution 2003-65, the owner and applicant are informed of the following:

In recognition of the need for additional affordable housing, and to mitigate the effects of this development on the supply and demand of affordable housing, the permittee shall be subject to a Housing Impact Fee, an inclusionary requirement, an in-lieu fee, and/or similar fair and appropriate mechanisms, to provide funds for or to develop additional affordable housing.
9. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
10. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.

11. Provided they are in general compliance with the permit, minor modifications may be approved by the Planning Director.
12. 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.
13. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The owner/applicant is responsible for meeting with the Building Official/Fire Inspector to review compliance with Building and Fire Codes, including fire protection systems and the accessibility standards of Title 24.
14. No signs, awnings, or façade modifications shall be installed or constructed without approval of a Sign Permit or Design Review.
15. The eating and drinking establishment is limited to 32 seats.
16. Permitted hours of operation are from 7 a.m. to 10 p.m., seven (7) days per week.
17. Eight (8) full-time employees are permitted as part of winery tasting room operations.
18. The sale of paintings, sculptures and other art works will be accessory and shall account for no more than 15-percent of the business floor area and shall generate no more than or 15-percent of the gross revenue receipts.
19. Landscaped areas and planters shall be served by an irrigation system approved by the city and shall be kept in a weed-free condition.
20. Proper California Department of Alcoholic Beverage Control (ABC) licensing must be obtained for any alcohol sales on premise.
21. Music is permitted when it is accessory to the approved use, is non-amplified, only occurs indoors and shall not be audible beyond the confines of the building.
22. The sale of paintings, sculptures and other art works shall account for no more than 15-percent of the business floor area and shall generate no more than or 15-percent of the gross revenue receipts.
23. This facility is subject to compliance with all conditions of the Napa County Department of Environmental Management pertaining to food and beverage service.
24. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The City Engineer must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

Public Works Department Conditions of Approval

25. Where applicable, approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with, the most current version at the time of improvement plan submittal, Caltrans Standards and Specifications, the City of St. Helena Municipal Code, the St. Helena Water and Sewer Standards, the St. Helena Street, Storm Drain and Sidewalk Standards, and all current federal, state and county codes governing such improvements.
26. Any new and modified existing water laterals, meters and backflow prevention devices shall be required and constructed in accordance with the current requirements of the City of St. Helena's Water Standards and the California Department of Health Standards. Existing meter boxes located within a driveway shall be retrofitted with a traffic-rated box. New laterals shall be located perpendicular to the water main and outside any driveway/drive aisle.
27. Trash areas, dumpsters and recycling containers shall be enclosed and roofed per State and County standards to prevent water run-on to the trash area and water runoff from the area, to contain litter and trash so that it is not dispersed by the wind or run-off during waste removal. In the event that wine or food is disposed in these areas, the enclosed trash area shall drain to the sanitary sewer system. An area drain connected to the sanitary sewer shall be installed in the enclosure area and a structural control such as an oil/water separator or sand filter shall be included. No other area shall drain into the trash enclosure. A sign shall be posted prohibiting the dumping of hazardous materials into the sanitary sewer.
28. Wastewater discharged is subject to all of the requirements and limitations set forth in Chapter 13.20, Sewer Service System, of the St. Helena Municipal Code.
29. Wastewater discharge shall not exceed 600 gallons per day in accordance with SHMC Section 17.52.090(F).
30. Any missing or broken curb and gutter along the project frontage shall be constructed and/or replaced prior to Certificate of Occupancy, extent to be determined by the Public Works Department.
31. An encroachment permit shall be required for any work performed in the public right of way.

Building Department Conditions of Approval

32. 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.
33. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
34. The applicant shall provide a construction waste management plan with the building permit application.
35. 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.
36. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.

37. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not permitted.

Fire Department Conditions of Approval

38. Fire equipment shall be inspected annually by the Fire Department.

I HEREBY CERTIFY that the foregoing Use Permit Amendment was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on September 6, 2022 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

John Ponte
Chair, Planning Commission

Maya DeRosa, AICP
Planning & Building Director

929 MAIN STREET, LLC

July 27, 2022

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

Re: 929 Main Street
Use Permit Amendment
Revised Written Statement

To Whom It May Concern:

We are in receipt of your Notification of Incomplete Project (File #PL21-049) dated January 10, 2022, and have prepared the following response:

1. Off-Street Parking. We have updated the floor plan to show the number of seats for eating and drinking purposes, and have prepared an updated written description to address the issues raised in your letter.
2. Landscaping Plan. We have prepared a number of diagrams and photos to show that the site is in compliance with SHMC Section 17.52.090(E) for required landscaping, parking area shade trees, and curbing.

We have revised our proposal for the operation of this wine bar and espresso bar in light of the issues that you raised. Here is the new proposal.

1. Wine Bar Plan.

We will operate as a wine bar, along with a menu of food (but not full meals) and other non-alcoholic drinks. The property does not have a commercial kitchen, and we will not do any food preparation on site. We will purchase prepared foods from licensed restaurants and catering companies. This use would be permitted as a “eating and drinking establishment” as listed in Section 17.52.030 as regulated by Section 17.52.090(D).

The wine bar will be open from 2 pm to 10 pm, seven days a week, once we reach full operations.

2. Espresso Bar Plan.

We will operate an espresso bar, serving coffee, pastries and other breakfast foods in the morning to early afternoon. Again, we will not do any food preparation on site. We will purchase prepared foods from bakeries and grocery stores. This use would be permitted as a “eating and drinking establishment” as listed in Section 17.52.030 as regulated by Section 17.52.090(D).

2078 Paradise Dr Apt 1, Tiburon, CA 94920
707-520-4242 Email: jmbehmke@gmail.com

Page 2 of 4.

The espresso bar will be open from 7 am to 10 pm, seven days a week, once we reach full operations. We believe that providing coffee and tea to our customers throughout the day provides a useful service to insure that our customers do not become inebriated.

3. Off-street Parking. We have included new plans which show we have eight parking spaces available on site. These parking spaces would permit us to have 32 seats for our customers.
4. Seating Plan. Our seating plan identifies 20 seats in the main wine bar and one private tasting room and 12 seats in the espresso bar and adjacent outdoor garden, for a total of 32 seats. Our customers may use any of these seats at their convenience.
5. We will operate as a wine shop and sell bottles of wine for consumption off the premises. This use would be permitted as a “wine shop” as listed in Section 17.52.030. These functions will take place entirely within the wine bar footprint. Our Type 42 Wine Bar ABC permit includes the right to sell wine for consumption off the premises.
6. We would operate as a general retail store featuring products that would fit under Section 17.52.020 Permitted uses, such as clothing (limited to the sale of new clothing and clothing accessories), home furnishings particularly china, glassware, and metalware for kitchen and table use, paintings, sculpture and other art works, and luggage, and other products that would fit under 17.52.030 Conditional uses, typical of a small grocery store such as baked goods, pastries, chocolates, ice cream, and other desserts. The retail store will be located in the north room. The retail store will be open from 9 am to 5 pm seven days a week when we reach full operations.
7. We would operate as a venue for live music performances. We would not permit amplification and would comply with the requirement of Section 17.52.090(B) that music/entertainment shall be accessory to the approved use and shall not be audible beyond the property boundary. These functions will take place entirely within the wine bar and espresso bar footprint.
8. We have reviewed the square footage calculations for the building. The spaces reserved for the customer facing activities (front of the house) are located along the eastern portion of the building. These spaces consist of the following (north to south):
 - a. The retail room (236 square feet)
 - b. The espresso bar (436 square feet)
 - c. The wine bar (1,062 square feet)
 - d. The private tasting room (238 square feet).

Total square feet for front of the house activities: 1,972 square feet.

Page 3 of 4.

The back of the house activities are conducted in the following rooms:

- e. Two restrooms and a hallway by the restrooms (224 square feet)
- f. The food preparation room, including dishwasher, refrigerator, and general storage (195 square feet)
- g. The wine storage room (150 square feet)
- h. The mechanical room (51 square feet)
- i. The office for owners and management (206 square feet).

Total square feet for back of the house activities: 826 square feet.

9. Landscaping Plan. We are in compliance with the landscaping requirements of Saint Helena Municipal Code 17.52.090(E). The total square feet of the property is 0.2 acres (per our property tax statement) or 8,712 feet. We have 2,150 square feet of landscaping or 24.7% of total square feet.

We have 9 mature olive trees and 2 mature cedar trees that provide shade to the parking area. We have 8 parking spaces. The parking lot requirement for our building (less than 15 parking spaces) is 1 tree for every 4 parking spaces. We have 1.4 trees for every 1 parking space.

We have three more olive trees which provide shade in two outdoor gardens.

Our parking lot does not abut a public right-of-way. It is separated from Main Street by a pedestrian sidewalk and a landscaped strip.

Our trees have reached maturity and provide shade to parked cars. They are organized in a grid like pattern. The parking lot is on the east side of the building, and the building itself provides ample shade in the afternoon when the temperatures are likely at their highest.

All of our landscaping around the parking lot is bordered by six-inch high concrete curbs. Our tree wells are all five feet wide.

The landscaped areas are served by an irrigation system approved by the city and are kept in a weed-free condition.

We respectfully request that the following conditions of the temporary permit be included in this amended use permit:

1. Music shall be allowed when accessory to the approved use and shall not be audible beyond the property boundary.
2. Hours of operation shall only occur from 7 a.m. to 10 p.m. each day.
3. The applicant may have up to 8 full-time employees.
4. No food will be prepared on the premises.

Page 4 of 4.

5. The sale of paintings, sculptures and other art works shall account for no more than 15- percent of the business floor area and shall generate no more than or 15-percent of the gross revenue receipts.

The Planning Department approved our sign plan for the wine bar on November 25, 2020 (Sign Permit #PL20-044). No further changes to the signs are contemplated. The new signs were installed in July 2021.

We will not be making any changes to the building for these new uses. No remodeling is required.

Thank you for your consideration.

Sincerely,

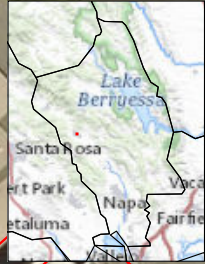
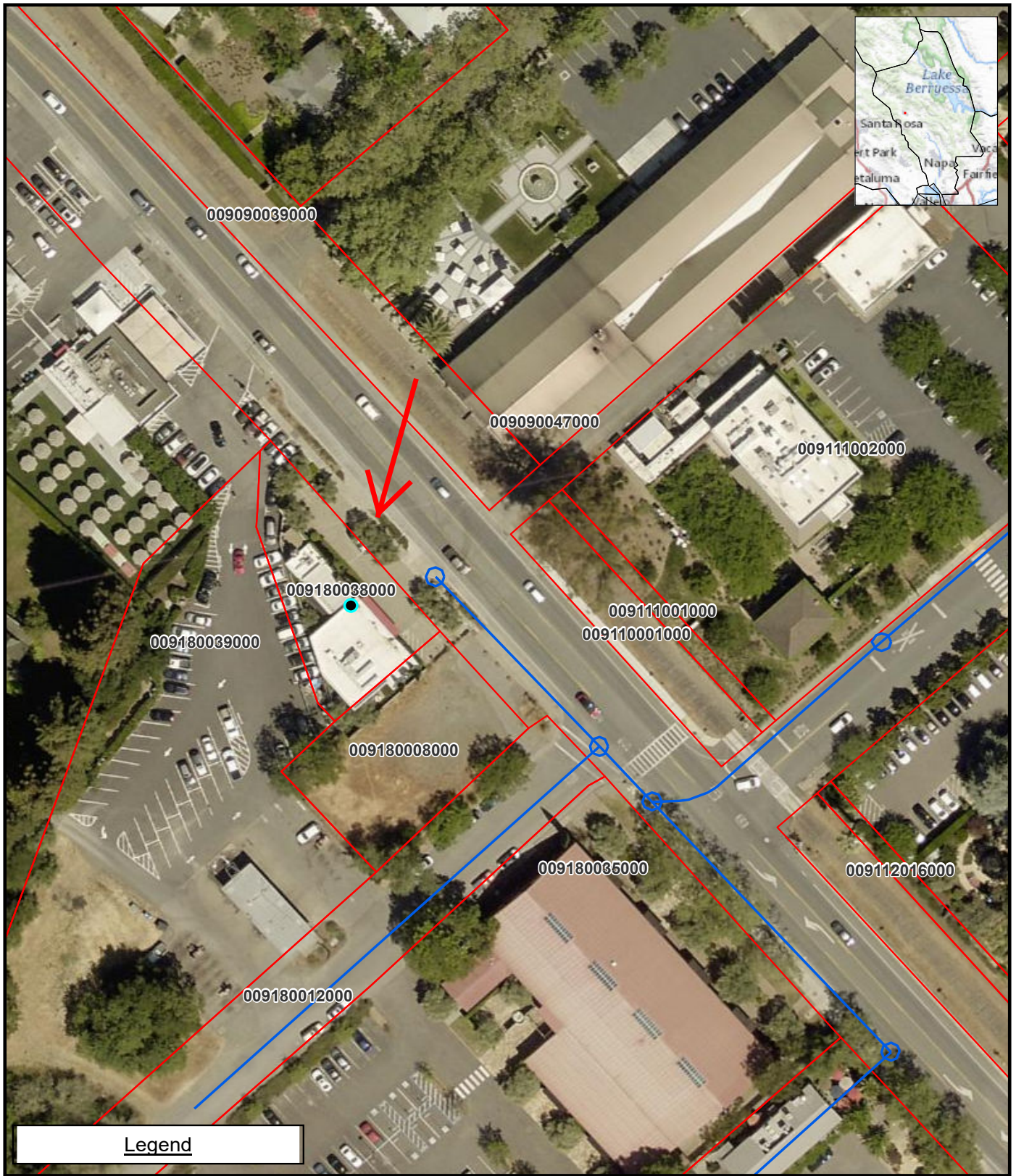
929 Main Street, LLC



Jay M. Behmke
Manager

Attachments:

1. 929 Main Street – Seating Plan.
2. 929 Main Street – Seating Plan (DETAIL)
3. 929 Main Street – Curb Plan.
4. 929 Main Street – Landscaping Plan
5. 929 Main Street – Tree Plan
6. 929 Main Street – Parking Area Photos



Legend

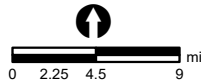
Esri Community Maps Contributors, County of Napa, Sonoma County, California State Parks, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, Swatch, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS



Produced by Napa County GIS

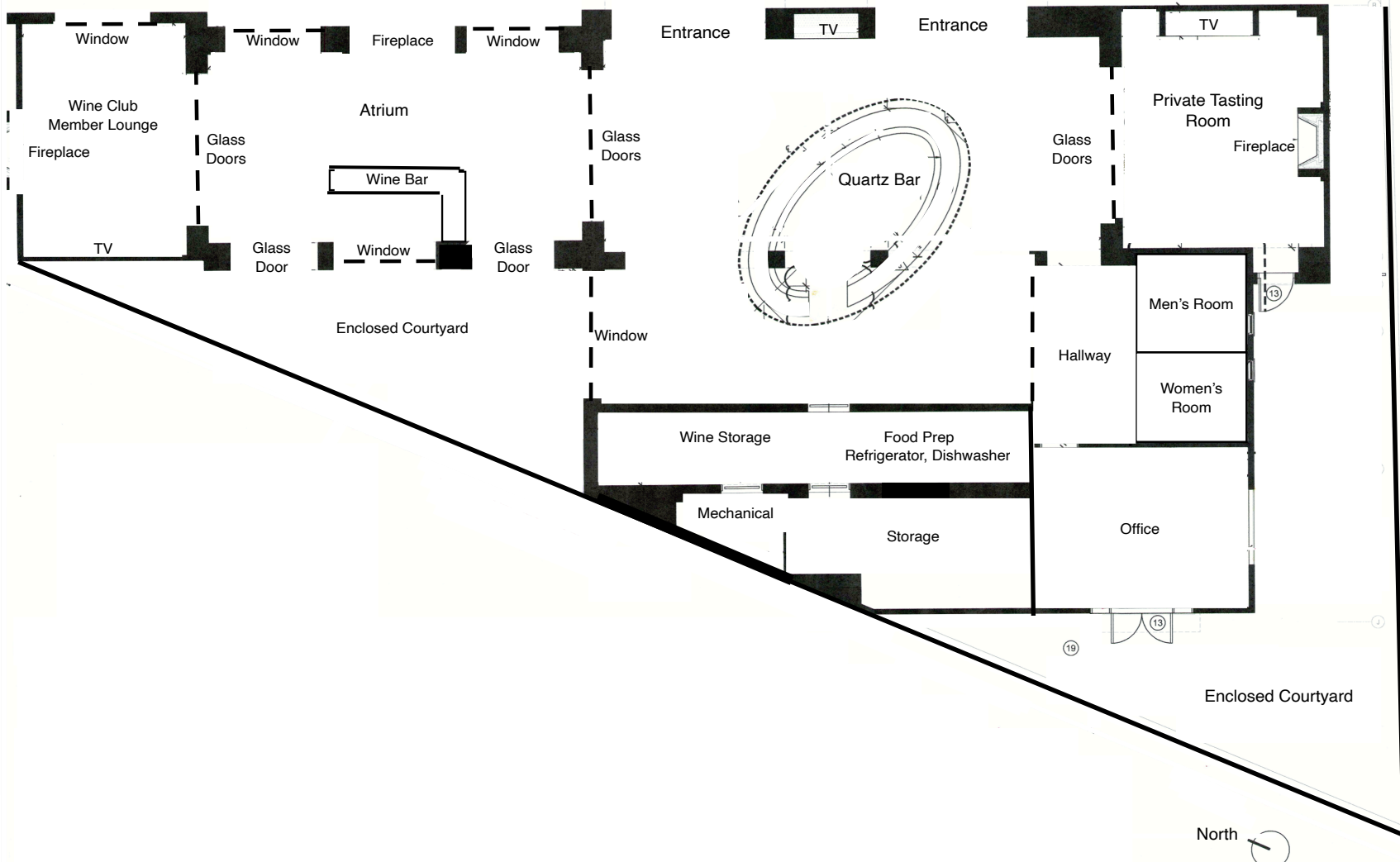
929 Main Street

Printed On: 7/25/2022

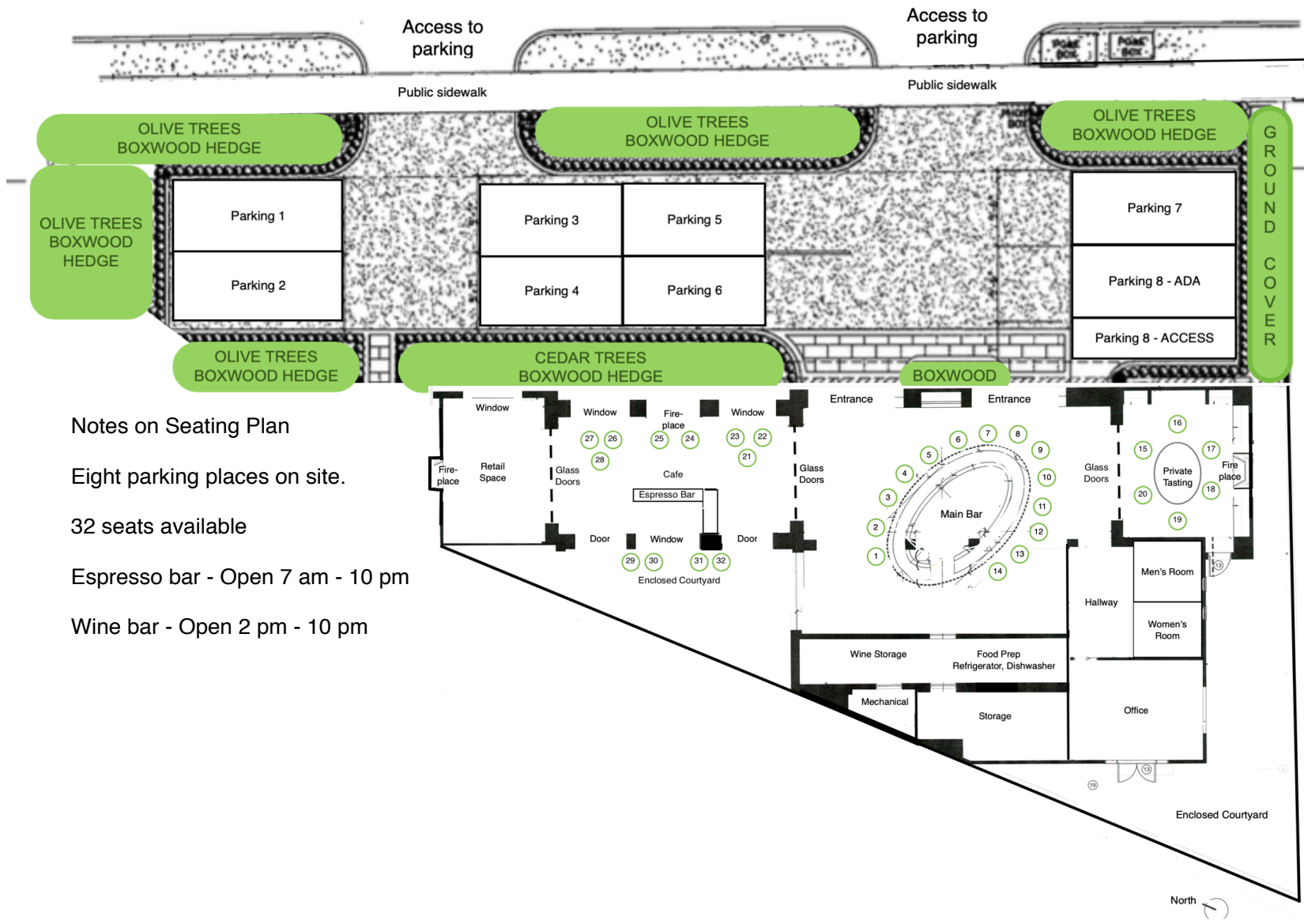


Disclaimer: This map was prepared for informational purposes only. No liability is assumed for the accuracy of the data delineated hereon.

929 Main Street
Building Use
May 2020



929 MAIN STREET - 32 SEATING PLAN June 14, 2022



Notes on Seating Plan

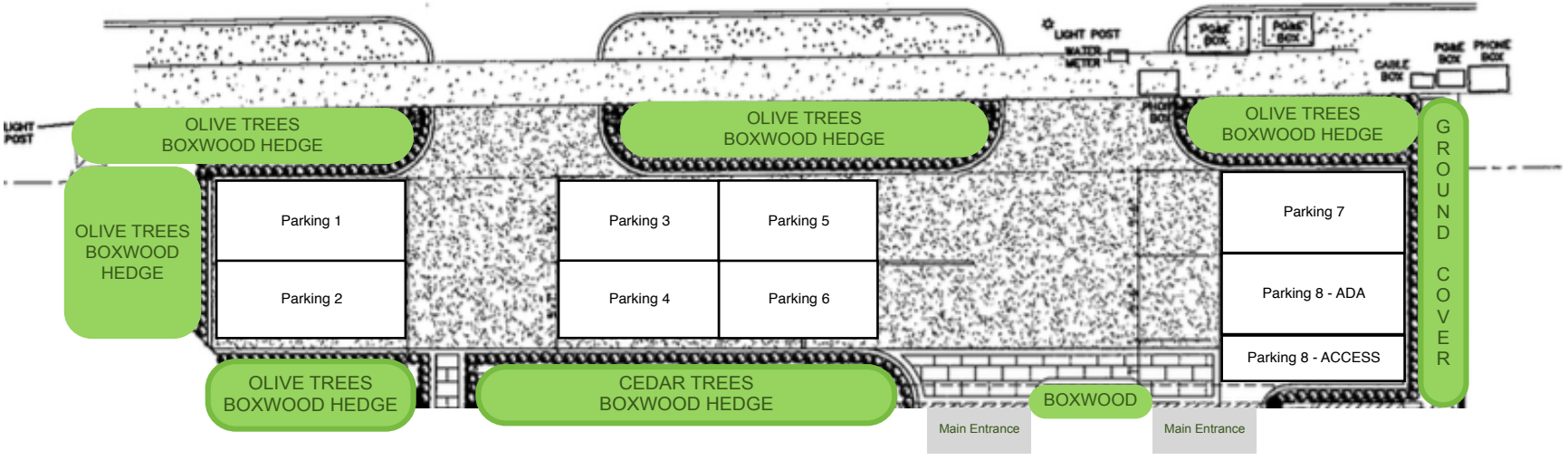
Eight parking places on site.

32 seats available

Espresso bar - Open 7 am - 10 pm

Wine bar - Open 2 pm - 10 pm

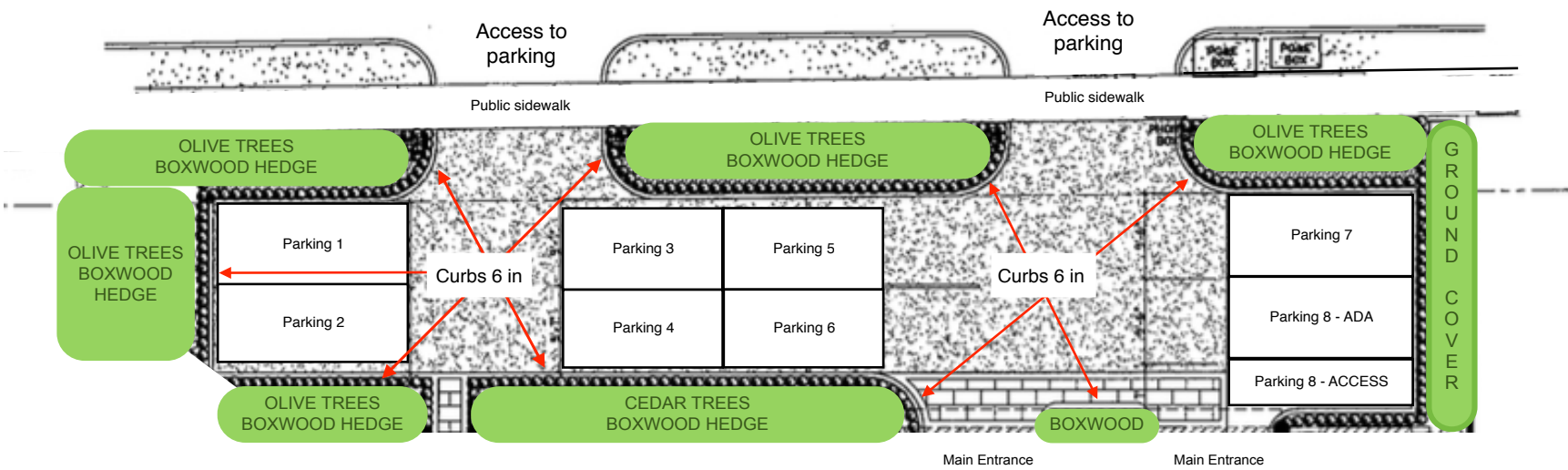
929 MAIN STREET - LANDSCAPING PLAN



The site plan illustrates the Main Entrance area, featuring a central paved plaza with a grid of parking spaces. To the left, a public sidewalk runs along the edge, with an 'Access to parking' point. To the right, another public sidewalk is shown, also with an 'Access to parking' point. The plan includes several 'Olive Tree' symbols (green circles) and 'Cypress' symbols (green ovals) for landscaping. A 'CEDAR TREES BOXWOOD HEDGE' is indicated along the bottom edge. The main entrance is marked at the bottom center. The plan also shows 'Parking 1' through 'Parking 8 - ACCESS' and 'Parking 8 - ADA'. A 'GROUND COVER' area is labeled on the right side.

929 MAIN STREET - CURB PLAN

Main Street/Highway 29



929 MAIN STREET – LANDSCAPING PHOTOS

Garden 1:



Garden 2:



929 MAIN STREET – LANDSCAPING PHOTOS

Garden 3:



Garden 4:



929 MAIN STREET – LANDSCAPING PHOTOS

Garden 5:



Garden 6:



929 MAIN STREET – LANDSCAPING PHOTOS

Garden 7:



**USE PERMIT, DESIGN REVIEW & SIGN PERMIT NO. 2009-36
CITY OF ST. HELENA, STATE OF CALIFORNIA
GRANTED TO BELLO FAMILY VINYARDS**

APPLICANT: Michael Bello dba Bello Family Vineyards
PROPERTY OWNER: RU Investments, LLC

APN: 009-180-007

Recitals

1. This Use Permit, Design Review, and Sign Permit is to convert an existing 3,638 square foot 4-unit commercial building into one-unit for a winery tasting room to include: A 1,341 square foot retail and showroom area and 32-seat wine tasting room, a 911 square foot storage & warehouse area, and a 295 square foot office located at 929 Main Street in the SC: Service Commercial zoning district. No food preparation is proposed for this use. The business will employ two full-time staff and hours of operation will be from 10:00 a.m. to 6:00 p.m., 7 days a week.
2. The Planning Commission of the City of St. Helena, State of California, held a noticed public hearing on October 6, 2009.

Resolution

The Planning Commission of the City of St. Helena, State of California, approved the Use Permit, Design Review and Sign Permit on the following basis:

- A. The Planning Commission hereby finds that this project is exempt from the California Environmental Quality Act pursuant to Section 15303, Class 3(c) of the CEQA Guidelines which exempts the conversion of existing small structures from one use to another in an existing commercial structure.
- B. The Planning Commission makes the following Use Permit findings, Section 17.168.050, to support the motion to approve the Use Permit:

The Planning Commission must make the following Use Permit findings to support the motion to approve the Use Permit:

1. *That the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community.*
The Planning Commission finds that the incorporation of green building practices and new sidewalks with landscaping for the winery tasting room and office will encourage a pedestrian connection which will reduce vehicle trips, create fewer greenhouse gases and help to promote St. Helena as a green city. Trash enclosures shall be reviewed and approved by Napa County Environmental Management for adequacy of solid waste storage facilities.

2. *That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses.*
The project site has been used for commercial uses in the past. No new noises are being introduced to the site that could adversely affect the neighboring properties.
3. *That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan.*
The primary traffic noise in St. Helena is from Highway 29. The project will not noticeably increase traffic noise.
4. *That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.*
The proposed use will be less of an impact on the provision of public services and is in compliance with Water Conservation regulations (aka Toilet Retrofit).
5. *That the proposed use would provide adequate ingress and egress to and from the proposed location.*
Ingress and egress to the proposed site is subject to review and approval by Caltrans.
6. *That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local serving economy.*
The proposed business will benefit the local-serving economy because it is in keeping with the agricultural emphasis of St. Helena and will enhance the southern entrance to St. Helena.
7. *That the proposed use would be compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located.*
The uses are consistent with the SC: Service Commercial Zoning district of the property.
8. *That the proposed use would not be in conflict with the City's General Plan.*
The uses are consistent with the General Plan land use designation of Service Commercial.
9. *That the proposed use would not be injurious to public health, safety, or welfare.*
The proposed use will benefit the public health, safety & welfare by providing a pedestrian sidewalk.
10. *That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan.*
There is no precedent that is set with this project that is detrimental to the City.
11. *That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long term parking needs of employees, business owners and customers is available.*
There is adequate off-street parking to accommodate the long-term parking needs of employees and customers. With the addition of sidewalks that connect to the downtown area, pedestrian and bicycle use shall be encouraged.
12. *That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.*
Access via State Highway 29 is adequate to serve vehicular traffic to the site.

C. The Planning Commission determines the project is in compliance with the following design criteria of Municipal Code Section 17.164.030. Furthermore, the Planning Commission

finds that the purposes and criteria support conditions of approval requiring the incorporation of green building practices into project design.

The purpose of Design Review is:

1. *To promote those qualities in the environment which bring value to the community.*
2. *To foster the attractiveness & functional utility of the community as a place to live and work.*
3. *To preserve the character & quality of our heritage by maintaining the integrity of those areas which have a discernible character or are of special historic significance.*
4. *To protect certain public investments in the area.*
5. *To encourage where appropriate, a mix of uses within permissible use zones.*
6. *To raise the level of community expectations for the quality of its environment.*

The following design criteria were considered by the Planning Commission in review of this application:

1. *Consistency and compatibility with applicable elements of the general plan;*
2. *Compatibility of design with the immediate environment of the site;*
3. *Relationship of the design to the site;*
4. *Determination that the design is compatible in areas considered by the board as having a unified design or historical character;*
5. *Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;*
6. *Compatibility with future construction both on and off the site;*
7. *Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;*
8. *Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;*
9. *Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;*
10. *Whether sufficient ancillary functions are provided to support the main functions of the project and whether they are compatible with the project's design concept;*
11. *Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;*
12. *Whether natural features are appropriately preserved and integrated with the project;*
13. *Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions;*
14. *In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character;*
15. *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;*
16. *Whether plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which is suitable to the climate of St. Helena;*

17. 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.

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

1. A building permit for the use allowed under these permits shall be obtained within one (1) year from the effective date of the approval or the permits shall expire; provided however that the permits 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. Any request for an extension of these permits must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
2. These permits are valid for this use only. New permits must be applied for upon any change in use. These permit will expire if the use is discontinued pursuant to St. Helena Municipal Code Section 17.08.120, Term of Permits and Approvals.
3. The permits shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14 day period.
4. All required fees, including planning fees, development fees, housing fees, building fees toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of building permit. Fees shall be those in effect at the time of the issuance of the building permit.
5. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
6. The applicant will defend and indemnify and hold the City, its agents, officers, and employees harmless of any claim, action or proceedings to attack, set aside, void or annul an approval so long as the City promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
7. Provided they are in general compliance with these permits, minor modifications may be approved by the Planning Director.
8. Construction and Signage shall be in compliance with plans submitted and reviewed by the Planning Commission on October 6, 2009. The Planning Director may also authorize minor modifications to the plans.

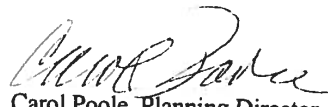
9. These permits shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
10. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The owner/applicant is responsible for meeting with the Building Official / Fire Inspector to review compliance with Building and Fire Codes, including fire protection systems and the accessibility standards of Title 24.
11. This permit authorizes a winery tasting room including retail use and a showroom area, a storage warehouse area, and office use. This business shall remain distinct from those businesses authorized for operation as a food, beverage or drinking establishment as regulated through the Food & Beverage Establishments Inventory. This permit does not authorize the preparation of food on-site.
12. Only Bello Family Vineyards wines comprised of 75% or more locally grown grapes may be poured or sold at this facility. Public wine pouring, tasting, and sales must end at 6:00 p.m. Eight (8) parking spaces will be required for this use which can be accommodated on site.
13. Green-building elements which are consistent with the City's continuing effort to promote green building practices and the use of eco-friendly building materials in commercial construction shall be incorporated into the project.
14. The applicant shall reproduce these Conditions of Approval and Green Building Measures on the Title page of the plans submitted for a Building Permit for this project.
15. Prior to Building Permit issuance, the applicant shall submit a landscaping plan for approval by the Planning Director.
16. The landscape plan shall comply with Ordinance 92-20, Water Efficient Landscape Standards and Procedures and may be administratively approved by the Planning Director. This plan shall include primarily drought tolerant landscaping and low-water irrigation systems. All plant materials shall be purchased from a source that verifies they have been inspected for glassy winged sharpshooter to ensure that they will not contribute to the spread of Pierce's disease to the surrounding vineyards. All landscaping shall be installed prior to issuance of Certificate of Occupancy by the Building Inspector.
17. To preserve air quality, the following practices shall be observed during construction to control air pollutants:
 - a. Cover all trucks hauling soil, sand, and other loose materials.
 - b. Apply non-potable water as needed to all active construction areas including unpaved access roads, parking area, and staging areas at the construction site to control dust.
 - c. Sweep adjacent public streets daily with water sweepers if visible soil material is carried onto streets.

18. Prior to issuance of a building or grading permit, a Traffic Control Plan will be required, subject to approval by the City, to minimize impacts resulting from vehicles associated with construction activities on the site.
19. Prior to issuance of a building or grading permit, any work that encroaches onto the State ROW requires an encroachment permit issued by the State Department of Transportation (Caltrans).
20. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.
21. An alarm system shall be installed on the new winery tasting room.
22. Fire sprinklers are required and fire equipment shall be inspected annually by the Fire Department.
23. This project is subject to compliance with all conditions of the Napa County Department of Environmental Management pertaining to glass washing for wine-tasting.
24. This project is subject to compliance with all conditions of the Napa County Department of Environmental Management pertaining to trash enclosures. Trash bins shall not be visible from the public right-of-way.
25. A business plan shall be filed annually with the County of Napa Hazardous Material Section of the Department of Environmental Management and a copy of approval shall be submitted to the Planning Director. No hazardous or flammable materials shall be stored outside of the building without a proper storage container.
26. A nonconforming building may be remodeled, rehabilitated, or structurally altered if the new work does not increase the degree of nonconformity. Prior to the entire demolition of a legal, non-conforming building, to allow the reconstruction of the building in the same footprint, the Planning Commission must make the finding that the proposed reconstruction of a nonconforming building, structure or physical feature will not be detrimental to any existing or potential permitted use, building or structure in the area in which the nonconforming use is located.
27. Pursuant to municipal code section 13.12.050 new development projects are required to mitigate their water demand through off-site retrofitting. In place of or in combination with retrofitting, an in-lieu fee may be paid or an alternative innovative method of mitigating water use may be proposed and approved by the Public Works Director. **Two (2) toilet retrofits must be completed prior to issuance of building permits for tenant improvements, or an in-lieu fee of \$1,000 per retrofit (\$2,000 total) will be collected. It is the responsibility of the developer to show proof of retrofit completion at the time the certificate of occupancy is issued or the in-lieu fee will not be refunded.**
28. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within

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

I HEREBY CERTIFY that the foregoing Use Permit was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on October 6, 2009 by the following roll call vote:

AYES: COMMISSIONERS KATZ, WHITE, ERICSON, GALBRAITH & CHAIRMAN MCCREA
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE


 Carol Poole, Planning Director

RU Investments, LLC

By Michael Bello

 Property Owner

Bello Family Vineyards

By 
 Michael Bello, Applicant

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION NO. PC2018-011

**GRANTING USE PERMIT AMENDMENT APPROVAL TO
929 MAIN STREET (PL17-063)**

PROPERTY OWNER: 929 Main Street LLC

APN: 009-180-038

RECITALS

1. Request by Jay M. Behmke of 929 Main Street, LLC for adoption of a resolution approving a use permit amendment in order to modify the hours of operation and increase the number of employees at the existing Yao Family Winery located at 929 Main Street in the Service Commercial (SC) district;
2. This use permit amendment captures the full body of all uses approved on-site including a 32 seat wine tasting room with ancillary storage and office space.
3. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law;
4. 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 public hearing on March 20, 2018; and
5. Now, therefore let it be found that, the Planning Commission approves the use permit amendment and authorizes the modifications contained in said plans based on the findings below and subject to the conditions of approval enumerated herein.

