



**City of St. Helena
Planning Commission
Regular Meeting
Tuesday, October 18, 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)

5. PUBLIC HEARINGS

- 5.1. Request by Sasha Janev on behalf of Lorraine and Joe Berchtold for adoption of a resolution approving a demolition permit and design review to demolish an existing residence and accessory structures to accommodate the construction of a new single-family home and accessory dwelling unit on the property located at 2126 Madrona Avenue in the Medium Density Residential zoning district.

7 - 176

CEQA Determination: Categorically Exempt pursuant to Section 15301 (Existing Facilities) and 15303 (Construction or Conversion of Small Structures) of the CEQA Guidelines

Prepared By: Chantal Power, Associate Planner

Recommendation:

Option 1

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301 and Section 15303; and
2. Accept the required findings and approve the attached resolution granting demolition permit and design review approval for the proposed construction on the property located at 2126 Madrona Avenue.

Option 2

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301 and Section 15303; and
2. Find the project inconsistent with General Plan policies LU5.1 and LU5.3 and direct the applicant/owner to retain all of the existing vineyards, and redesign the site for Planning Commission review at a future date.

[Staff Report - 2126 Madrona Ave.](#)

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

[Public Comment Agee\(2\)](#)

[Public Comment Agee\(3\)](#)

[Public Comment Kenealy\(4\)](#)

[Public Comment Somple\(5\)](#)

[Public Comment Smith\(6\)](#)

[Public Comment Dellamonica\(7\)](#)

[Public Comment Nolan\(8\)](#)

[Public Comment Stanton\(9\)](#)

[Public Comment Morlet\(10\)](#)

[Public Comment Herdell\(11\)](#)

[Public Comment Ryerson\(12\)](#)

[Public Comment DiTomaso\(13\)](#)

[Public Comment DeMan\(14\)](#)

[Public Comment Andersen\(15\)](#)

[Public Comment Simons\(16\)](#)
[Public Comment Krausz\(17\)](#)
[Public Comment Manzer\(18\)](#)
[Public Comment Kausch\(19\)](#)
[Public Comment Cottrell\(20\)](#)
[Public Comment Rotello\(21\)](#)
[Public Comment Woodward\(22\)](#)
[Public Comment Kelly\(23\)](#)
[Public Comment Davies\(24\)](#)
[Public Comment Blockey\(25\)](#)
[Public Comment Luria\(26\)](#)
[Public Comment Ellison\(27\)](#)
[PowerPoint Presentation](#)
[Applicant Presentation](#)

- 5.2. Request by Joseph Farrell on behalf of Justin Hafen, for consideration and approval of a demolition of existing structures and design review to accommodate the construction of a single-family home, a garage and accessory dwelling unit on a property located at 1310 Hudson Avenue in the Medium Density Residential (MR) zoning district.

177 - 271

CEQA Determination: Class 3 Categorical Exemption pursuant to Section 15303 (Construction or Conversion of Small Structures) of the CEQA Guidelines

Recommendation:

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15303; and
2. Accept the required findings and approve the attached resolution granting design review and demolition permit approval for the proposed construction on the property located at 1310 Hudson Avenue.

[Staff Report - 1310 Hudson Ave.](#)
[PowerPoint Presentation](#)

6. SCHEDULED MATTERS

None.

7. DEPARTMENT REPORTS

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

8. AGENDA FORCAST

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

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

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

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

Please contact the assigned project Planner for additional questions.

9. **ADJOURNMENT**

The next Regular Planning Commission meeting is scheduled for November 1, 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 October 12, 2022.



Maya DeRosa, Planning & Building Director

Appeal. A person who is dissatisfied with a decision of the Planning Commission may appeal that decision to the City Council pursuant to Municipal Code Section 17.08.180, Appeal procedure. Actions of the Planning Commission will be listed on the City Council agenda the following Tuesday to give the City Council opportunity to review the Planning Commission's decision. Absent of an appeal by the City Council or by a citizen, the appeal period will terminate two weeks after the Planning Commission hearing.

Special Assistance for the Disabled. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call the City Clerk's Office (707) 967-2792. Notification 48 hours prior to the meeting will enable City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR35.102-35.104 ADA Title II). However, City staff will attempt to assist at any time with accessibility. The City Clerk has equipment to assist those with a hearing impairment.

PUBLIC TESTIMONY PROCEDURES

Pursuant to the Government Code Section 54954.3, the public may address the Commission on each agenda item during the Commission's consideration of that item. Each speaker has the option to state his or her name for the record before testifying. Depending on the number of speakers or the interest of the item, the Planning Commission Chairman may also restrict, at his/her discretion, the speaker's time to three minutes. The Chairman may also restrict public comments if they become irrelevant to the agenda item or repetitious of prior comments. All persons interested may appear and be heard or submit written statements prior to the Planning Commission meeting. Please note that if you challenge the City's decision on any of these matters in court, you may be limited to raising only those issues you or someone else raised at the meeting or in written correspondence delivered to the City at, or prior to, the meeting.

CHALLENGING DECISIONS OF CITY ENTITIES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City of St. Helena is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision, including without limitation Government Code section 65009 applicable to many land use and zoning decisions, Government Code section 66499.37 applicable to the Subdivision Map Act, and Public Resources Code section 21167 applicable to the California Environmental Quality Act (CEQA). Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. Government Code section 65009 and 66499.37, and Public Resources Code section 21167, impose shorter limitations periods and requirements, including timely service in addition to filing.

If a person wishes to challenge the above actions in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of St. Helena, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the Planning Commission regarding any item on this Agenda, after the posting of the Agenda, will be available for public review in the Planning Department's Office located at 1480 Main Street, St. Helena, California, during normal business hours. In addition, such writings or documents will be made available on the City's web site at <http://cityofstheleena.org> and will be available for public review at the respective meeting.



PLANNING COMMISSION REPORT

Planning Commission Meeting of October 18, 2022

FILE NUMBER: PL 21-044

SUBJECT: Request by Sasha Janev on behalf of Lorraine and Joe Berchtold for adoption of a resolution approving a demolition permit and design review to demolish an existing residence and accessory structures to accommodate the construction of a new single-family home and accessory dwelling unit on the property located at 2126 Madrona Avenue in the Medium Density Residential zoning district.

PREPARED BY: Chantal Power, Associate Planner

REVIEWED BY: Maya DeRosa, Community Development Director

APPROVED BY: Maya DeRosa, Community Development Director

APPLICATION FILED: 11/05/21

ACCEPTED AS COMPLETE: 08/23/22

LOCATION OF PROPERTY: 2126 Madrona Avenue

APN: 009-470-010

GENERAL PLAN/ZONING: Agriculture/Twenty-Acre Agriculture (A-20)

APPLICANT: Sasha Janev on behalf of
Lorraine and Joe Berchtold

PHONE: 707-968-5265

BACKGROUND

The project is located in the Agriculture General Plan land use district, and the Twenty-Acre Agriculture (A-20) zoning district, outside the Urban Limit Line on a 5.77 acre parcel with an existing vineyard. The site is currently developed with an existing single-family home and two accessory structures, all of which will be demolished to accommodate the construction a new single-family home and accessory dwelling unit. The existing home was constructed in 1883 and has been determined to have no historic or architectural value based on the attached historic resource evaluation.

PROJECT DESCRIPTION

The applicant is seeking approval of a demolition permit to demolish the three existing structures totaling 3,893 square feet, and design review approval to construct a two-story, 14,407 square foot single-family home with a large basement, a 1,754 square foot garage, a 1,640 square foot covered terrace, and a 850 square foot one bedroom accessory dwelling unit with a 864 square foot covered terrace.

While very large, the proposed single-family dwelling contains a large basement and first story and a smaller second story. The 6,457 square foot basement will contain three large storage rooms, a laundry room, game room, a bathroom, a powder room, and a mechanical room. The 5,244 square foot first floor will contain a large kitchen and pantry, a large living and dining room, a mudroom, three bedrooms, a sitting room, two powder rooms, and three bathrooms. The 2,706 square foot second floor will contain master bedroom and master bathroom, a second bathroom, two study rooms or bedrooms, a bar room, and a T.V. room. The 850 square foot accessory dwelling unit will contain a living room, a kitchen, a bedroom, a laundry room, and a bathroom.

The site includes 5.08 acres of existing vineyard on the 5.77 acre lot. Approximately 0.75 acres of the existing vineyards will be removed to accommodate the proposed structures leaving 4.33 acres of vineyards intact. An additional 0.21 acres of fruit and olive trees will be added to existing .20 acre orchard and the applicant/owner plans to work with local olive oil producers to create an estate olive oil. The applicant/owner also plans to work with Spottswoode Winery to rehabilitate and produce wine from the 4.33 acres of vineyard that will be preserved.

ANALYSIS

CEQA

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

GENERAL PLAN

The subject property has a General Plan Land Use designation of Agriculture (AG). The AG land use designation allows agricultural and winery uses with restricted single family residential and public/quasi-public 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:

- LU5.1 - Discourage conversion of existing farmland to non-agricultural uses.

The applicant proposes removal of approximately 0.75 acres of existing vineyard to accommodate the proposed residential project. Staff has discouraged the applicant from removing any of the existing vineyard to be consistent with this General Plan Policy. However, the applicant has stated that the section of vineyard to be removed is the least viable for rehabilitation and not likely to be productive, and has proposed the addition of a 0.21 acres of fruit and olive trees to the existing .20 acre orchard for the production of an estate olive oil as an alternative to keeping all the existing vineyard.

- LU5.3 - Strictly limit development on properties existing at the time of the adoption of this General Plan that are designated as agricultural land.

The applicant has proposed a very large single-family residence and accessory structures totaling 19,515 square feet. This is a reduction from the initial proposal, and one-third or 6,457 square feet of the proposed residence will be located below grade, not visible from street views. The above grade portion of the development consists of a 5,244 square foot first floor, and 2,706 second floor of the proposed primary dwelling, 1,754 square foot garage and 1,640 square foot covered terrace, a 850 square foot ADU and 864 square foot covered terrace. As with General Plan Policy LU5.1, staff has encouraged the applicant to reduce the size of the proposed structure in order to avoid removal of the existing vineyard and to limit the development of this agriculturally designated parcel. The applicant has stated that the portion of the vineyard proposed for removal is the least viable and not likely for rehabilitation, and has proposed the .021 acre addition of fruit and olive trees to the existing .20 acre orchard, and plans to develop an estate olive oil.

- 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.

Although the proposed single family home and accessory structures are very large, approximately one-third of the proposed construction would be below grade. The design is modern but uses natural elements such as stone veneer, cement plaster with wood and metal accents similar to other homes in the neighborhood. The design applies articulation of facades and layered massing to reduce the appearance of an imposing structure. The A-20 zone consists of large parcels with few limitations on the size of structures and provides for a wide variation of designs and sizes as evidenced along Fir Hill Drive.

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

With the use of water efficient fixtures, the proposed home and landscaping will not result in an increase of water used on the site. Additionally, an on-site well will provide irrigation to the rehabilitated vineyard and proposed olive orchard.

- CD3.2 - Ensure that the new residential designs contribute positively to existing neighborhoods by complementing character and incorporating design features, such as front porches, façade articulation and step backs.
The architectural design provides façade articulation and layered massing, particularly along the street views of Madrona Avenue and Fir Hill Drive. The second story steps back from the first story to help reduce overall massing and preserving neighborhood views of the mountains and surrounding vineyards (please see photo simulation on Sheet A1.3).
- HE1.5 - Encourage innovative housing types and designs.
The project design is modern and incorporates articulation, layered massing, earth tones and natural elements such as stone veneer, cement plaster with wood and metal accents. The project also includes solar panels over the garage and covered patios.
- HE2.4 - Promote second unit production.
Although, not subject to discretionary review pursuant to State law, the project includes an 850 square foot accessory dwelling unit, with a covered terrace.
- HE2.6 - Promote a balance of types of housing throughout the whole community.
The project proposes a large single-family home and an accessory dwelling unit, which are allowable uses in the A-20 district.

ZONING

Consistent with the General Plan land use designation described above, the subject property has a zoning designation of Twenty-Acre Agriculture (A-20), which allows residential and agricultural uses, and is intended to preserve agricultural land uses and provide for future orderly development as the urban limit line is adjusted to accommodate urban growth.

Pursuant to SHMC §17.20.060, the following development standards apply:

- Maximum non-agricultural coverage, 1 acre: 1 acre proposed
- Floor area ratio (F.A.R.), Not regulated
- Front setback, 50 feet, measured from center line of abutting street: 105 feet proposed
- Side setback, 50 feet, measured from center line of abutting street: 55 feet proposed
- Rear yard, 20 feet: Approximately 800 feet proposed
- Side yard, 20 feet: 20 feet proposed
- Height of buildings/structures, 30 feet: 29 feet proposed

Staff Response: *The project as proposed meets the development standards prescribed by Section 17.20.060 of the SHMC. The 5.77 acre site has 5.08 acres of vineyards and is currently developed with 0.5 acres of non-agricultural uses. As shown on Sheet A1.0, the project proposes the removal of the least viable (0.75 acres) of the existing vineyard, which will leave 4.33 acres of vineyards to be rehabilitated for reuse, and 0.996 acres of*

non-agricultural use. The addition of (0.21 acres) of fruit and olive trees to the existing .20 acre orchard, with plans to develop an estate olive oil, will bring the total non-agricultural coverage to 0.996 acres. The project proposes additional landscaping consisting of moderate, low, and very low water use plantings on a drip irrigation system, which may be fully inconsistent with code Section 17.112.140 (B) of the SHMC that encourages the use of xeriscape principles.

Note, the primary driveway is not included in the overall lot coverage consistent with superscript 1 of Section 17.20.060 (C) - Standards for Two Acre Lots or Greater in Area, which states that all structures, driveways (except for a sixteen foot wide driveway no greater than two-thirds the length of the parcel), parking, patios, lawn, or other non-agricultural uses shall be limited to one acre maximum per parcel. The driveway for the primary residence is 16 feet and runs the width of the property, rather than the length. The driveways have not been counted toward the total non-agricultural coverage of the site. However, the screened motor court fronting Madrona Avenue has been included in the total 43,399 square feet (0.996-acre) residential coverage calculation. The screen wall surrounding the motor court is proposed at a height of 5 feet and is setback 48 feet from the front property line, where a minimum 40 foot setback for fences exceeding 3.5 feet in height is required.

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 Water Use Analysis proposes no increase to the average daily water usage by utilizing low flow water fixtures throughout, and a cover for the pool. The existing vineyard is currently dry farmed, but is proposed for rehabilitation and will utilize well water from a existing well that will also provide water for the proposed olive orchard.*

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. 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: *The project primary residence will provide a three-car enclosed garage and a driveway capable of accommodating multiple vehicles, and the ADU will have a*

driveway that can accommodate two vehicles exceeding the requirements established in Sections 17.124.030 and 17.116.030 of the SHMC.

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 1883 but does not appear on the St. Helena Historic Resource Inventory. A Historic Resources Evaluation was conducted for the existing structures on the site (Attachment 3). The evaluation concluded that substantial alterations occurred outside of the historic era, the structures lack architectural significance, historic significance, or association with historic persons required for historic listing. The evaluation determined that none of the existing structures on the site meet the required criteria of significance necessary for eligibility for the California Register of Historic Resources (CRHR), the National Register of Historic Places (NRHP), or the St. Helena Historic Resource Inventory. Demolition of the existing structures would not be contrary to the requirements of the SHMC Section 17.164.050(G), and demolition of the structures will not occur prior to approval of design review for the replacement structures.

DESIGN REVIEW

SHMC Section 17.40.040 requires design review approval for all subdivisions, signs, new structures or buildings (except for one accessory dwelling unit which complies with the provisions set forth in Section 17.116.030) or exterior revisions (not including change in exterior color) of any existing structures or buildings for both permitted and

conditional uses pursuant to SHMC Section 17.164. The purpose of design review is to promote the qualities that bring value to the community and foster attractiveness and functional utility of the community as a place to live and work. The Planning Commission must find that the project takes reasonable account of the design criteria prescribed in SHMC Section 17.164.030 (listed below) in review of this application:

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

Though not entirely consistent with General Plan policies LU5.1 and LU5.3, the applicant has stated that the portion of existing vineyard proposed for removal to accommodate the project is the least viable for rehabilitation, has partnered with the Spottswode Winery to rehabilitate the remaining vineyard, and has proposed to add an additional 0.21 acres of fruit and olive trees to the existing .20 acre orchard and plans to establish an estate olive oil in an effort to continue and preserve the majority of the agricultural uses on the site. The project is consistent with General Plan policies LU2.2, PF1.1, CD3.2, HE1.5, HE2.4, HE2.6.

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

The proposed primary residence is very large, but a significant portion of the home will be located in a basement level not visible from the street. Additionally, the applicant has worked with City staff to break up the façade fronting Fir Hill Drive and design a home intended to minimize the massing while preserving the vineyard and mountain views of neighboring properties. The house design will utilize earth tone paints, cement plaster, and natural accent elements such as stone, wood, and metal.

3. Relationship of the design to the site;

The project proposes removal of approximately 0.75 acres of existing 5.08 acres of vineyards from the site and demolition of the existing structures to accommodate the proposed primary residence, garage, accessory dwelling unit, pool, bocce court, the addition of approximately 0.21 acres of fruit and olive trees to the existing .20 acre orchard, and rehabilitation of the remaining 4.33 acre of vineyards. The proposal meets or exceeds all setback requirements and exceeds the off-street parking requirements and provides adequate circulation for vehicles. A 5-foot wall located outside of the front setback is designed to screen a portion of the motor court from street view.

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

The surrounding area has a mix of historic and non-historic development. The project site is developed with a residential structure originally constructed in 1883

but has been determined not to have any historic value that would be eligible for national, state, or local historic registration. The project has been designed to minimize impact on the surrounding area through use of articulation, layered massing, exterior treatment of earth tones and natural materials, and undergrounding of a large portion of the proposed residence.