RESOLUTION

- A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff reports, City files for this matter, correspondence, presentations and other materials.
- B. The Planning Commission hereby finds that this project is exempt from the requirements of CEQA pursuant to Section 15301, Class 1, which exempts the operation, leasing, or minor alteration of existing facilities.
- C. In accordance with Municipal Code Section 17.168.050, the Planning Commission makes the following use permit findings to support the motion to approve the use permit amendment:
 1. *That the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community in that wine tasting activities would occur inside existing buildings.*
 2. *That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses in that wine tasting*

929 Main Street
Use Permit Amendment
March 20, 2018

would occur inside existing commercial buildings and is not anticipated to generate significant increases in noise, traffic or other external activities on-site.

3. That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan as project generated traffic will not increase the level of traffic noise on Highway 29 (Main Street).
4. That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection given that a winery tasting room is not a water intensive use and is a continuation of the use currently occurring on the site. On-site wine tasting activities will generate minimal impacts to the use and provision of City infrastructure and services.
5. That the proposed use would provide adequate ingress and egress to and from the proposed location as ingress and egress would not change to the existing building due to continuing wine tasting activities on-site.
6. That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local serving economy in that the proposed use would benefit the local serving economy by providing jobs to local residents and an additional element of economic activity to the City.
7. That the proposed use would be compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located as the proposed uses would occur within existing buildings and are consistent with intended uses within the Service Commercial zoning district.
8. That the proposed use would not be in conflict with the City's General Plan in that it can be both local and tourist serving and is a commercial use in a commercially designated area.
9. That the proposed use would not be injurious to public health, safety, or welfare in that wine tasting would occur within an existing building in a commercially designated area.
10. That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan in that this use permit only applies to this property and to these specific uses; future applications are reviewed on a case-by-case basis subject to the constraints of each site and the specific operational characteristics proposed with each application.
11. That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long term parking needs of employees and business owners and customers is available in that the project's ability to meet required parking has been addressed through prior city approvals.
12. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use in that the proposed uses will occur in an existing building, will generate very little traffic and can adequately be served by existing streets.

Planning Department Conditions of Approval

D. The Planning Commission approves a use permit amendment for the above described use 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. This use permit, including all requirements and conditions of approval, supersedes and replaces all previously approved and/or adopted use permits for this location.
2. 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.
3. This permit shall be vested within one (1) year from the date of approval. A building permit for the improvements allowed under this permit shall have been obtained within one (1) year from the effective date of the permit or the permit shall expire; provided however that the permit may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals.
4. Any request for an extension must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
5. This permit is valid for this use only. New permits must be applied for upon any change in use. This permit will expire if the use is discontinued pursuant to then existing ordinances and regulations.
6. The permit shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed to the City Council within that 14 day period.
7. All required fees, including planning fees, development fees, housing fees, building fees, retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of building permit. Fees shall be those in effect at the time of the issuance of the building permit.
8. Pursuant to City Council Resolution 2003-65, the owner and applicant are informed of the following:

In recognition of the need for additional affordable housing, and to mitigate the effects of this development on the supply and demand of affordable housing, the permittee shall be subject to a Housing Impact Fee, an inclusionary requirement, an in-lieu fee, and/or similar fair and appropriate mechanisms, to provide funds for or to develop additional affordable housing.
9. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
10. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City

reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.

11. Provided they are in general compliance with the permit, minor modifications may be approved by the Planning Director.
12. 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.
13. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The owner/applicant is responsible for meeting with the Building Official/Fire Inspector to review compliance with Building and Fire Codes, including fire protection systems and the accessibility standards of Title 24.
14. No signs, awnings, or façade modifications shall be installed or constructed without approval of a Sign Permit or Design Review.
15. The winery tasting room is limited to 32 seats.
16. Permitted hours of operation are from 10 a.m. to 10 p.m., seven (7) days per week.
17. Six (6) full-time employees are permitted as part of winery tasting room operations.
18. The wines for tasting and for sale must be made from a minimum of seventy-five percent (75%) Napa Valley grapes and must be labeled Napa Valley or be a subappellation of the Napa Valley.
19. Food may be provided if it is at no cost to the consumer, is made off-premises and the facilities are approved by Napa County Environmental Management.
20. Proper California Department of Alcoholic Beverage Control (ABC) licensing must be obtained for any alcohol sales on premise.
21. An alarm system must be installed and maintained in the winery tasting room.
22. This facility is subject to compliance with all conditions of the Napa County Department of Environmental Management pertaining to glass washing for wine tasting.
23. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The City Engineer must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

Public Works Department Conditions of Approval

24. Where applicable, approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with, the

most current version at the time of improvement plan submittal, Caltrans Standards and Specifications, the City of St. Helena Municipal Code, the St. Helena Water and Sewer Standards, the St. Helena Street, Storm Drain and Sidewalk Standards, and all current federal, state and county codes governing such improvements.

25. No added drainage from new hardscape, roofs or pool improvements shall be allowed to leave the site; improvement plans shall show how drainage will be handled on site and at the property lines to prevent inundation of neighboring properties. Predeveloped and 100 year storm event overflow site drainage shall be directed in to an existing storm drain or gutter through City standard undersidewalk drains where applicable. Submit drainage plan.
26. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.
27. Any new and modified existing water laterals, meters and backflow prevention devices shall be required and constructed in accordance with the current requirements of the City of St. Helena's Water Standards and the California Department of Health Standards. Existing meter boxes located within a driveway shall be retrofitted with a traffic-rated box. New laterals shall be located perpendicular to the water main and outside any driveway/drive aisle.
28. Remodels or new construction which require fire sprinklers shall install an appropriately-sized water service with appropriate backflow and meter devices prior to Certificate of Occupancy. Fire system calculations shall be submitted with the Grading and Drainage Plan to verify fire service lateral and meter sizing. Deferred submittals are not accepted.
29. Trash areas, dumpsters and recycling containers shall be enclosed and roofed per State and County standards to prevent water run-on to the trash area and water runoff from the area, to contain litter and trash so that it is not dispersed by the wind or run-off during waste removal. In the event that wine or food is disposed in these areas, the enclosed trash area shall drain to the sanitary sewer system. An area drain connected to the sanitary sewer shall be installed in the enclosure area and a structural control such as an oil/water separator or sand filter shall be included. No other area shall drain into the trash enclosure. A sign shall be posted prohibiting the dumping of hazardous materials into the sanitary sewer.
30. Wastewater discharged is subject to all of the requirements and limitations set forth in Chapter 13.20, Sewer Service System, of the St. Helena Municipal Code.
31. Any missing or broken curb and gutter along the project frontage shall be constructed and/or replaced prior to Certificate of Occupancy, extent to be determined by the Public Works Department.
32. An encroachment permit shall be required for any work performed in the public right of way.

Building Department Conditions of Approval

33. 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 2016 Title 24 codes.

34. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
35. The applicant shall provide a construction waste management plan with the building permit application.
36. 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.
37. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
38. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not permitted.

Fire Department Conditions of Approval

39. Fire sprinklers shall be installed as required by the St. Helena Fire Department per Fire Code standards.
40. Fire equipment shall be inspected annually by the Fire Department.

I HEREBY CERTIFY that the foregoing Use Permit Amendment was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on March 20, 2018 by the following roll call vote:

AYES: Commissioners Monnette, Hardy and Ponte

NOES: Commissioners Knudsen and Kistner

ABSENT: None

ABSTAIN: None

APPROVED:



Grace Kistner
Chair, Planning Commission

ATTEST:



Noah Housh,
Planning and Community
Improvement Director

TEMPORARY USE PERMIT APPROVAL



DATE: January 12, 2021

TO: Jay M. Behmke, 929 Main Street, LLC

FROM: Aaron Hecock, Senior Planner

RE: Administrative approval of a temporary use permit per St. Helena Municipal Code Section 17.136.050(D) allowing a wine bar/shop, retail sales and a café at 929 Main Street.

PROJECT DESCRIPTION

Jay M. Behmke has requested approval of a temporary use permit in order to add retail sales and a café to the existing wine tasting room (#PC2018-011) and to convert the single label tasting room to a wine bar and shop at 929 Main Street in the Service Commercial (SC) zoning district. Hours of operation will generally be from 7am to 10pm daily.

The retail component will include items such as clothing, home furnishings, china, glassware, metalware and luggage. Accessory sales (less than 15% of floor area and gross receipts) of the inventory may consist of paintings, sculptures and other art works. The café component will include an espresso bar serving coffee, pastries and other breakfast foods in the morning to early afternoon. The pastries and other breakfast foods will be purchased from existing bakeries. No food will be prepared on the premises. Seventy-five percent of the wines sold from the wine bar/shop will come from wineries based in Napa Valley and feature the Napa Valley appellation or one of its sub-appellations. The remaining twenty-five percent may feature appellations other than Napa.

Pursuant to St. Helena Municipal Code (SHMC) Section 17.136.050 (Temporary uses), the Planning Department hereby finds that the requested activity complies with applicable standards, and therefore the establishment, maintenance, or operation of the temporary activity would not be detrimental to the public health, safety, or welfare of persons residing or working in the neighborhood of the proposed activity.

CONDITIONS OF APPROVAL

1. All required licenses and permits must be obtained (as applicable) prior to opening for business including but not limited to the following:
 - a) Proper ABC licensing;
 - b) Permits from Napa County Environmental Health; and
 - c) Building permits for any electrical or structural changes.
2. Temporary use activities must comply with all state and local orders related to the Covid-19 pandemic including but not limited to requiring that masks be worn and that social distancing be enforced.
3. All business related activities must occur on private property.
4. Music shall be allowed when accessory to the approved use and shall not be audible beyond the property boundary.

*Temporary Use Permit Approval
929 Main Street
January 12, 2021*

5. Hours of operation shall only occur from 7 a.m. to 10 p.m. each day.
6. The applicant may have up to 8 full-time employees.
7. No food will be prepared on the premises.
8. The sale of paintings, sculptures and other art works shall account for no more than 15-percent of the business floor area and shall generate no more than or 15-percent of the gross revenue receipts.
9. Seventy-five percent of the wines sold from the wine bar/shop shall come from wineries based in Napa Valley
10. An Administrative Sign Permit must be applied for and obtained for any replacement signage.
11. The site shall be cleaned of debris, litter, signage or any other evidence of the temporary activity upon completion or removal of the activity, and shall thereafter be used in compliance with the provisions of any applicable use permits and the City's zoning code.
12. This approval is valid until January 11, 2022 and supersedes the previous Temporary Use Permit.
13. If the applicant wishes to make these uses permanent, a Use Permit application shall be filed with the Planning Department 30 days prior to the expiration of this approval.

APPEALS

This approval is subject to a 14-day appeal period per SHMC Section 17.08 (Administrative Procedures). Anyone interested in appealing this Determination shall file an appeal with the Planning Director within 14-days of the date of this letter. The letter of appeal must state: (1) the specific action objected to; (2) the action appellant requests the city council to take; (3) the reason for the appeal; and (4) the name, address, and telephone number of the appellant or contact person if there are multiple appellants and be accompanied by the appropriate fee.

Thank you,



Aaron Hecock, AICP
Senior Planner
City of St Helena

*Temporary Use Permit Approval
929 Main Street
January 12, 2021*



PLANNING COMMISSION REPORT

Planning Commission Meeting of September 6, 2022

FILE NUMBER: PL22-004

SUBJECT: Request by Garrett Carson to grant approval of a demolition permit and design review for the expansion and remodel of an existing single-family home located at 1512 Stockton Street in the Medium Density Residential (MR) zoning district.

PREPARED BY: Chantal Power

REVIEWED BY: Maya DeRosa, Planning & Building Director

APPROVED BY: Maya DeRosa, Planning & Building Director

APPLICATION FILED:02/10/22

ACCEPTED AS COMPLETE:03/10/22

LOCATION OF PROPERTY: 1512 Stockton Street

APN: 009-270-037

GENERAL PLAN/ZONING: Medium Density Residential (MR)

APPLICANT: Garrett Carson

PHONE: (808) 923-4876

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 470 square foot addition to a one-story, single-family home, a new 361 square foot covered porch, 428 square foot rear patio, a 528 square foot ADU with a 113 square foot patio, and a remodel of the existing living room, kitchen, dining room, bedroom 2, bathrooms, office, laundry room, and master suite. Minor changes are proposed for the existing 312 square foot detached garage to include a new roof, door, and paint. The proposed addition to the existing single-family home will have a 22 foot setback from the front property boundary, and 10-foot interior side setback. The plan proposes a building separation of 8 feet, and the ADU will be setback 5 feet from the side and rear property boundaries. The ADU as designed is not subject to discretionary review pursuant to SHMC Section 17.116.030, and State law governing development of accessory dwelling units, but is included in this report for reference. Additional features include several patios, and a pool and spa.

As shown on the plans, the primary unit will be remodeled with new board and batten siding and stone veneer, new windows and a new metal roof. The ADU will be constructed with the same materials for visual compatibility with the primary unit. The tallest point of the primary structure is proposed at approximately 21'4" as noted on the attached plan set.

ANALYSIS

CEQA

Staff has conducted the requisite analysis and concluded that the project is categorically exempt from the requirements of CEQA pursuant to Section 15301 (Existing Facilities). Class 1 exemptions include the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use, including additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. The project proposes the remodel of an existing structure that includes the addition of 470 square feet. Therefore, no additional environmental review is required in connection to the project.

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.

Though the project is a remodel and expansion, rather than new development, the redevelopment is consistent with the surrounding neighborhood in design, size, color, and FAR. The additions include 470

square feet to the primary dwelling and a 528 square foot detached ADU that the property is able to accommodate while meeting required development standards of the SHMC. The surrounding neighborhood consists of a range of lot sizes, dwelling sizes and arrangements, and a mix of one and two-story construction. There are three homes within 150 feet of the proposed project that are developed with two-story residential structures: 1611 Madrona Avenue, and 1530 Stockton Street are located at the intersecting corners of Stockton Street and Madrona Avenue and are both two-story construction, as is 1505 Stockton Street, across the street from the project site. The project proposes raising the existing ceiling of the home to a height of 21'4", which is approximately equivalent to one and a half stories to accommodate a vaulted ceiling entrance to the proposed dwelling.

- 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 470 expansion of the primary dwelling, the addition of the detached ADU and pool, the use of low flow water fixtures and appliances will reduce existing total water demand on the site from 552 gpd (existing) to 511 gpd (proposed).
- PF3.1 - Ensure that new developments provide adequate drainage improvements and detention to mitigate flooding from increased stormwater runoff attributable to the development.
Sheet C3 - Drainage Plan of the project plan set indicates that four rain gardens, a steel pipe for bioretention treatment overflow to curb, and french drains as needed per the Soils Engineer requirements, will be installed on the project site, and all downspouts will have a watertight connection to the stormwater conveyance pipe. These measures will provide adequate drainage and detention to mitigate flooding from increased stormwater runoff attributable to the development.
- 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 remodel of the primary dwelling includes additional roofline and façade articulation and treatments, a vaulted ceiling entrance, and the addition of a front porch to increase visual interest to an otherwise unremarkable dwelling, and the proposed detached ADU is set behind the primary dwelling and will not be visible from the public right-of-way. The vaulted ceiling entrance is not stepped back from the front façade of the home, but may appear to be stepped back with the addition of the front porch. If the Planning Commission finds that vaulted ceiling entrance design element, which would raise the total height of the home to 21'4", is not compatible with existing surrounding

homes, a redesign of this element can be recommended for restudy and brought back to the Planning Commission at a future date.

- HE2.4 - Promote second unit production.
Although not subject to discretionary review, the project proposes the addition of a detached ADU consistent with this general plan policy.

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 (21'4" proposed)
- Height of accessory building – 15 feet (15' proposed)
- Width of principal building - 60% of lot or 37' (proposed 49% or 30')
- Front setback minimum – 20 feet/principal building, (22' proposed)
- Side yard setback minimum– 10 feet/principal building (10' proposed for principal)
- Rear setback minimum– 20 feet/principal building (40' proposed for principal)
- Lot coverage maximum– 45% (42% proposed)
- Floor Area Ratio maximum (F.A.R.) – 3,285 square feet (3,546 square feet proposed but with exemptions for 528 square foot ADU and 200 square foot garage, totals 2818 square feet)
 - a) *The maximum floor area permitted, is 3,285 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. In this case, the proposed ADU is 528 square feet.*
 - b) *One covered parking space of 200 square feet in size is exempt from the FAR provisions.*

Staff Response: *The project as proposed meets or exceeds 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 fixtures will be utilized throughout the proposed structures reducing the water demand from current usage on the site from 552 gpd to 511 gpd.

PARKING

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

Staff Response: As detailed in the attached plan set, the project includes a one car garage as required for the primary residence. The proposed driveway can accommodate the additional off-street parking space for the primary dwelling. State law exempts ADUs from parking requirements when located within one-half mile walking distance from any public transit facility including bus stops. The proposed project is located within 0.4 miles walking distance from the bus stop located in front of the St. Helena Post Office at 1461 Main Street. Therefore, no additional parking can be required for the ADU.

DEMOLITION PERMIT

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

1. That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building. If a building is determined to be significant by the planning commission, no demolition will be authorized unless the following findings are made by the commission:
 - a) That the building poses a threat to health, safety and general welfare if it is not demolished,
 - b) That the restoration of the building is not feasible or practicable using current building codes including, but not limited to, the Historic Building Code provisions of the Uniform Building Code of the state of California,
 - c) That no public or other funding is available for financing renovation or purchase of the building;

2. That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood.
3. That the design review of the proposed replacement structure has been approved in conjunction with the demolition permit.

Staff Response: The existing home was constructed in 1982 with no discerning architectural features, and is not otherwise eligible for listing on the national, state, or local historic registers, and will not eliminate features essential to maintaining the character of the neighborhood. The amount of exterior walls being removed meets the 50% criteria to require a Demolition Permit be approved by the Planning Commission. The design review of the new structure will be approved in conjunction with the demolition permit.

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, PF3.1, PF6.1, CD3.2, and HE2.4 as outlined above.
2. Compatibility of design with the immediate environment of the site;

The project proposes additions to the existing primary residence that result in a vaulted ceiling starting from the front elevation of the home. The proposed height of 21'4" is roughly equivalent to one and one-half stories. The homes immediately adjacent to the project are single story, but one home directly across the street is two stories and both homes at the intersection of Madrona Avenue and Stockton Street, both within 150 feet of the project site, are also two stories. Additionally, the project includes exterior treatments such as stone veneer and board and batt siding that are more contemporary in appearance, but the covered front entry porch is an element consistent with the surrounding homes. The proposed higher profile roof will make the metal material more contrasting with the character of the surrounding older, existing homes within 500 feet of the project site. A condition

has been included to have the construction drawings reference a composition shingle roof more in keeping with the roof material of surrounding properties.

3. Relationship of the design to the site;

The project meets all of the zoning code requirements including lot coverage, F.A.R., setbacks, building separation, heights and widths, and parking.

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

While there are older homes of character on Stockton Street in the vicinity of this project, the property is not located within a historic district. The home was originally constructed in 1982, and is not listed on the St. Helena Master List of Historic Resources. The staff recommendation to change the roof material from metal to composition shingle will make the project material more consistent with the surrounding properties.

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

The project is located in and completely surrounded by MR district land uses, and proposes a single-family dwelling and ADU in keeping with surrounding properties and the density requirements of the MR zone.

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

As noted above, the project is located in and surrounded by MR district land uses and meets the requirements of the MR zone, exhibiting compatibility with future construction both on and off the site.

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

The architectural design, materials and colors used for the project of the structures are typical of single-family dwellings and structures accessory to single-family dwellings.

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 planning and siting of the functions and buildings on the site meet the MR district requirements for lot coverage, F.A.R., setbacks, building separation, height and width, and parking. The ADU, pool, and outdoor

gathering spaces are located behind the primary dwelling not visible from the public right-of-way, promoting the privacy of the residents of the property as well as surrounding properties.

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

The arrangement of the open space and landscaping are appropriate to the design of and function of the structures with the ADU, pool, and outdoor gathering spaces are located behind the primary dwelling not visible from the public right-of-way, and landscaping generally located in the setbacks and required yard areas.

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

The project site is already developed and has an existing sidewalk and driveway constructed to the requirements of the Public Works Department, which will be preserved with the proposed improvements.

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

Some of the existing landscaping will need to be removed to accommodate the proposed additions to the site, but new landscaping will be installed, and the perimeter of the property will incorporate trees and shrubs appropriate to the development of a single-family home and accessory uses.

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;

As noted above, the proposed improvements include raising the height of the home to about one and one-half stories, or 21'4" and also moving the front entrance to the home closer to the street such that it will be more aligned with the existing garage. There is a mix of both one and two story homes within 150 feet of the project site. The materials proposed will utilize board and batt, and stone veneer siding. As previously mentioned, the metal roof proposed is not compatible with the existing composition type roofing material in this area and design compatibility of the project would be improved by requiring the construction drawings note the roof will be composition type roofing. Please see the project conditions of approval.

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 landscape plan proposes a densely vegetated perimeter with generous open space within that perimeter, preserving the privacy of the residents and neighboring properties while providing visual interest through color and texture.

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 project is required by State law and conditioned to comply with the Title 24 Energy Standards and the California Green Code, as well as the California Model Water Efficient Landscape Ordinance.

ATTACHMENTS

Resolution
Project Plans
Color & Materials Board
Landscape Plan
Site Plan & Photos
Written Statement
Water Use Analysis

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 15301; and
2. Accept the required findings and approve the attached resolution granting approval of a demolition permit and design review for the proposed construction on the property located at 1512 Stockton Street.

ATTACHMENTS

[Resolution](#)

[Project Plans](#)

[COLOR & MATERIALS BOARD](#)

[Landscape Plans](#)

[Site Photos](#)

[Surrounding Photos for 1512 Stockton](#)

[WRITTEN STATEMENT](#)

[WATER USE ANALYSIS](#)

**CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
GRANTING APPROVAL OF A DEMOLITION PERMIT
AND DESIGN REVIEW TO
1512 STOCKTON STREET (File No. PL22-004)**

PROPERTY OWNER: Garrett Carson

APN: 009-270-037

Recitals

1. Request by Garrett Carson to grant approval of a demolition permit and design review for the expansion and remodel of an existing single-family home located at 1512 Stockton Street in the Medium Density Residential (MR) zoning district; and
2. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law; and
3. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on September 6, 2022; and
4. Now, therefore let it be found that the Planning Commission approves the design review thereby authorizing the proposal contained in said approved plans dated April 8, 2022, based on the findings below and subject to the conditions of approval enumerated herein.

Resolution

- A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff reports, City files for this matter, correspondence, presentations and other materials.
- B. The Planning Commission hereby finds that the project is exempt from the requirements of CEQA pursuant to Section 15301, which exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration or existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use, including additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less.
- C. Pursuant to St. Helena Municipal Code (SHMC) Section 17.164.050, the Planning Commission makes the following findings to support the motion to approve the demolition permit to allow for the demolition the existing structures on-site:

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

The existing home was constructed in 1982 with no discerning architectural features and is not otherwise eligible for listing on the national, state, or local historic registers, and will not eliminate features essential to maintaining the character of the neighborhood. Approximately 48.2% or 130 lineal feet of the existing walls of the home and 100% of the existing porches and patios will be demolished for new construction or remodel as shown on the project demolition plan Sheet 2.2.

D. In accordance with the design review criteria identified in SHMC Section 17.164.030, the Planning Commission finds that the project demonstrates the following:

1. Consistency and compatibility with applicable elements of the general plan;

The proposed project meets or exceeds the requirements of the SHMC and is consistent with General Plan Policies LU2.2, PF3.1, PF6.1, CD3.2, and HE2.4 as outlined in the staff report.

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

The project proposes additions to the existing primary residence that result in a vaulted ceiling starting from the front elevation of the home. The proposed height of 21'4" is roughly equivalent to one and one-half stories. The homes immediately adjacent to the project are single story, but one home directly across the street is two stories and both homes at the intersection of Madrona Avenue and Stockton Street, both within 150 feet of the project site, are also two stories. Additionally, the project includes exterior treatments such as stone veneer and board and batt siding that are more contemporary in appearance, but

the covered front entry porch is an element consistent with the surrounding homes. The proposed higher profile roof will make the metal material more contrasting with the character of the surrounding older, existing homes within 500 feet of the project site. A condition has been included to have the construction drawings reference a composition shingle roof more in keeping with the roof material of surrounding properties.

3. Relationship of the design to the site;

The project meets all of the zoning code requirements including lot coverage, F.A.R., setbacks, building separation, heights and widths, and parking.

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

While there are older homes of character on Stockton Street in the vicinity of this project, the property is not located within a historic district. The home was originally constructed in 1982, and is not listed on the St. Helena Master List of Historic Resources. The staff recommendation to change the roof material from metal to composition shingle will make the project material more consistent with the surrounding properties.

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

The project is located in and completely surrounded by MR district land uses and proposes a single-family dwelling and ADU in keeping with surrounding properties and the density requirements of the MR zone.

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

As noted above, the project is located in and surrounded by MR district land uses and meets the requirements of the MR zone, exhibiting compatibility with future construction both on and off the site.

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

The architectural design, materials and colors used for the project of the structures are typical of single-family dwellings and structures accessory to single-family dwellings.

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 planning and siting of the functions and buildings on the site meet the MR district requirements for lot coverage, F.A.R., setbacks, building separation, height and width, and parking. The ADU, pool, and outdoor gathering spaces are located behind the primary dwelling not visible from the public right-of-way, promoting the privacy of the residents of the property as well as surrounding properties.

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

The arrangement of the open space and landscaping are appropriate to the design of and function of the structures with the ADU, pool, and outdoor gathering spaces are located behind the primary dwelling not visible from the public right-of-way, and landscaping generally located in the setbacks and required yard areas.

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

The project site is already developed and has an existing sidewalk and driveway constructed to the requirements of the Public Works Department, which will be preserved with the proposed improvements.

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

Some of the existing landscaping will need to be removed to accommodate the proposed additions to the site, but new landscaping will be installed, and the perimeter of the property will incorporate trees and shrubs appropriate to the development of a single-family home and accessory uses.

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;

As noted above, the proposed improvements include raising the height of the home to about one and one-half stories, or 21'4" and also moving the front entrance to the home closer to the street such that it will be more aligned with the existing garage. There is a mix of both one and two story homes within 150 feet of the project site. The materials proposed will utilize board and batt, and stone veneer siding. As previously mentioned, the metal roof proposed is not compatible with the existing composition type roofing material in this area and design compatibility of the project would be improved by requiring the construction drawings note the roof will be composition type roofing.

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 landscape plan proposes a densely vegetated perimeter with generous open space within that perimeter, preserving the privacy of the residents and neighboring properties while providing visual interest through color and texture.

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 project is required by State law and conditioned to comply with the Title 24 Energy Standards and the California Green Code, as well as the California Model Water Efficient Landscape Ordinance.

Planning Department Conditions of Approval

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

building permit. Fees shall be those in effect at the time of the issuance of the building permit.

6. Pursuant to City Council Resolution 2003-65, the owner and applicant are informed of the following:

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

7. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
8. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of 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 standards of Title 24.
12. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on September 6, 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. Construction drawings for the building permit have shall exhibit a composition type roof material for the primary structure and garage.
16. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The Public Works Director must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

Public Works Department Conditions of Approval

17. The Applicant shall be responsible for all City plan check and inspection costs as described in the St. Helena Comprehensive Fee and Rate Schedule.
18. All public improvements utility connections shall be designed in accordance with the City of St. Helena's Construction Standards (SHMC 16.32.240).
19. The City has adopted the latest edition of the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual. Construction plans shall be prepared in accordance with the BASMAA Manual and the State Water Resources Control Board Phase II Municipal Separate Storm Water System (MS4) General Permit (Order 2013-0001 DWQ).
20. Grading plans, public improvement plans and connections to public utilities shall be prepared by a California Licensed Civil Engineer.
21. An Encroachment Permit is required for all work within City right of way.
22. 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.

23. 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).
24. Unless exempted, and 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

25. A building permit is required for all onsite demolition, construction and/or change of occupancy.
26. 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.
27. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
28. The applicant shall provide a construction waste management plan with the building permit application.
29. The plans for construction shall include a checklist for compliance with the California Green Buildings Standards Code, mandatory measures.
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 and include compliance with vegetation hazard mitigation requirements of Section 8.08.010 (E)(9) of the St. Helena Municipal Code.
32. Fire sprinklers and fire hydrants shall be installed as required by Fire Code and the Fire Department.
33. One hour minimum fire-resistant construction on all exterior walls within 10' of property boundary is required. Fire resistant construction of interior walls shall be determined by type of occupancy.

I HEREBY CERTIFY that the foregoing demolition permit and design review application was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on September 6, 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

SPECIAL INSPECTION NOTES

- THE FOLLOWING SPECIAL INSPECTIONS ARE REQUIRED ACCORDING PER 2014 CBC CHAPTER 17
- SEWING RESISTANCE ELEMENTS PER 2014 CBC SECTION 1701
 - FOR THE DRILLING AND INSTALLATION OF EPOXY GROUTED ANCHOR BOLTS FOR HOLDING
 - ALL WELDING WITH THE EXCEPTION OF SHOP WELDING DONE IN AN APPROVED FABRICATORS SHOP, IN ACCORDANCE WITH CBC 710.5 (CBC 101.5.5, ITEM 1)
 - INSTALLATION OF HIGH STRENGTH BOLTS, CBC 710.5.6
 - SPECIAL INSPECTIONS SHALL BE PERFORMED BY "KENSLEY LLC" P.O. BOX 2600 NAPA, CA 94556 TEL: (707) 254-1242 OR OTHER ESTABLISHED AND RECOGNIZED AGENCY REGULARLY ENGAGED IN CONDUCTING TESTS AND INSPECTION SERVICES.
 - THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL REPORT WHEN COMPLETE

EXISTING UTILITIES

EXISTING UTILITIES FOR HOME AT STREET

WATER SERVICE - REMAINS & PROTECT

SEWER SERVICE - REMAINS & PROTECT

GAS SERVICE - REMAINS & PROTECT

ELECTRICAL SERVICE - EXTEND EXISTING OVERHEAD POWER TO NEW 200 AMP MAIN PANEL - EXTERIOR WALL AT ADDITION

CABLE & COMM - EXISTING REMAINS

Public Works Notes:

- IF A SANITARY SEWER CLEAN-OUT DOES NOT EXIST OR DOES NOT MEET PUBLIC WORK STANDARD 211 - ONE WILL BE REQUIRED AND MAY INCLUDE REPLACEMENT OF THE EXISTING SEWER LATERAL TO THE CITY MAIN.
- THE APPLICANT SHALL INSTALL AN APPROVED BACK FLOW DEVICE BEHIND THE WATER METER PRIOR TO CERTIFICATE OF OCCUPANCY. IF ONE DOES NOT CURRENTLY EXIST, ANY NEW OR MODIFIED EXISTING WATER LATERALS, METERS, AND BACKFLOW PREVENTION DEVICES SHALL BE REQUIRED AND CONSTRUCTED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE CITY OF ST. HELENA'S WATER STANDARDS AND THE CALIFORNIA DEPARTMENT OF HEALTH STANDARDS. EXISTING METER BOXES LOCATED WITHIN A DRIVEWAY SHALL BE RETROFITTED WITH A TRAFFIC RATED BOX. NEW LATERALS SHALL BE LOCATED PERPENDICULAR TO THE WATER MAIN AND OUTSIDE ANY DRIVEWAY OR DRIVE AISLE.
- CITY ENCROACHMENT PERMIT SHALL BE REQUIRED FROM PUBLIC WORKS DEPARTMENT FOR ANY WORK PERFORMED IN THE PUBLIC RIGHT OF WAY.

ABBREVIATIONS

A.B.	ANCHOR BOLT	INSUL.	INSULATION
A.C.	ASPHALTIC CONCRETE	LAM.	LAMINATED
ALUM.	ALUMINUM	LAV.	LAVATORY
ANG.	ANGLE	L.B.	LIGHT BOLT
AT	AT	MTL.	METAL
BLDG.	BUILDING	MTN.	MINIMUM
BLK.	BLOCK	NIC.	NOT IN CONTRACT
BN.	BEAM	O.	OVER
BOT.	BOTTOM	O.C.	ON CENTER
BTWN.	BETWEEN	OPNG.	OPENING
CAB.	CABINET	PL.	PLATE
CER.	CERAMIC	PLY.	PLYWOOD
CL.	CAST IRON	P.T.	PRESSURE TREATED
CLG.	CEILING	RAD.	RADIUS
CLR.	CLEAR	R.D.	ROOF DRAIN
COL.	COLUMN	REFR.	REFRIGERATOR
CONC.	CONCRETE	RWD.	REDWOOD
CONT.	CONTINUOUS	S.D.	SOAP DISH
D.	DRYER	SHT.	SHEET
DBL.	DOUBLE	SHTG.	SHEATHING
D.F.	DOUGLAS FIR	SM.	SIMILAR
DR.	DOOR	SQ.	SQUARE
D.S.	DOWNSPOUT	T&B.	TOP AND BOTTOM
D.W.	DISHWASHER	T&G.	TONGUE AND GROOVE
E.A.	EACH	TYP.	TYPICAL
E.J.	EXPANSION JOINT	UNQ.	UNLESS NOTED OTHERWISE
ELEC.	ELECTRIC	VERT.	VERTICAL
EQ.	EQUAL	V.G.	VERTICAL GRAIN
E.W.	EACH WAY	W.	WITH
EXIST.	EXISTING	W.	WASHER
FN.	FINISH	W.C.	WATER CLOSET
FLASH.	FLASHING	WD.	WOOD
FLR.	FLOOR	W.H.	WATER HEATER
GA.	GAUGE	W.W.M.	WELDED WIRE MESH
G.P.	GYPSON BOARD		
GI.	GALVANIZED IRON		
H.B.	HOSE BIBB		
HDR.	HEADER		
HORIZ.	HORIZONTAL		

Drainage Systems Note:

- INSTALL NEW PERIMETER ROOF DRAINAGE SYSTEM FOR THE RESIDENCE. CONNECT ALL DOWNSPOUTS TO A TIGHT 4" DIA. SDR DRAIN PIPE AND SLOPE AT 1/4" PER FT. MIN. TO FACE OF CURB AT EXISTING STREET. APPROVED BY CITY PUBLIC WORKS. KEEP ROOF DRAIN LINE SEPARATE FROM THE FOUNDATION DRAIN SYSTEM.
- INSTALL NEW PERIMETER FOUNDATION DRAIN SYSTEM AT RESIDENCE AND AT EDGE OF REAR PATIO. INSTALL PER FOR DRAIN DETAIL. DISCHARGE AT CURB OF STREET AND APPROVED BY CITY PUBLIC WORKS DEPT.

Finish Grade Note:

FINISH GRADE SHALL DRAIN THE SURFACE WATER AWAY FROM THE PERIMETER FOUNDATION WALLS OF THE STRUCTURE. THE FINISH GRADE SHALL BE 6" MIN. BELOW THE TOP OF THE CONC. STEM WALL AND SLOPE DOWN 6" MIN. WITHIN THE FIRST 10 FEET OF RUN. PER CRC 9401 EXCEPTION: WHERE LOT LINES, WALLS, SLOPES, OR OTHER PHYSICAL BARRIERS PROHIBIT THE MIN. SLOPE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES SHALL BE SLOPED 2% MIN. TO DRAIN AWAY.

Fire Blocking Note:

FIRE BLOCKING IS REQUIRED TO PROVIDE A SEPARATION BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES IN WALLS AT STAIR STRINGERS (TOP & BOT) AT SOFFITS, DROP CEILINGS, COVE CEILINGS, AND AT OPENINGS AROUND DUCTS, VENTS, PIPES, AND FLUE CHASES. FIRE BLOCKING SHALL BE PROVIDED VERTICALLY AT CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET. PER C.G.C. R302.1.

FLOOR AREA RATIOS

TOTAL SITE AREA = 10544 S.F.	= ADJUSTED FOR FAR CALC. = 10500 S.F.
EXISTING RESIDENCE = 2225 S.F.	= 21.5% FAR TO SITE
EXISTING DETACHED GARAGE = 312 S.F.	= 3.0% FAR TO SITE
PROPOSED RESIDENCE ADDITIONS = 470 S.F.	= 4.5% FAR TO SITE
PROPOSED AD UNIT = 528 S.F.	= 5.0% FAR TO SITE
SUB-TOTAL OF PROPOSED FAR = 3546 S.F.	= 33.2% FAR TO SITE
CREDIT - REDUCE GARAGE AREA = 200 S.F.	= 1.9% REDUCTION
CREDIT - REDUCE AD UNIT AREA = 528 S.F.	= 5.2% REDUCTION
SUB-TOTAL OF AREA REDUCTIONS = 728 S.F.	= 7.1% FAR TO SITE
ADJUSTED TOTAL FAR PROPOSED = 2818 S.F.	= 26.2% FAR TO SITE
ROOF PATIO AREAS - NOT INCLUDED IN FAR CALC.	
PROPOSED ENTRY PORCH ADDITION = 361 S.F.	= 3.4% OF SITE AREA
PROPOSED REAR PATIO ADDITION = 428 S.F.	= 4.1% OF SITE AREA
PROPOSED AD UNIT PATIO ADDITION = 113 S.F.	= 1.1% OF SITE AREA
TOTAL PROPOSED SITE COVERAGE = 4448 S.F.	= 42.4% OF SITE AREA

SHEET INDEX

- PROPOSED SITE PLAN AND GENERAL NOTES
- EXISTING SITE PLAN
- EXISTING- DEMO FLOOR PLAN AND NOTES
- CAL GREEN CHECK LIST
- CAL GREEN NOTES
- PROPOSED HOME FLOOR PLAN & NOTES
- EXTERIOR ELEVATIONS- FRONT AND SIDE
- EXTERIOR ELEVATIONS - REAR AND SIDE
- HOME CROSS SECTION VIEWS 'A' & 'B'
- FOUNDATION PLAN, NOTES, AND DETAILS
- FOUNDATION DETAILS
- SHEAR PLAN, SCHEDULE, AND DETAILS
- ROOF FRAMING PLAN AND DETAILS
- FRAMING DETAILS
- OMITTED SHEET
- STANDARD CONSTRUCTION NOTES
- STANDARD CONSTRUCTION DETAILS
- ELECTRICAL PLAN AND NOTES
- MECHANICAL PLAN AND NOTES
- ENERGY CALCULATIONS
- ENERGY CALCULATIONS

GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE CITY OF ST. HELENA BUILDING CODES, THE 2014 CAL. BUILDING CODE, 2014 CAL. MECHANICAL CODE, 2014 CAL. PLUMBING CODE, 2014 CAL. ELECTRICAL CODE, 2014 CAL. GREEN BUILDING STANDARDS CODE, 2014 CAL. ENERGY CODE, AND THE CITY OF ST. HELENA HIGH PERFORMANCE CODE. ALL STATE AND LOCAL CODES IN FORCE AT PLACE OF WORK.
- THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AT THE JOB SITE, AND SHALL BE SOLELY RESPONSIBLE FOR ALL QUANTITIES OF MATERIALS AND/OR EQUIPMENT REQUIRED TO PROPERLY COMPLETE THE WORK. ANY DAMAGE TO EXISTING PROPERTY THAT MAY OCCUR DURING THE COURSE OF THE WORK SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF EXISTING UTILITIES IN THE FIELD. UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL COORDINATE ALL NECESSARY UTILITY RELOCATIONS, IF REQUIRED, WITH THE APPROPRIATE UTILITY COMPANIES. ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR (UNO). EXISTING UTILITIES SHALL BE KEPT IN SERVICE AT ALL TIMES, THOSE THAT INTERFERE WITH THE WORK TO BE PERFORMED SHALL BE PROTECTED AS REQUIRED BY LOCAL BUILDING CODES AND UTILITY COMPANIES.
- SHOULD ANY CONTRACTOR OR SUBCONTRACTOR FIND ANY DEFICIENCIES, ERRORS, CONFLICTS, OR OMISSIONS IN THESE PLANS AND SPECS OR IF THEY ARE IN DOUBT AS TO THE MEANING OR INTENT, THEY SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION OR REQUIRED ADDENDUM TO WORK.
- THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN OF HVAC SYSTEM IN ACCORDANCE WITH THE C.M.C. THE TITLE 24, PART 6 COMPLIANCE CALCULATIONS SUBMITTED WITH THESE DRAWINGS, AND THESE DRAWINGS.
- THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PIPING SYSTEMS INCLUDING, BUT NOT LIMITED TO, DOMESTIC COLD WATER, DOMESTIC HOT WATER, WATER HEATER, AND CONDENSATE LINES, IN ACCORDANCE WITH THE C.P.C. AND ALL LOCAL CODES.
- ALL TREES AND OTHER NATURAL FEATURES ON THE SITE AND ADJACENT AREAS NOTED OR DESIGNATED TO REMAIN SHALL BE PROTECTED FROM ALL INJURY. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PRESERVE THE TREES. NO DIESEL OR GASOLINE ENGINES SHALL BE LEFT RUNNING UNDER TREES TO REMAIN.
- ALL WOOD SHEET GOODS FOR THE ROOF, WALLS, OR SUB-FLOOR SHALL BE ORIENTED STAND BOARD (OSB) - TYPICAL FOR THE REMODEL PROJECT. WHERE PLANS OR DETAILS SHOW PLYWOOD THE CONTRACTOR SHALL SUBSTITUTE OSB TYPE SHEET GOODS. ALTERNATE TYPE EQUIVALENT MATERIALS MAY BE ALLOWED BY THE AUTHORITY HAVE JURISDICTION AND BY THE STRUCTURAL ENGINEER OF RECORD.
- BUILDING ADDRESS SIGNAGE- APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR BUILDING IN SUCH A POSITION TO BE CLEARLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY. LETTER OR NUMBERS SHALL BE 4" INCHES IN HEIGHT MIN. AND WITH 0.5" INCH STROKE MIN. WITH A CONTRASTING COLOR TO THE BACKGROUND ITSELF- PER CRC R314.1.

SITE NOTES

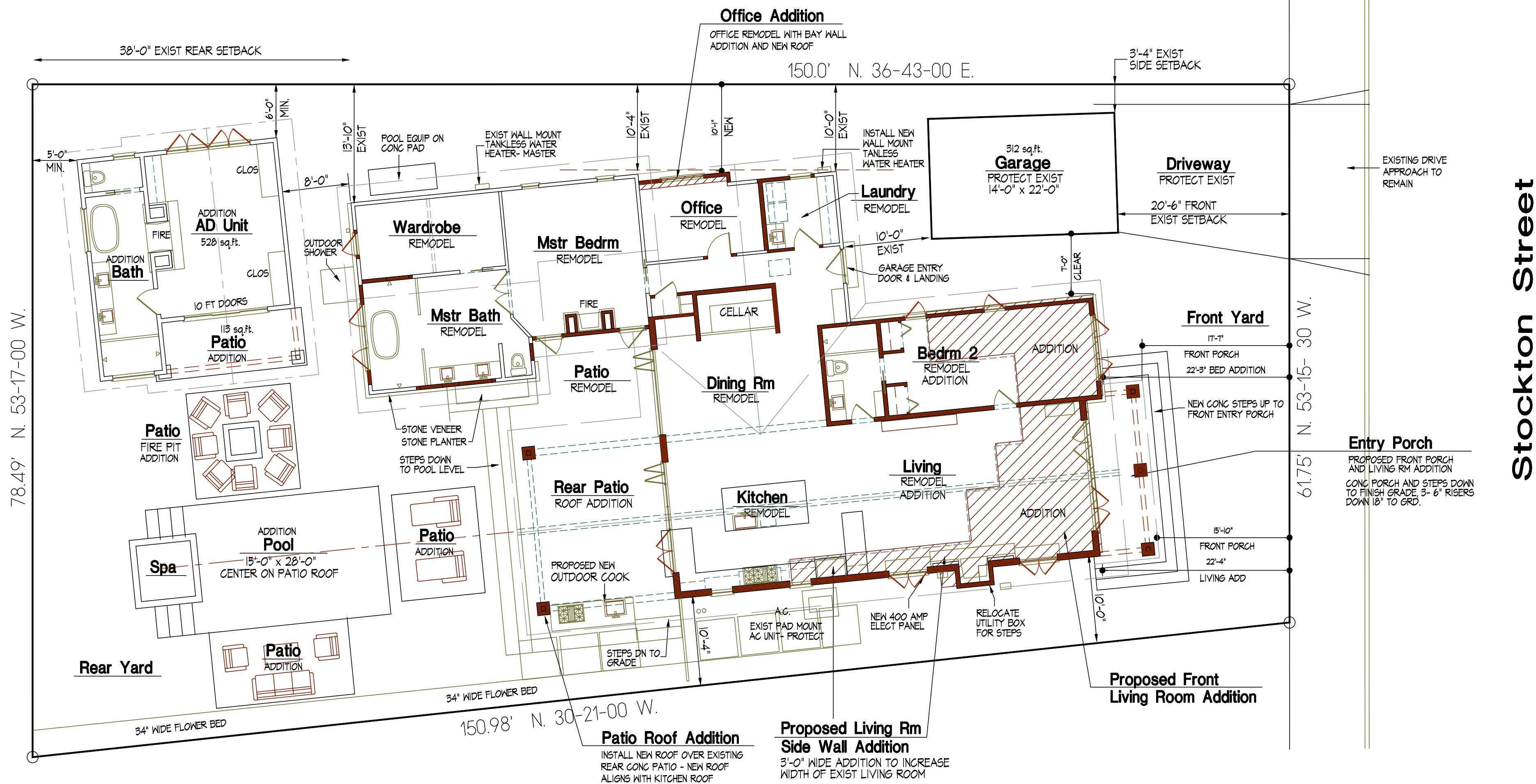
- FINISH SITE GRADING SHALL DRAIN THE SURFACE WATER AWAY FROM THE PERIMETER FOUNDATION WALLS OF THE STRUCTURE. THE GRADE SHALL BE 6" MIN. BELOW THE TOP OF THE CONC. SLAB FLOOR AND SLOPE DOWN 6" MIN. WITHIN THE FIRST 10 FEET OF RUN. SEE SHT 1.2 FOR PERIMETER ROOF DRAINAGE PLAN.
- ALL TREES AND OTHER NATURAL FEATURES ON THE SITE AND ADJACENT PROPERTY AREAS SHALL BE PROTECTED FROM ALL INJURY. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PRESERVE EXISTING TREES AND LANDSCAPE PLANTINGS. NO GASOLINE / DIESEL ENGINES SHALL BE LEFT RUNNING UNDER TREES.
- THE CONTRACTOR SHALL PROVIDE A CHEMICAL TOILET ON-SITE DURING THE COURSE OF CONSTRUCTION AND THE TOILET SHALL BE SERVICED ON A WEEKLY BASIS, OR SOONER AS IS REQUIRED WITH USE. THE CONTRACTOR SHALL MAINTAIN ALL LITTER, TRASH BINS, DUMP AREAS, OR STOCKPILES EACH DAY AND IN SUCH A MANNER TO KEEP THE JOB SITE CLEAN AND FREE OF ALL DEBRIS, AND SHALL NOT RESULT IN A CONTAMINATED DISCHARGE. SEE CIVIL PLANS FOR PROPOSED STOCKPILE AND DEBRIS AREAS.
- THE CONTRACTOR SHALL PROPERLY MAINTAIN A DESIGNATED WASHOUT AREA TO REMOVE SEDIMENT AND CHEMICAL POLLUTANTS THAT MAY BE PRODUCED BY THE CONSTRUCTION OF THIS PROJECT AND SHALL MEET CAL. GREEN BUILDING CODE REQUIREMENTS.
- ALL GRADING SHALL BE PERFORMED TO PREVENT WIND BLOWN DUST. CONTRACTOR SHALL PROVIDE WATERING AS REQUIRED FOR DUST CONTROL AT ALL TIMES DURING THE COURSE OF WORK.

PROJECT DESIGN DATA

NOTE: ALL ENGINEERING CALL OUTS AND DETAILS ON THESE PLANS MUST BE PERFORMED AS SHOWN. ANY CHANGES OR MODIFICATIONS MUST BE PRE-APPROVED BY THE ENGINEER OF RECORD.

FLOOR LIVE LOAD 40 psf ROOF LIVE LOAD 20 psf SNOW does not apply
BASIC WIND SPEED = 110 MPH - Ultimate II (2)
WIND EXPOSURE CATEGORY = "C" I = 10 OCCUPANCY = R-3
COMPONENTS AND CLADDING = Does not apply
EARTHQUAKE - SEISMIC DESIGN CATEGORY = "E"
SOIL SITE CLASS - "D" - SMFT SOIL RISK - II (2)
LATITUDE = 38.503 LONGITUDE = -122.475
Se = 1.82 S1 = 0.688 Sds = 1.213 Sd1 = 0.688
Force resisting system = light framed walls / wood struct. panels (plywood)
R = 6.5 Cs = Sds (1) = 0.165

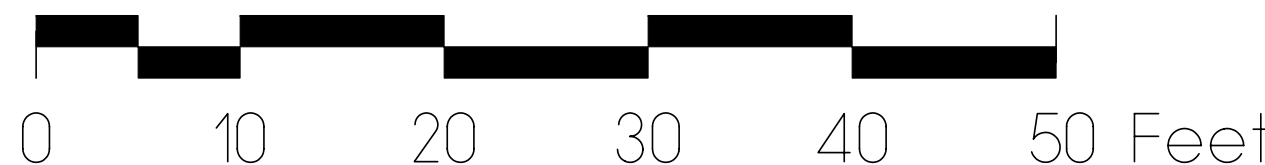
CONSTRUCTION TYPE = (5-B) - WOOD FRAMED
OCCUPANT GROUP - R3 - New Single Family Home
FIRE SPRINKLERS - NOT REQUIRED- remodel less than 50%



Site Plan

SCALE : 1" = 8'-0"

SITE AREA 10544 sq.ft.



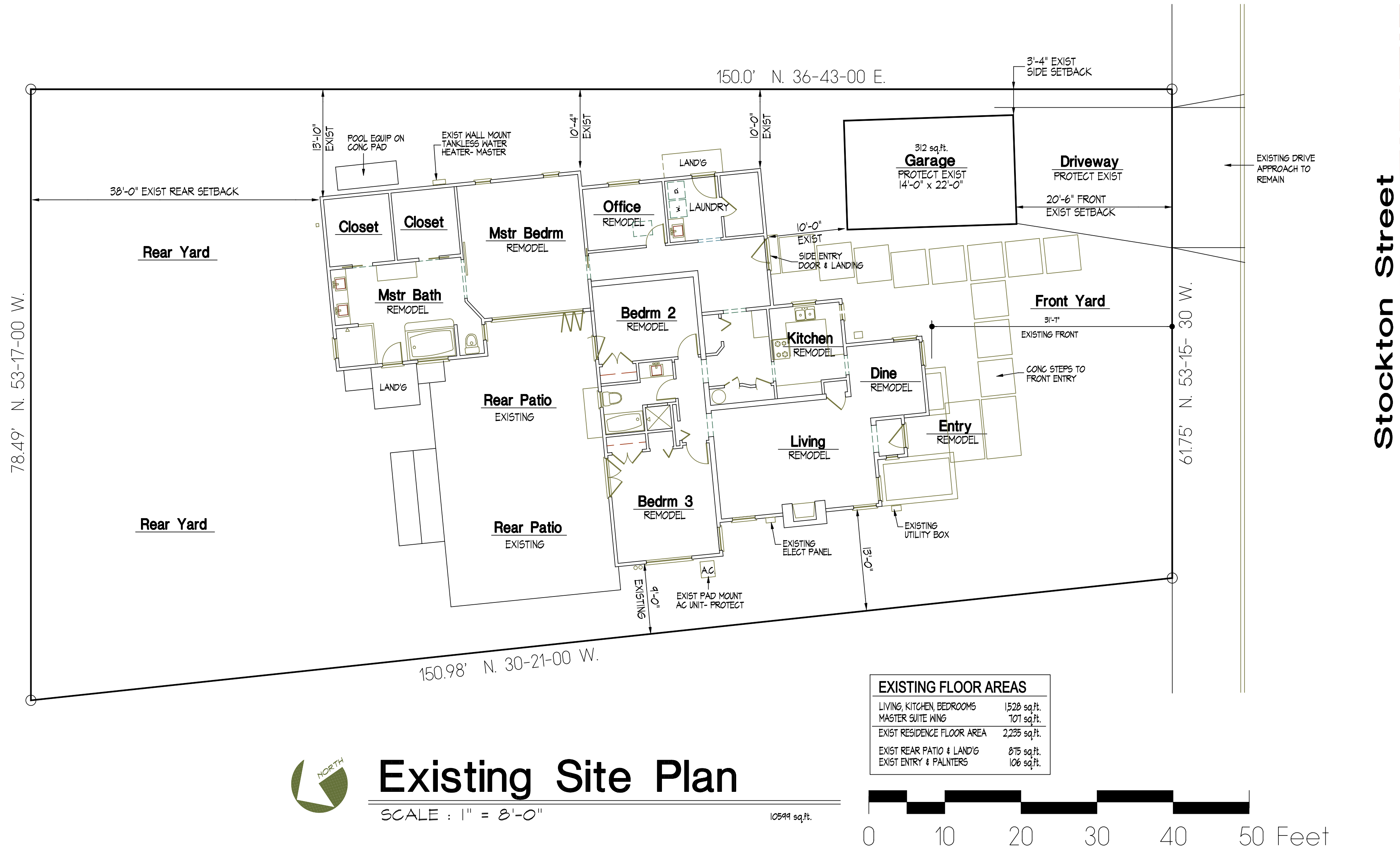
Kennedy Home Design, Inc.
51 Brittany Lane Sequim Washington 98382
Phone (707)-844-9279 Email Kennedyarchitect@gmail.com

Prepared by:
Michael Kennedy

Date: AUGUST 2021
Revision: AUG 14, 2022
Job No.: 21-24
Dwg.: CAR3

Proposed Home Remodel and Additions For:
Carson Residence
1512 Stockton Street St. Helena California 94574

1.1



Kennedy Home Design llc
51 Brittany Lane Sequim Washington 98382
Phone (707)-844-9279 Email Kennedy.architect@gmail.com

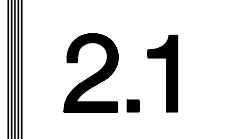
Prepared by:
M Kennedy
Michael Kennedy

Date: AUGUST 2021
Revisions: AUG 03, 2022
Job No. : 21-24
Dwg. : CAR3

These construction documents are the property of Kennedy Home Design llc. Kennedy Home Design llc, its employees, and its agents shall not be responsible for the acts or omissions of any third party who may use these documents for any purpose other than the intended use of the Work described herein, nor the accuracy or completeness of the information contained herein.

Proposed Home Remodel and Additions For:
Carson Residence
1512 Stockton Street St. Helena California 94574

1.2



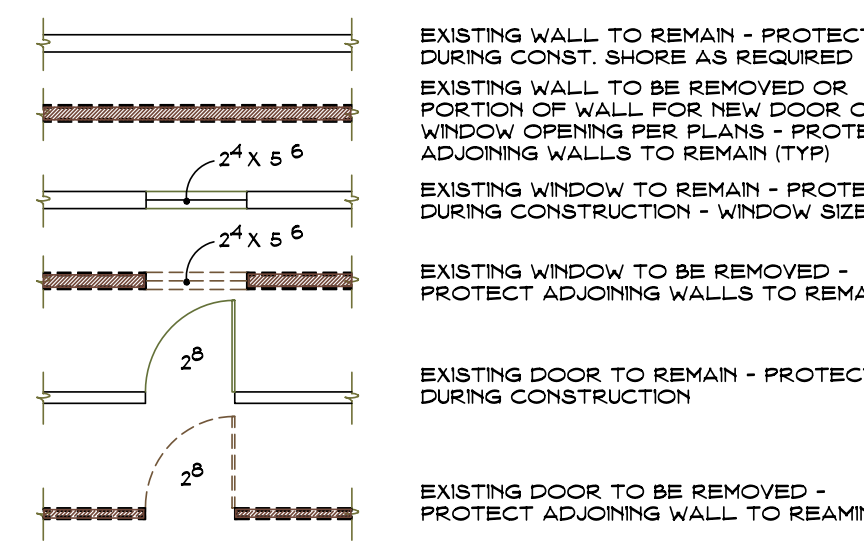
Cal Green Building Code Notes

1. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE PROVIDED WITH INTEGRAL RAIN SENSORS OR SOIL MOISTURE SENSORS THAT ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS NEEDS AS HEATHER CONDITIONS CHANGE. CECB 4.304.1 REQ.
2. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR ACCEPTABLE METHOD. CECB 4.408 REQ.
3. A MINIMUM OF 65 PERCENT OF THE CONSTRUCTION WASTE GENERATED AT THE BUILDING SITE SHALL BE DIVERTED TO RECYCLE OR SALVAGE. CECB 4.400.1
4. AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED PRIOR TO THE FINAL INSPECTION. CECB 4.401
5. GAS FIREPLACES SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE, WOOD OR PELLET STOVES SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS.
6. DUCT AND VENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION. CECB 4.504.1
7. ADHESIVES, SEALANTS, AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS. CECB 4.504.2.1
8. PAINTS, STAINS, AND COATINGS SHALL BE COMPLIANT WITH VOC LIMITS. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MS LIMITS FOR VOC, AND OTHER TOXIC COMPOUNDS. CECB 4.504.2.2 DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT "VOC" LIMITS FOR FINISH MATERIALS HAS BEEN USED DURING CONSTRUCTION.
9. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH "VOC" LIMITS.
10. 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC EMISSION LIMITS DEFINED BY (CARP) HIGH PERFORMANCE PRODUCTS OR WITH (CARP) CRITERIA CERTIFIED UNDER THE GREEN GUARD CHILDREN AND SCHOOLS PROGRAM OR BE CERTIFIED UNDER THE (CARP) FLOOR SCORE PROGRAM TO MEET CAL DEPT. OF PUBLIC HEALTH. CECB 4.504.4
11. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS. CECB 4.504.4
12. MOISTURE CONTENT OF BUILDING MATERIALS USED IN ENCLOSED WALL AND FLOOR FRAMING SYSTEMS SHALL BE CHECKED BEFORE ENCLOSURE AND SHALL NOT EXCEED 14 PERCENT MOISTURE RATING. CECB 4.509.3
13. WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE UNIT FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MINIMUM INSULATION VALUE OF R-4.2. CECB 4.501
14. H.V.A.C. MECH. SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS. CECB 4.503
15. PREScriptive PLUMBING FIXTURE STANDARDS PER CECB 4.503.1
- A. WATER CLOSETS SHALL BE LESS THAN 120 GAL. PER FLUSH
- B. SINGLE SHOWER HEADS SHALL BE LESS THAN 2.0 GAL. PER MIN. AT 80 P.S.I.
- C. MULTIPLE SHOWER HEADS - THE COMBINED FLOW RATE OF ALL SHOWER HEADS AND / OR SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GAL. PER MIN. AT 80 P.S.I. - OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME - PER CECB 4.503.13.2
- D. RESIDENTIAL LAVATORY FAUCETS SHALL BE LESS THAN 1.0 GAL. PER MIN. FLOW RATE AT 80 P.S.I.
- E. KITCHEN FAUCETS SHALL BE LESS THAN 1.0 GAL. PER MIN. FLOW RATE AT 80 P.S.I. WITH TEMPORARY INCREASE TO 2.2 G.P.M. ALLOWED, BUT SHALL DEFAULT TO 1.0 G.P.M.

General Notes

1. THE CONTRACTOR &/ OR SUBCONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING PDS.
2. THE CONTRACTOR &/ OR SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE DRAWINGS & SHALL NOTIFY THE OWNER, OWNER OF ANY DISCREPANCIES PRIOR TO STARTING THEIR WORK.
3. THE CONTRACTOR &/ OR SUBCONTRACTOR WORK SHALL CONFORM TO ALL APPLICABLE GOVERNMENTAL AGENCIES REGULATIONS & LOCAL BUILDING CODES.
4. EACH SUBCONTRACTOR IS CONSIDERED A SPECIALIST IN HIS RESPECTIVE FIELD & SHALL PRIOR TO THE SUBMISSION OF BID OR PERFORMANCE OF WORK NOTIFY THE GENERAL CONTRACTOR OR OWNER OF ANY WORK CALLED OUT ON THE DRAWING IN HIS TRADE THAT CANNOT BE FULLY GUARANTEED.
5. MATERIALS, ALL MATERIALS & EQUIPMENT WILL BE PURCHASED BY THE CONTRACTOR &/ OR" INSTALLED ACCORDING TO PLANS & SPECIFICATIONS.
6. INTERPRETATION OF DOCUMENTS: SHOULD THE CONTRACTOR, AT ANY TIME, DISCOVER AN ERROR IN A DRAWING OR ON SPECIFICATIONS, OR A DISCREPANCY OR VARIATION BETWEEN DIMENSIONS ON DRAWING & MEASUREMENTS AT SITE, OR LACK OF DIMENSIONS OR OTHER INFORMATION, HE SHALL REPORT AT ONCE TO THE ENGINEER FOR CLARIFICATION & HE SHALL NOT PROCEED WITH THE WORK AFFECTED UNTIL CLARIFICATION HAS BEEN MADE. DIMENSIONS PREFERENCE OVER DRAWINGS SHALL BE FOLLOWED IN EVERY CASE. IN PREFERENCE OVER DRAWINGS OF SMALLER SCALE, ANY REQUIRED REVISION DRAWINGS WILL BE ISSUED TO THE CONTRACTOR IN SUFFICIENT NUMBER, TO ENABLE HIM TO CARRY THE WORK PROPERLY. CONTRACTOR IS RESPONSIBLE FOR ALL ERRORS MADE AS A DIRECT RESULT OF USING SUPERSEDED DRAWINGS.
7. ALL WORK SHALL BE IN ACCORDANCE WITH PRINTED DIRECTIONS & SPECIFICATIONS OF ASSOCIATIONS, TRADES & MANUFACTURERS OF SYSTEMS & MATERIALS APPLIED FOR THIS PROJECT. FINISHED SHALL BE FIRM, WELL ANCHORED, IN TRUE ALIGNMENT, PLUMB/LEVEL, WITH SMOOTH, CLEAN, UNIFORM APPEARANCE, WITHOUT DISCOLORATIONS, JOINTING SHALL BE CLOSE FITTING, NEAT, WELL-SCABBED, FINISHED WORK SHALL HAVE NO EXPOSED, UNUSUALLY ANCHORS OR UNSAFE PROTRUSIONS FOR EXPANSION & CONTRACTION OR SHRINKAGE, AS NECESSARY, TO PREVENT CRACKS, BUILDING & WEARING.
8. ATTACHMENTS, CONNECTIONS, OR FASTENINGS OF ANY NATURE ARE TO BE PROPERLY & PERMANENTLY SECURE, IN CONFORMANCE WITH BEST PRACTICE & CONTRACTOR IS RESPONSIBLE FOR PROVIDING THEM ACCORDING TO THESE CONDITIONS. DRAWINGS SHOW ONLY SPECIAL CONDITIONS TO ASSIST CONTRACTOR; THEY DO NOT ILLUSTRATE EVERY DETAIL.
9. WEATHER-SHOEDING ALL EXTERIOR DOORS & WINDOWS.
10. ALL EXHAUST SYSTEMS SHALL HAVE BACK DRAFT OR AUTOMATIC DAMPERS
11. ALL WATER PIPES IN UNHEATED SPACE SHALL HAVE R-9 INSULATION OR GREATER
12. NEW INSULATION SHALL BE R-21 FOR WALLS AND R-30 FOR CEILING.

Demo Removal Legend & Notes



Removal Notes

1. CONTRACTOR TO SALVAGE ALL REMOVED ITEMS TO THE OWNER AND AFTER REVIEW BY THE OWNER, THE CONTRACTOR SHALL REMOVE ALL UNWANTED ITEMS OF DEMOLITION FROM THE JOBSITE AT NO COST TO THE OWNER.
2. CONTRACTOR SHALL SHORE ALL EXISTING WALLS AND CEILINGS AS REQUIRED FOR PROPOSED REMOVAL. ANY AREAS THAT ARE DAMAGED THAT ARE NOT SCHEDULED FOR REMOVAL SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AND AT THE CONTRACTOR'S EXPENSE.

(N) ——— INDICATES NEW CONSTRUCTION
(E) - - - - - INDICATES EXISTING CONSTRUCTION

AD UNIT ROOF

SCALE : 1" = 8'-0"

PROPOSED ROOF PLAN

SCALE : 1" = 8'-0"

EXISTING-DEMO FLOOR PLAN

SCALE : 1" = 5'-0"

EXISTING FLOOR AREAS		
EXIST RESIDENCE	2,255 sq.ft.	= 21.9% FAR
EXIST PATIOS & PORCHES ALL WILL BE DEMOLISHED	845 sq.ft.	= 8.5% FAR
EXIST DETACHED GARAGE WILL REMAIN IN PLACE	312 sq.ft.	= 3.0% FAR
TOTAL EXIST SITE COVERAGE	3,412 sq.ft.	= 32.8% OF SITE AREA
PROPOSED PORTION OF EXIST HOME TO BE DEMOLISHED FOR CONSTRUCTION & REMODEL	1,528 sq.ft.	= 68% EXIST RESIDENCE

EXISTING EXTERIOR WALLS		
270 LIN FT. TOTAL LENGTH		
HOME WALL - REMAINS WITH REMODEL WORK	140 LIN FT REMAINS	= 51.8% OF TOTAL
HOME WALL - REMOVED FOR NEW CONSTRUCTION	130 LIN FT REMOVED	= 48.2% OF TOTAL

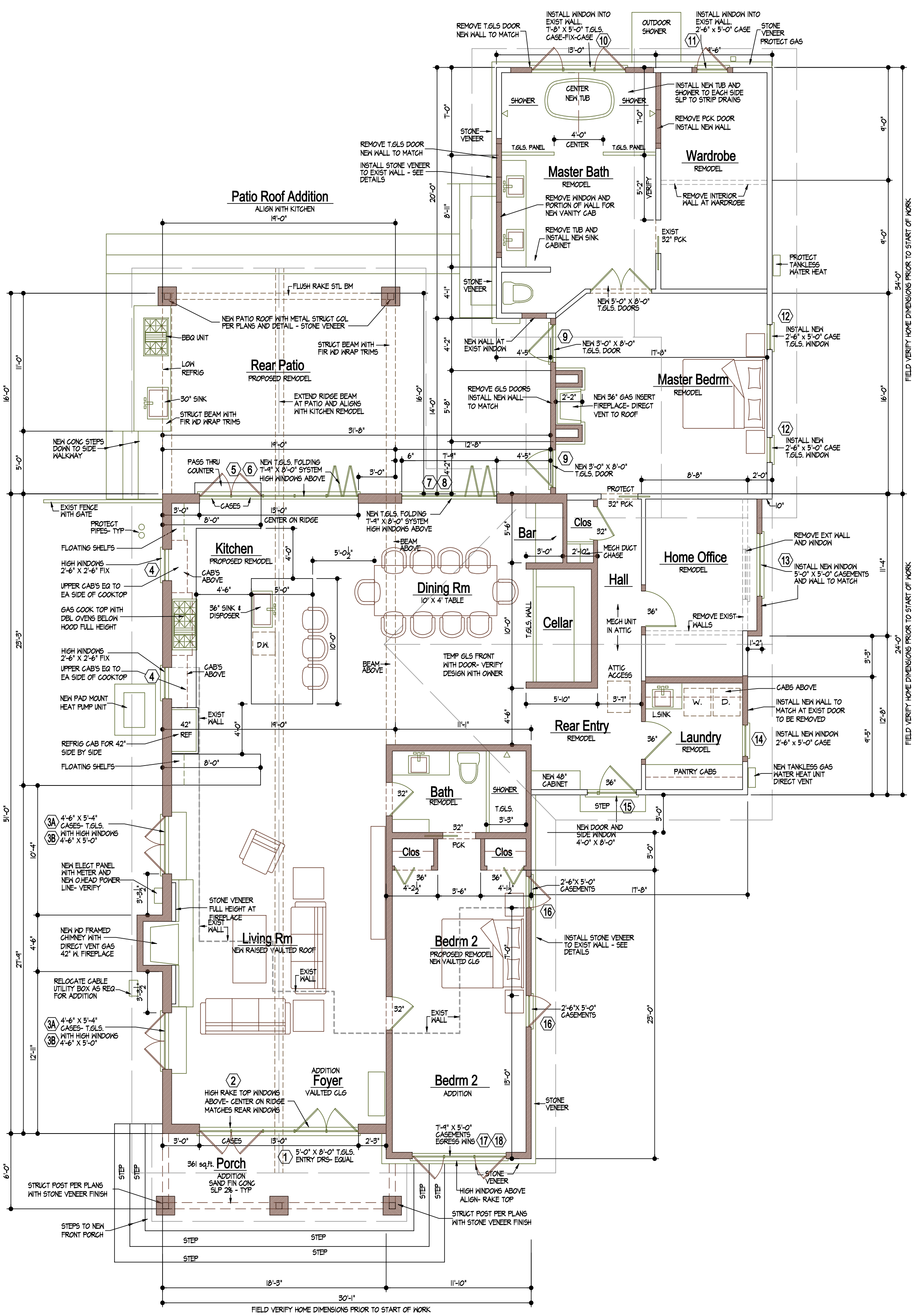
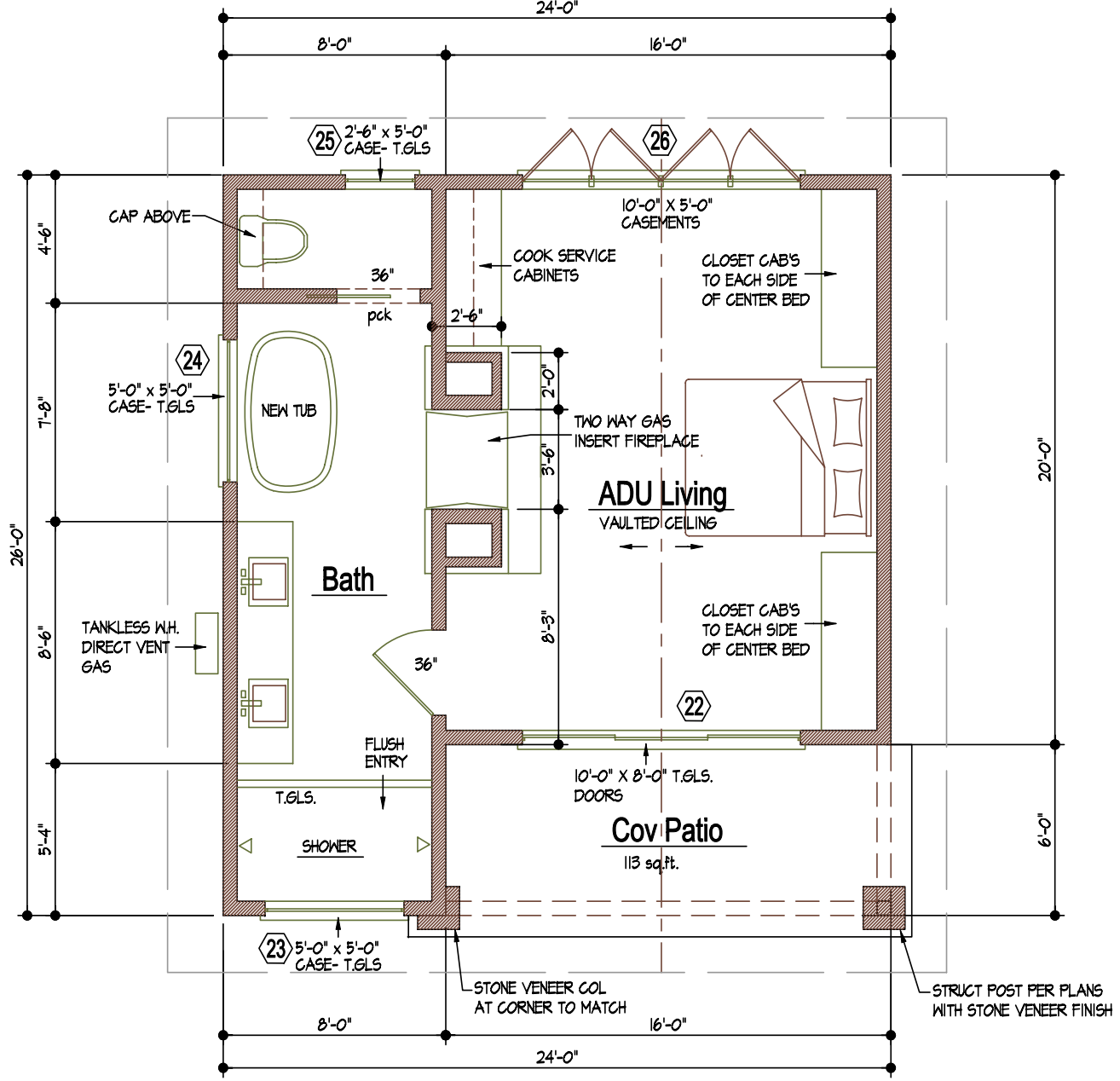
Kennedy Home Design Ilc
51 Britany Lane Sequim Washington 98382
Phone (707)-844-9279 Email Kennedyarchitect@gmail.com

Prepared by:
Michael Kennedy
Date: NOVEMBER 2021
Revision: AUG 26, 2022
Job No. : 21-24
Dwg. : CAR8

Proposed Home Remodel and Additions For:
Carson Residence
1512 Stockton Street St. Helena California 94574

2.2

EXTERIOR WINDOW & DOOR SCHEDULE					
Key	Opening Size	Type	Glass	Frame	Notes
1	13'-0" X 8'-0"	CASE-FIXED- DOORS	TRIP PANE LOW-E	METAL	5 EQUAL PANEL WIDTH WITH ENTRY DOORS CASEMENTS AND FIXED PANEL
2	13'-0" X 3'-9" TO 6'-5 1/2"	FIXED- RAKE TOP	TEMP GLS		5 EQUAL PANEL WIDTH - RAKE TOP TO MATCH ROOF FIXED WITH GRIDS TO MATCH GLASS BELOW
3A	4'-6" X 5'-4"	CASEMENTS	TEMP GLS		4'-6" X 5'-4" CASEMENTS - EQUAL GRIDS
3B	4'-6" X 5'-0"	FIXED	TEMP GLS		4'-6" X 5'-0" FIXED ABOVE- MATCH GRIDS
4	2'-6" X 2'-6"	FIXED	TEMP GLS		HIGH WINDOWS - MATCH TOP TO WINDOW #3
5	13'-0" X 8'-0"	CASES & FOLDING DRS	TEMP GLS		7'-9" X 8'-0" FOLDING DOORS WITH 5'-3" X 5'-0" CASEMENTS - EQUAL GRID PATTERN
6	13'-0" X 6'-0" TO 8'-8 1/2"	FIXED- RAKE TOP	TEMP GLS		5 EQUAL PANEL WIDTH - RAKE TOP TO ROOF FIXED WITH GRIDS TO MATCH GLASS BELOW
7	7'-9" X 8'-0"	FOLDING DOORS	TEMP GLS		3- EQ WIDTH FOLDING DOORS
8	7'-9" X 15 3/4" TO 4'-6 1/2"	FIXED- RAKE TOP	TEMP GLS		5 EQUAL PANEL WIDTH - RAKE TOP TO ROOF FIXED WITH GRIDS TO MATCH GLASS BELOW
9	3'-0" X 8'-0"	SINGLE DOOR	TEMP GLS		MATCH TYPICAL DOOR GRID PATTERN
10	7'-8" X 5'-0"	CASE- FIXED- CASE	TEMP GLS		2 EQUAL GRID VERTICAL - EACH UNIT
11	2'-6" X 5'-0"	CASEMENT	TEMP GLS		2 EQUAL GRID VERTICAL
12	2'-6" X 5'-0"	CASEMENT	TEMP GLS		2 EQUAL GRID VERTICAL
13	5'-0" X 5'-0"	CASEMENTS	TEMP GLS		2- CASEMENTS - 2 EQUAL GRID VERTICAL
14	2'-6" X 5'-0"	CASEMENT	TEMP GLS		2 EQUAL GRID VERTICAL
15	4'-0" X 8'-0"	DOOR & FIXED SIDE	TEMP GLS		3'-0" X 8'-0" DOOR & 4'-0" X 8'-0" SIDE
16	2'-6" X 5'-0"	CASEMENT	TEMP GLS		2 EQUAL GRID VERTICAL
17	7'-8" X 5'-0"	CASE- FIXED- CASE	TEMP GLS		3 EQUAL UNITS- MEET EGRESS REQ
18	7'-8" X 116 1/2" TO 4'-2"	FIXED- RAKE TOP	TEMP GLS		3 EQUAL PANEL WIDTH - RAKE TOP TO ROOF FIXED WITH GRIDS TO MATCH GLASS BELOW
19	OMITTED				
20	OMITTED				
21	OMITTED				
22	10'-0" X 8'-0"	FOLDING DOORS	TEMP GLS		5- EQ WIDTH FOLDING DOORS
23	5'-0" X 5'-0"	CASEMENTS	TEMP GLS		2- CASEMENTS - 2 EQUAL GRID VERTICAL
24	5'-0" X 5'-0"	CASEMENTS	TEMP GLS		2- CASEMENTS - 2 EQUAL GRID VERTICAL
25	2'-6" X 5'-0"	CASEMENT	TEMP GLS		2 EQUAL GRID VERTICAL
26	10'-0" X 5'-0"	CASEMENTS	TEMP GLS		4- CASEMENTS - 2 EQUAL GRID VERTICAL



Kennedy Home Design Ilc
51 Brittany Lane Sequim Washington 98382
Phone (707)-844-9279 Email Kennedyarchitect@gmail.com

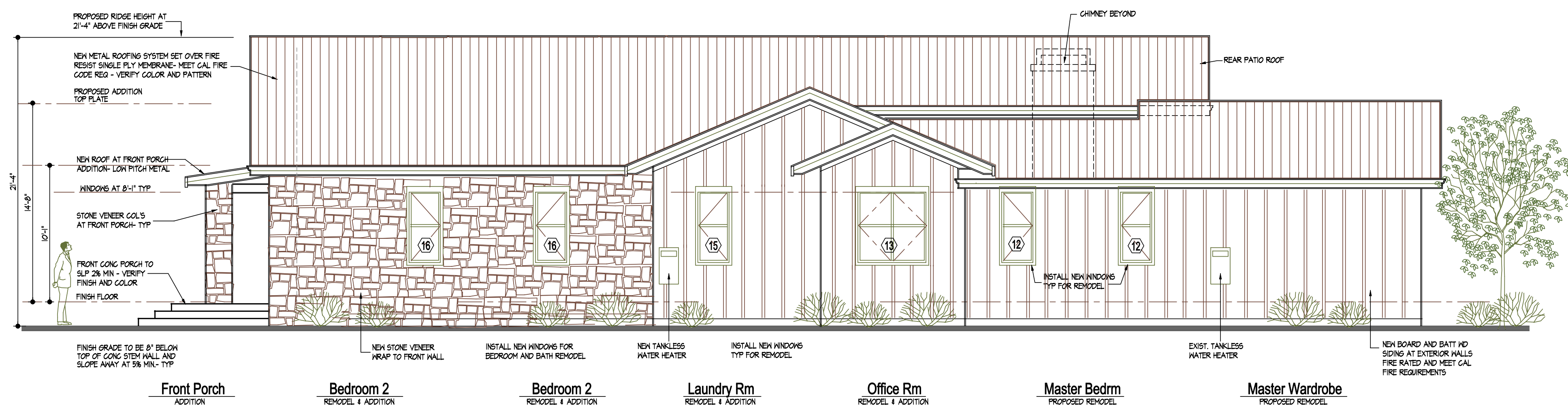
Prepared by:
Michael Kennedy

Date: NOVEMBER 2021
Revisions: AUG 04 2022
Job No. : 21-24
Dwg. : CARB

These architectural documents are the property of Kennedy Home Design Ilc. All reserved rights, including copyright, shall not be responsible for the acts or omissions of any person performing any work under these documents. Failure to carry out the Work in accordance with these documents.