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

Aside from the nearby historic Spottswode Winery, which is located in the Winery district, the property is completely surrounded by A-20 lands primarily developed with residential uses. The proposal includes the removal of the least viable 0.75 acres of existing vineyards and rehabilitation of the remaining 4.33 acres of vineyards for wine production and includes the addition of olive trees which will be used in the production of an estate olive oil, to retain the agricultural nature of the existing lands, and a new residence to replace the existing residence in an area that is developed with other residential structures of various shapes and sizes.

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

The project proposes new residential uses and the rehabilitation and reuse of the existing vineyard and installation of olive trees for the production of an estate olive oil, in compatibility with the surrounding A-20 zone which allows agricultural and residential uses.

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

The project will use earth tones and natural elements, undergrounding of a large portion of the proposed structure, façade articulation, layered massing, and a step back of the second story as well as setbacks exceeding the minimum requirements of the A-20 zone.

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;

Because the project proposes a large residence, the planning and siting of the buildings has been critical to the overall design. The structure will underground a large portion of the primary residence, use of articulation, layered massing, and a step back of the second story, as well as setbacks greater than the required minimums. Additionally, the project proposes more than the required parking and on-site circulation and can easily accommodate the residents of the home as well as guests.

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

The proposal includes the removal of the least viable 0.75 acres of existing vineyards and rehabilitation of the remaining 4.33 acres of vineyards for wine production and includes the addition of 0.21 acres of olive trees to an existing .20 acre orchard, which will be used in the production of an estate olive oil. The proposed site plan also includes a bocce ball court and ornamental landscaping.

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

The project proposes more than the minimum required parking and on-site circulation can easily accommodate the residents of the home as well as guests.

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

The project will remove the least viable 0.75 acres of the existing vineyard and will preserve and rehabilitate the remaining 4.33 acres of vineyards for wine production in partnership with the nearby Spottswode Winery.

12. Whether the materials, textures, colors, and details of the construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structures and functions;

The design uses earth tone paints, cement plaster, and natural accent elements such as stone, wood, and metal. The primary residence has been designed specifically to minimize the impact to surrounding properties through the use of larger than required setbacks, undergrounding of a large portion of the proposed residence, façade articulation and layered massing in order to preserve the mountain and vineyard views of surrounding properties.

13. Whether the landscape design concept for the scale, plant forms and foliage textures and colors, create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;

The proposed structures will be surrounded on the front and sides with 0.41 acres of fruit and olive trees, and gardens designed to create visual interest in contrast with the earth tones used for the structures and functionality for the residents.

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 landscaping has been designed to create a desirable and functional environment and includes several garden areas, and several fruit and olive trees, while preserving approximately 4.33 acres of the existing vineyards. Construction will comply with the California Green Code and will incorporate solar panels, and water efficient landscaping.

ISSUES

Staff finds that there are some General Plan policies related to agriculture that the project is not fully consistent with as explained earlier in this report. For this reason, options are provided in the staff recommendation below if the Planning Commission desires that none of the existing vineyard be removed.

CORRESPONDENCE

At the time of packet distribution, staff has received one letter of support from Margo Simmons related to this application.

STAFF RECOMMENDATION

Option 1

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301 and Section 15303; and
2. Accept the required findings and approve the attached resolution granting demolition permit and design review approval for the proposed construction on the property located at 2126 Madrona Avenue.

Option 2

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301 and Section 15303; and
2. Find the project inconsistent with General Plan policies LU5.1 and LU5.3 and direct the applicant/owner to retain all of the existing vineyards, and redesign the site for Planning Commission review at a future date.

ATTACHMENTS

[Resolution](#)

[Project Plans](#)

[Historic Resource Evaluation](#)

[Project statement](#)
[Water Use Analysis](#)
[Spottwoode statment](#)
[Letter of Support](#)

**CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
GRANTING DEMOLITION PERMIT AND DESIGN REVIEW APPROVAL TO
2126 MADRONA AVENUE (File No. PL21-044)**

PROPERTY OWNER: Lorraine and Joe Berchtold

APN: 009-470-010

Recitals

1. The property owner requests adoption of a resolution approving a demolition of existing structures and Design Review in order to accommodate the construction of a single-family home, garage and accessory dwelling unit on a property located at 2126 Madrona Avenue in the Twenty-Acre Agriculture (A-20) 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 October 18, 2022; and
4. Now, therefore let it be found that the Planning Commission approves the Demolition Permit and Design Review thereby authorizing the proposal contained in said plans based on the findings below and subject to the conditions of approval enumerated herein.

Resolution

- A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff reports, City files for this matter, correspondence, presentations and other materials.
- B. The Planning Commission hereby finds that the project is exempt from the requirements of CEQA pursuant to Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.
- C. Pursuant to St. Helena Municipal Code (SHMC) Section 17.164.050, the Planning Commission makes the following findings to support the motion to approve the Demolition Permit to allow for the demolition the existing structures on-site:
 1. That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building.
 2. That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood; and

3. That the design review of the proposed replacement structure is approved prior to approval of the demolition of a housing structure.

The existing home was constructed in 1883 but does not appear on the St. Helena Historic Resource Inventory. A Historic Resources Evaluation was conducted for the existing structures on the site. The evaluation concluded that substantial alterations occurred outside of the historic era, the structures lack architectural significance, historic significance, or association with historic persons required for historic listing. The evaluation determined that none of the existing structures on the site meet the required criteria of significance necessary for eligibility for the California Register of Historic Resources (CRHR), the National Register of Historic Places (NRHP), or the St. Helena Historic Resource Inventory. Demolition of the existing structures would not be contrary to the requirements of the SHMC Section 17.164.050(G), and demolition of the structures will not occur prior to approval of design review for the replacement structures.

- 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;

Though not entirely consistent with General Plan policies LU5.1 and LU5.3, the applicant has stated that the portion of existing vineyard proposed for removal to accommodate the project is the least viable for rehabilitation, has partnered with the Spottswoode Winery to rehabilitate the remaining vineyard, and has proposed to add an additional 0.21 acres of fruit and olive trees to the existing .20 acre orchard and plans to establish an estate olive oil in an effort to continue and preserve the majority of the agricultural uses on the site. The project is consistent with General Plan policies LU2.2, PF1.1, CD3.2, HE1.5, HE2.4, HE2.6.

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

The proposed primary residence is very large, but a significant portion of the home will be located in a basement level not visible from the street. Additionally, the applicant has worked with City staff to break up the façade fronting Fir Hill Drive and design a home intended to minimize the massing while preserving the vineyard and mountain views of neighboring properties. The house design will utilize earth tone paints, cement plaster, and natural accent elements such as stone, wood, and metal.

3. Relationship of the design to the site;

The project proposes removal of approximately 0.75 acres of existing 5.08 acres of vineyards from the site and demolition of the existing structures to accommodate the proposed primary residence, garage, accessory dwelling unit, pool, bocce court, the addition of approximately 0.21 acres of fruit and olive trees to the existing .20 acre orchard, and rehabilitation of the remaining

4.33 acre of vineyards. The proposal meets or exceeds all setback requirements and exceeds the off-street parking requirements and provides adequate circulation for vehicles. A 5-foot wall located outside of the front setback is designed to screen a portion of the motor court from street view.

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

The surrounding area has a mix of historic and non-historic development. The project site is developed with a residential structure originally constructed in 1883 but has been determined not to have any historic value that would be eligible for national, state, or local historic registration. The project has been designed to minimize impact on the surrounding area through use of articulation, layered massing, exterior treatment of earth tones and natural materials, and undergrounding of a large portion of the proposed residence.

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

Aside from the nearby historic Spottswode Winery, which is located in the Winery district, the property is completely surrounded by A-20 lands primarily developed with residential uses. The proposal includes the removal of the least viable 0.75 acres of existing vineyards and rehabilitation of the remaining 4.33 acres of vineyards for wine production and includes the addition of olive trees which will be used in the production of an estate olive oil, to retain the agricultural nature of the existing lands, and a new residence to replace the existing residence in an area that is developed with other residential structures of various shapes and sizes.

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

The project proposes new residential uses and the rehabilitation and reuse of the existing vineyard and installation of olive trees for the production of an estate olive oil, in compatibility with the surrounding A-20 zone which allows agricultural and residential uses.

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

The project will use earth tones and natural elements, undergrounding of a large portion of the proposed structure, façade articulation, layered massing, and a step back of the second story as well as setbacks exceeding the minimum requirements of the A-20 zone.

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;

Because the project proposes a large residence, the planning and siting of the buildings has been critical to the overall design. The structure will underground a large portion of the primary residence, use articulation, layered massing, and a step back of the second story, as well as setbacks greater than the required minimums. Additionally, the project proposes more than the required parking and on-site circulation and can easily accommodate the residents of the home as well as guests.

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

The proposal includes the removal of the least viable 0.75 acres of existing vineyards and rehabilitation of the remaining 4.33 acres of vineyards for wine production and includes the addition of 0.21 acres of olive trees to an existing .20 acre orchard, which will be used in the production of an estate olive oil. The proposed site plan also includes a bocce ball court and ornamental landscaping.

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

The project proposes more than the required parking and on-site circulation and can easily accommodate the residents of the home as well as guests.