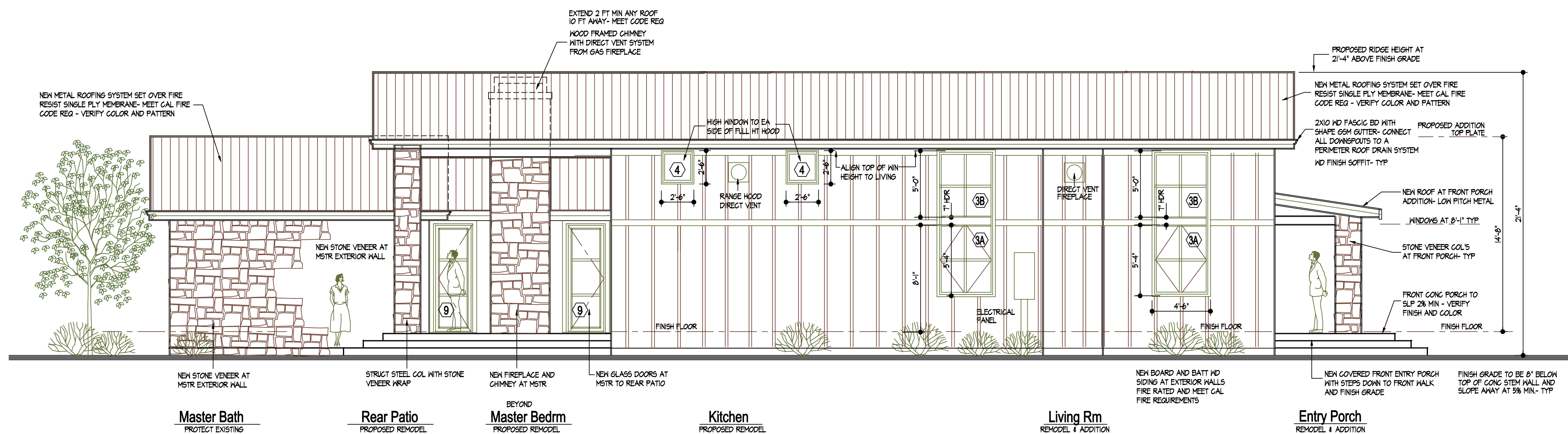
Proposed Home Remodel and Additions For:
Carson Residence
1512 Stockton Street St Helena California 94574





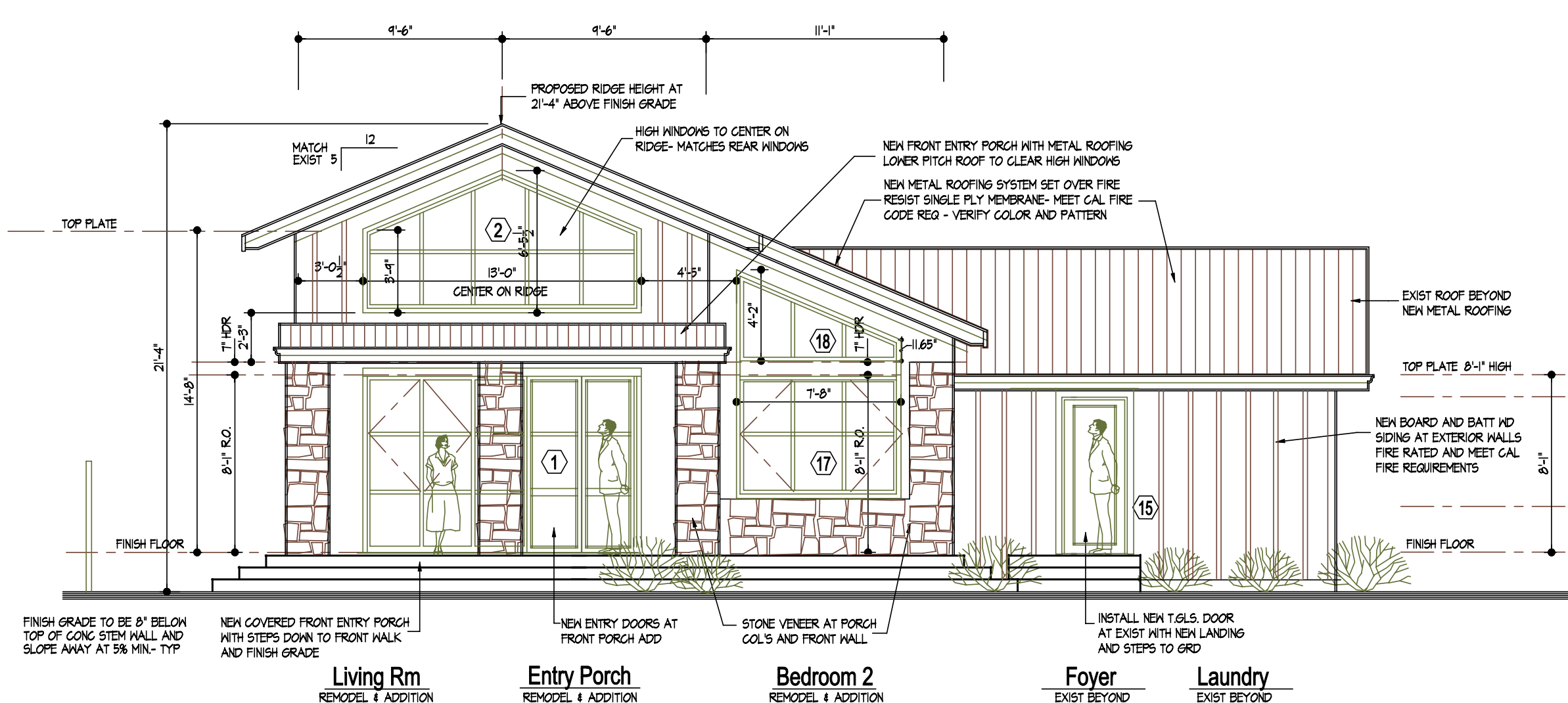
Side View - South

SCALE : 1" = 5'-0"



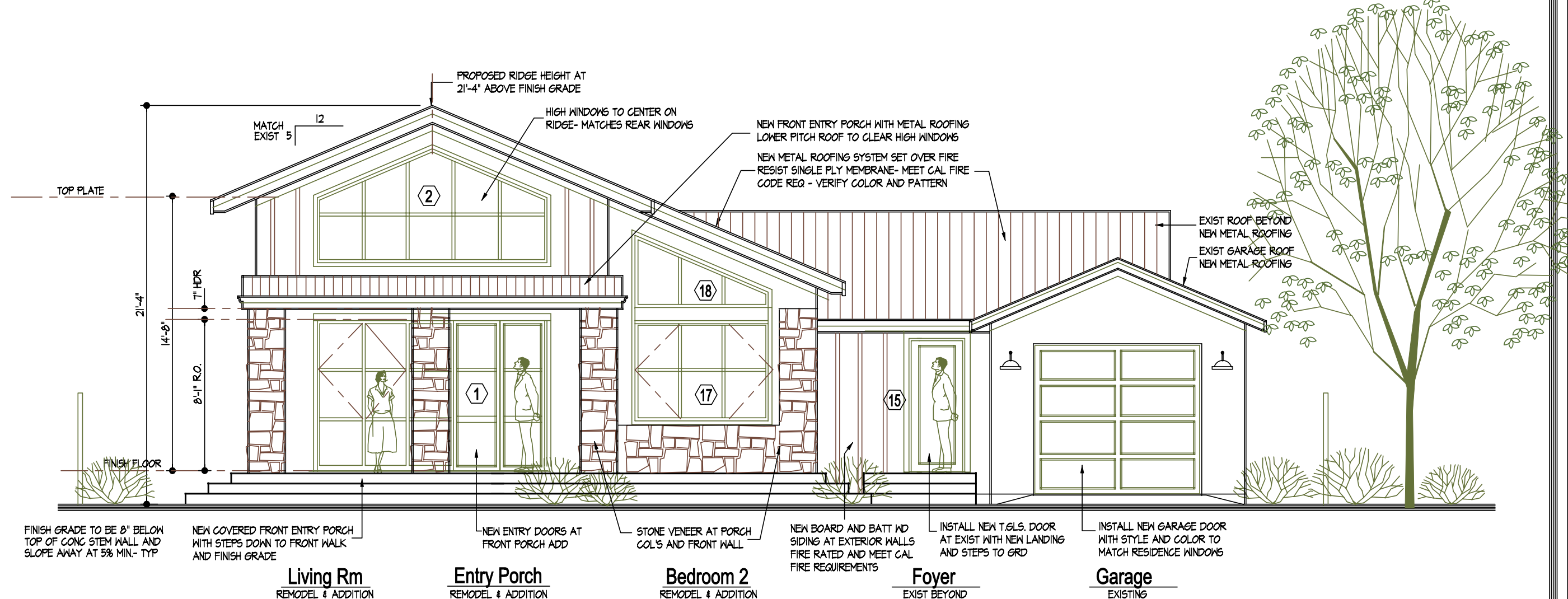
Side View - North

SCALE : 1" = 5'-0"



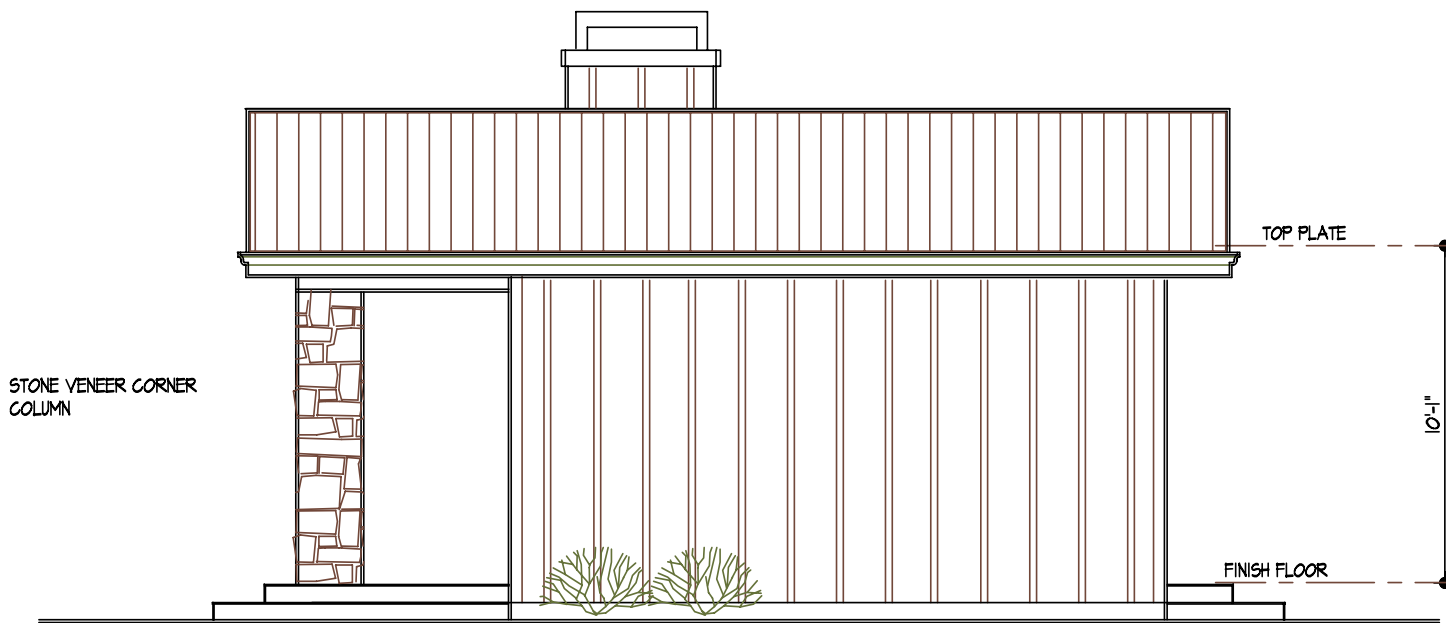
Front View - West

SCALE : 1" = 5'-0"



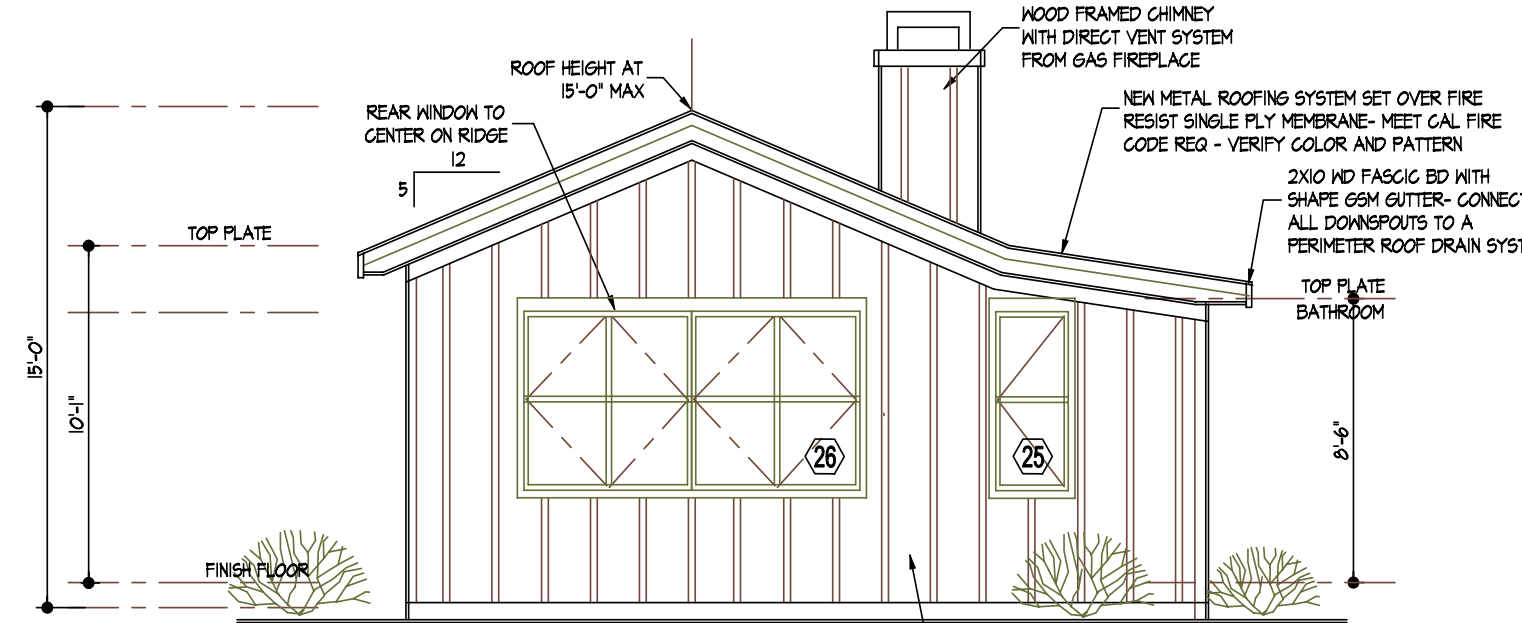
Front View - with Garage

SCALE : 1" = 5'-0"



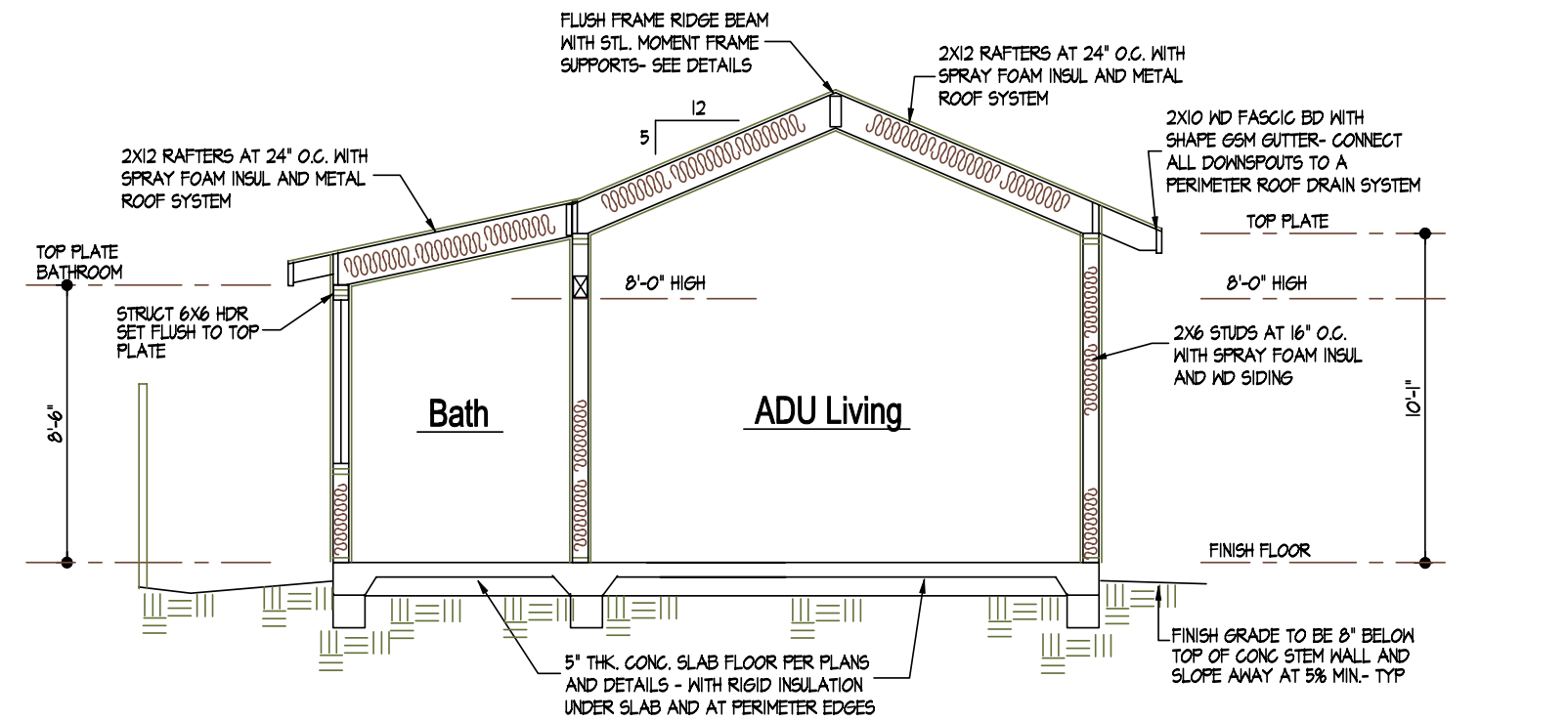
AD Unit Side View

SCALE : 1" = 5'-0"



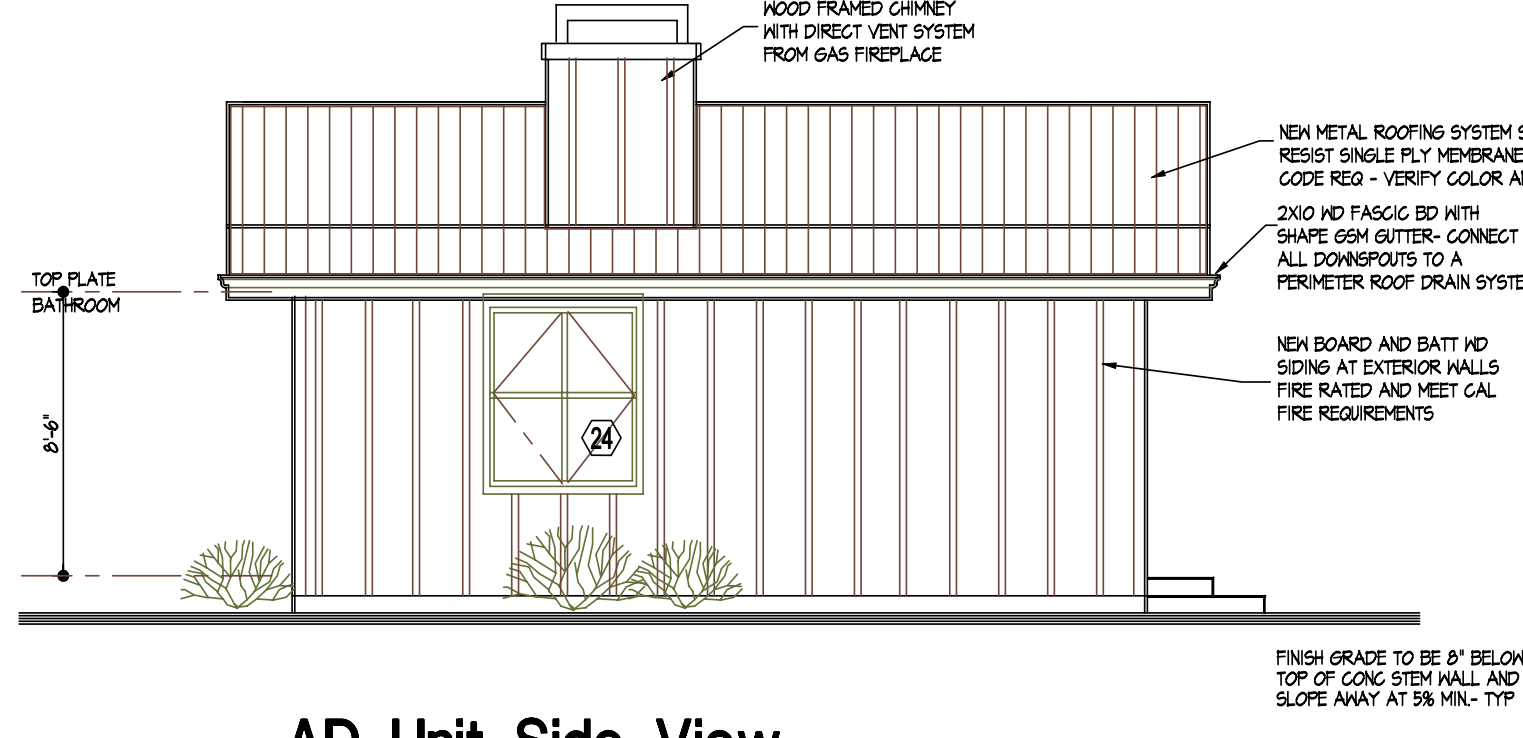
AD Unit Rear View

SCALE : 1" = 5'-0"



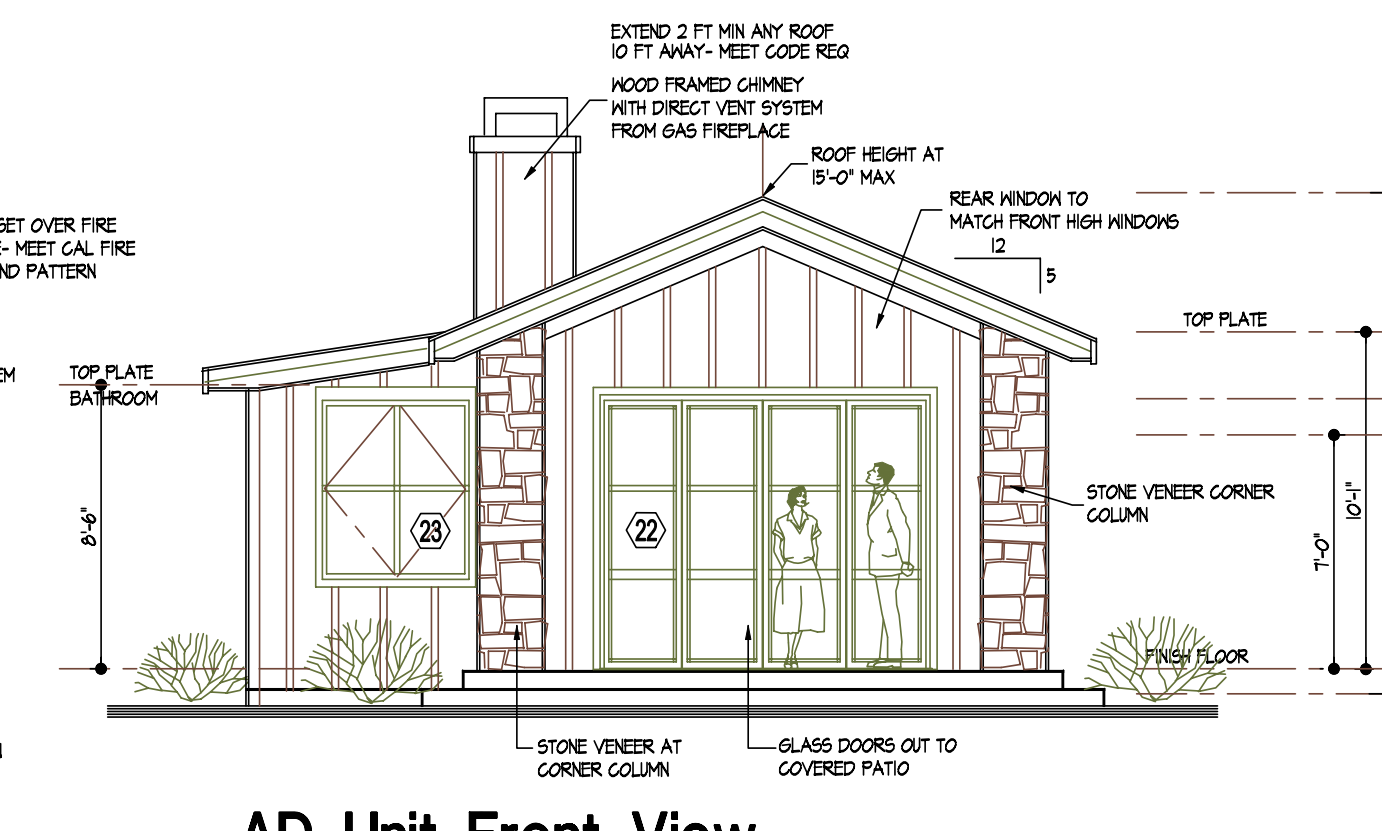
AD Unit Section View

SCALE : 1" = 5'-0"



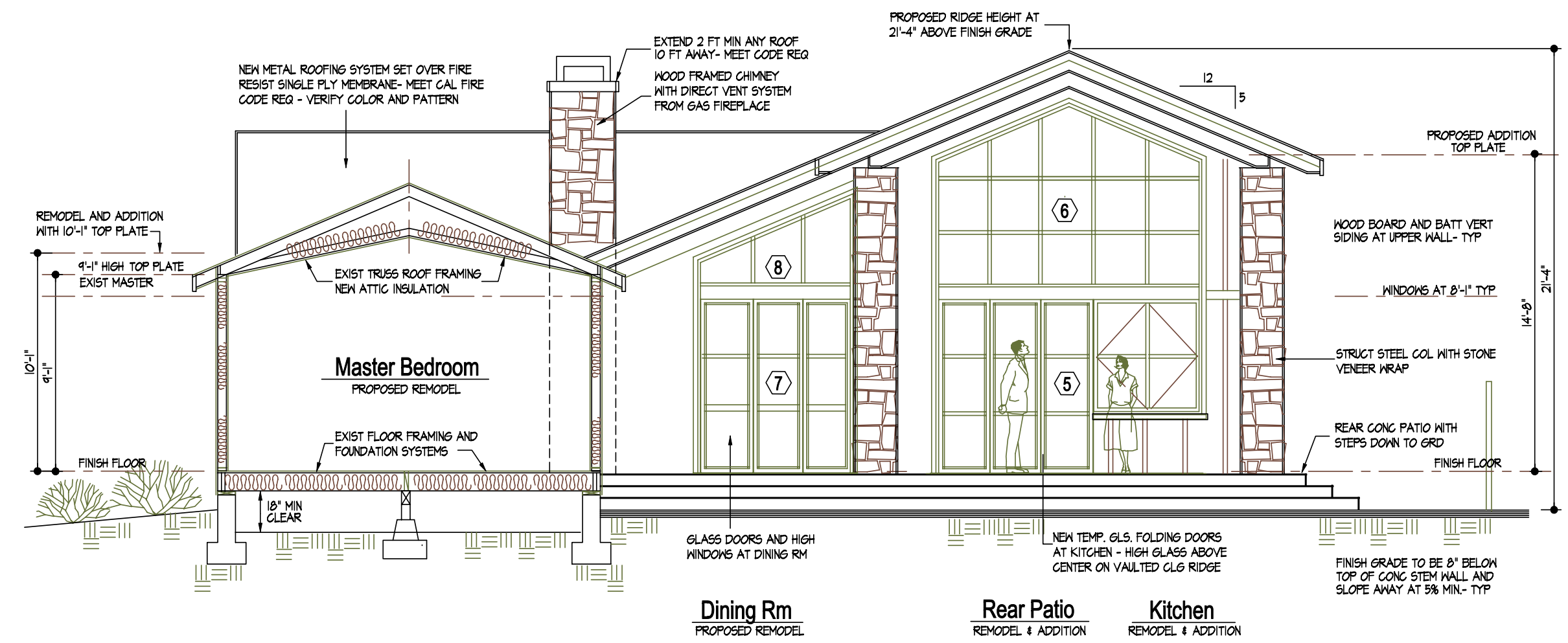
AD Unit Side View

SCALE : 1" = 5'-0"



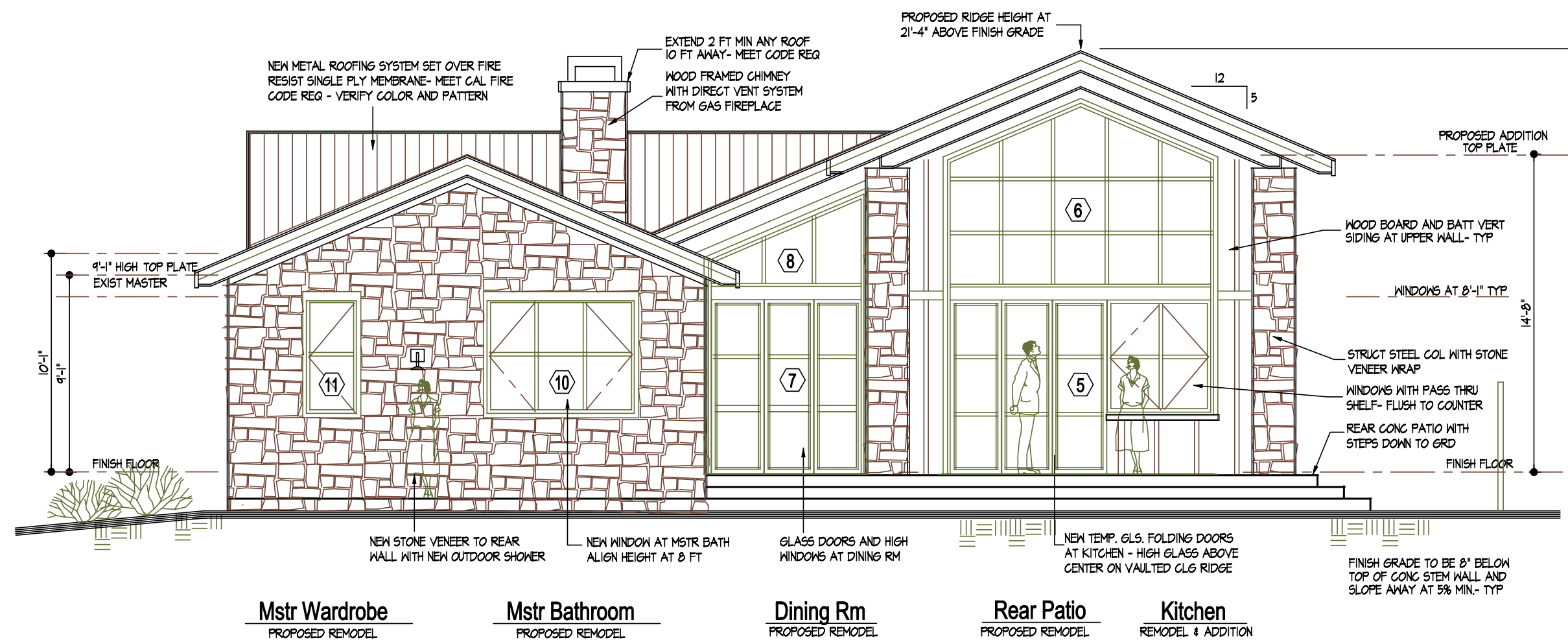
AD Unit Front View

SCALE : 1" = 5'-0"



Rear View - Kitchen & Dining

SCALE : 1" = 5'-0"



Rear View - East

SCALE : 1" = 5'-0"

STANDARD EROSION CONTROL NOTES:

1. THE PROPERTY OWNER OR HIS/her DESIGNEE MUST UNDERSTAND ALL PARTS OF THESE CONDITIONS AND MUST MAINTAIN THE CONSTRUCTION SITE IN COMPLIANCE DURING ALL PHASES OF CONSTRUCTION.
2. PREVENTATIVE STORMWATER POLLUTION/EROSION CONTROL MEASURES MUST BE IN PLACE AND EFFECTIVE PRIOR TO PREDICTED RAINFALL EVENTS. STORMWATER CONVEYANCEWAYS SHALL BE PROTECTED FROM ANY ILLICIT DISCHARGE RESULTING FROM ACTIVITIES RELATED TO THIS PROJECT. GRADING ON SLOPES GREATER THAN 5% BETWEEN OCTOBER 15 AND APRIL 1 MAY REQUIRE PERMISSION FROM CITY OF ST. HELENA.
3. IMPLEMENT EFFECTIVE EROSION CONTROL MEASURES, AS APPROPRIATE, TO PROTECT EXPOSED SOILS FROM BEING DETACHED BY RAINFALL, FLOWING WATER, OR WIND. EROSION CONTROL MEASURES MAY INCLUDE, BUT ARE NOT LIMITED TO: STRAW MULCH, FIBER MAT BLANKETS, BONDED FIBER MATRIX, SOIL COMPACTION, AND TEMPORARY AND PERMANENT VEGETATION.
4. IMPLEMENT SEDIMENT CONTROL MEASURES, AS APPROPRIATE, TO TRAP SOIL PARTICLES AFTER THEY HAVE BEEN DETACHED AND MOVED BY RAIN, FLOWING WATER, OR WIND. EXAMPLES OF SEDIMENT CONTROL MEASURES THAT MAY BE USED INCLUDE, BUT ARE NOT LIMITED TO: FIBER ROLLS, SILT FENCE, CHECK DAMS, AND STORM DRAIN INLET PROTECTION.
5. MAINTAIN A DESIGNATED CONCRETE WASHOUT AREA TO REMOVE SEDIMENT AND CHEMICAL POLLUTANTS THAT MAY BE PRODUCED FROM CLEANING TOOLS AND MACHINERY. A WASHOUT AREA IS A TEMPORARY WASH BASIN SUFFICIENT IN SIZE TO ALLOW WASH WATER TO POND AND ALLOW THE SEDIMENTATION AND DISPOSAL OF PARTICLES THAT HAVE BEEN RINSED OFF OF PROJECT EQUIPMENT. POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: PAINT, CEMENT, STUCCO, ETC.
6. PROPERLY MAINTAIN ALL LITTER, DUMPS, OR STOCKPILES IN SUCH A MANNER THAT THEY WILL NOT RESULT IN A CONTAMINATED DISCHARGE.
7. ALL ENTRANCES/EXITS OF A PROJECT SITE SHALL BE PROTECTED BY A SURFACE THAT WILL ENSURE ANY VEHICLES LEAVING THE CONSTRUCTION SITE WILL NOT TRACK SEDIMENT ONTO ANY PUBLICLY MAINTAINED ROADWAYS.
8. THE PROPERTY OWNER SHALL INFORM ALL INDIVIDUALS, WHO WILL TAKE PART IN THE CONSTRUCTION PROCESS, OF THESE REQUIREMENTS.
9. PLEASE NOTIFY CITY OF ST. HELENA BUILDING DEPARTMENT AT (707-967-2779) 48 HOURS PRIOR TO BEGINNING ANY EARTHMOVING ACTIVITIES RELATED TO THE ABOVE NAMED PERMIT.
10. THIS PERMIT ALLOWS MATERIAL TO BE PLACED ON SITE ONLY. IF EXCESS MATERIAL IS GENERATED THAT CANNOT BE USED ONSITE, THE OWNER SHALL FURNISH TO THE CITY OF ST. HELENA PUBLIC WORKS DEPARTMENT, EVIDENCE THAT THE OWNER HAS ENTERED INTO AGREEMENTS WITH THE PROPERTY OWNERS OF THE SITE INVOLVED AND HAS OBTAINED THE PERMITS, LICENSES AND CLEARANCES PRIOR TO COMMENCING OFFHAULING OPERATIONS OF EARTH SPOILS MATERIAL.