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

The project will remove the least viable 0.75 acres of the existing vineyard and will preserve and rehabilitate the remaining 4.33 acres of vineyards for wine production in partnership with the nearby Spottswode Winery.

12. Whether the materials, textures, colors, and details of the construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structures and functions;

The design uses earth tone paints, cement plaster, and natural accent elements such as stone, wood, and metal. The primary residence has been designed specifically to minimize the impact to surrounding properties through the use of larger than required setbacks, undergrounding of a large portion of the proposed residence, façade articulation and layered massing in order to preserve the mountain and vineyard views of surrounding properties.

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 proposed structures will be surrounded on the front and sides with 0.41 acres of fruit and olive trees, and gardens designed to create visual interest in contrast with the earth tones used for the structures and functionality for the residents.

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 landscaping has been designed to create a desirable and functional environment and includes several garden areas, and several fruit and olive trees, while preserving approximately 4.33 acres of the existing vineyards. Construction will comply with the California Green Code and will incorporate solar panels, and water efficient landscaping.

Planning Department Conditions of Approval

- E. The Planning Commission approves a demolition permit and design review for the above-described project with the following conditions of approval. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

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

In recognition of the need for additional affordable housing, and to mitigate the effects of this development on the supply and demand of affordable housing, the permittee shall be subject to a Housing Impact Fee, an inclusionary

requirement, an in-lieu fee, and/or similar fair and appropriate mechanisms, to provide funds for or to develop additional affordable housing.

7. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
8. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
9. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
10. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
11. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with the Building Official, Fire Inspector and or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.
12. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on October 18, 2022, except as modified herein.
13. During construction, the project site shall be adequately fenced and secured to prevent trespassing.
14. No new landscaping shall be installed while the City is in a declared Phase II or Phase III water emergency.
15. Exterior lighting shall be directed or shielded to prevent glare onto public roadways or adjacent properties.
16. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works

Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The Public Works Director must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

Public Works Department Conditions of Approval

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

requirements of the State Water Resources Control Board Phase II Municipal Separate Storm Water System (MS4) General Permit (Order 2013- 0001 DWQ).

23. The Applicant shall provide an Erosion and Sediment Control Plan (ESCP) and a schedule for implementation of approved measures to the Public Works Department for review and approval with the first improvement plans submitted for review. A grading permit shall not be issued until the erosion and sediment control plan is approved.
24. An Encroachment Permit is required for all work within City right-of-way. Encroachment Permits will not be issued prior to the approval of the Improvement Plans. The proposed walkway at the front of the lot shall not be allowed to encroach within the public right-of- way.
25. The Applicant shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the Public Works Director.
26. If any hazardous material is encountered during the construction of this project, all work shall be immediately stopped and the Fire Department, Napa County Department of Environmental Services or other designated agency, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.
27. All streets or other public facilities damaged in the course of construction associated with this Project shall be the responsibility of the Applicant and shall be repaired to the satisfaction of the City at the Applicant's expense.
28. All construction water used for the project shall be obtained from a source other than a City of St. Helena potable water sources. Applicant shall provide verification that an outside source of construction water, recycled water, e.g., has been established and will be available for the duration of the project construction.
29. During construction, dust control must be maintained to the City's satisfaction.
30. If construction occurs during a water emergency, all water use (including domestic and irrigation) shall be subject to the regulations as specified in Article 2 of Chapter 13.04 of the City of St. Helena Municipal Code.
31. The Applicant shall construct all of Public Improvements generally shown on the Design Review Plans and more specifically described below:
 - a. As there are no existing curb, gutter and sidewalk improvements fronting the property and no immediate future plans for new improvements, the proposed driveways fronting Madrona and Fir shall be constructed in accordance with County of Napa Standard P-2 (Driveway Connection to Arterial Roads – Rural Roads.)

- b. All landscaping and fencing along the front and side yards shall be installed such that they provide adequate sight distance and conform to City Standard 324 regarding Visibility and Fencing.
- 32. No lot-to-lot drainage is allowed. All site drains must be connected to the public storm drain system or discharged through the face of curb or to an established waterway.
- 33. A backwater check valve shall be installed in the building sewer line at a location approved by the City Engineer whenever the building has a finished floor elevation twelve (12) inches or less above the top elevation of the nearest upstream manhole or cleanout. Backwater check valves shall be cast iron or cast bronze. Backwater check valves shall be approved by the City Engineer prior to installation.
- 34. The applicant shall verify that the existing water service and meter sizes are adequate to provide domestic and sprinkler water to the proposed residence. If the existing meter size and/or services size is not adequate, the applicant shall replace the existing piping and/or meter with the appropriate size and be responsible for any fees associated with increasing the meter size.
- 35. The applicant shall provide evidence that the County has approved the proposed septic system for this lot prior to issuance of the building permit.
- 36. The applicant shall provide evidence that the County has approved the proposed septic system for this lot prior to issuance of the building permit.
- 37. Agricultural use of municipal water on the parcel shall conform with SHMC Section 13.04.100(E).

Building Department Conditions of Approval

- 38. A building permit is required for all onsite demolition, construction and/or change of occupancy.
- 39. 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.
- 40. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
- 41. The applicant shall provide a construction waste management plan with the building permit application.
- 42. 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.

43. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
44. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.
45. Any deferral of the required submittal items shall have prior approval of the Building Official; however, deferral of the fire sprinkler design is not allowed.
46. A separate permit submittal is required for pools, generators, and PV-systems.

Fire Department Conditions of Approval

47. Plans submitted for building permit shall exhibit compliance with the current St. Helena Fire Code, as adopted and codified in St. Helena Municipal Code Chapter 15.36 and include compliance with vegetation hazard mitigation requirements of Section 8.08.010 (E)(9) of the St. Helena Municipal Code.
48. Fire sprinklers shall be installed as required by Fire Code and the Fire Department.
49. One hour minimum fire-resistant construction on all exterior walls within 10' of property boundary is required. Fire resistant construction of interior walls shall be determined by type of occupancy.
50. Any gates installed to control vehicular access to a property are required to be setback 30-feet from the property line and/or edge of pavement, whichever is greater. No vehicle gates may be installed without Fire Department and Public Works Department review and explicit approval.

I HEREBY CERTIFY that the foregoing demolition permit and design review application was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on October 18, 2022, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

John Ponte
Chair, Planning Commission

Maya DeRosa, AICP
Planning and Building Director

9/28/22 P:\2021\202101 Berchtold Residence\1-Drawings\01-Current\Design Review\Version 5\0-Title Sheet-202101.dwg

FOR OFFICIAL USE ONLY

DESIGN REVIEW PLANS FOR:
BERCHTOLD RESIDENCE
2126 MADRONA AVENUE
ST. HELENA, CA, 94574

SURVEY NOTES

1. THE BOUNDARY ON THESE DRAWINGS DOES NOT REPRESENT A PROPERTY LINE SURVEY. PROPERTY LINES SHOWN HEREON ARE BASED ON RECORD DATA, AND MAY NOT REPRESENT THE TRUE POSITIONS OF THE LINES.
2. THE TOPOGRAPHY IS BASED ON A FIELD SURVEY OF APRIL, 2021 PERFORMED BY ALBION SURVEYS.
3. THE VERTICAL DATUM OF THIS SURVEY IS BASED ON NAVD83 AND THE HORIZONTAL DATUM IS BASED ON NAD83 CALIFORNIA COORDINATE SYSTEM ZONE II. PER TRIMBLE GPS OBSERVATIONS USING NGS OPUS SOLUTION. BASIS OF BEARINGS SHOWN PER II BM 11, NCB, ROTATED CLOCKWISE 160°00' TO NAD 83.
4. SITE BENCHMARK DESCRIPTION: N/A
5. MADRONE ENGINEERING ASSUMES NO LIABILITY, REAL OR ALLEGED, REGARDING THE ACCURACY OF THE TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS.
6. CONTRACTOR SHALL PROTECT EXISTING SURVEY MONUMENTS OR REPLACE THEM AT HIS OWN EXPENSE.

ESTIMATED EARTHWORK QUANTITIES

1. THE EARTHWORK QUANTITIES LISTED BELOW ARE ESTIMATES ONLY AND MAY VARY DUE TO SOIL TYPE, COMPACTION AND BUILDING FACTORS, GRADING PRACTICES, AND COMPACTION VALUES.
2. THE UNADJUSTED QUANTITIES HAVE BEEN DERIVED USING A VOLUMETRIC ANALYSIS BETWEEN THE EXISTING AND PROPOSED FINISHED GRADE ELEVATIONS.
3. THE FOLLOWING ASSUMPTIONS HAVE BEEN MADE WHEN DEVELOPING ADJUSTED QUANTITY ESTIMATES:
 - QUANTITIES FROM UTILITY TRENCHES AND FOUNDATION TRENCHES HAVE NOT BEEN ESTIMATED.
 - QUANTITIES RELATED TO OVEREXCAVATION AND RECOMPACTION HAVE NOT BEEN ESTIMATED.
4. CONTRACTOR SHALL WORK WITH THE PROJECT GEOTECHNICAL ENGINEER TO DETERMINE IF COMPACTION AND BUILDING FACTORS ARE APPLICABLE FOR THE PROPOSED GRADING ACTIVITIES. THESE FACTORS HAVE THE POTENTIAL TO SIGNIFICANTLY ALTER THE CUT & FILL QUANTITIES IDENTIFIED IN THIS ANALYSIS.
4. SEE THE TABLE BELOW FOR THE ESTIMATED EARTHWORK QUANTITIES FOR THE PROJECT.