DESIGN EROSION CONTROL NOTES:

1. GRADING ON THE SITE WILL BE LIMITED TO THE EXCAVATION SHOWN ON THE PLAN.
2. SILT FENCE, STRAW BALE SEDIMENT BARRIERS, OR STRAW WATTLES WILL BE INSTALLED AS SHOWN ON PLANS, AND ACCORDING TO THE ENGINEER AND/OR CITY REPRESENTATIVE. TO PREVENT SEDIMENT LAID RUNOFF FROM LEAVING THE SITE ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED PRIOR TO ANY RAIN FALL AND/OR WHEN THERE IS 40% OR GREATER FORECAST OF RAIN BY THE NATIONAL WEATHER BUREAU. PRIOR TO SEPTEMBER 1, EROSION CONTROL MEASURES SHALL BE INSTALLED AND WILL BE OPERABLE AND MAINTAINED THROUGH APRIL 15TH, AND UNTIL VEGETATION IS FULLY RESTORED PER PLAN SPECIFICATIONS.
3. ALL MOVEMENT OF EARTH SHALL COMPLY WITH CITY OF ST. HELENA SPECIFICATIONS AND THE EROSION CONTROL PLAN SHALL BE STRICTLY ADHERED TO.
4. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN TO MEET FIELD CONDITIONS WILL BE MADE ONLY WITH THE APPROVAL OF THE CITY INSPECTOR AND THE CIVIL ENGINEER.
5. BETWEEN OCTOBER 15 AND APRIL 1, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE WILL BE MAINTAINED SO THAT A MINIMUM OF SEDIMENT ADEN RUNOFF LEAVES THE SITE.
6. THE CONTRACTOR WILL INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION AND SEDIMENT CONTROL PLAN AND SEEK THEIR COOPERATION IN AVOIDING THE DISTURBANCE OF THESE CONTROL MEASURES.
7. THE SOIL IN THE PROJECT AREA IS COMPOSED OF SOIL TYPES: CORTINA VERY GRAVELLY LOAM.
8. ALL SITE INSPECTIONS SHALL BE MADE WITH 48 HOURS NOTICE. THE CONTACT PERSON FOR SITE INSPECTIONS SHALL BE MICHAEL YODER AT REB ENGINEERING, INC. 707-963-8638.
9. THE NEAREST BLUE LINE STREAM IS SULPHUR CREEK-MAIN FORK AND IS APPROXIMATELY 1525 FEET SOUTH-EAST OF THE PROJECT SITE.
10. THE PROJECT SITE IS LOCATED IN TOWNSHIP 8-NORTH, RANGE 6-WEST.

GRADING NOTES:

1. SITE SHALL BE VISUALLY INSPECTED BY THE CONTRACTOR TO DETERMINE THE EXTENT OF CLEARING, GRUBBING AND GRADING WORK TO BE DONE PRIOR TO BEGINNING CONSTRUCTION.
2. THE ELEVATIONS GIVEN ON THIS PLAN ARE FOR THE LAYOUT OF DRIVEWAY, PARKING, RESIDENCE PAD AND DRAINAGE IMPROVEMENTS. SOIL REQUIREMENTS PERTAINING TO COMPACTION, CONSOLIDATION, CONSTRUCTION, AND STABILITY ARE PER SOILS ENGINEERS RECOMMENDATIONS. DISCREPANCIES BETWEEN THE SOILS ENGINEERS RECOMMENDATIONS AND THESE PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER FOR CLARIFICATION IMMEDIATELY. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL TIPS AND TOES OF SLOPES AND PROPOSED IMPROVEMENTS IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. IT MAY BE NECESSARY TO INSTALL ADDITIONAL IMPROVEMENTS TO CATCH EXISTING SLOPES AND AVOID EXCESS GRADING DURING THE COURSE OF CONSTRUCTION. IMPROVEMENTS ARE TO BE APPROVED BY THE CITY OF ST. HELENA BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
3. THIS DRAWING DOES NOT REPRESENT A PROPERTY SURVEY. PROPERTY LINES HAVE BEEN PLOTTED FOR INFORMATIONAL PURPOSES ONLY AND ARE APPROXIMATE.
4. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. IF THERE IS A CONFLICT, NOTIFY THE ENGINEER AND OBTAIN A CLARIFICATION. NO DEVIATIONS OR SUBSTITUTIONS SHALL BE ALLOWED WITHOUT OBTAINING WRITTEN APPROVAL FROM THE ENGINEER.
5. SHOULD ANY CONTRACTOR OR SUBCONTRACTOR FIND ANY DEFICIENCIES, ERRORS, CONFLICTS OR OMISSIONS IN THESE PLANS AND SPECIFICATIONS OR SHOULD HE BE IN DOUBT AS TO THEIR MEANING OR INTENT, HE SHALL NOTIFY THE ENGINEER FOR A WRITTEN CLARIFICATION. ADDENDUM, ETC. SHOULD HE FAIL TO DO SO BEFORE SUBMITTING A PROPOSAL, HE CANNOT CLAIM ADDITIONAL COMPENSATION FROM OWNER FOR WORK REQUIRED TO COMPLETE THE WORK.
6. CONTRACTOR WILL LEAVE THE CONSTRUCTION AREA IN AN ORDERLY CONDITION AT THE END OF EACH DAY.
7. ALL WORK WILL BE CONDUCTED IN CONFORMANCE WITH CAL-OSHA REQUIREMENTS.
8. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA NORTH) AT 811 PRIOR TO START OF ANY CONSTRUCTION.
9. ALL MATERIAL WILL BE FURNISHED AND INSTALLED BY CONTRACTOR UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT AND DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE CITY INSPECTOR, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
11. THE EARTH WORK DESIGNATED ON THESE PLANS IS FOR THE CONSTRUCTION OF A BUILDING SITE, INSTALLING A DRIVEWAY & PARKING IMPROVEMENTS. DISPOSITION OF EARTH SPOILS AND CORRESPONDING DRAINAGE REQUIREMENTS. ALL EXCAVATED SOILS AND FILLS ARE TO BE PROTECTED FROM EROSION AS SHOWN ON PLANS, AND CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PLACEMENT OF ALL SPOILS IN A MANNER CONFORMING TO OWNER, ENGINEER, LOCAL, STATE & FEDERAL REQUIREMENTS.
12. STABILIZATION OF THE BOTTOM OF EXCAVATIONS SHALL BE DONE PER THE GEOTECHNICAL REPORT NAMED "CARSON ADDITION & ADU" DATED SEPTEMBER 9, 2021 BY RGH CONSULTANTS.

MAINTENANCE NOTES:

1. DURING THE RAINY SEASON (OCTOBER 15TH TO APRIL 15TH) ALL SEDIMENT BARRIERS WILL BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY AND, IN ADDITION, AFTER EACH MAJOR STORM OF AN INCH OR GREATER RAINFALL.
2. DURING INCLEMENT WEATHER AND THE PERIOD OF OCTOBER 1 TO APRIL 1, THE PROPERTY OWNER, OR HIS REPRESENTATIVE, SHALL INSPECT THE EROSION CONTROL MEASURES AND TAKE ACTIONS NECESSARY TO KEEP THEM FUNCTIONING PROPERLY.
3. DURING INCLEMENT WEATHER AND THE PERIOD OF OCTOBER 1 TO APRIL 1, THE PROPERTY OWNER, OR HIS REPRESENTATIVE, SHALL BE ONSITE, WHILE IT IS RAINING, TO INSPECT THE EROSION CONTROL MEASURES AND TAKE ACTIONS NECESSARY TO KEEP THEM FUNCTIONING PROPERLY.

LEGEND			
ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION
K	PROPERTY LINE	OH	OVER HEAD LINE
L	CENTER LINE	S	SEWER LINE
FL	FLOW LINE	P	POWER LINE
FG	FINISH GRADE	S	SEPTIC LINE
EG	EXISTING GRADE	W	WATER LINE
RW	RIGHT OF WAY	SL	STREET LIGHTING
STA	STATION	PH	FIRE HYDRANT
RSP	ROCK SLOPE PROTECTION	PUE	PUBLIC UTILITY EASEMENT
UON	UNLESS OTHERWISE NOTED	JP	JUNCTION POLE
EP	EDGE OF PAVEMENT	RSP	REINFORCED CONCRETE PIPE
OC	ON CENTER	CMP	CORRUGATED METAL PIPE
DWY	DRIVEWAY	CPP	CORRUGATED PLASTIC PIPE
SHDR	SHOULDER	SS	SANITARY SEWER
(E)	EXISTING	SSMH	SANITARY SEWER MANHOLE
(P)	PROPOSED	PVMT	PAVEMENT
HP	HIGH POINT	APPRX	APPROXIMATE
LP	LOW POINT	AC	ACRE
ELEV.	ELEVATION	A	CONTROL POINT
HC	HANDICAPPED	SAP	SEE ARCHITECTURAL PLANS
ADA	AMERICAN DISABILITIES ACT		

SEEDING SPECIFICATIONS AND SCHEDULES

1. ALL GRADED OR DISTURBED AREAS SHALL BE SEEDED IMMEDIATELY AFTER WORK IS COMPLETE.
2. THE SEED, FERTILIZER AND MULCH MIXTURE SHALL BE APPLIED HYDRAULICALLY OR BY HAND AT THE RATES SPECIFIED BELOW.

APPLICATION SCHEDULE

	POUNDS PER ACRE
NAPA VALLEY EROSION MIX	40
FERTILIZER (16-20-0)	60
FIBER MULCH	3000-4000

UNAUTHORIZED CHANGES & USES:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

HORIZONTAL & VERTICAL DATUM:

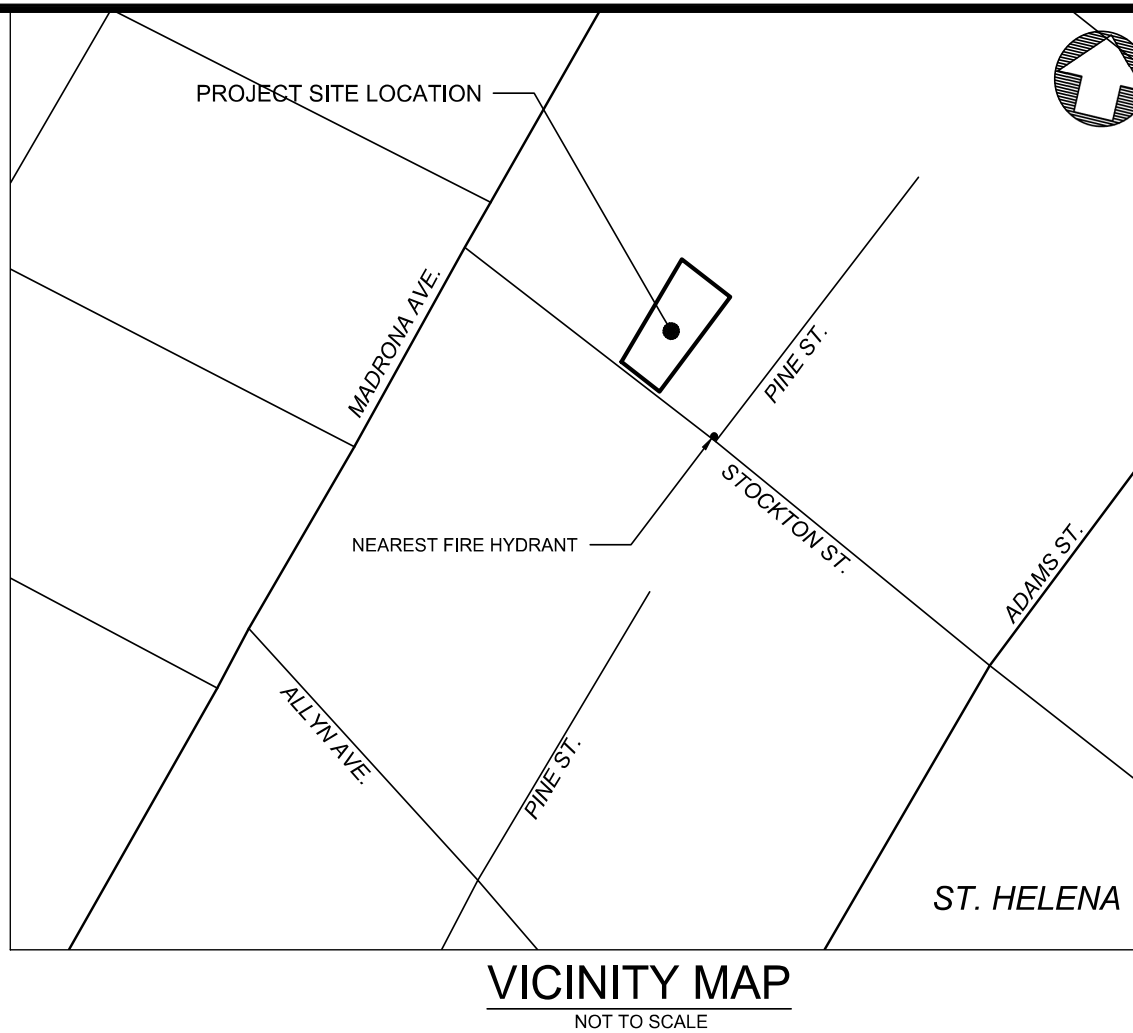
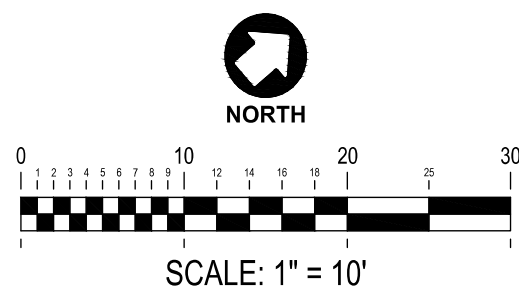
THIS MAP IS BASED ON FIELD SURVEY INFORMATION PERFORMED BY REB ENGINEERING, INC IN SEPTEMBER, 2021. THE HORIZONTAL COORDINATES FOR THIS MAP ARE BASED ON NAD83-STATE PLANE ZONE 11 & THE NAVD88 FOR THE VERTICAL DATUM (SURVEY DATA POST-PROCESSED USING N.G.S. O.P.U.S.). CONTOURS ARE SHOWN EVERY 2 FEET IN AREAS SURVEYED BY R.E.B. ENGINEERING, INC.

PROPERTY LINES:

THE PROPERTY LINES SHOWN HEREON ARE BASED ON PRELIMINARY SURVEY DATA, AND ARE FOR REFERENCE ONLY. THIS IS NOT A BOUNDARY SURVEY MAP AND SHOULD NOT BE USED AS SUCH.

GRADING & DRAINAGE PLAN

FOR THE
CARSON RESIDENCE
1512 STOCKTON STREET
ST. HELENA, CA 94574
A.P.N. 009-270-037



PROJECT INFORMATION

PROJECT OWNER(S)
GARRETT DWIGHT CARSON
& LAUREN MARIE CARSON
1512 STOCKTON ST.
ST. HELENA, CA 94574

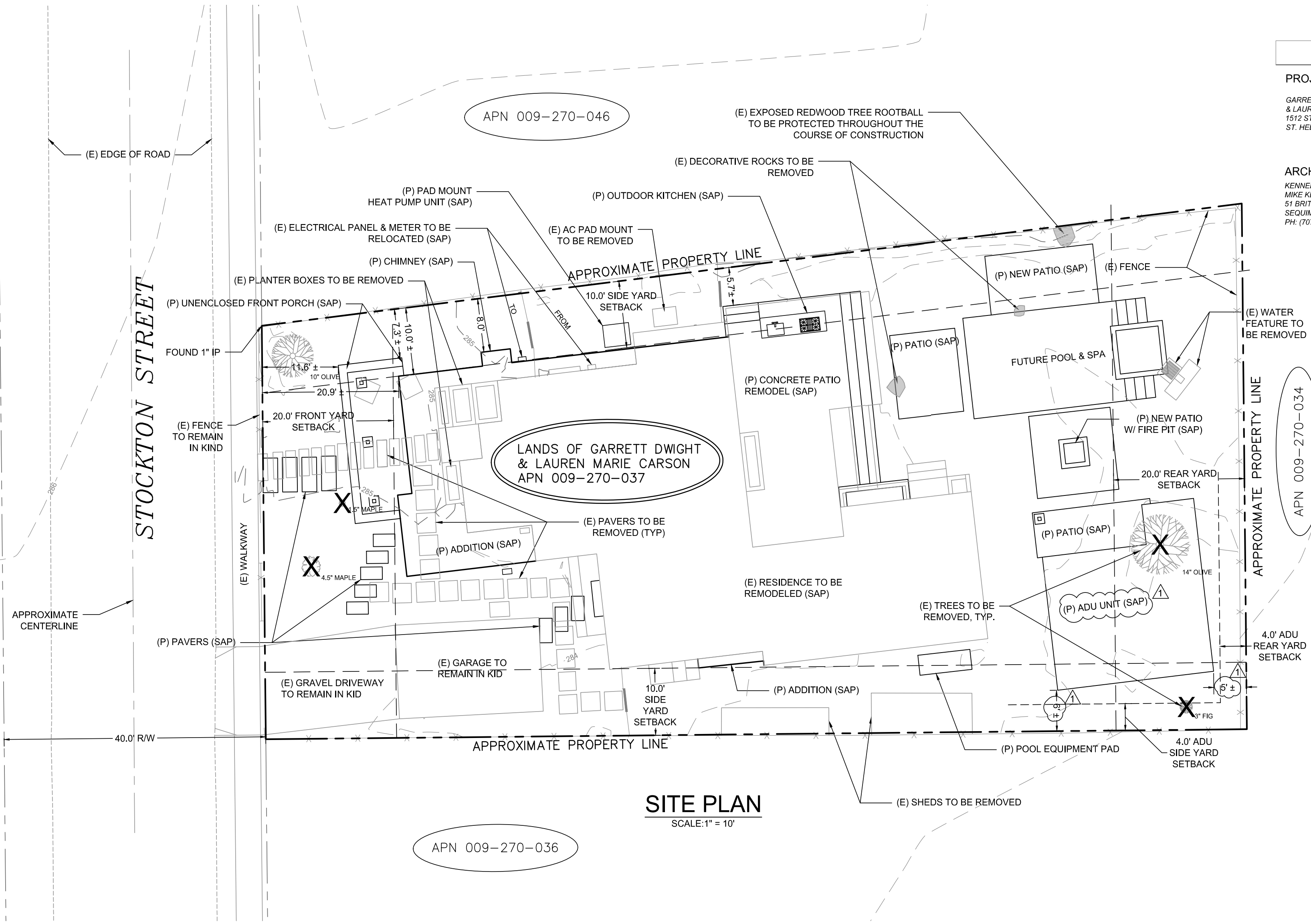
CIVIL ENGINEER
& SURVEYOR
RANDAL E. BRYANT, P.E., P.L.S.
MICHAEL A. YODER, P.E.
REB ENGINEERING, INC
P.O. BOX 113
ST. HELENA, CA 94574
PH: (707) 963-8638

ARCHITECT
KENNEDY HOME DESIGN LLC
MIKE KENNEDY
51 BRITTANY LANE
SEQUIM WASHINGTON, WA 98282
PH: (707) 944-9279

GEOTECHNICAL
ENGINEER

RGH CONSULTANTS
1041 JEFFERSON ST., SUITE 4
NAPA, CA 94559
PH: (707) 252-8105

"GEOTECHNICAL STUDY REPORT"
CARSON ADDITION & ADU
DATED: SEPTEMBER 9, 2021



SITE PLAN

SCALE: 1" = 10'

Sheet List Table

Sheet Number	Sheet Title
C1	TITLE SHEET
C2	GRADING PLAN
C3	DRAINAGE PLAN
C4	SITE CROSS SECTIONS
C5	EROSION CONTROL PLAN
C6	NOTES & DETAILS

REB CIVIL AND STRUCTURAL ENGINEERING, SURVEYING, AND LAND PLANNING

PHONE: 707-963-8638
345 LA FATA STREET
SUITE F - PO BOX 113
ST HELENA, CA 94574

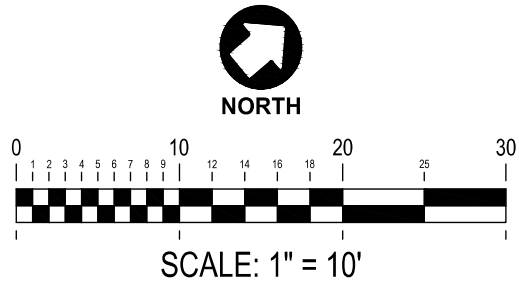
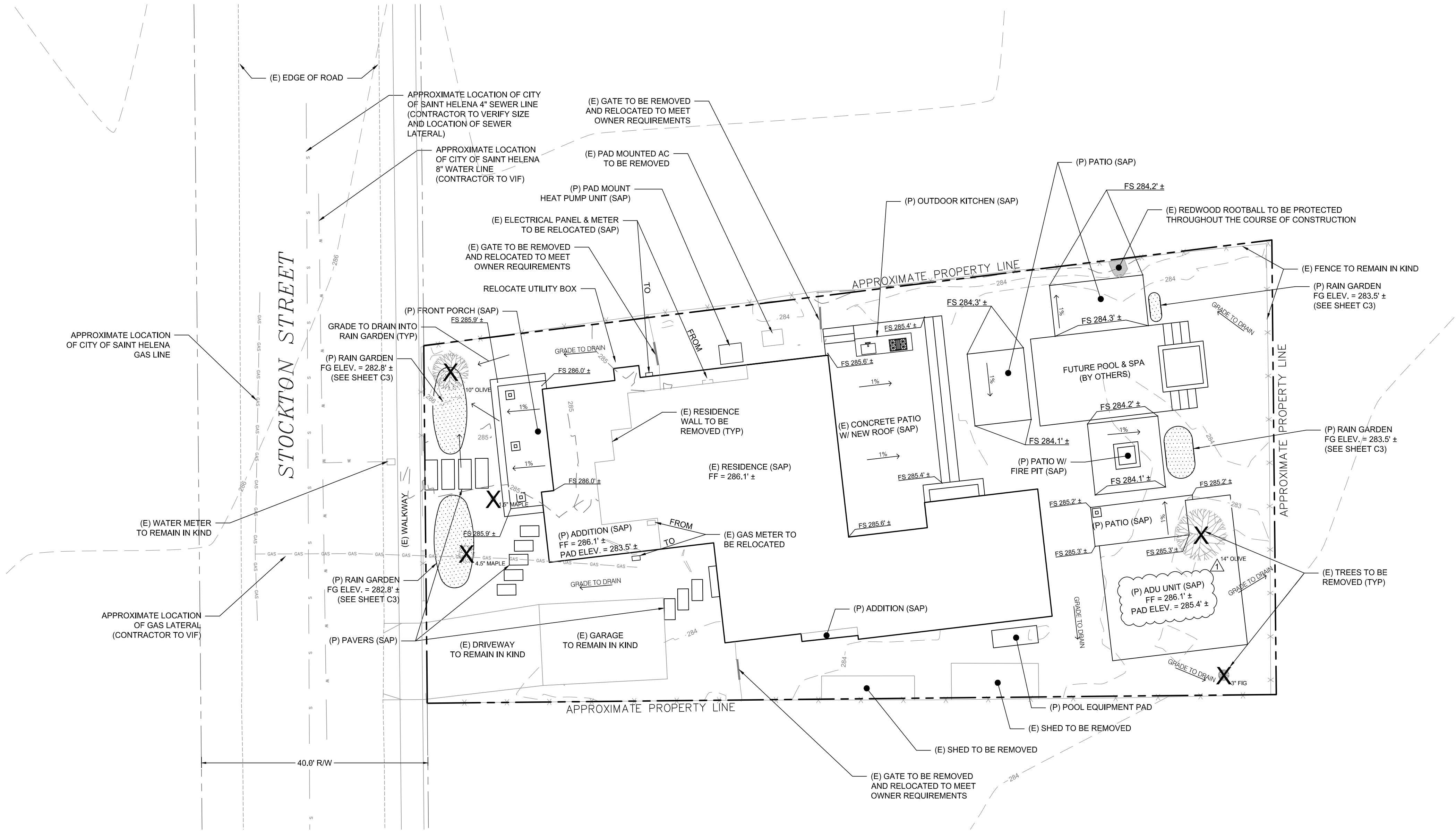
Copyright © 2021 REB Engineering Inc.
Any use of this drawing without written consent by REB Engineering, Inc. is prohibited.

REGISTERED PROFESSIONAL ENGINEER
MICHAEL A. YODER
No. 91657
STATE OF CALIFORNIA

REV	REVISION	DATE	BY	CHK
1	ISSUED FOR PERMIT	MAY 2021	REB	
2	FOR COMMENTS			
3				
4				
5				
6				
7				
8				
9				
10				

CARSON RESIDENCE
1512 STOCKTON STREET, ST. HELENA, CA 94574
A.P.N. 009-270-037

DRAFTED BY: ADA
DESIGNED BY: MAY
JOB #: 1681
ORIGINAL DATE: 02/04/2022
SHEET SIZE: 24X36
SCALE: 1" = 10'
SHEET TITLE: TITLE SHEET
SHEET: C1
1 OF 6 SHEETS

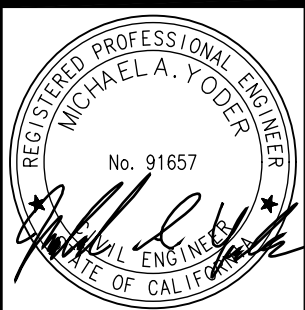


GRADING PLAN
SCALE: 1" = 10'

REB
CIVIL AND
STRUCTURAL
ENGINEERING,
SURVEYING, AND
LAND PLANNING

PHONE: 707.963.8838
345 LA FATA STREET
SUITE F - PO BOX 113
ST. HELENA, CA 94574

Copyright © 2021 REB Engineering Inc.
Any use of this drawing without written
consent by REB Engineering, Inc. is
prohibited.



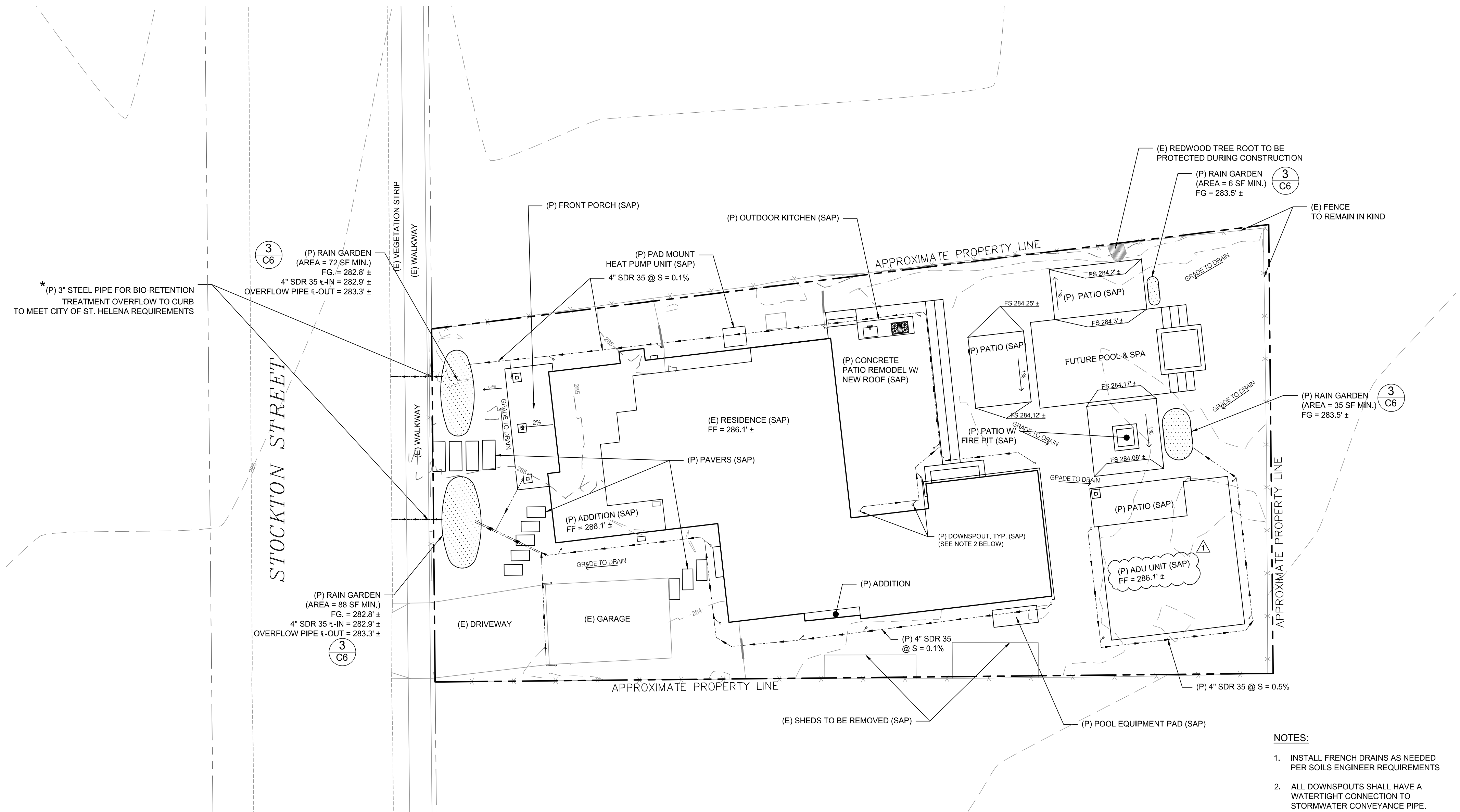
REV	DATE	BY	CHKD
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

CARSON RESIDENCE
1512 STOCKTON STREET, ST. HELENA, CA 94574
A.P.N. 009-270-037

DRAFTED BY:	ADA
DESIGNED BY:	MAY
JOB #:	1681
ORIGINAL DATE:	02/04/2022
SHEET SIZE:	24X36
SCALE:	1" = 10'
SHEET TITLE:	

GRADING PLAN

SHEET:
C2
2 OF 6 SHEETS



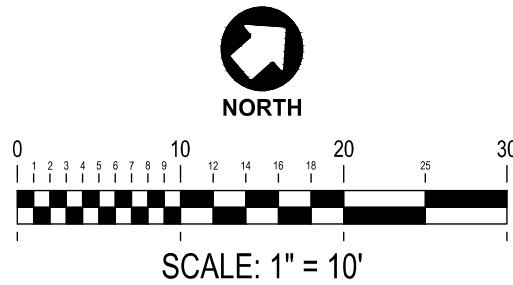
***NOTE:**
CONTRACTOR SHALL APPLY FOR AN ENCROACHMENT PERMIT WITH THE CITY OF ST. HELENA FOR ALL PROPOSED WORK WITHIN THE CITY RIGHT-OF-WAY.

DRAINAGE PLAN

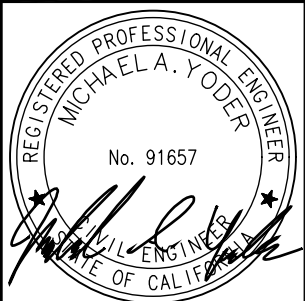
SCALE: 1" = 10'

NOTES:

1. INSTALL FRENCH DRAINS AS NEEDED PER SOILS ENGINEER REQUIREMENTS
2. ALL DOWNSPOUTS SHALL HAVE A WATERTIGHT CONNECTION TO STORMWATER CONVEYANCE PIPE.



REB CIVIL AND STRUCTURAL ENGINEERING SURVEYING AND LAND PLANNING
PHONE: 707.963.8638
345 LA FATA STREET
SUITE F - PO BOX 113
ST HELENA, CA 94574
Copyright © 2021 REB Engineering Inc.
Any use of this drawing without written consent by REB Engineering, Inc. is prohibited.

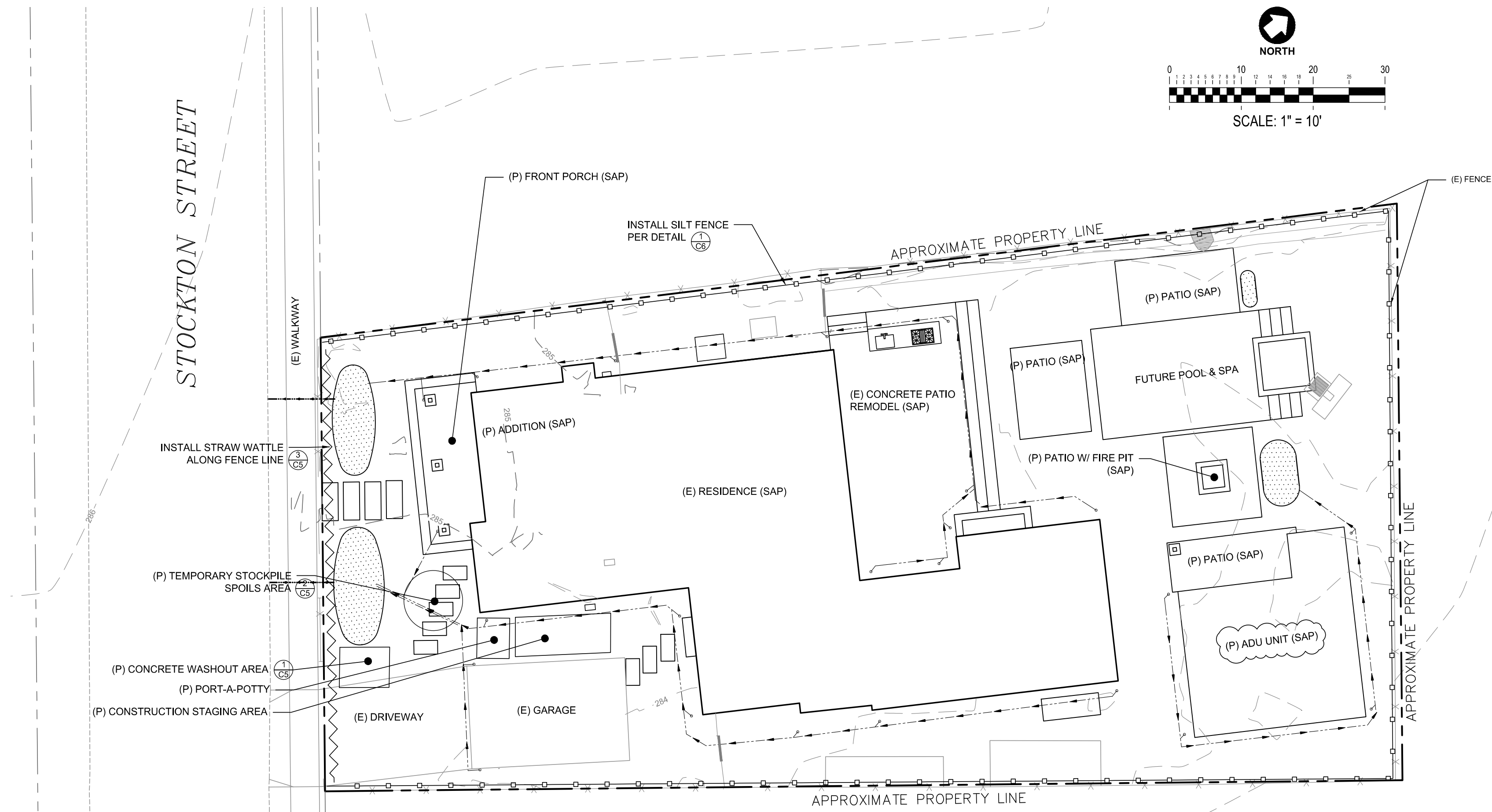


REV	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	MAY 2022	REB
2	REVISED		
3	REVISED		
4	REVISED		
5	REVISED		
6	REVISED		
7	REVISED		
8	REVISED		
9	REVISED		
10	REVISED		

CARSON RESIDENCE
1512 STOCKTON STREET, ST. HELENA, CA 94574
A.P.N. 009-270-037

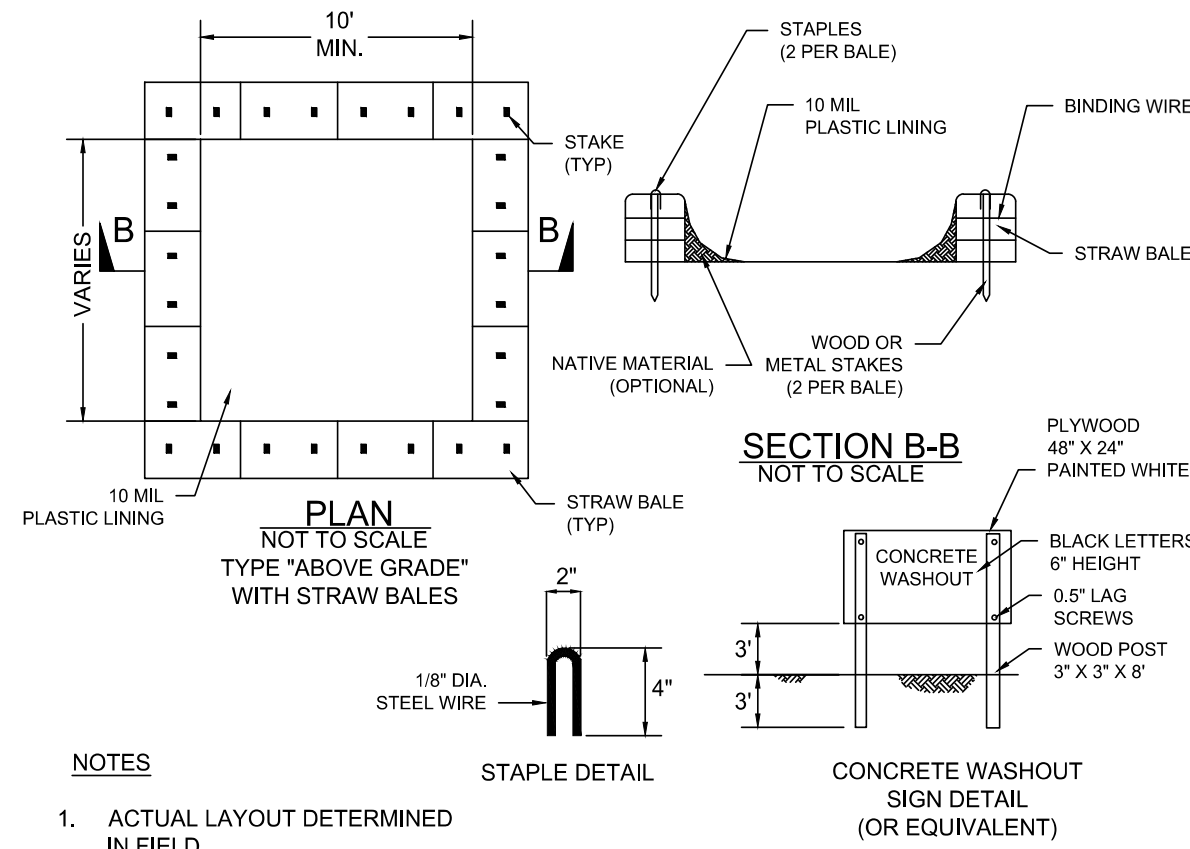
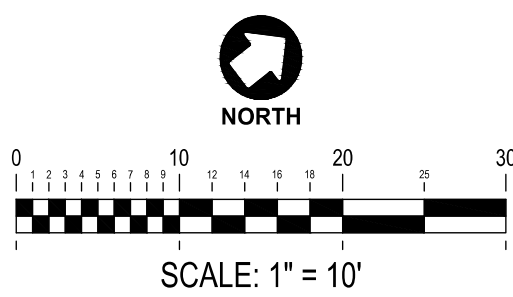
DRAFTED BY:	ADA
DESIGNED BY:	MAY
JOB #:	1681
ORIGINAL DATE:	02/24/2022
SHEET SIZE:	24X36
SCALE:	1" = 10'
SHEET TITLE:	DRAINAGE PLAN