ESTIMATED PROJECT EARTHWORK		
	UNADJUSTED QUANTITIES (CY)	ADJUSTED QUANTITIES (CY)
CUT	3180	TBD
FILL	665	TBD
ESTIMATED NET EARTHWORK	2515 (EXPORT)	

THE APPROXIMATE AREA OF DISTURBED SOIL IS 43.41 SF (0.99 AC). EXCESS SOIL WILL BE OFF-HAULED TO A LOCATION APPROVED BY THE CITY.

SHEET INDEX

- C1.0 COVER SHEET
- C2.1 HARDSCAPE PLAN
- C2.1 GRADING PLAN
- C3.0 UTILITY PLAN

PROJECT INFORMATION

OWNER: JOE BERCHTOLD
IN CARE OF
MICHAEL HUBBARD TR
600 UNIVERSITY ST., SUITE 1625
SEATTLE, WA 98101

SITE ADDRESS: 2126 MADRONA AVENUE
ST. HELENA, CALIFORNIA 94574

ASSESSOR PARCEL #: 009-470-010
PARCEL SIZE: 5.78 ACRES
CITY ZONING: A-20

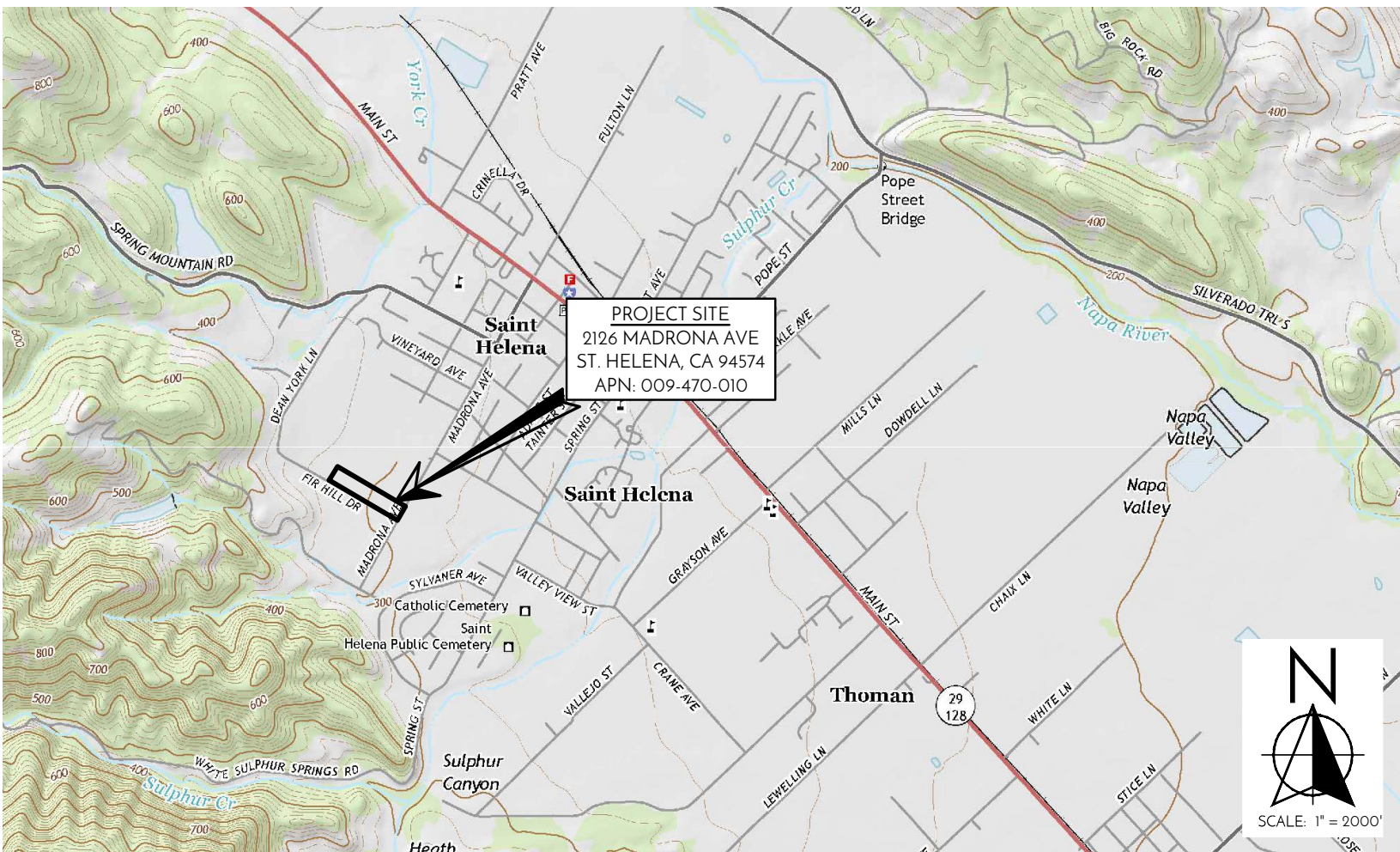
SURVEYOR: ALBION SURVEYS
1115 HUNT AVENUE
ST. HELENA, CA 94574
JON WEBB, P.L.S.
707/963-1217

CIVIL ENGINEER: MADRONE ENGINEERING
1485 MAIN STREET, SUITE 302
ST. HELENA, CA 94574
JOEL DICKERSON, P.E.
707/302-4280

ARCHITECT: KROEGER JANEV ARCHITECTS
1432 MAIN STREET
ST. HELENA, CA 94574
SASHA JANEV
707/968-5265

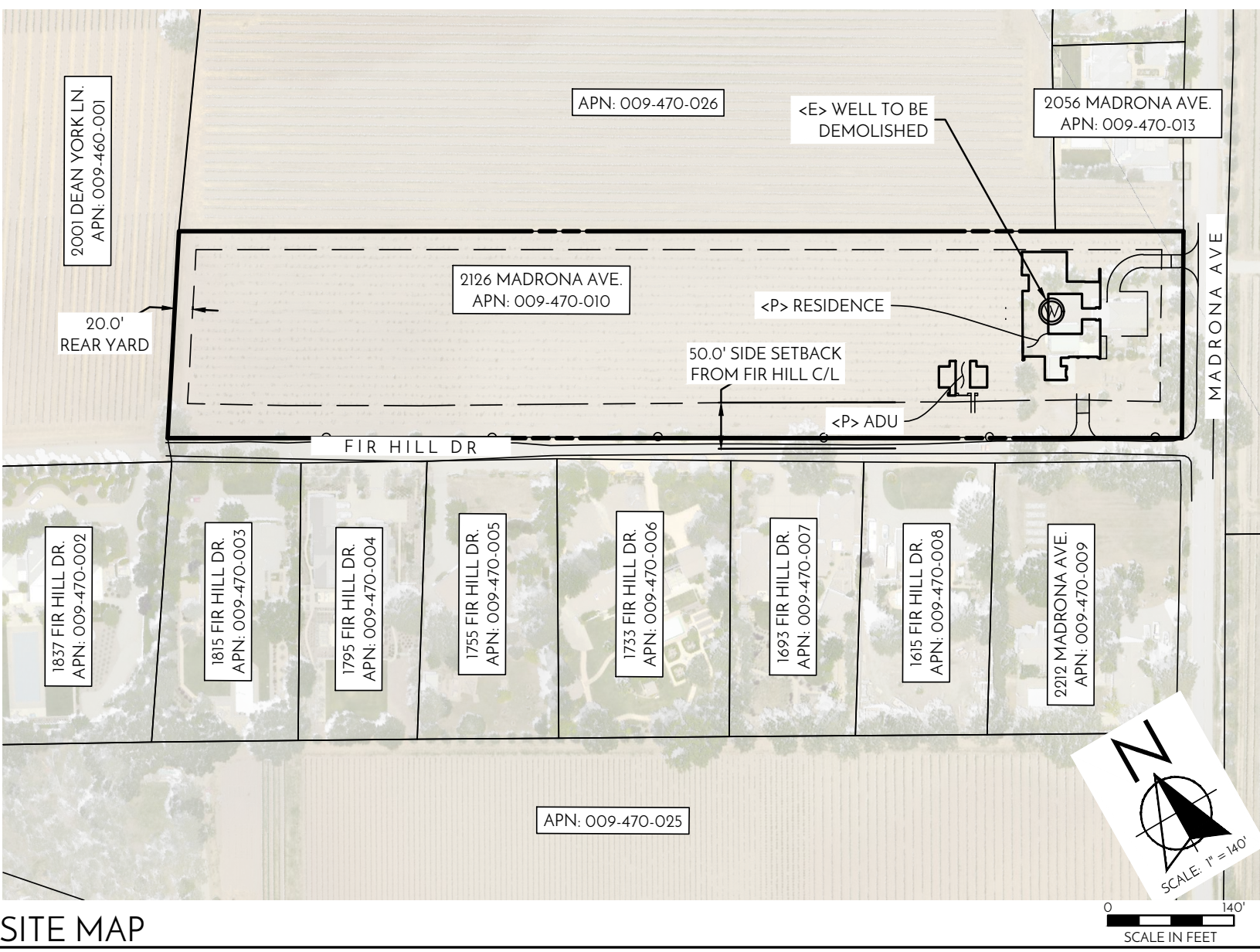
PROJECT STATEMENT

THE PURPOSE OF THIS PROJECT IS TO OBTAIN DESIGN REVIEW APPROVAL TO BUILD A NEW RESIDENCE, ADU, POOL, DRIVEWAY, AND ALL RELATED UTILITIES AT 2126 MADRONA AVENUE.