SHEET:
C3
3 OF 6 SHEETS

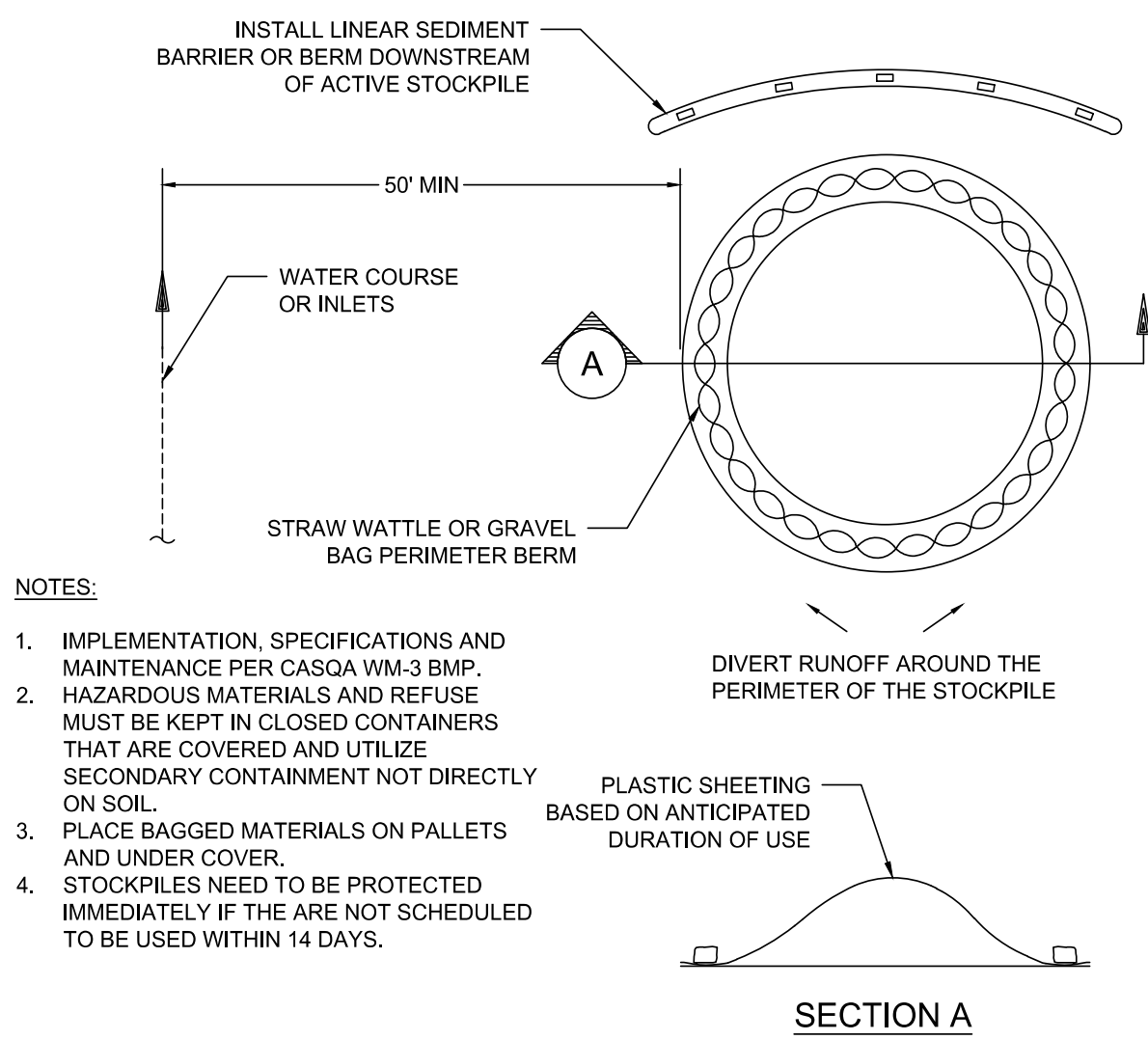


EROSION CONTROL PLAN
SCALE: 1" = 10'

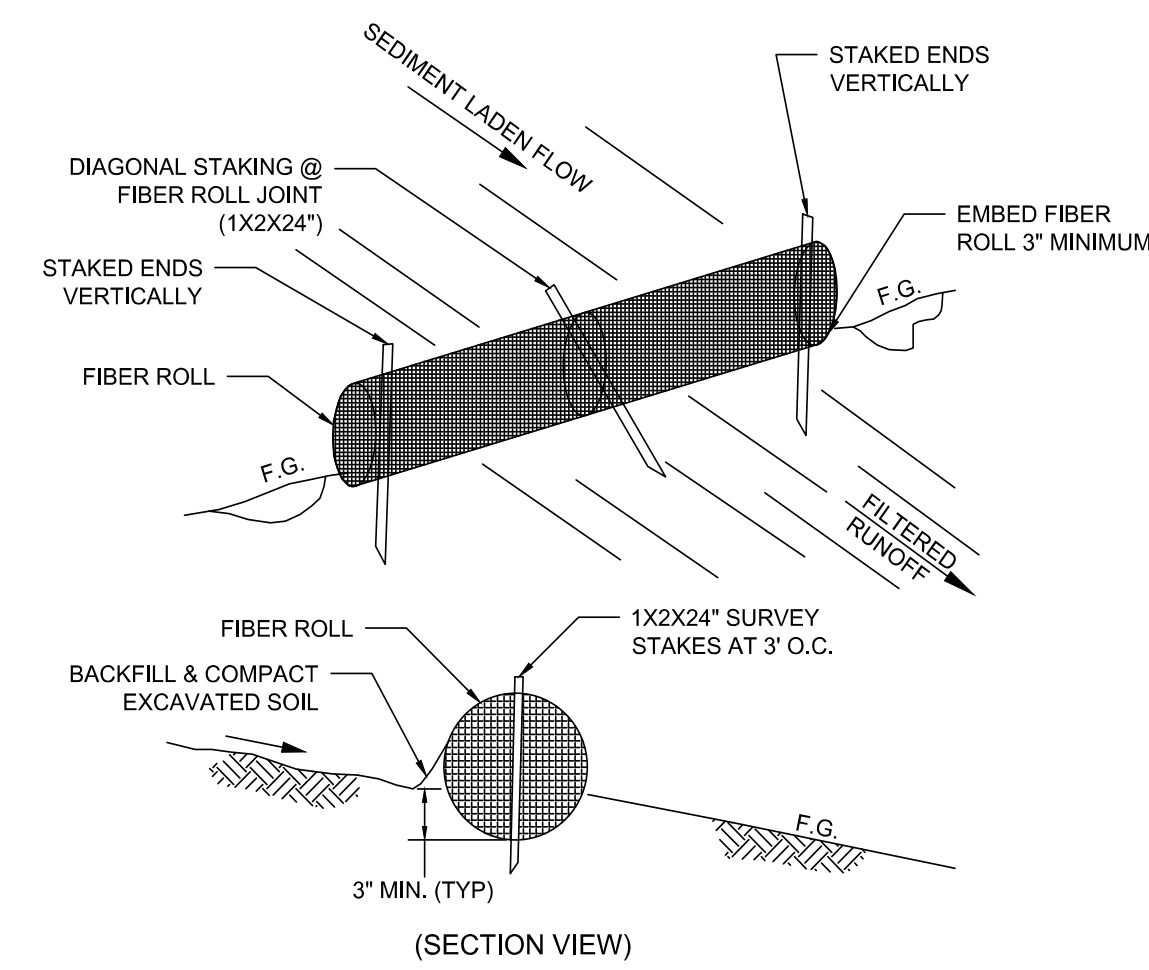
- NOTES**
1. THE LOCATIONS OF TEMPORARY FACILITIES FOR CONSTRUCTION ARE SHOWN FOR CONCEPTUAL PURPOSES. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD. TEMPORARY FACILITIES SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION AND DISTURBED SOILS SHALL BE REVEGETATED PER THE PROJECT RESTORATIONIST.
 2. THE DISTURBANCE OF SITE SOILS AND VEGETATION SHALL BE LIMITED TO THE IMMEDIATE AREA OF THE PROPOSED ROAD, HOUSE, WASTE WATER SYSTEM AND PERMITTED IMPROVEMENTS SHOWN ON THESE PLANS.
 3. THE CONTRACTOR SHALL REPLACE ALL TREES AND REVEGETATE ANY LOCATIONS OUTSIDE OF THE IMPROVEMENTS SHOWN THAT ARE DAMAGED DURING CONSTRUCTION.
 4. DURING INCLEMENT WEATHER, EARTH SPOIL STOCK PILES TO BE COVERED WITH VISQUEEN OR HAY AS NEEDED.
 5. SEE COMPLETE GRADING & DRAINAGE PLAN FOR ADDITIONAL INFORMATION.
 6. ALL CONSTRUCTION WASTE SHALL BE DISPOSED OF AT CLOVER FLAT LANDFILL OR TO A CITY APPROVED LOCATION IN A MANNER THAT MEETS ALL ENGINEER, CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS.



1
C5
CONCRETE WASHOUT AREA
NOT TO SCALE



2
C5
STOCKPILE PROTECTION
NOT TO SCALE



3
C5
STRAW WATTLE SEDIMENT BARRIER
NOT TO SCALE

REB

CIVIL AND STRUCTURAL
ENGINEERING
SURVEYING AND
LAND PLANNING

PHONE: 707.963.8638
345 LA FATA STREET
SUITE F - PO BOX 113
ST HELENA, CA 94574

Copyright © 2021 REB Engineering Inc.
Any use of this drawing without written
consent by REB Engineering, Inc. is
prohibited.

REGISTERED PROFESSIONAL ENGINEER
MICHAEL A. YODER
No. 91657
STATE OF CALIFORNIA

DATE	REVISION	BY	CHKD
	1	ADA	REB
	2		
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		

CARSON RESIDENCE
1512 STOCKTON STREET, ST. HELENA, CA 94574
A.P.N. 009-270-037

DRAFTED BY:
ADA

DESIGNED BY:
MAY

JOB #:
1681

ORIGINAL DATE:
02/04/2022

SHEET SIZE:
24X36

SCALE:
1" = 10'

SHEET TITLE:
EROSION CONTROL
PLAN

SHEET:
C5

5 OF 6 SHEETS

GENERAL NOTES:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION. THESE PLANS ARE BASED UPON THE BEST INFORMATION AVAILABLE, BUT CAN ONLY BE TAKEN AS APPROXIMATE.
- ANY UTILITIES THAT MAY HAVE TO BE RELOCATED SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
- PRIOR TO EXCAVATING NEAR ANY P.G. & E., SBC, CITY, COUNTY OR PRIVATE FACILITIES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT U.S.A. NORTH AT LEAST 2 WORKING DAYS IN ADVANCE AT 811.
- DAMAGE TO ANY AND ALL UTILITIES BY CONTRACTOR WILL BE REPLACED IN KIND AT CONTRACTOR'S EXPENSE, AS WELL AS ANY EXISTING PRIVATE OR PUBLIC IMPROVEMENTS OR NATURAL LANDSCAPES SPECIFICALLY DESIGNATED BY OWNER.
- CONTRACTOR WILL MAINTAIN SAFE CONDITIONS IN THE CONSTRUCTION AREA FOR WORKERS AND TRAVELING PUBLIC.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL SECURE CONSTRUCTION AND ENCRROACHMENT PERMITS FROM THE CITY OF ST HELENA PUBLIC WORKS DEPARTMENT, BUILDING AND PLANNING DEPARTMENT, AND ANY OTHER JURISDICTIONAL AGENCY AS REQUIRED. CONTRACTOR SHALL PAY FOR ALL FEES INCLUDING INSPECTION FEES THEREFORE.
- SLOPE PLANTING SHALL BE SPECIFIED BY THE LANDSCAPE ARCHITECT AND IS NOT A PART OF THIS PROJECT.
- ALL CUT AND FILL SLOPES SHALL BE 2:1 OR MORE GENTLE, UNLESS OTHERWISE NOTED.
- ALL ABANDONED UNDERGROUND PIPELINES EXPOSED DURING CONSTRUCTION SHALL BE REMOVED OR ADEQUATELY PLUGGED.
- ROUND CUT AND FILL SLOPES TO BLEND IN WITH THE NATURAL GROUND CONTOURS.
- EROSION CONTROL MEASURES SHALL BE EMPLOYED DURING THE RAINY SEASON AS REQUIRED AND AS SHOWN ON THE STANDARD MEASURES EROSION CONTROL PLANS. A PRE-GRADING MEETING MAY BE SCHEDULED AT THE CONTRACTORS REQUEST AT THE SITE 48 (FORTY-EIGHT) HOURS PRIOR TO THE START OF GRADING. THE FOLLOWING PEOPLE SHOULD BE PRESENT: OWNER, GRADING CONTRACTORS, SOILS ENGINEER, STRUCTURAL ENGINEER, EROSION CONTROL ENGINEER, AND THE CITY REPRESENTATIVE.
- CHANGES TO THIS PLAN DUE TO FIELD CONDITIONS WILL BE MADE ONLY WITH THE APPROVAL OF THE SOILS ENGINEER, STRUCTURAL ENGINEER, AND EROSION CONTROL ENGINEER, AND THE CITY OF ST HELENA PUBLIC WORKS DEPARTMENT.
- ADJACENT PROPERTIES SHALL BE PROTECTED FROM STORM WATERS, MUD, SILT, ETC.
- THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF THE SOILS ENGINEER, THE ARCHITECT, AND THE GOVERNING CITY OR COUNTY AGENCY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLACEMENT OF ALL FILLS ACCORDING TO THE SOILS ENGINEER REQUIREMENTS. THE PREPARATION OF GROUND TO RECEIVE FILLS, TESTING FOR REQUIRED COMPACTION, STABILITY OF ALL FINISH SLOPES, SOIL EROSION AND REQUIRED CUT SLOPE SURFACES, SHALL BE MONITORED, AND INSPECTED BY THE SOIL ENGINEER. A LETTER MAY BE REQUIRED FROM THE SOILS ENGINEER TO CONFIRM THAT ALL EARTHWORK COMPLIES WITH THE SOIL REPORT AND SOILS ENGINEER REQUIREMENTS.
- ALL STATIONS ON THIS PLAN ARE TAKEN ALONG CENTERLINE UNLESS OTHERWISE NOTED ON PLAN AND SHOW MEASUREMENTS IN A HORIZONTAL PLANE.
- ALL GRADING, SITE PREPARATION, PLACING AND COMPACTING OF FILL SHALL BE DONE ACCORDING TO THESE PLANS, AND THE CITY OF ST HELENA REQUIREMENTS.

ENGINEERED FILLS:

ALL FILL SHOULD BE PLACED ON LEVEL BENCHES CUT INTO UNDISTURBED BEDROCK AS ACCEPTED BY THE SOILS ENGINEER IN THE FIELD. BACK DRAINAGE MAY BE REQUIRED AT THE DISCRETION OF THE SOILS ENGINEER. THE FACE OF ANY UNREINFORCED FILL SLOPE SHOULD NOT EXCEED AN ANGLE OF 2:1 (VERTICAL TO HORIZONTAL). UNCLASSIFIED FILLS SHOULD BE COMPACTED TO 90 PERCENT OF THE MAXIMUM DRY DENSITY OF THE MATERIALS AS DETERMINED BY ASTM D-1557 TEST PROCEDURES. SOIL AND FILL SERVING AS PAVEMENT SUB-BASES SHOULD HAVE THE TOP TWELVE INCHES COMPACTED TO 95 PERCENT MAXIMUM DENSITY. ALL FILL DENSITIES SHOULD BE VERIFIED BY TESTING PROCEDURES ASTM D-1556 AND D-1557, OR ASTM D-2292 AND D-3017 (NUCLEAR METHOD). FILL SPECIFICATIONS WILL BE PROVIDED IF REQUIRED BY THE SOILS ENGINEER.

THREE STEP HYDROSEED PROCESS:

ALL EXPOSED SLOPES ALONG THE PROPOSED DRIVEWAY WHICH ARE STEEPER THAN A 3:1 SLOPE SHALL BE SEED, COVERED WITH STRAW AND SITE NETTED, OR HYDROSEEDED WITH A THREE STEP PROCESS PER CALTRANS SPECIFICATIONS. SOILS ENGINEER TO INSPECT GRADED SURFACES FOR STABILITY PRIOR TO APPLICATION OF THREE STEP HYDROSEEDING PROCESS.

STEP 1: HYDRAULICALLY APPLY SEED, FIBER, FERTILIZER, EMULSION, COMPOST AND MYCHORRHIZOL INOCULANT.

STEP 2: USING STRAW BLOWER APPLY STRAW AT 3 TONS/ACRE.

STEP 3: HYDRAULICALLY APPLY FIBER AND TACKAFIER MIX OVER STRAW AND NEWLY SEEDED AREA.

GRADING AND TREE REMOVAL:

TREES THAT ARE REMOVED SHALL ALSO HAVE THEIR STUMPS AND MAJOR ROOT SYSTEMS REMOVED. AFTER A TREE OR STUMP IS REMOVED, THE RESULTING EARTH CAVITY SHALL BE CLEARED OF ROOTS IN DIAMETER, ALL DISTURBED SOIL, SCARIFICATION, BACKFILL AND COMPACTION SHALL BE PER SOIL ENGINEER'S SPECIFICATIONS.

MAINTENANCE AND LIMITATION:

THIS PLAN IS PREPARED FOR THE PURPOSE OF REVEGETATING THOSE SOILS EXPOSED DURING THE CONSTRUCTION PROCESS AND TO REDUCE THE EROSION IMPACT OF THE IMPROVEMENTS TO THE PROJECT SITE. IT IS ONLY BY MAINTAINING THE FACILITIES SHOWN ON THESE PLANS THAT THE PLANNED IMPROVEMENTS CAN FUNCTION PROPERLY.

THE EFFECTS OF NORMAL EROSION SUCH AS THOSE DUE TO ENVIRONMENTAL, WEATHER AND GEOLOGIC CONDITIONS WILL CONTINUE TO EXIST THROUGHOUT THE PROJECT SITE. THE STABILITY OF EARTH SLOPES AND METHODS OF CONTROLLING THE EFFECTS OF NORMAL SOIL CREEP AND EROSION ARE NOT A PART OF THIS PLAN. CONSULT A SOILS ENGINEER FOR THE STABILITY OF EARTH SLOPES AND THE EFFECTS OF NORMAL EROSION.

UPON COMPLETION OF THE STORM DRAINAGE FACILITIES AND EROSION CONTROL IMPROVEMENTS, THE OWNER SHOULD PROVIDE FOR A DETAILED INSPECTION BY THE EROSION CONTROL ENGINEER, THE INSPECTION SHOULD BE PERFORMED BOTH PRIOR TO AND DURING THE FIRST RAIN TO CHECK THE FUNCTIONALITY OF ALL STORM DRAINAGE IMPROVEMENTS. IT MAY BE NECESSARY TO MAKE SOME MODIFICATIONS AND/OR REPAIRS TO THESE IMPROVEMENTS IN ORDER TO HAVE A WORKING SYSTEM OF STORM DRAINAGE, SITE IMPROVEMENTS.

THE PROPERTY OWNER, AND ANY SUBSEQUENT HOMEOWNER, MUST CLEARLY UNDERSTAND THAT THEY MUST VIGILANTLY REPAIR THE EROSION AND ADVERSE EFFECTS OF HEAVY RAINFALL TO THE PROJECT SITE AND THE IMPROVEMENTS SHOWN ON THESE PROJECT PLANS.

SIGNIFICANT MAINTENANCE AND UPKEEP COSTS MAY BE ASSOCIATED WITH THIS PROJECT AND SHOULD PLANNED FOR BY THE OWNER. SEVERE STORMS CAN MOBILIZE SEDIMENT WHICH CAN IMPAIR THE FUNCTIONALITY OF STORM DRAINAGE DEVICES. IF DRAINAGE DITCHES AND CULVERTS ARE NOT KEPT CLEAR OF SEDIMENTS, EROSION DAMAGE TO RESIDENTIAL AND DRIVEWAY IMPROVEMENTS MAY RESULT.

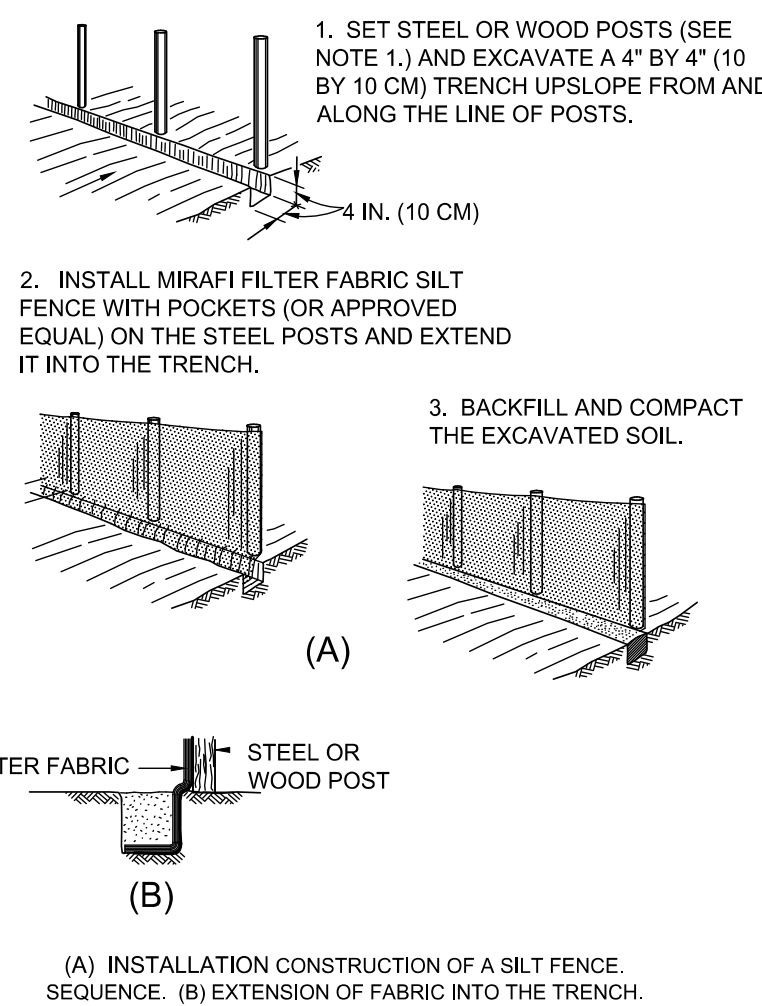
THE DESIGN OF FACILITIES ON THESE PLANS ARE BASED UPON STANDARD ENGINEERING PRACTICES AND CITY OF ST HELENA REQUIREMENTS. CHANGES IN TRADITIONAL WEATHER PATTERNS AND RAINFALL INTENSITIES HAVE NOT BEEN PLANNED FOR AND COULD IMPACT THE INTEGRITY OF THE DRIVEWAY AND APPURTENANCES. IT IS SUGGESTED THAT EMERGENCY MEASURES BE PLANNED FOR, AS WELL AS THE COSTS FOR GENERAL MAINTENANCE, OF ALL OF THE IMPROVEMENTS SHOWN ON THESE PLANS.

EROSION CONTROL NOTES:

- TEMPORARY EROSION CONTROL DEVICES, SHOWN ON THESE PLANS SHALL BE RELOCATED OR MODIFIED AS THE WORK PROGRESSES, ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE CITY OF ST HELENA.
 - ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER ON A DAILY BASIS AND AS DIRECTED BY THE CITY INSPECTOR AND/OR THE ENGINEER.
 - CONTRACTOR SHALL PROVIDE WATER BARS IN THE UNPAVED PATHWAY AS SHOWN ON THE PLANS.
 - CONTRACTOR SHALL PROVIDE VELOCITY CHECK DAMS OF SANDBAGS OR STAKED HAY BALES IN ALL UNLINED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW:
- | GRADE OF CHANNEL | INTERVAL |
|------------------|----------|
| LESS THAN 3% | 100 FT. |
| 3% TO 6% | 50 FT. |
| OVER 6% | 25 FT. |
- EXCEPT AS OTHERWISE DIRECTED BY THE CITY INSPECTOR, ALL TEMPORARY EROSION CONTROL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FORECAST OF RAIN PROBABILITY EXCEEDS 40% AS DETERMINED BY THE NATIONAL WEATHER BUREAU OR THE CITY INSPECTOR. THESE DEVICES SHALL BE MAINTAINED CONTINUOUSLY AS REQUIRED DURING THE RAINY SEASON (OCTOBER 15 TO APRIL 1).
 - ALL BASINS AND CHECK DAMS SHALL HAVE BEEN PUMPED DRY, AND ALL DEBRIS AND SILT REMOVED WITHIN 48HRS AFTER EACH STORM.
 - ALL PERMANENT STORM DRAINAGE DEVICES (eg. ROCK LINED SWELLS, ENERGY DISSIPATERS, ETC.) SHALL BE INSTALLED BEFORE OCTOBER 15 OF EACH YEAR.
 - HAND BROADCAST OR HYDRATED ALL FILL AND CUT SLOPES AND EXPOSED EARTH SURFACES ACCORDING TO THE APPLICATION SCHEDULE ATTACHED AND THE CITY.
 - SANDBAGS AND/OR STRAW BALES SHALL BE STOCKPILED ADJACENT TO EACH POINT OF USE AS SHOWN ON THESE PLANS, READY TO BE PLACED IN POSITION WHEN THE RAIN FORECAST IS 40% OR GREATER, OR WHEN DIRECTED BY THE CITY INSPECTOR.
 - THE EROSION AND SEDIMENT CONTROL MEASURES WILL BE OPERABLE DURING THE RAINY SEASON (OCTOBER 15 TO APRIL 1).
 - ADJACENT PROPERTIES SHALL BE PROTECTED FROM STORM WATERS, MUD, SILT, ETC., THAT ARE A DIRECT RESULT OF THE CONSTRUCTION ASSOCIATED WITH THIS PROJECT.
 - ALL WORK WILL BE CONSTRUCTED IN CONFORMANCE WITH CAL-OSHA REQUIREMENTS AND CURRENT CITY AND COUNTY REGULATIONS.
 - THE CONTACT PERSON FOR THIS PROJECT SHALL BE MICHAEL YODER AT REB ENGINEERING INC.

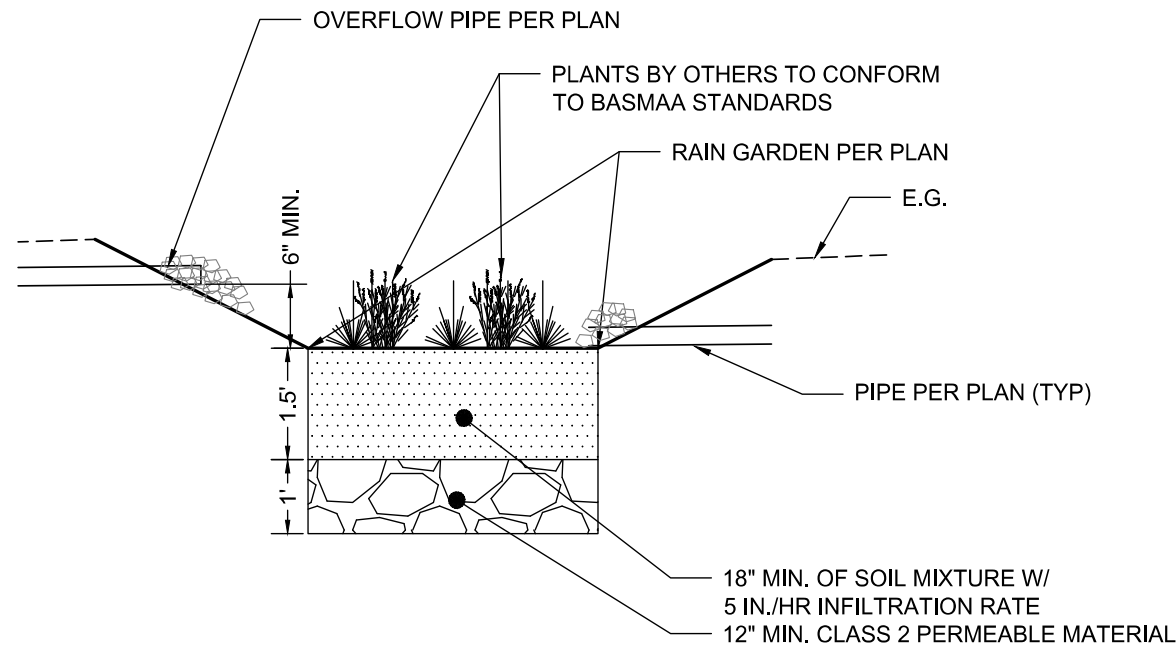
INSTALLATION OF SILT FENCE SEDIMENT BARRIER

- LAY OUT A SUITABLE FENCE LINE AND SET POSTS ALONG IT. ON SLOPES, ALIGN THE FENCE ALONG THE CONTOUR AS CLOSELY AS POSSIBLE. IN SMALL SWALES, CURVE THE FENCE LINE UPSTREAM AT THE SIDES TO DIRECT THE FLOW TOWARD THE MIDDLE OF THE FENCE. THE SIDES SHOULD BE HIGHER THAN THE CENTER AS ILLUSTRATED IN THE FIGURE AT RIGHT. SPACE POSTS ON 6' CENTERS AND DRIVE THEM A MINIMUM OF 12 IN (30 CM) INTO THE GROUND. POSTS FOR SILT FENCES CAN BE EITHER 1 1/2" (3.8 CM) MIN. DIA. HARD WOOD OR 1.33 LB/FT (1.97 KG/M) STEEL WITH A MINIMUM LENGTH OF 5 FT (1.5 M). STEEL POSTS MUST HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.
- FASTEN THE FILTER FABRIC TO THE UPHILL SIDE OF THE FENCE POSTS, AND EXTEND TO 6 TO 8 IN (15 TO 20 CM) INTO THE TRENCH. THE HEIGHT OF THE FENCE SHOULD NOT EXCEED 36 IN (0.9 M). DO NOT STAPLE FABRIC ONTO TREES. CUT THE FILTER FABRIC FROM A CONTINUOUS ROLL TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, SPLICE THE FILTER CLOTH AT A SUPPORT POST, WITH A MINIMUM 6 IN (15 CM) OVERLAP, AND SECURELY FASTEN BOTH ENDS TO THE POST.
- BACKFILL THE TRENCH OVER THE TOE OF THE FABRIC AND COMPACT THE SOIL.
- PREFABRICATED SILT FENCE WITH POSTS MAY BE USED AS AN ALTERNATE TO SETTING STEEL OR WOOD POSTS.

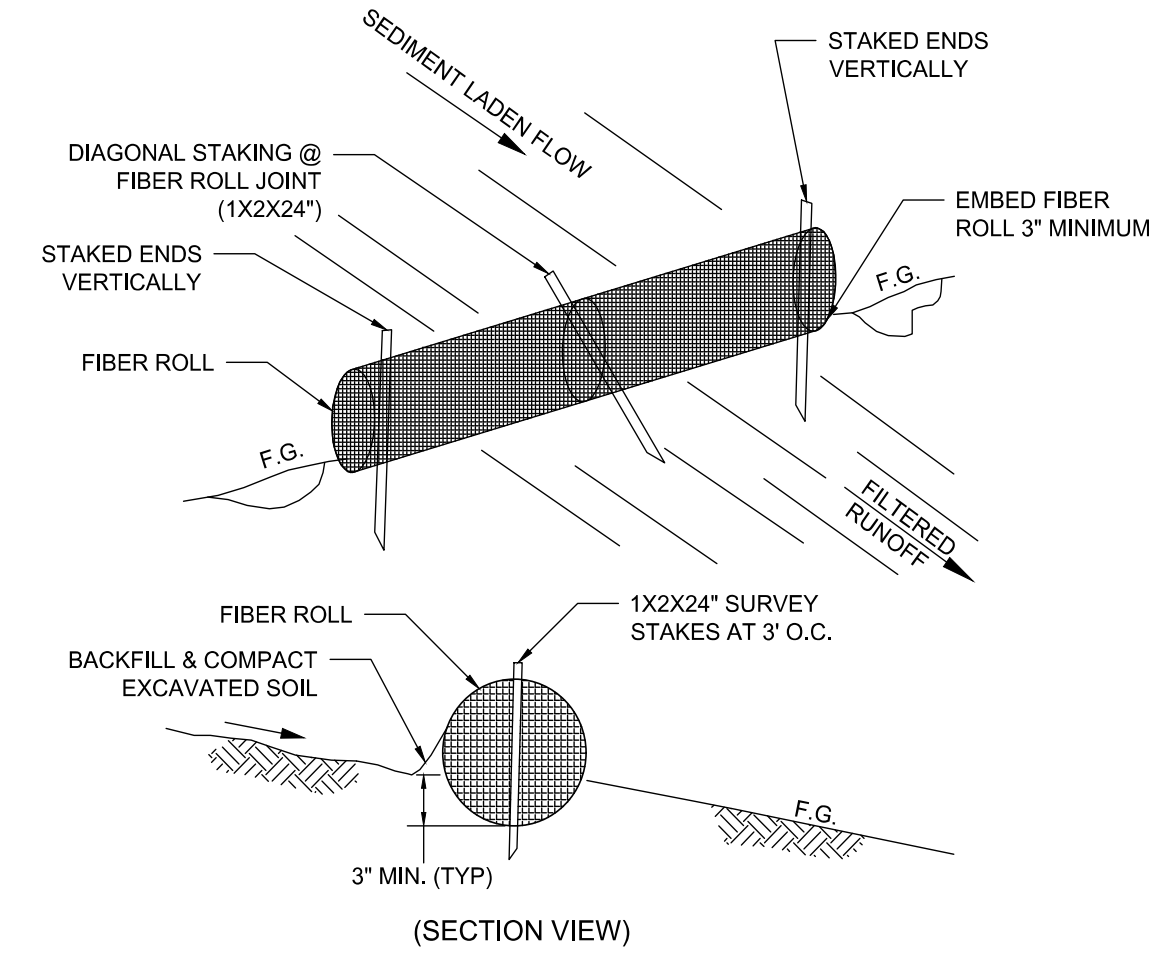


SILT FENCE SEDIMENT BARRIER

NOTE:
SILT FENCE SEDIMENT BARRIER MAY BE USED AS AN ALTERNATE TO THE STRAW BALE SEDIMENT BARRIER.



TYPICAL RAIN GARDEN



STRAW WATTLE SEDIMENT BARRIER

REB

CIVIL AND
STRUCTURAL
ENGINEERING
SURVEYING AND
LAND PLANNING

PHONE: 707 963 8938
345 LA FATA STREET
SUITE F - PO BOX 113
ST HELENA, CA 94574

Copyright © 2021 REB Engineering Inc.
Any use of this drawing without written
consent by REB Engineering, Inc. is
prohibited.

REGISTERED PROFESSIONAL ENGINEER
MICHAEL A. YODER
No. 91657
ENGINEERING
STATE OF CALIFORNIA

NO.	REVISION	DATE	BY	CHKD
1	COMMENT	MAY	REB	
2	REV COMMENTS			
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

CARSON RESIDENCE

1512 STOCKTON STREET, ST. HELENA, CA 94574

A.P.N. 009-270-037

DRAFTED BY:
ADA

DESIGNED BY:
MAY

JOB #:
1681

ORIGINAL DATE:
02/04/2022

SHEET SIZE:
24X36

SCALE:
N/A

SHEET TITLE:

NOTES & DETAILS

SHEET:
C6

6 OF 6 SHEETS

G:\shared drives\JOBS\1681\PLAN\Civil\1681-gd_main residence-rev01\SHEETS\1681-NOTES & DETAILS Plotted: 8-8-22 at 14:33

PLOTTED BY MICHAEL YODER

Page 04 of 125

Agenda Item #5.2

Carson Home Color & Material Board

Exterior Info

Board and batten – Decorators white (Benjamin Moore)



Decorator's White
Benjamin Moore
BenjaminMoore.com

Window Trim -Black Black (Benjamin Moore)



Some stone walls and columns on the outside will be sourced from Horizon Stone and the specific stone is called the Hermitage

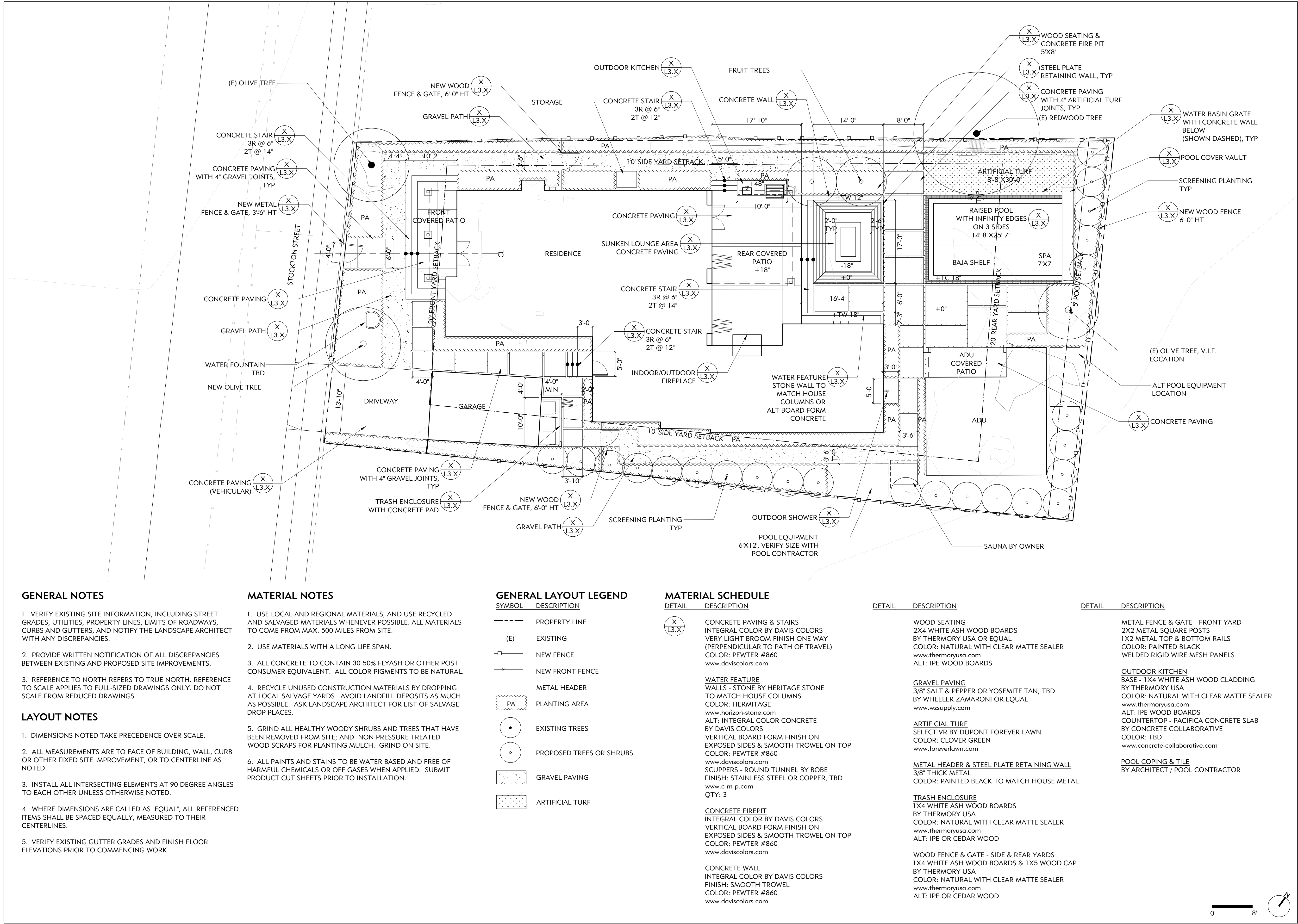


Windows will be steel/glass from EuroLine and Fleetwood



Roof will be Corrugated steel in a soft Charcoal Gray





SHADES OF GREEN

landscape architecture

PROJECT:

CARSON RESIDENCE
1512 STOCKTON STREET
ST. HELENA, CALIFORNIA
APN#: XXX

REVISIONS:

NO.	DATE	DESCRIPTION
05/24/22		SCHEMATIC
07/08/22		CD PROGRESS

DRAWING TITLE

LAYOUT, MATERIALS & GRADING PLAN

PROJECT NO:

60

SCALE:

DRAWN BY:

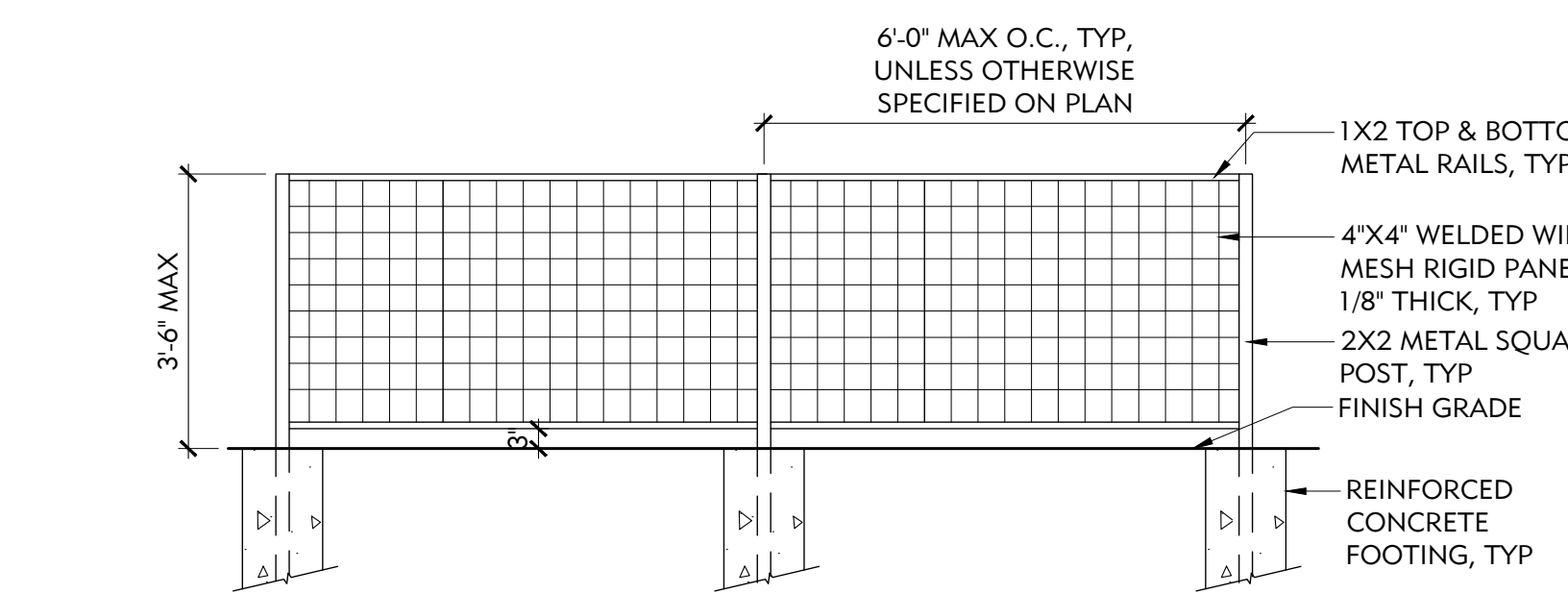
HE/GS

REVIEWED BY:

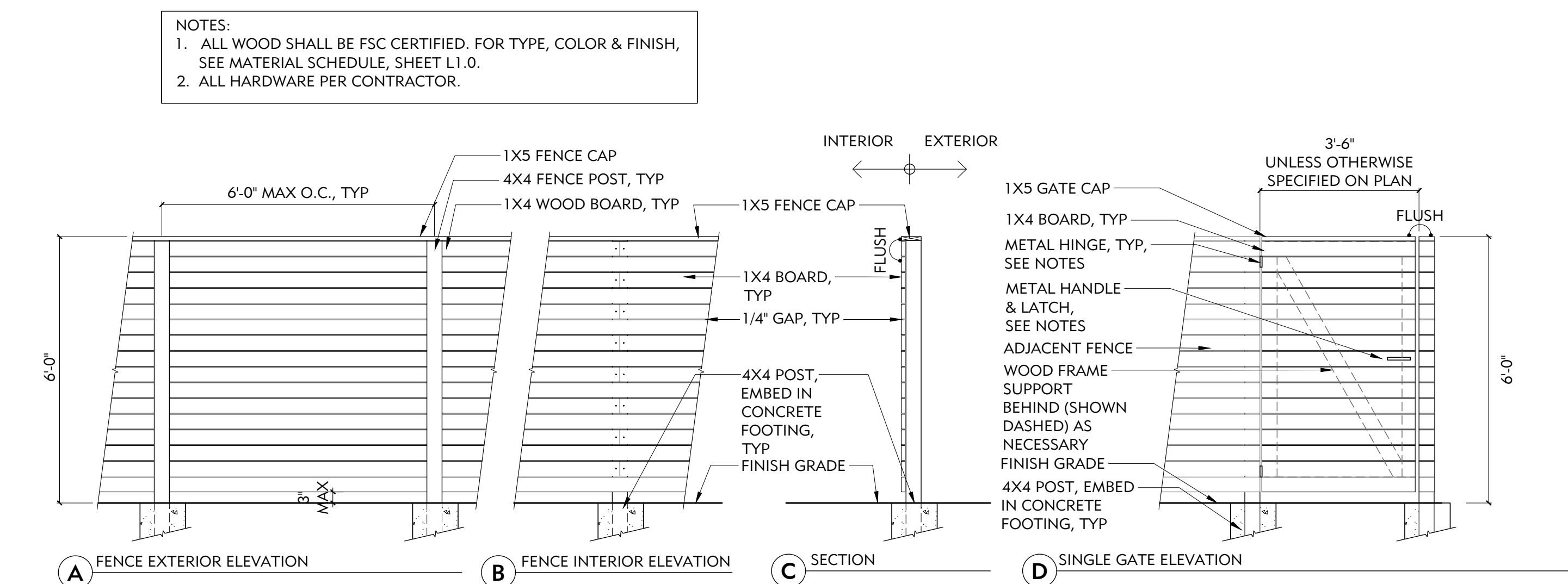
ISSUE DATE:

DRAWING NO:

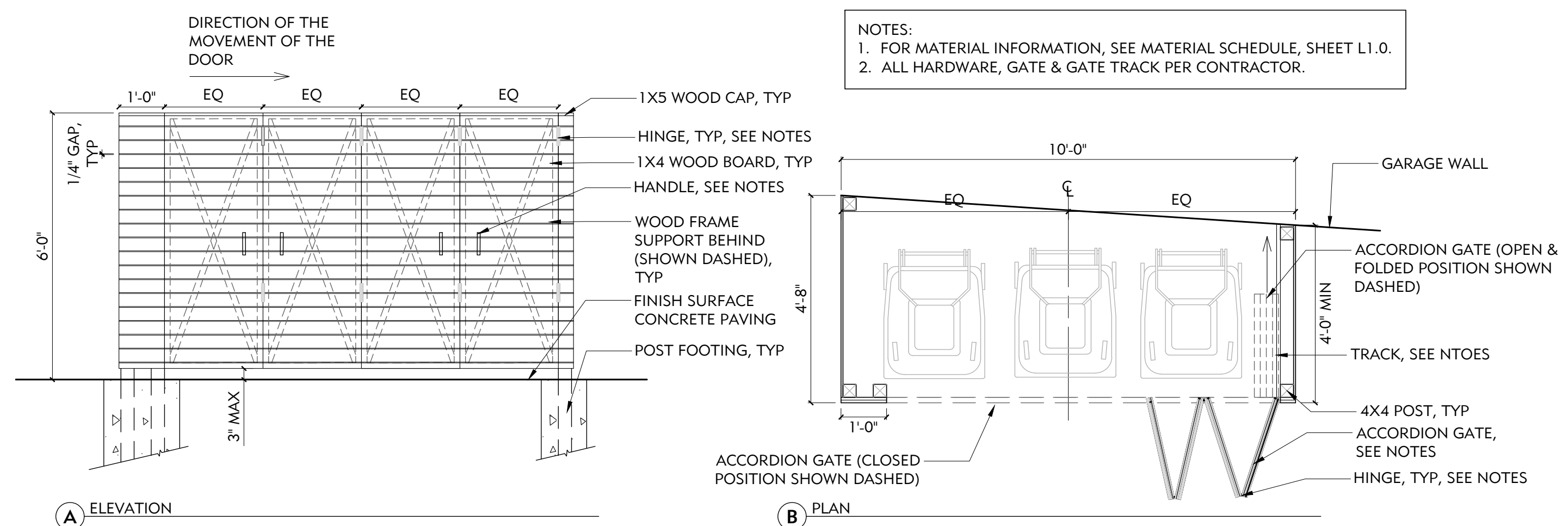
L1.0



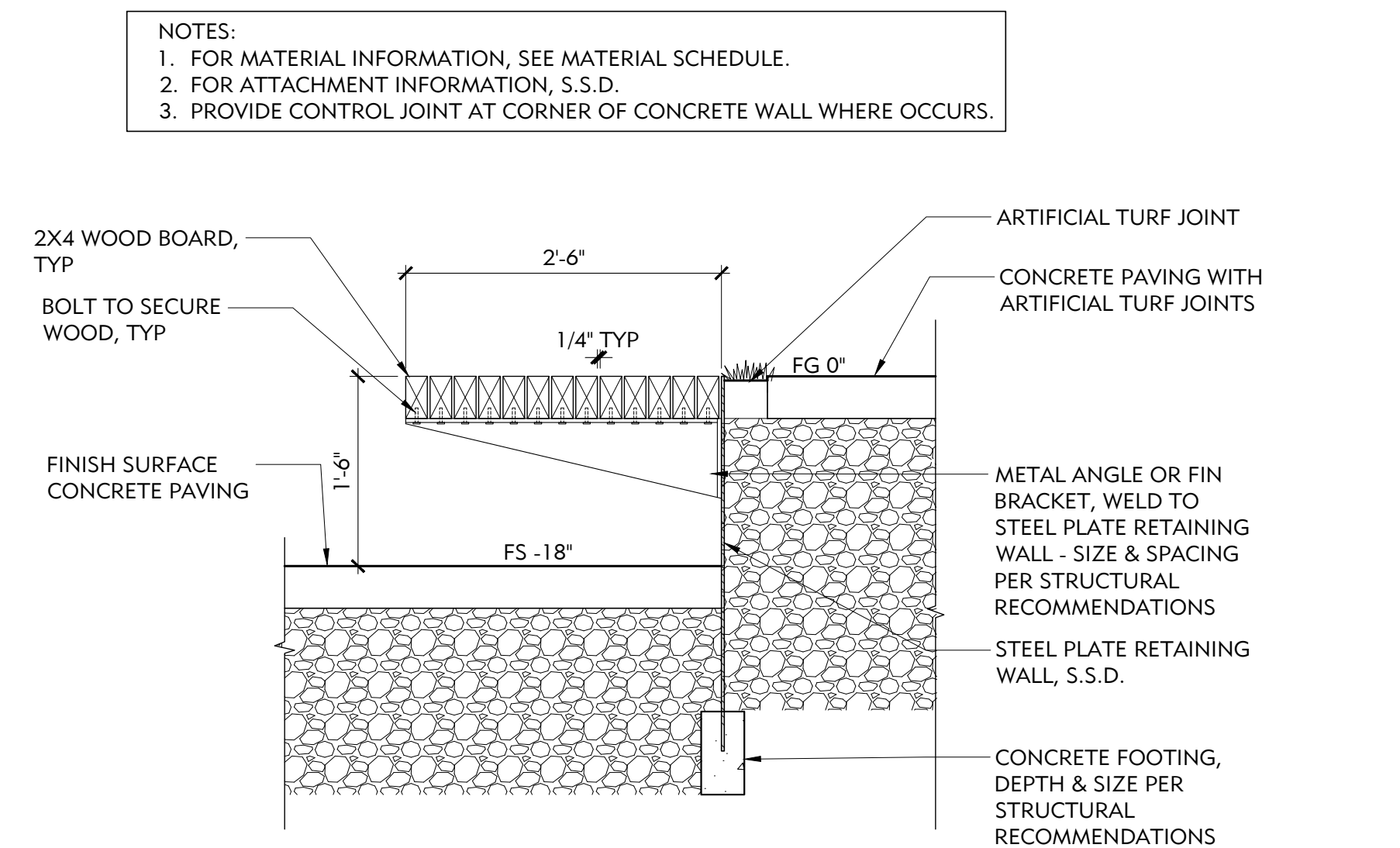
4 METAL FENCE - FRONT YARD
1/2" = 1'-0"



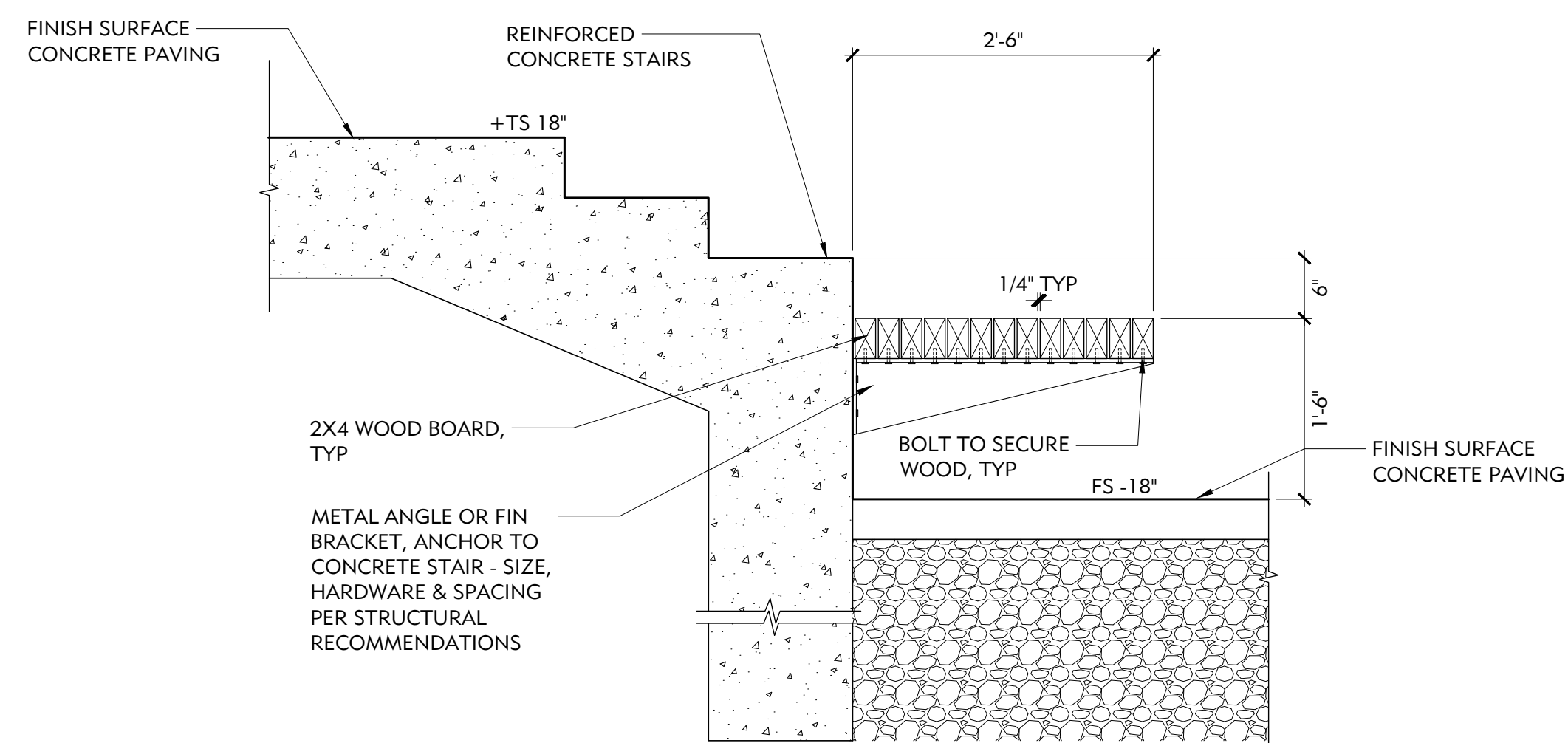
3 WOOD FENCE & GATE - SIDE & REAR YARDS
1/2" = 1'-0"



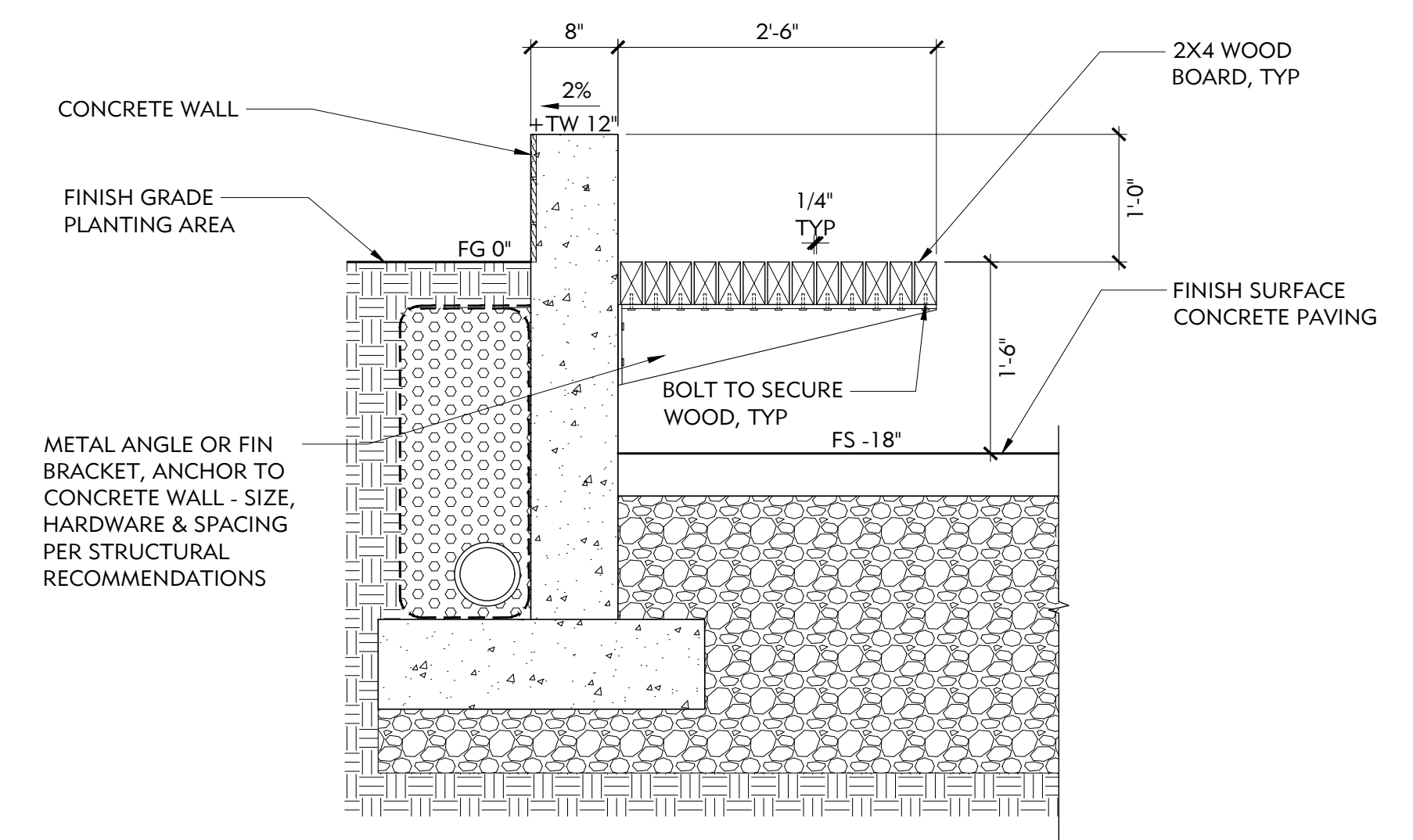
2 TRASH ENCLOSURE
1/2" = 1'-0"



SECTION AT CONCRETE PAVING WITH ARTIFICIAL TURF JOINT



SECTION AT CONCRETE STAIR



SECTION AT CONCRETE WALL

1 WOOD SEATING - SUNKEN LOUNGE
1" = 1'-0"

**SHADES
OF GREEN**
landscape
architecture

PROJECT:
CARSON RESIDENCE
1512 STOCKTON STREET
ST. HELENA, CALIFORNIA
APN#: XXX

REVISIONS:

NO.	DATE	DESCRIPTION
07/08/22	CD PROGRESS	

DRAWING TITLE:
DETAILS

PROJECT NO:
661
SCALE:
DRAWN BY:
HUI/GK
REVIEWED BY:
JH
ISSUE DATE:

DRAWING NO:

L3.0

SHADES
OF GREEN

landscape
architecture

PROJECT:

CARSON RESIDENCE
1512 STOCKTON STREET
ST. HELENA, CALIFORNIA
APN#: XXX

REVISIONS:

NO.	DATE	DESCRIPTION
07/08/22	CD PROGRESS	

DRAWING TITLE:

DETAILS

PROJECT NO:

683

SCALE:

DRAWN BY:

HW/GS

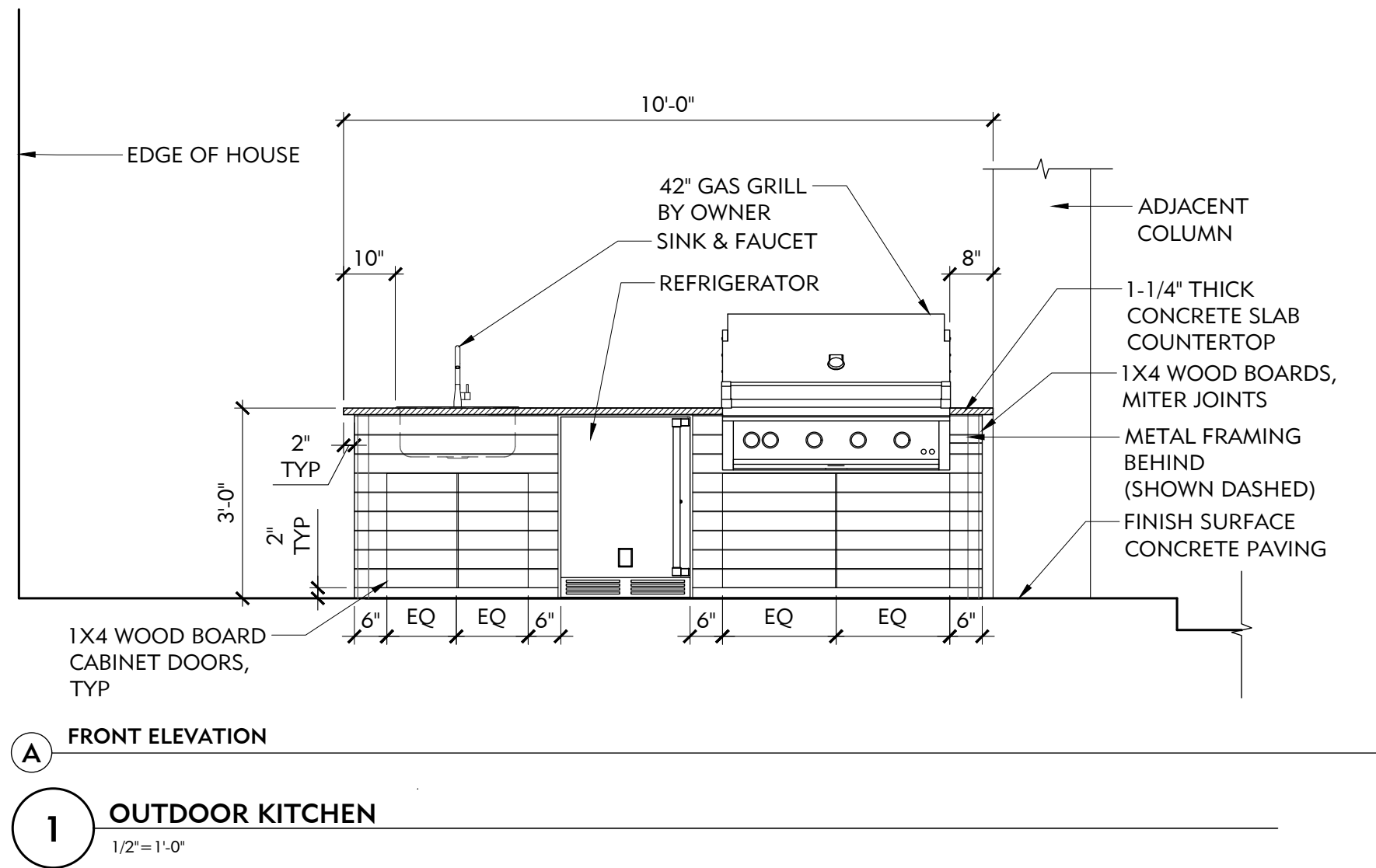
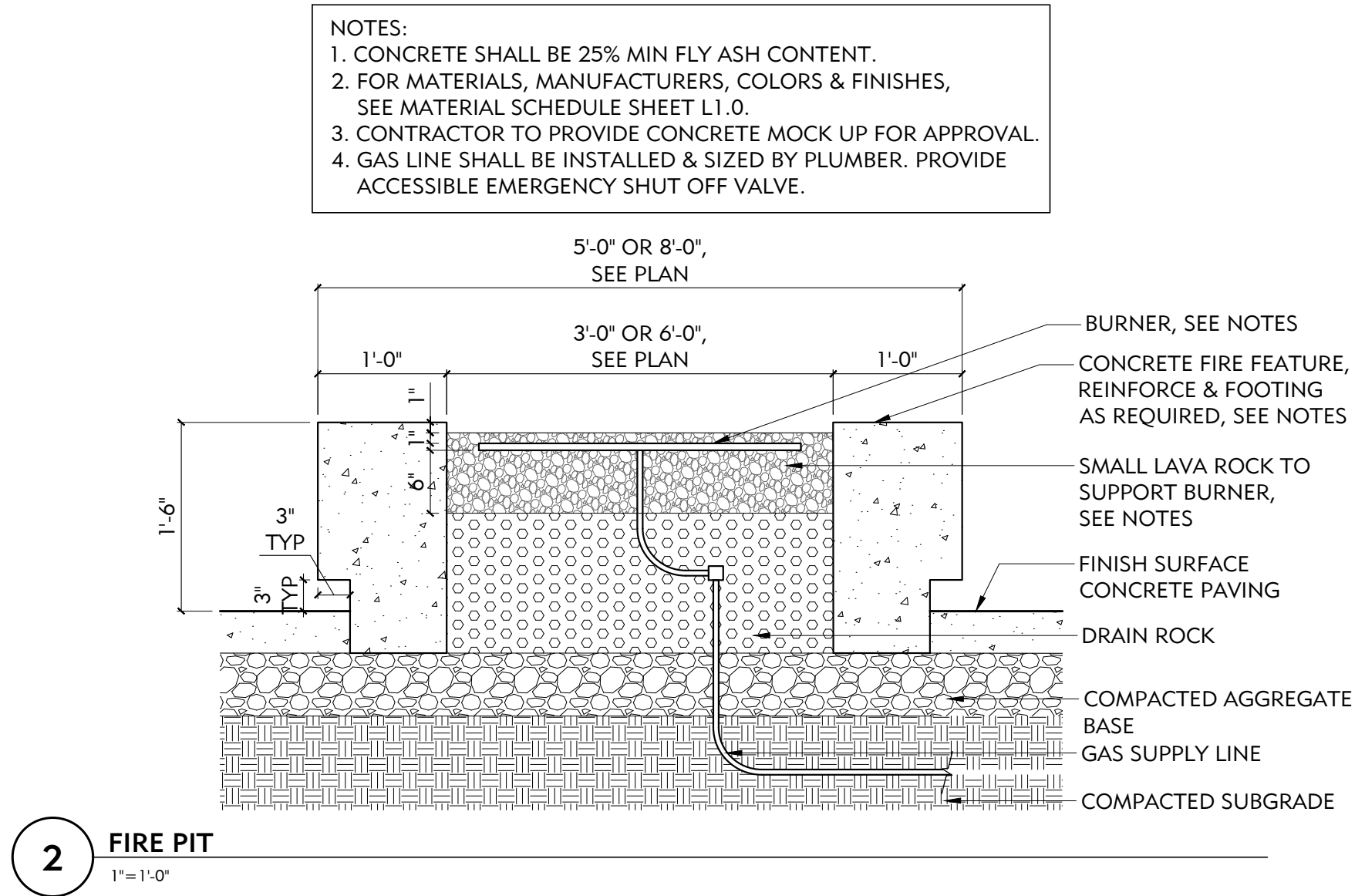
REVIEWED BY:

BM

ISSUE DATE:

DRAWING NO:

L3.1





Picture #1 - Front View



Picture #2 – Front Yard View

RECEIVED
By xgamero at 3:27 pm, Feb 15, 2022



Picture #3 - Front Yard View



Picture #4 - Front View



Picture #5 – Side Yard View



Picture #6 – Backyard View



Picture #7 – Backyard View



Picture #8 – Side Yard View

Surrounding Photos for 1512 Stockton



1516 Stockton (project site adjacent to the right)



1515 Stockton (across street from 1516 Stockton)



1504 Stockton (project site adjacent to the left)



1505 Stockton (across street from project site)



1467 Stockton (adjacent to 1505 Stockton)



1457 Stockton (adjacent to 1467 Stockton)



View looking north towards 1611 Madrona (2 story new construction)

Design Review Project Statement

Carson Residence Alterations

1512 Stockton Street

Revision DATE: 8/8/2022

APN: 009-270-037-000

ZONING: MR – MEDIUM DENSITY RESIDENTIAL

PARCEL SIZE: 0.24 ± ACRES

Project Site:

The Carson residence is located at 1512 Stockton Street, in the City of Saint Helena between Pine Street and Madrona Avenue. The property is in a neighborhood with similar homes on a lot with an area of 10,518± square feet. The existing house was built in and around 1982, and is not on the St. Helena's Master List of Historic Resources.

The current four bedroom house floor area is about 2,235± square feet, including a living room, area/sitting room, kitchen, utility room, foyer, pantry, laundry room, a den/office, two bedrooms with a shared bathroom, a master bedroom with master bath and walk-in-closet, and a home office/bedroom. A 308± square feet detached garage, two small storage sheds, a backyard patio, and planters also compliment the residence.

Proposed Project:

The Carson residence alterations consist of re-arranging the house floor plan to construct a larger kitchen with a dining room, relocating a bedroom to include a bathroom, and construct a detached ADU Unit with a kitchen. The final project plan will have 2 bedrooms in the main house (includes master bedroom), and the home office/bedroom, along with the detached ADU unit with kitchen (4 bedrooms total).

Proposed remodel and additions also include the following elements:

- Roof and ceiling framing to be replaced with a new metal roofing system & fire resistant single membrane.
- The roof will be corrugated steel in a soft charcoal gray color.
- The westerly wall is to be altered up to the pantry, with doors and windows.
- The northerly wall is to be removed with fireplace & chimney as required for the remodel and house additions.
- The easterly wall is to be removed up to the Master bedroom for the new remodel and additions.
- The southerly wall is to be altered for the new addition there.
- Two existing outdoor sheds will be removed.
- All existing planter boxes, rear patio, and steps will be removed.
- A covered front entry porch will be added.
- A detached new ADU unit with a kitchen will be constructed.
- An outdoor cooking area with roof will be installed in the backyard.

- Stone veneer will be added to the following walls and columns: entry porch columns, rear patio columns, the north and east walls of the master wing, south and west walls of bedroom number two.
- The construction of a pool and spa with adjacent patios and a fire pit are proposed.
- New landscaping will be of: synthetic grass, decorative gravel, water efficient trees and hedge for screening. Landscape irrigation will be provided with integral rain sensors or soil moisture sensors that adjust irrigation in response to changes in plants' needs as weather conditions change to reduce water loss. Plantings shall be drought tolerant.
- All existing water fixtures will be removed and replaced with low flow plumbing fixtures to reduce water usage.

Architectural Design:

The proposed architecture of the remodeled structures exhibits a style consistent with the community, surrounding structures, and the history of the city.

Consistency with the Zoning District:

The permitted uses of the MR district are as follows:

- A. Remodeling or reconstruction of one single-family dwelling on a parcel of record.
- B. One accessory dwelling unit, as defined in Section 17.04.160 and consistent with the provisions of Section 17.116.030.
- C. One ADU is allowed on the property.

Summary:

The proposed Carson residential project is consistent with the guiding policies of the St. Helena General Plan and the development standards of the St. Helena Zoning Code. The project will contribute positively to the neighborhood and be a benefit to the City of Saint Helena.

Attachments:

Attachment 1 – Title Report
Attachment 2 – Architectural Plans
Attachment 3 – Grading and Drainage Plan
Attachment 4 – Water Neutral Analysis
Attachment 5 – Landscape Plan
Attachment 6 – Site Photos
Attachment 7 – Carson Home Color Board



REB ENGINEERING, INC.

CIVIL AND STRUCTURAL ENGINEERING

SURVEYING AND LAND PLANNING

THEORETICAL WATER USE REPORT

FOR THE
CARSON RESIDENCE
AT
1512 STOCKTON STREET
ST. HELENA, CA 94574
APN: 009-270-037

PREPARED BY:
MICHAEL A. YODER, P.E.

FOR REVIEW BY:
CITY OF ST. HELENA DEPARTMENT OF PUBLIC WORKS
1480 MAIN ST.
ST. HELENA, CA 94574



Revised: August 8, 2022

REFERENCES:

ST. HELENA WATER NEUTRAL POLICY FOR DEVELOPMENT
ADOPTED MARCH 22, 2011

Project: Carson Property
Water Use Report

JOB# 1681
Date: February 03, 2022



REB ENGINEERING, INC.

CIVIL AND STRUCTURAL ENGINEERING

SURVEYING AND LAND PLANNING

Table of Contents

I. Background & Introduction 2

II. Existing Water Demand 3

III. Proposed Water Demand for Residence Remodel..... 4

 III-A. Proposed Water Usage Details for the Residence Remodel..... 5

 III-B. Proposed Water Usage for Landscape Irrigation & Pool Water..... 5

 III-C. Water Usage Summary 6

Summary and Conclusion: 6



REB ENGINEERING, INC.

CIVIL AND STRUCTURAL ENGINEERING

SURVEYING AND LAND PLANNING

I. Background & Introduction

The City of Saint Helena adopted the definition of 'Safe Water Yield' on March 22, 2011 requiring all new development within the city to be water-neutral. Meaning that the post-construction water demand must be less than or equal to the baseline existing demand.

This analysis will take into account the existing and proposed internal and external municipal water usage of the property, with a focus on water reduction measures. The internal water usage includes water fixtures and appliances, whereas the external water usage refers to on-site landscaped areas and gardening as well as evaporation losses of pools or any other water bodies.

The owner of the property located at 1512 Stockton Street, St. Helena, proposes to remodel the existing house, construct a new ADU unit, and install a future pool.

The existing residence is composed of:

- | | |
|---------------------------|----------------|
| • One master bedroom | • Foyer |
| • Two additional bedrooms | • Kitchen |
| • Home office | • Utility room |
| • Master bath | • Living room |
| • Full bath | • Sitting room |
| • Laundry room | • Rear Patio |
| • Pantry | |

The proposed remodel residence will consist of:

- | | |
|--------------------------|---------------------------------|
| • One master bedroom | • Kitchen |
| • One additional bedroom | • Dining Room |
| • Home office | • Rear patio w/ sink & bbq unit |
| • Master bath | • Living room |
| • Full bath | • Entry porch |
| • Laundry room | • ADU unit w/ kitchen |
| • Foyer | • Future Pool |

All of the water that will be used for the remodeled residence (water fixtures, appliances landscaping and pool water use, etc.) is proposed to come from the existing City of St. Helena's municipal water service.

Project: Carson Property
Water Use Report

JOB# 1681
Date: April 29, 2022



REB ENGINEERING, INC.

CIVIL AND STRUCTURAL ENGINEERING

SURVEYING AND LAND PLANNING

II. Existing Water Demand

Estimated Existing House Water Usage

According to the current Saint Helena Water Policy, the existing flows for the property can be estimated using the Napa County Department of Environmental Management (NCDEM) *Regulations for Design, Construction, and Installation of Alternative Sewage Treatment Systems* revised July 2019. These regulations specify the standard demand effluent for the existing residence as 150 gallons per day (gpd) per bedroom. The following section II-A provides a detailed breakdown of water usage.