VICINITY MAP

MAP FROM USGS 7.5 MIN SERIES MAP NAME: ST. HELENA



SITE MAP

NOT FOR CONSTRUCTION

CONTRACTOR'S RESPONSIBILITY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ENGINEER. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CONTRACTOR. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CONTRACTOR.

madrone
ENGINEERING
1485 Main Street, Suite 302
St. Helena, California 94574
Tel: 707.968.5265

CIVIL IMPROVEMENT PLANS
COVER SHEET

BERCHTOLD RESIDENCE
2126 MADRONA AVE
ST. HELENA, CA 94574
APN: 009-470-010
PROJECT 21.043



EVERY PERSON PLANNING TO DIG
CALL 811 OR 1-800-480-4801
FOR MORE INFORMATION
SEE WWW.CAL811.ORG

DATE: 11/04/21
05/31/22
09/23/22

ISSUE: DESIGN REVIEW
REV 1
REV 2

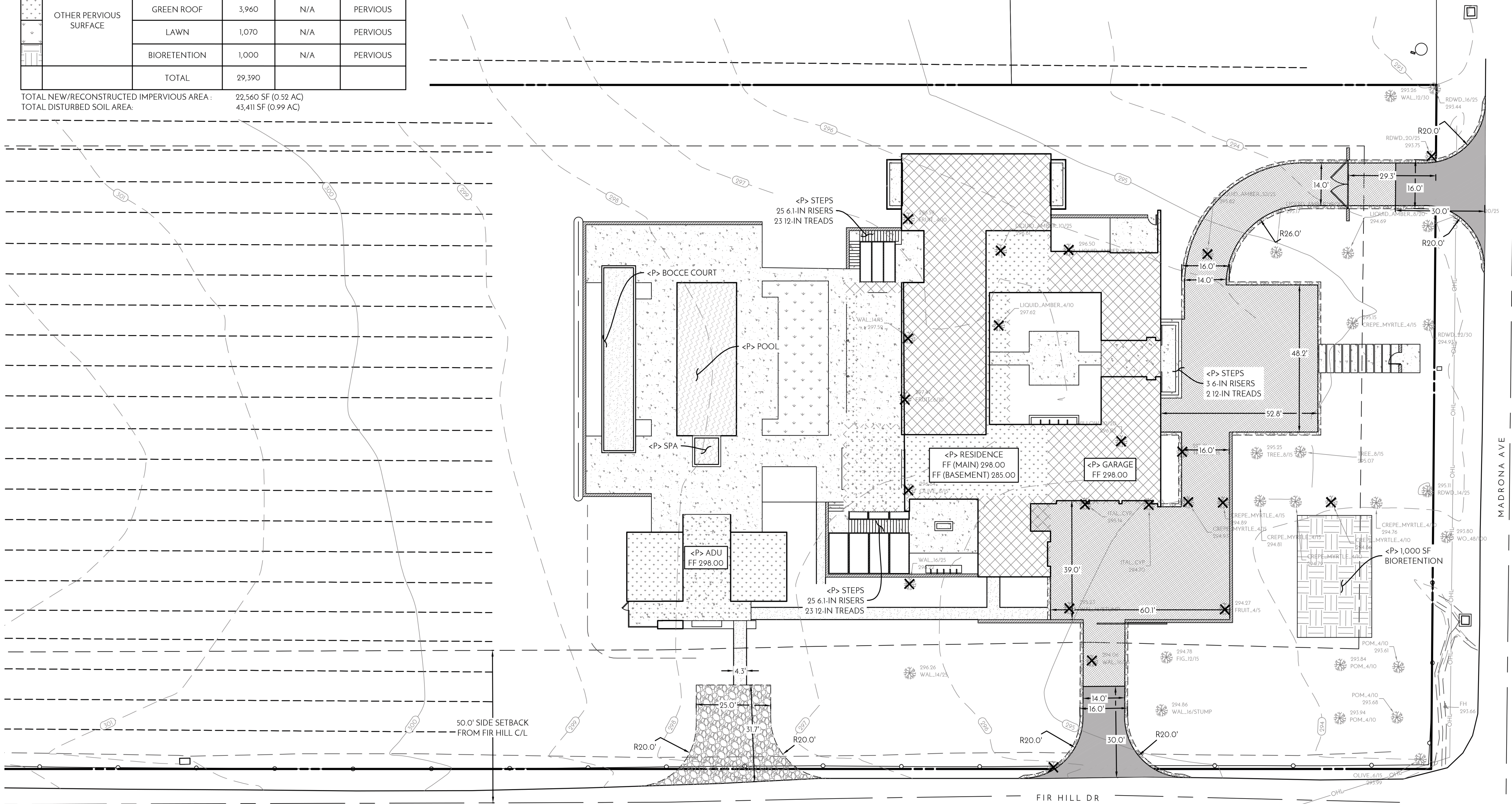
SHEET

C1.0

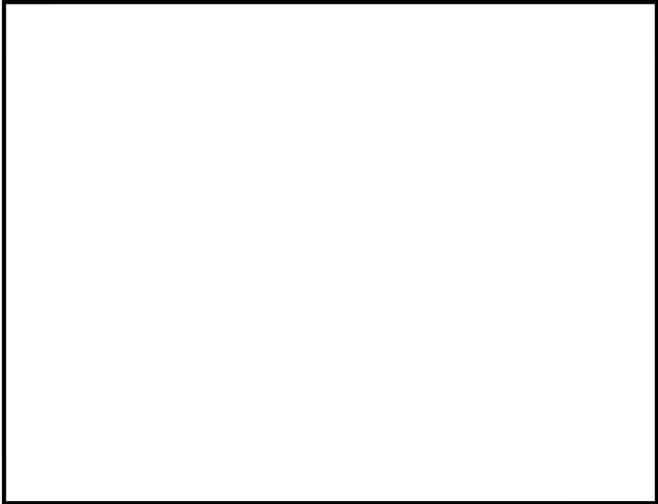
HARDSCAPE LEGEND

TYPE OF IMPERVIOUS SURFACE	AREA DESCRIPTIONS	AREA (SF)	TYPICAL SECTION	PERVIOUS/ IMPERVIOUS
	BUILDINGS, GARAGES, CARPORTS, OTHER STRUCTURES WITH ROOFS	3,380	N/A	IMPERVIOUS
	WALLS	595	N/A	IMPERVIOUS
	PATIO, IMPERVIOUS DECKING, PAVERS AND IMPERVIOUS LINERS	8920	N/A	IMPERVIOUS
	SIDEWALKS AND PATHS	0	6" CL 2 AB	IMPERVIOUS
	ASPHALT CONCRETE	1,180	2.5" AC OVER 6.0" CL 2 AB	IMPERVIOUS
	CHIP SEAL	6,490	DOUBLE CHIP SEAL OVER 10" CL 2 AB	IMPERVIOUS
	GRAVEL	1,515	10" CL 2 AB	IMPERVIOUS
	DECOMPOSED GRANITE	1,280	N/A	PERVIOUS
	GREEN ROOF	3,960	N/A	PERVIOUS
	LAWN	1,070	N/A	PERVIOUS
	BIORETENTION	1,000	N/A	PERVIOUS
	TOTAL	29,390		

TOTAL NEW/RECONSTRUCTED IMPERVIOUS AREA: 22,560 SF (0.52 AC)
TOTAL DISTURBED SOIL AREA: 43,411 SF (0.99 AC)



FOR OFFICIAL USE ONLY

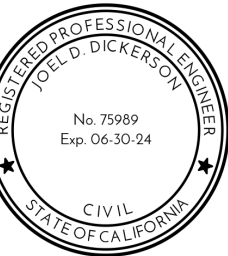


CONTRACTOR'S RESPONSIBILITY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES ON THE PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES ON THE PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES ON THE PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES ON THE PROPERTY.

madrone
Engineering
1485 Main Street, Suite 202
St Helena, California 94574
Tel: 707.742.6476