Table 1: Estimate Existing Water Usage	
Use	Daily Flow Rate (gpd)
3 Bedroom Residence + office (4 bedrooms total)	600
House Landscaping	32
*Total	632

3-Bedroom Residence & Office (4 Bedrooms)

The existing main residence water usage is calculated using the standard demand effluent of 150 gallons per day per bedroom. Therefore, the total water demand for the existing 4-bedroom residence is 600 *gpd*.

Existing Landscaping

The existing property landscaping consists approximately 900 ft² of several different species of trees and plants (olive, maple, palm, fruit, etc.) which are watered by 5 separate irrigation stations. Each of these stations run above ground irrigation drippers (1 gallon per hour) four times a week for 30 minutes, with a combined watering time of 2 hours per week or 52 hours per year for the landscaped area. The landscaping is irrigated during the non-rainy season (26 weeks) by above ground drippers. The emitter spacing is assumed to be 2 feet and the spacing between the laterals is 2 feet, equaling 4 square feet per emitter. See the table below for existing landscape water usage.

Table 2: Estimated Existing Landscape Water Usage				
Drip Area (ft ²)	Number of Drip Emitters	Yearly Flow per Emitter (gal)	Total Yearly Flow (gpy)	Daily Average Flow Rate (gpd)
900	225	52	11,700	≈ 32

Total Baseline Water Usage for 1512 Stockton Street = 632 gpd

Project: Carson Property
Water Use Report

JOB# 1681
Date: April 29, 2022



REB ENGINEERING, INC.

CIVIL AND STRUCTURAL ENGINEERING

SURVEYING AND LAND PLANNING

III. Proposed Water Demand for Residence Remodel

The domestic water use for the proposed residence remodel is related to daily domestic activities such as food preparation, cleaning, showering, clothes washing, dish washing, and water consumption. The anticipated water usage for the new residence remodel plus new improvements can be calculated using the following list of water efficient fixtures, and appliances.

- Low-flow water closet (1.28 gallons per flush)
- Low-flow shower head (MAX 1.8 gpm @ 80 psi)
- Low-flow lavatory faucet (MAX 1.2 gpm @ 60 psi; MIN 0.8 gpm @ 20 psi)
- Low-flow kitchen sink faucet (MAX 1.8 gpm @ 60 psi)
- Dishwasher listed on the CEE's Super Efficient Home Appliances Initiative Dishwasher Qualifying Product List (3.2 gallons/cycle)
- Clothes washer listed on the Consortium for Energy Efficiency (CEE) Residential Clothes Washers Qualifying Product List (14.4 gallons/load)

Using the water efficient fixtures and appliances listed in the CEE's Appliances qualifying product lists and the architect's specifications, the daily water usage for the proposed house remodel can be estimated by using the 2019 California Green Building Standards Code:

Table 3: Proposed Bedrooms and Occupants For Residence Remodel & New ADU Unit

2 Occupants/Bedroom	# of Bedrooms	# of Occupants/ Bedroom	Total # of Occupants
# of Bedrooms	3	2	6
Proposed ADU Unit	1	2	2
			8

Table 4: Projected Water Usage for Residence Remodel & New ADU Unit (with high efficiency devices):

Fixture	Flow Rate gal/min, gal/flush, gal/load	Flow Duration min., flush, loads, etc.	Daily Uses per Occupant	Number of Occupants	Gallons per Day
Showerheads	1.8	8	1	8	= 115.2
Sink Faucets	1.2	0.25	3	8	= 7.2
Kitchen Faucet-Main House	1.8	4	1	6	= 43.2
12" Sink-ADU Unit	1.8	4	1	2	= 14.4
Toilets	1.28	1	3	8	= 30.7
Clothes Washer	14.4	1	0.37	8	= 42.6
Dish Washer	3.2	1	0.1	8	= 2.6
Total Water Usage for Residence Remodel:					≈ 256 gpd

Project: Carson Property
Water Use Report

JOB# 1681
Date: April 29, 2022



REB ENGINEERING, INC.

CIVIL AND STRUCTURAL ENGINEERING

SURVEYING AND LAND PLANNING

III-A. Proposed Water Usage Details for the Residence Remodel

See the "Grading & Drainage Plan for the Carson Residence" by REB Engineering Inc. dated 2/4/2022 for the proposed residence site plan which depicts the planned improvements for the 1512 Stockton St. property.

Residence Remodel plus proposed ADU Unit

Showerheads, sink faucets, kitchen faucets, toilets, clothes washer, and dish washer are each assigned water usage property based on proposed water saving fixture specifications, as shown in Table 4, utilizing 2019 California Green Building Standards Code.

Landscaping & Pool

The proposed pool water requirements due to evaporation losses is 155 gallons/day. First pool fill **must** be trucked in from a City approved location. The proposed landscaping planting plan for the project primarily consists of perimeter screening trees and bushes with supplemental plants throughout the property. The proposed landscaped area of approximately 2,600 ft² will be watered by above ground irrigation drippers (1 gallon per hour) four times a week for 1-hour, with a combined watering time of 4 hours per week or 104 hours per year. The landscaping is irrigated during the non-rainy season (26 weeks) by above ground drippers. The emitter spacing is assumed to be 2 feet and the spacing between the laterals is 2 feet, equaling 4 square feet per emitter. See Table 5 below for proposed landscape water usage.

Table 5: Estimated Proposed Landscape Water Usage				
Drip Area (ft ²)	Number of Drip Emitters	Yearly Flow per Emitter (gal)	Total Yearly Flow (gpy)	Daily Average Flow Rate (gpd)
2,600	650	104	67,600	≈ 185

Landscape irrigation and pool water demands will be supplied by city water (See Table 6 in section III-B for anticipated water usage).

III-B. Proposed Water Usage for Landscape Irrigation & Pool Water

Table 6: Total Estimated Water Usage:		
Pool Use	155	gpd
Estimated Landscape Irrigation Use	185	gpd
Total Proposed Water Usage:	340	gpd

Proposed TWD = Residence Remodel + Landscape and Pool

Proposed TWD = 256 gpd + 340 gpd = 596 gpd

Project: Carson Property
Water Use Report

JOB# 1681
Date: April 29, 2022



REB ENGINEERING, INC.

CIVIL AND STRUCTURAL ENGINEERING

SURVEYING AND LAND PLANNING

Based on the proposed house water usage from Table 4 and Table 6, we can summarize the expected water usage from the City of St. Helena as follows:

III-C. Water Usage Summary

Table 7: Proposed Increase in Water Usage:		
Use:	Value:	Units:
Existing Water Usage	632	gpd
Proposed Water Usage (Residence + Landscape & Pool)	596	gpd
Expected Net Water Usage Change	-36	gpd

Expected Net Project Water Demand = Baseline Water Use – Proposed TWD = -36 gpd

The proposed residence remodel and new ADU unit along with a future pool is expected to decrease the existing residence water usage by 36 gallons/day. The projected water demand for the residence remodel, proposed landscape and future pool is 596 gallons/day (on Table 4 & Table 6). This is less than the current average water demand of 632 gallons/day (on Table 1).

Summary and Conclusion:

Based on the above analysis performed, and as shown on Table 7, the residence remodel with the ADU Unit, proposed landscape and future pool & spa is projected to use 596 gallons/day. This is a decrease of 36 gallons/day from the existing water demand baseline of 632 gallons/day which was determined for the existing condition at 1512 Stockton St.

The analysis presented in this report substantiates that the proposed residence remodel can achieve a net zero increase for use of Saint Helena Municipal water. By outfitting the new residence with high water efficiency devices, the Carson residential project at 1512 Stockton St. will meet the City of Saint Helena Water Neutral Policy requirements.

Project: Carson Property
Water Use Report

JOB# 1681
Date: April 29, 2022



PLANNING COMMISSION REPORT

Planning Commission Meeting of September 6, 2022

FILE NUMBER: PL22-023

SUBJECT: Request by Neil Colwell from Well Design Premium Signage for Sign Permit approval to replace existing signage and add a new monument sign on the Central Valley property located at 1100 Vintage Avenue in the Service Commercial (SC) zoning district.

PREPARED BY: Xinia Gamero, Permit Technician III

REVIEWED BY: Maya DeRosa, Planning & Building Director

APPROVED BY: Maya DeRosa, Planning & Building Director

APPLICATION FILED:05/16/22

ACCEPTED AS COMPLETE:08/05/22

LOCATION OF PROPERTY: 1100 Vintage Ave.

APN: 009-580-017 / 009-580-018

GENERAL PLAN/ZONING: Service Commercial/ Service Commercial (SC)

APPLICANT: Neil Colwell / Well Design
Premium Signage

PHONE: 707-933-0307 X4

BACKGROUND

On May 18, 2010, Central Valley Building Supply received approval (Resolution 2010-20) to install two (2) single-sided monument signs (2' x 10') positioned at the corner of Highway 29 and Vintage Avenue. The new proposed monument sign will be placed in the same current location of the existing monument sign.

PROJECT DESCRIPTION

The applicant proposes to install one (1) double-sided externally-illuminated monument sign consisting of a wooden trellis on a stone base with a suspended aluminum cabinet sign. The proposed structure will measure 8' tall by 14'-5" wide by 1.8' deep, the trellis will be constructed of redwood to be stained with a UV-blocking natural stain to seal and

protect the wood. The trellis will be attached to a 2.5' x 14'-5" x 1.8' stone base with custom welded support hardware. The Central Valley sign will consist of a non-illuminated aluminum cabinet measuring approximately 27-sf (3.5' X 7.7') painted Red Ferrari with 3" deep aluminum halo-illuminated white channel letters. The sign will be suspended from the wooden trellis with fabricated sign hangers. Sign plans are attached to the staff report for reference.

Lighting:

Central Valley Letter lighting:

The location of backlighting LEDs for the lettering are shown on sheets 2 and 3 and the LED specs are described in the project narrative. The Central Valley lettering features halo-illumination for evening time visibility. Each halo-illuminated letter (13 letters total) will contain four (4) 1-Watt LED Modules, for a total of 104 combined watts (9,360 total lumens/ 4,680 lumens per side). The lighting modules only emit light out the sides and back of letters to create a gentle wash around the sign letters. The halo-illuminated letters will be mounted to both faces of the sign cabinet.

Gooseneck Lamps lighting:

The location of the gooseneck lamps are called out on sheet 3 and the LED specs are again described in the project narrative. There are a total of four (4) gooseneck lamps mounted to both sides of the trellis (two per side) with warm white LEDs to provide wash lighting on the sign façade. The gooseneck lights will each use one (1) 7-Watt LED bulbs, for a total of 28 combined LED Watts (2,520 total lumens/ 1,260 lumens per side).

For reference, one 75 watt light bulb is approximately 1,100 lumens and one 100 watt light bulb is approximately 1,600 lumens. For the calculations above, 1 LED Watt is equal to 90 lumens. A time clock will ensure appropriate hours of illumination, all lighting will use 3000k "warm white" temperature bulbs, and all lighting elements are dimmable to achieve appropriate illumination levels.

ANALYSIS

CEQA

This project is exempt from the requirements of CEQA pursuant to Section 15311, Class 11(a) of the CEQA Guidelines which exempts on-premise business signs. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not located on or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts.

GENERAL PLAN

The subject property has a General Plan land use designation of Service Commercial (SC). The SC land use designation includes service and retail uses that have larger space needs than are available in the Central Business District. The following General Plan policies are applicable to the proposed signs:

- **CD2.D-** Require businesses and structures to be of a scale commensurate with existing older buildings in the CB and SC land use areas.
- **CD5.3-** Ensure that key gateways into the City receive special, character-defining treatments and landscaping. Consider establishing landmark trees along the roads that serve as gateways to the City. New commercial development on Main Street south of Sulphur Creek bridge should be carefully designed to provide an appropriate gateway in to the downtown area.

Staff Response: Staff finds that the proposed sign is consistent with the General Plan in that it promotes additional commercial activity and opportunity in the City's Service Commercial district.

ZONING

PLANNING COMMISSION SIGN PERMIT

In the SC district, signs are regulated by St. Helena Municipal Code (SHMC) Section 17.148.040. Planning commission approval must be obtained for all signs not permitted with an administrative sign permit as described in SHMC Section 17.148.040. The purpose of the planning commission sign permit is to allow the consideration of illuminated signs, signs that are larger, or signs in addition to those permitted with an administrative sign permit. The planning commission shall consider the compatibility of the sign to the site, the appropriateness of the materials and colors in relation to the project, the compatibility of the sign to the small town character of St. Helena, and the impact the sign may have on surrounding properties. The commission shall not approve signs which obscure or detract from the architecture of a historic building or structure.

Staff Response: Proposed signage associated with this application is in compliance with the restrictions and prohibitions detailed in SHMC Section 17.148. Staff has determined that the proposed sign, wooden trellis, and stone base are compatible with the site and appropriate to the building and its surroundings.

MONUMENT SIGNS

Monument signs are regulated by Municipal Code Section 17.148.070.

- A. All monument signs shall be located on the property served by the sign; off-premises signs are not permitted.
- B. The maximum height of a monument sign shall be eight feet, as measured from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be considered to be the grade after construction exclusive of any filling, berming, mounding, or excavating for landscaping or for the purpose of locating the sign.
- C. Monument signs shall be located no closer to the right-of-way than one-half the distance of a required front or side setback. Planning commission approval shall be required for any request to locate a monument sign closer to the right-of-way than is permitted above.

Staff Response: The proposed signage meets the restrictions detailed in SHMC Section 17.148.070. The height of the proposed structure will measure 8' tall by 14'-5" wide by 1.8' deep and the sign will measure approximate 27 square feet. The new proposed monument sign will be placed in approximate the same location of the existing monument sign, 26 feet from the right-of-way parallel to Vintage Avenue, meeting the minimum required front setback of 17.5 feet (35' / 2) as required by Section 17.148.070(C) above. The SC district (SHMC Section 17.52.070) requires the front setback to be "fifteen percent (15%) of lot depth shall be the average front building setback along Main Street, but in no case shall the setback be less than thirty-five (35) feet."

ISSUES

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

CORRESPONDENCE

As of the completion of this report, staff has no 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 15311 of the CEQA Guidelines; and
2. Approve the application for a Planning Commission Sign Permit at 1100 Vintage Avenue permitting the signage described in this report in the compliance with the attached resolution.

ATTACHMENTS

[Resolution](#)

[Project Statement](#)

[Sign Plans](#)

[Sign Permit #2010-20](#)

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION NO. PC2022-0XX

**GRANTING PLANNING COMMISSION SIGN PERMIT APPROVAL TO
1100 VINTAGE AVE. (PL22-023)**

PROPERTY OWNER: Kathleen Patterson Tr.
Stephen Patterson Etal.

APN: 009-580-017
009-580-018

RECITALS

1. On May 18, 2010, Central Valley Building Supply received Planning Commission approval to install two (2) single-sided monument signs (2' x 10') positioned at the corner of Highway 29 and Vintage Avenue on property located at 1100 Vintage Avenue in the SC: Service Commercial district;
2. The applicant has requested Planning Commission Sign Permit approval for one (1) double-sided externally illuminated monument sign consisting of a wooden trellis on a stone base with a suspended aluminum cabinet sign. The proposed structure will measure 8' tall by 14'-5" wide by 1.8' deep. The wooden trellis will be attached to a 2.5' x 14'-5" x 1.8' stone base with custom welded support hardware. The Central Valley sign will consist of a non-illuminated aluminum cabinet measuring approximately 27-sf (3.5' X 7.7') with 3" deep aluminum halo-illuminated white channel letters consistent with the requirements of Section 17.148.070 – Monument Signs, of the SHMC; and
3. The Planning Commission of the City of St. Helena, State of California, considered the sign, staff report, and all testimony, written and spoken, at a hearing on September 6, 2022; and
4. Now, therefore let it be found that, the Planning Commission approves the sign permit and thereby authorizes the modifications contained in said plans attached as Exhibit 1 to this resolution 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 this project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15311, Class 11 (a), which exempts installation of on-premise signs.

*1100 Vintage Avenue
Sign Permit
September 6, 2022*

- C. The Planning Commission further finds that the proposed signs are in compliance with the requirements of Municipal Code Section 17.148.070 relating to monument signs.
- D. The Sign Permit for the above described is granted subject to compliance with the following conditions. 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 permit shall be in conformance with all City ordinances, rules, regulations and policies in effect at the time of issuance of a building permit.
 - 2. This permit shall be vested within one (1) year from the date of approval. However, the permit may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals. Any request for an extension of the Sign Permit must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
 - 3. This permit will expire if the use is discontinued pursuant to existing ordinances and regulations.
 - 4. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
 - 5. This sign 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.
 - 6. All signs must be maintained by the property owner, tenant, or permittee. In event a sign becomes derelict for reasons of lack maintenance the approval may be revoked and the sign subject abatement. The sign shall be removed by the property owner within thirty (30) days abandonment or termination of use pursuant to the St. Helena Municipal Code, Section 17.148.110.
 - 7. The signs authorized by this sign permit shall conform to the details and dimensions shown on the Exhibits which were reviewed and approved by the Planning Commission at their September 6, 2022, meeting. The approved suspended aluminum sign cabinet signage totals 27 square feet.
 - 8. A building permit shall be obtained by the applicant prior to installation of the approved signage.
 - 9. The new sign shall not exceed 220 lumens/sf per side and must be installed with a time clock and dimming capability.

1100 Vintage Avenue
Sign Permit
September 6, 2022

10. Sign shall meet and comply with the 2019 California Energy Code regulations.
11. No internal illumination of signs is permitted. Internally illuminated means a sign which is illuminated from a lighting source within the internal structure of the sign which illuminates the entire face of the sign (does not include neon signs or halo illuminated signs)
12. An Encroachment Permit shall be obtained by the applicant prior to installation of the signs if work involves locating of any person or structure on public property, such as a sidewalk, driveway, or street, if necessary.
13. The monument sign shall be setback 26 feet from the right-of-way parallel to Vintage Avenue, in accordance with SHMC 17.148.070.
14. Provided they are in general compliance with the Sign Ordinance, minor modifications may be approved by the Planning Director.

I HEREBY CERTIFY that the foregoing sign permit was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on September 6, 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

*1100 Vintage Avenue
Sign Permit
September 6, 2022*

EXHIBIT 1

SIGN TYPE A: Monument Sign

Scope of Work: Manufacture & install one (1) double-sided externally- illuminated monument sign.

Total Sign Area: 27 Sq. Ft.

Construction Details:

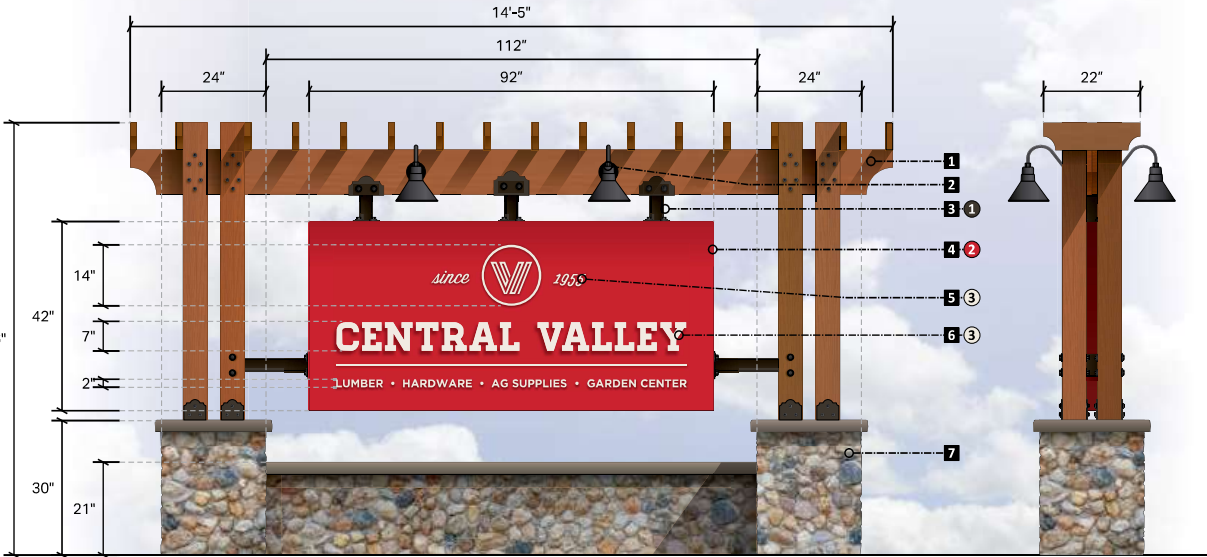
- 1 Wooden Trellis Structure: Rough-sawn redwood trellis structure with double 2"x10" redwood center beam with sun-proof brown protective finish.
- 2 Lights: Black gooseneck lamps mounted to both sides of trellis, with warm white LED downlighting to illuminate sign face.
- 3 Sign Hangers: Fabricated aluminum tube support brackets to resemble "I" beams. Fabricated 1/4" thick aluminum mounting plates. Painted MP Duranodic Bronze.
- 4 Sign Cabinet: Non-illuminated 6" deep fabricated aluminum sign cabinet. Painted MP Red Ferrari. Suspended from wooden trellis structure with fabricated sign hangers.
- 5 Logo and Secondary Copy: Laser-cut 1/2" thick acrylic, painted MP White Wood. Flush mounted to both faces of sign cabinet.
- 6 Primary Copy: 3" deep fabricated aluminum halo-lit channel letters. Faces and returns painted MP White Wood. Halo-illuminated with warm white LEDs. Mounted to both faces of sign cabinet with 1" spacers for halo-lighting effect.
- 7 Stone Columns and Base: Fabricated aluminum 96" frame sheathed in exterior cement backer board, finished with stone veneer to match building foundation.

Color Schedule:

- 1 Matthews Paint
MP20190 Duranodic 313 Met., Matte Finish
- 2 Matthews Paint
MP15394 Red Ferrari, Satin Finish
- 3 Matthews Paint
MP42225 White Wood, Satin Finish

Notes:

- INCOMING POWER REQUIREMENTS: Dedicated 120V/20A sign circuit that supplies no other load.
- Sign attachment and support structure pending structural engineering review.



A Monument Sign | Face View
Scale: 1/2" = 1'-0"

B Monument Sign | End View
Scale: 1/2" = 1'-0"



WELL DESIGN
PREMIUM SIGNAGE

83 Sheehy Ct.
Napa, CA 94558
707.933.0307
info@welldesigninc.com
License #945459

DRAWING TYPE:

- ☒ CONCEPTUAL
- ☐ PLANNING/ZONING
- ☐ BUILDING
- ☐ PRODUCTION

These drawings are for the intended recipient only and may be privileged and confidential. If you are not the intended recipient, or agent responsible, any review, re-transmission, conversion to hard copy, copying, circulation or other use of these documents & drawings is strictly prohibited and may be illegal. Consents shown are proprietary until released by WELL DESIGN, and at the point of client approval and payment of services in full.

CLIENT:

Central Valley

PROJECT:

St. Helena Monument Sign

REVISED

5:02 pm, Aug 05, 2022

DRAWING VERSION:

- V1 01/20/2022 LBRM
- V2 02/22/2022 LBRM
- V3 03/21/2022 LBRM
- V4 05/03/2022 LBRM
- V5 05/15/2022 LBRM
- V6 06/01/2022 LBRM

3

**WELL DESIGN**

83 Sheehy Court
Napa, California 94558
707-933-0307

REVISED

5:01 pm, Aug 05, 2022

**CENTRAL VALLEY MONUMENT SIGN****PROJECT NARRATIVE**

Overview: Central Valley is requesting approval of a new, double-sided, monument sign.

Purpose: The purpose of the sign is to provide identity and wayfinding for the flagship location of Central Valley.

Location: The sign is proposed to replace the same approximate location as the current monument sign. The current sign will be removed in its entirety and replaced with the proposed sign. The newly proposed sign is a traditional looking, double-sided sign, that is positioned perpendicular to St. Helena Hwy and parallel to Vintage Avenue. The sign is positioned outside of the vision triangle as to not impede visibility of motorists and is wholly located on Central Valley property.

Composition: The proposed monument sign consists of a fabricated aluminum cabinet measuring 92" wide by 42" high, painted Central Valley brand red, which is suspended inside an architectural wooden pergola decorated with a stone base and custom welded support hardware. The sign's pergola structure has been designed in theme with the store's Garden Center entry pergola. The stone base features a concrete cap with integral coloring. Support hardware and bolt heads are all coated matte black. The overall pergola structure measures 8' high by 14' - 6" wide by 1' - 10" deep, and is stained with a UV-blocking natural stain, which will seal and protect the wood, while still showing the natural wood grain. The size of the sign is based on the scale of the property, location along a highway, speed of approaching motorists, surrounding visibility obstructions (i.e. railroad equipment), sight-distance visibility charts, surrounding comparable signs, and general aesthetics. The lettering features halo-illumination for evening time visibility, along with dark bronze goose-neck lights which will provide wash lighting on the sign face. A time clock will ensure appropriate hours of illumination. Halo-illuminated letters each contain (4) 1-Watt LED Modules, for a total of 104 combined watts (9,360 lumens). The lighting modules contained in the letters only emit light out the sides and back of the letters, to create a gentle wash around the sign letters. The (4) goose-neck lights will each use (1) 7-watt LED bulb, for a total of 28 combined watts (2,520 lumens). All lighting will use 3000k "warm-white" temperature bulbs. All lighting elements are dimmable to achieve appropriate illumination levels.

Design Intent: The existing monument sign was installed nearly 15 years ago and does not reflect the current branding of Central Valley. The intent of this updated monument sign is to display the current branding, communicate the product offerings of Central Valley, and beautify the property. The proposed sign has been designed with respect and history to the property, neighboring parcels and businesses, and as a gateway to the City of St. Helena.

Thank you for your time in reviewing this project.

Neil Colwell
Well Design Premium Signage

WELL DESIGN

SITE PLAN
APN: 009-580-017-000

LOT DEPTH: 127'
LOT WIDTH: 580'

ZOOM DETAIL OF SIGN LOCATION



SIGN LOCATION ON PROPERTY

PROPERTY LINES INDICATED IN RED



WELL DESIGN
PREMIUM SIGNAGE

83 Sheehy Ct.
Napa, CA 94558
707.933.0307
info@welldesigninc.com
License #945459

DRAWING TYPE:

- ☐ CONCEPTUAL
- ☒ PLANNING/ZONING
- ☐ BUILDING
- ☐ PRODUCTION

These drawings are for the intended recipient(s) only and it may be privileged and confidential. If you are not the intended recipient(s), or agent responsible, any review, e-transmission, conversion to hard copy, copying, circulation or other use of these documents & drawings is strictly prohibited and may be illegal. Concepts shown are proprietary until released by WELL DESIGN, and at the point of client approval and payment of services in full.

CLIENT:

CENTRAL VALLEY

PROJECT:

MONUMENT SIGN

DRAWING VERSION:

V_1

REVISED

5:01 pm, Aug 05, 2022



WELL DESIGN
PREMIUM SIGNAGE

83 Sheehy Ct.
Napa, CA 94558
707.933.0307
info@welldesigninc.com
License #945459

DRAWING TYPE:

- ☒ CONCEPTUAL
☐ PLANNING/ZONING
☐ BUILDING
☐ PRODUCTION

These drawings are for the intended recipient(s) only and it may be privileged and confidential. If you are not the intended recipient(s), or agent responsible, any review, e-transmission, conversion to hard copy, copying, circulation or other use of these documents & drawings is strictly prohibited and may be illegal. Concepts shown are proprietary until released by WELL DESIGN, and at the point of client approval and payment of services in full.

CLIENT:

Central Valley

PROJECT:

St. Helena Monument Sign

REVISED

5:01 pm, Aug 05, 2022

DRAWING VERSION:

- V1 01/20/2022 LBMR
V2 02/22/2022 LBMR
V3 03/21/2022 LBMR
V4 05/03/2022 LBMR
V5 05/15/2022 LBMR
V6 08/01/2022 LBMR

1



WELL DESIGN
PREMIUM SIGNAGE

83 Sheehy Ct.
Napa, CA 94558
707.933.0307
info@welldesigninc.com
License #945459

DRAWING TYPE:

- ☒ CONCEPTUAL
☐ PLANNING/ZONING
☐ BUILDING
☐ PRODUCTION

These drawings are for the intended recipient(s) only and it may be privileged and confidential. If you are not the intended recipient(s), or agent responsible, any review, e-transmission, conversion to hard copy, copying, circulation or other use of these documents & drawings is strictly prohibited and may be illegal. Concepts shown are proprietary until released by WELL DESIGN, and at the point of client approval and payment of services in full.

CLIENT:

Central Valley

PROJECT:

St. Helena Monument Sign

REVISED

5:02 pm, Aug 05, 2022

DRAWING VERSION:

- V1 01/20/2022 LBMR
V2 02/22/2022 LBMR
V3 03/21/2022 LBMR
V4 05/03/2022 LBMR
V5 05/15/2022 LBMR
V6 08/01/2022 LBMR

2

SIGN TYPE A: Monument Sign

Scope of Work: Manufacture & install one (1) double-sided externally- illuminated monument sign.

Total Sign Area: 27 Sq. Ft.

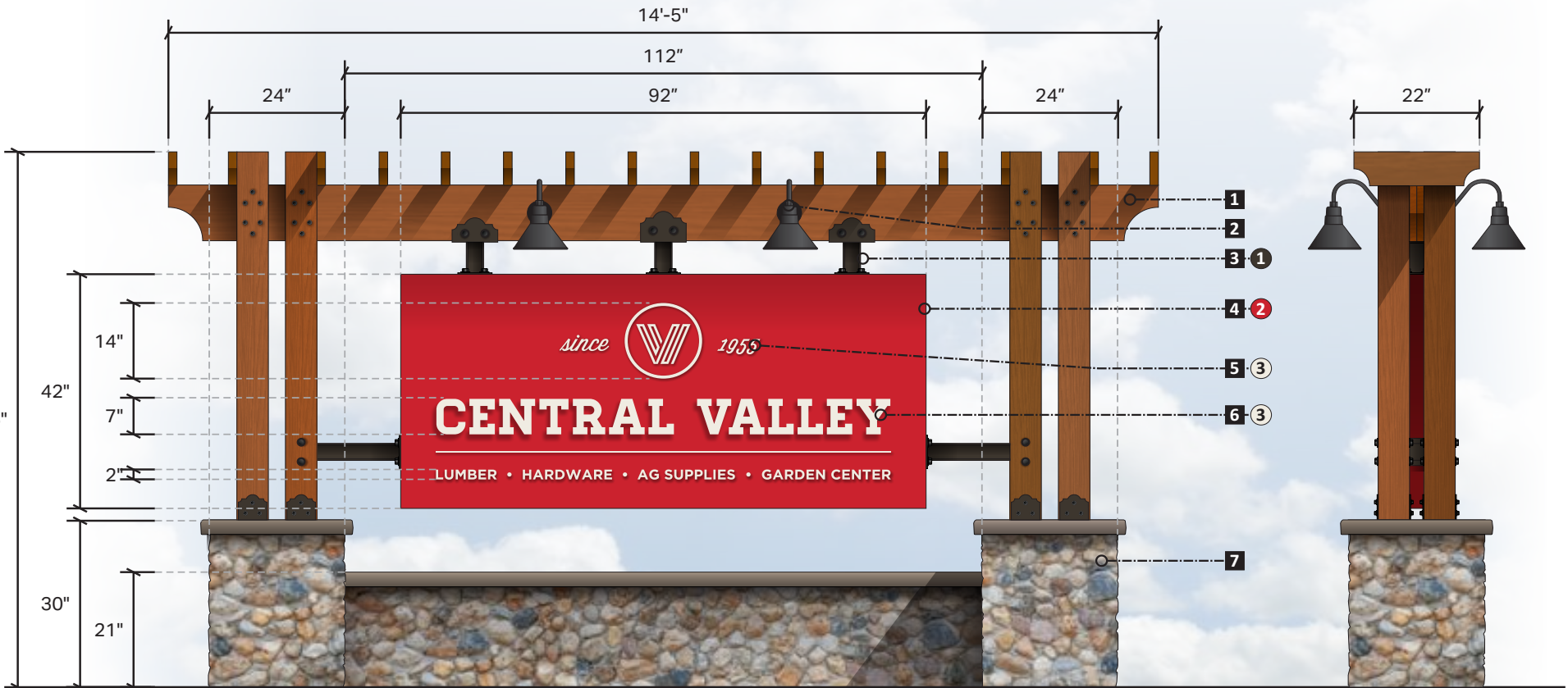
Construction Details:

- 1
- Wooden Trellis Structure: Rough-sawn redwood trellis structure with double 2"x10" redwood center beam with sun-proof brown protective finish.
- 2
- Lights: Black gooseneck lamps mounted to both sides of trellis, with warm white LED downlighting to illuminate sign face.
- 3
- Sign Hangers: Fabricated aluminum tube support brackets to resemble "I" beams. Fabricated 1/4" thick aluminum mounting plates. Painted MP Duranodic Bronze.
- 4
- Sign Cabinet: Non-illuminated 6" deep fabricated aluminum sign cabinet. Painted MP Red Ferrari. Suspended from wooden trellis structure with fabricated sign hangers.
- 5
- Logo and Secondary Copy: Laser-cut 1/2" thick acrylic, painted MP White Wood. Flush mounted to both faces of sign cabinet.
- 6
- Primary Copy: 3" deep fabricated aluminum halo-lit channel letters. Faces and returns painted MP White Wood. Halo-illuminated with warm white LEDs. Mounted to both faces of sign cabinet with 1" spacers for halo-lighting effect.
- 7
- Stone Columns and Base: Fabricated aluminum 96" frame sheathed in exterior cement backer board, finished with stone veneer to match building foundation.

Color Schedule:

- 1
- Matthews Paint
MP20190 Duranodic 313 Met., Matte Finish
- 2
- Matthews Paint
MP15394 Red Ferrari, Satin Finish
- 3
- Matthews Paint
MP42225 White Wood, Satin Finish

- Notes:
- INCOMING POWER REQUIREMENTS: Dedicated 120V/20A sign circuit that supplies no other load.
 - Sign attachment and support structure pending structural engineering review.



A Monument Sign | Face View
Scale: 1/2" = 1'-0"

B Monument Sign | End View
Scale: 1/2" = 1'-0"



WELL DESIGN
PREMIUM SIGNAGE

83 Sheehy Ct.
Napa, CA 94558
707.933.0307
info@welldesigninc.com
License #945459

DRAWING TYPE:

- ☒
- CONCEPTUAL
- ☐
- PLANNING/ZONING
- ☐
- BUILDING
- ☐
- PRODUCTION

These drawings are for the intended recipient(s) only and it may be privileged and confidential. If you are not the intended recipient(s), or agent responsible, any review, e-transmission, conversion to hard copy, copying, circulation or other use of these documents & drawings is strictly prohibited and may be illegal. Concepts shown are proprietary until released by WELL DESIGN, and at the point of client approval and payment of services in full.

CLIENT:

Central Valley

PROJECT:

St. Helena Monument Sign

REVISED

5:02 pm, Aug 05, 2022

DRAWING VERSION:

- V1
- 01/20/2022 LBMR
- V2
- 02/22/2022 LBMR
- V3
- 03/21/2022 LBMR
- V4
- 05/03/2022 LBMR
- V5
- 05/15/2022 LBMR
- V6
- 08/01/2022 LBMR

3



WELL DESIGN
PREMIUM SIGNAGE

83 Sheehy Ct.
Napa, CA 94558
707.933.0307
info@welldesigninc.com
License #945459

DRAWING TYPE:

- ☒ CONCEPTUAL
☐ PLANNING/ZONING
☐ BUILDING
☐ PRODUCTION

These drawings are for the intended recipient(s) only and it may be privileged and confidential. If you are not the intended recipient(s), or agent responsible, any review, e-transmission, conversion to hard copy, copying, circulation or other use of these documents & drawings is strictly prohibited and may be illegal. Concepts shown are proprietary until released by WELL DESIGN, and at the point of client approval and payment of services in full.

CLIENT:

Central Valley

PROJECT:

St. Helena Monument Sign

REVISED

5:02 pm, Aug 05, 2022

DRAWING VERSION:

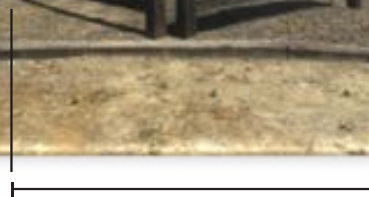
- V1 01/20/2022 LBMR
V2 02/22/2022 LBMR
V3 03/21/2022 LBMR
V4 05/03/2022 LBMR
V5 05/15/2022 LBMR
V6 08/01/2022 LBMR

4

Existing Monument Sign - Installed 2010



© 2010 Sonoma Signs



Existing:
2 Signs at 30sf Each
60 SF of Sign Area

REVISED
5:02 pm, Aug 05, 2022

SIGN PERMIT 2010-20

**SIGN PERMIT OF THE CITY OF ST. HELENA
STATE OF CALIFORNIA, GRANTED TO
1100 VINTAGE AVENUE**

PROPERTY OWNER: Steve Nelson

APN: 009-580-018

Recitals

1. Jack Nelson, representing Central Valley Building Supply, submitted a request for a Sign Permit to install two (2) 20 square foot monument-style identification signs at the corner of Main Street and Vintage Avenue on property located at 1100 Vintage Avenue in the SC: Service Commercial district.
2. The Planning Commission of the City of St. Helena, State of California, held a public hearing on May 18, 2010. The Planning Commission approved the Sign Permit.

Resolution

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

- A. The Planning Commission hereby finds that this project is exempt from the California Environmental Quality Act pursuant to Section 15311, Class 11 (a), which exempts installation of on premise signs.
- B. The Sign Permit for the above described is granted subject to compliance with the following conditions. The permit shall be in conformance with all City ordinances, rules, regulations and policies in effect at the time of issuance of a building permit. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.
 1. The Sign Permit shall be vested within one (1) year from the date of approval. The Permit may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals. Any request for an extension of the Sign Permit must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
 2. This permit is valid for this use only. New permits must be applied for upon any change in use. This permit will expire if the use is discontinued pursuant to then existing ordinances and regulations.

3. The applicant will defend and indemnify and hold the City, its agents, officers, and employees harmless of any claim, action or proceedings to attack, set aside, void or annul an approval so long as the City promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
4. This Sign 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.
5. The signs authorized by this Sign Permit shall conform to the details and dimensions shown on Exhibits 2-7, which were reviewed and approved by the Planning Commission at their May 18, 2010 meeting.
6. Any illumination of the sign shall be externally located either on the ground shining up onto the sign, or mounted on the sign shining down on the face of the sign. No internal illumination will be used.
7. Provided they are in general compliance with the Sign Ordinance, minor modifications may be approved by the Planning Director.

I HEREBY CERTIFY that the foregoing Sign Permit was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on May 18, 2010 by the following roll call vote:

AYES: COMMISSIONERS GALBRAITH, ERICSON, WHITE, & CHAIRMAN
MCCREA
NOES: NONE
ABSTAIN: NONE
ABSENT: COMMISSIONER KATZ


Carol Poole, AICP
Planning Director


Jack Nelson, representing
Central Valley Building Supply


Steve Peterson, Property Owner