CIVIL IMPROVEMENT PLANS
HARDSCAPE PLAN

BERCHTOLD RESIDENCE
2126 MADRONA AVE
ST. HELENA, CA 94574
APN: 009-470-010
PROJECT 21.043



EVERY PERSON PLANNING TO DIG
CALL 800.485.5111 BEFORE YOU DIG
FOR MORE INFORMATION
SEE WWW.USNORTH.ORG

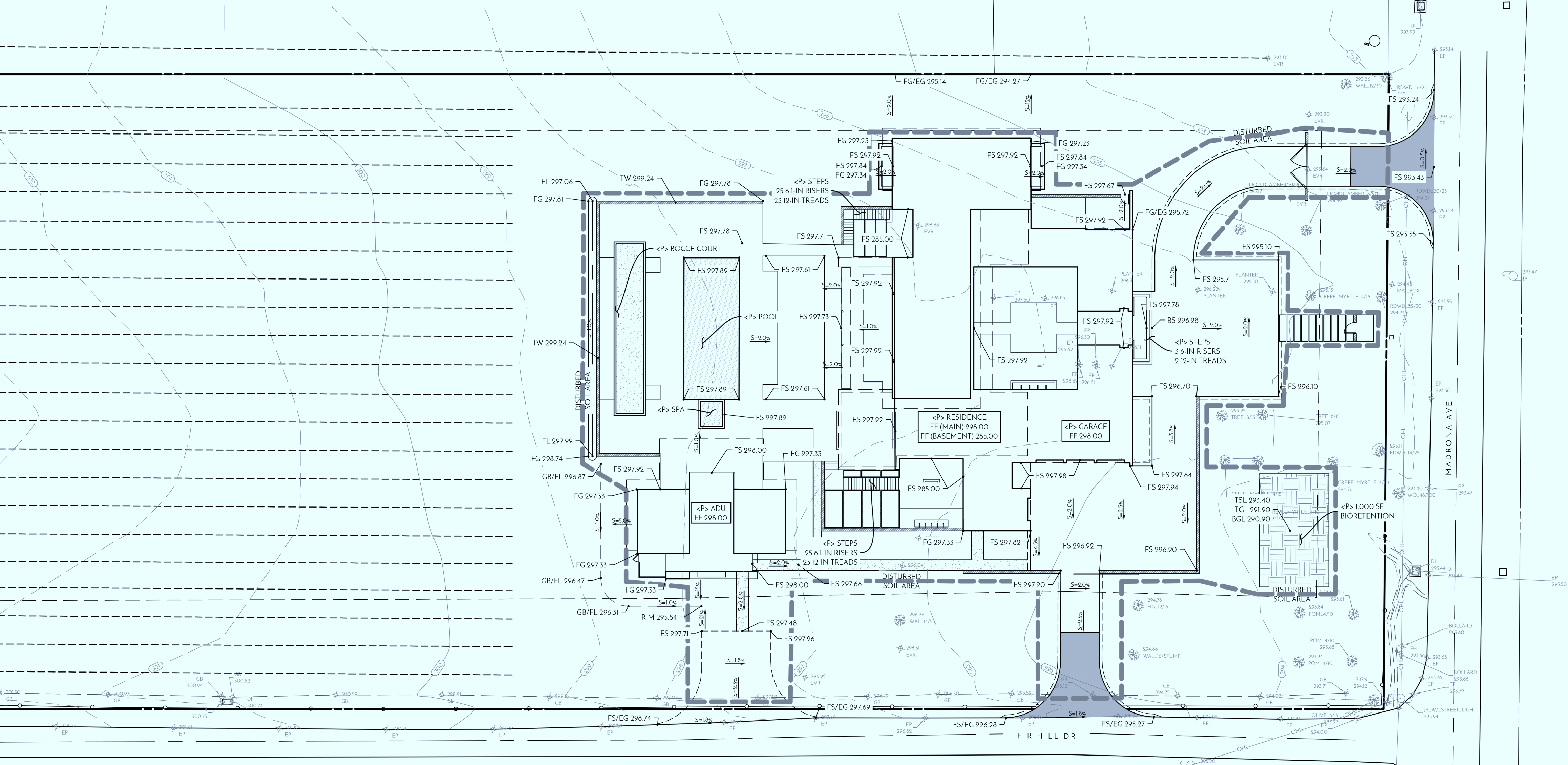
DATE: 11/04/21
05/31/22
09/23/22

ISSUE: DESIGN REVIEW
REV 1
REV 2

SHEET: C2.0

HARDSCAPE PLAN

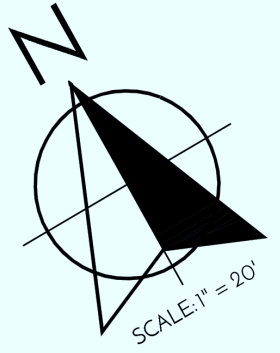
NOT FOR CONSTRUCTION



GRADING PLAN

NOT FOR CONSTRUCTION

FOR OFFICIAL USE ONLY



CONTRACTOR'S RESPONSIBILITY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES ON THE SITE.

medrone
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San Rafael, California 94901
Tel: 415.456.4676

CIVIL IMPROVEMENT PLANS
GRADING PLAN

BERCHTOLD RESIDENCE
2126 MADRONA AVE
ST. HELENA, CA 94574
APN: 009-470-010
PROJECT 21.043



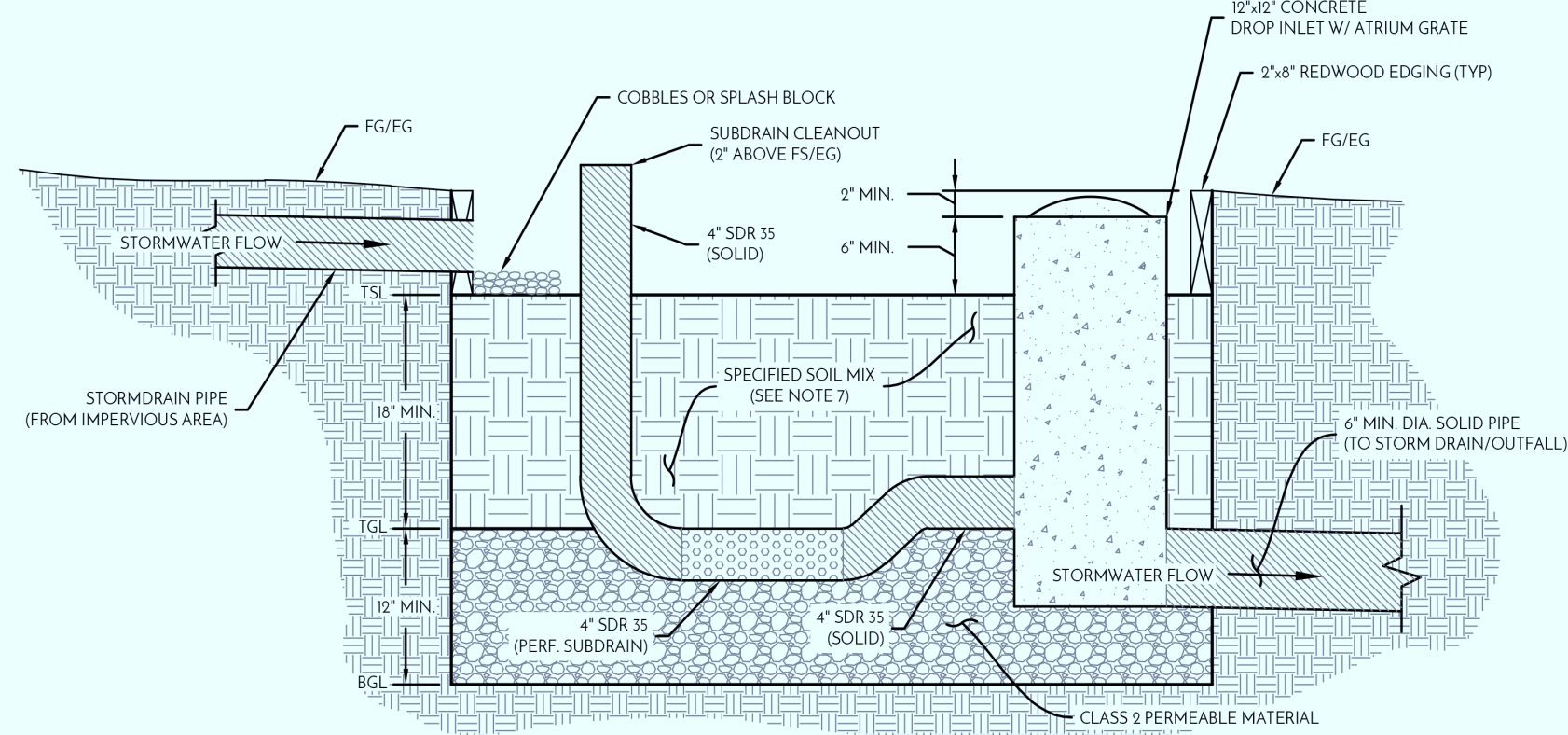
FOR MORE INFORMATION
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DATE: 11/04/21
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ISSUE: DESIGN REVIEW
REV 1
REV 2

SHEET:

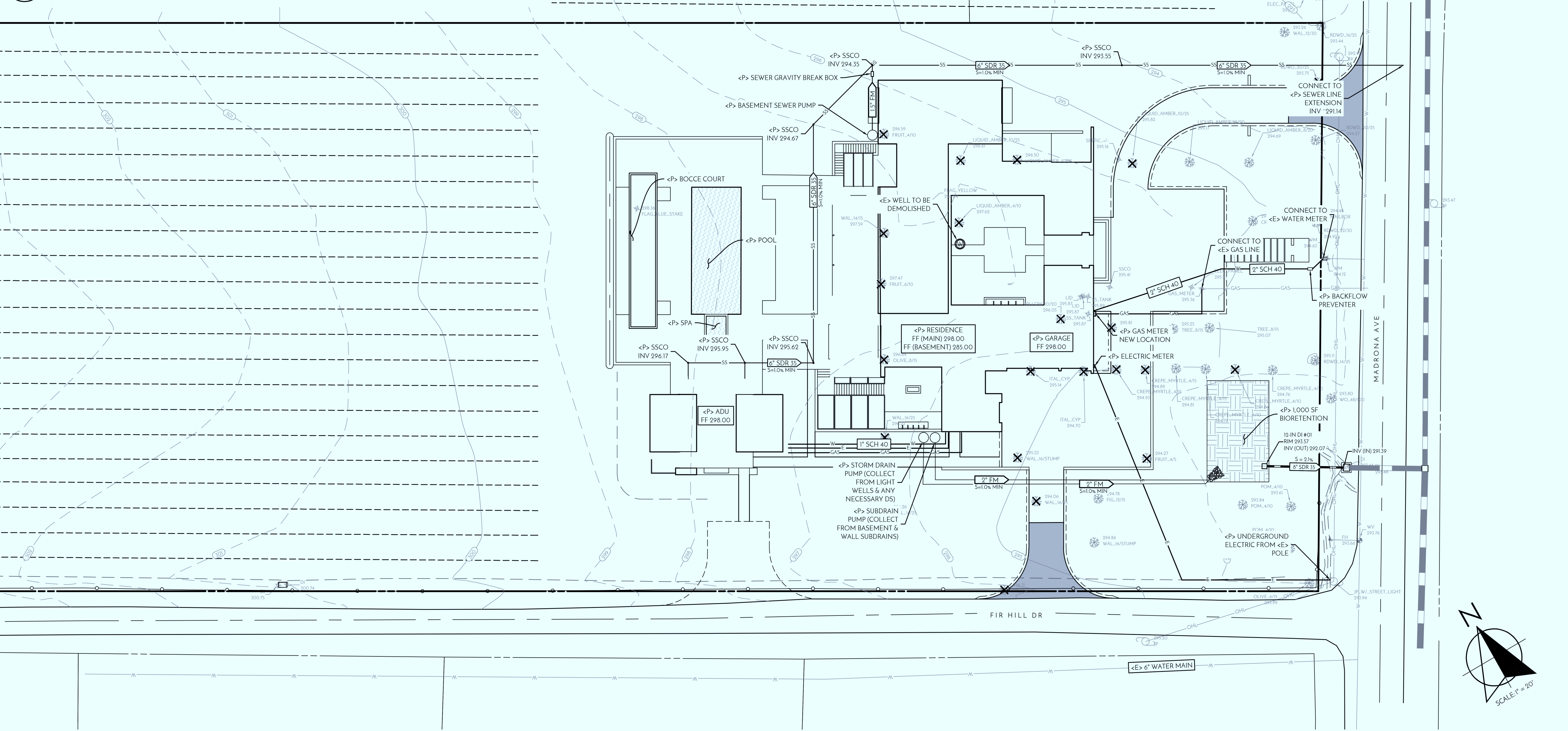
C2.1



- NOTES:
1. FACILITIES LOCATED WITHIN 10 FEET OF STRUCTURES SHALL INCORPORATE AN IMPERVIOUS CUTOFF WALL.
 2. FACILITIES LOCATED IN AREAS OF HIGH GROUNDWATER, HIGHLY INFILTRATIVE SOILS, OR WHERE CONNECTION OF THE UNDERDRAIN TO A SURFACE DRAIN OR SUBSURFACE STORM DRAIN ARE INFEASIBLE MAY OMIT THE UNDERDRAIN.
 3. NO LINER, NO FILTER FABRIC, NO LANDSCAPE CLOTH.
 4. MAINTAIN BGL, TGL, TSL AT LEVEL ELEVATIONS AS SPECIFIED ON THE PLANS.
 5. CLASS 2 PERMEABLE LAYER MAY EXTEND BELOW AND UNDERNEATH DROP INLET.
 6. ELEVATION OF UNDERDRAIN DISCHARGE IS AT TOP OF GRAVEL LAYER.
 7. REQUIRED SOIL MIX: 60% 70% FINE SAND, 30%-40% COMPOST (VOLUME BASIS). SOIL SHALL BE CAPABLE OF ACHIEVING A LONG-TERM, IN-PLACE INFILTRATION RATE OF AT LEAST 5 INCHES PER HOUR. SOIL SHALL ALSO SUPPORT VIGOROUS PLANT GROWTH.

1 BIORETENTION FACILITY WITH SUBDRAIN

NOT TO SCALE



UTILITY PLAN

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UTILITY PLAN

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ST. HELENA, CA 94574
APN: 009-470-010
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EVERY PERSON PLANNING TO DIG
CALL 800.481.6111 BEFORE YOU DIG

DATE: 11/04/21
ISSUE: DESIGN REVIEW
05/31/22 REV 1
09/23/22 REV 2

SHEET:

C3.0

Property Detail Report
 2126 Madrona Ave, Saint Helena, CA 94574-2354
 APN: 009-470-010-000 Napa County Data as of: 09/13/2022

Owner Information	
Owner Name:	Hubbard Michael K TR
Vesting:	
Mailing Address:	600 University St #1625, Seattle, WA 98101-4106
Occupancy:	Absentee Owner

Location Information			
Legal Description:			
APN:	009-470-010-000	Alternate APN:	County:
Munic / Township:		Township-Range-Section:	Census Tract / Block:
Subdivision:		Tract #:	Legal Lot / Block:
Neighborhood:		School District:	Legal Block / Page:
Elementary School:	Saint Helena Elem...	Middle School:	High School:
Latitude:	38.49881	Longitude:	Saint Helena High...

Last Transfer / Conveyance - Current Owner
Transfer / Rec Date: 03/05/2021 / 03/11/2021
Buyer Name: 2021 Joseph K Berchold
Generation-Skipping Trust

Last Market Sale
 Sale / Rec Date: 03/05/2021 / 03/11/2021
 Multi / Split Sale:
 1st Min. Acre / Tract:

2nd Mfg Arrt / Type:
Seller Name: Andrew I Rossi Trust
Lender: American Agcredit Flca

Prior Sale Information			
Sale / Rec. Date:	Sale Price / Type:	Prior Deed Type:	
1st Mtg. Armt. / Type:	1st Mtg. Rate / Type:	Prior Sale Doc #:	N/A
Prior Lender:			

Property Characteristics			
Gross Living Area:	2,508 Sq. Ft.	Total Rooms:	10
Living Area:	2,508 Sq. Ft.	Bedrooms:	5
Total Adj. Area:		Baths (F/H):	2
Above Grade:		Pool:	Yes
Basement Area:	1,728 Sq. Ft.	Fireplace:	
Style:		Cooling:	
Foundation:		Heating:	Central
Quality:	Average	Exterior Wall:	
Condition:		Roof Type:	Shed Material
		Year Built / Eff:	1905 / 1940
		Stories:	3
		Parking Type:	Attached
		Garage Ft:	
		Garage Area:	780 Sq. Ft.
		Porch Type:	
		Patio Type:	
		Roof:	

CONTRACTOR		CONSTRUCTION TYPE		WOOD	POST TREATMENT
Site Information					
Land Use:	Vineyard	Lot Area:	251,777 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	1
County Use:	39 - Vineyard & 5 Ac W/1 Res	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	5.78	Water / Sewer Type:	
Flood Hazard Code:	X	Flood Map #:	06055C0376E	Flood Map Date:	09/26/2008
Community Name:	City Of St. Helena	Flood Panel #:	0376E	Inside SFHA:	False

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2 SITE PLAN - EXISTING RESIDENCE



1 SITE PLAN - PROPOSED RESIDENCE

PROPERTY AREA CALCULATIONS			
<u>USE</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>CHANGE</u>
AGRICULTURAL - VINEYARD	5.08ac	4.33ac	-0.75ac
AGRICULTURAL - ORCHARD	0.2ac	0.41ac	+0.21ac
NON AGRICULTURAL - HOUSE SITE	0.5ac	1ac	+0.5ac
DRIVEWAY (EXEMPTION)	NA	0.04ac	
<u>TOTAL PARCEL AREA</u>	5.78ac	5.78ac	

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BERCHTOLD RESIDENCE

2126 MADRONA AVE.
SAINT HELENA, CA 94574
APN: 009-470-010

DRAWN BY: -	
PROJECT No: 202101--	
DATE:	ISSUE:
11/05/2021	DESIGN REVIEW
06/07/2022	D.R. REV 1
09/22/2022	D.R. REV 2

SHEET DESCRIPTION:

SITE PLAN

SCALE: 1" = 50'

A1.0

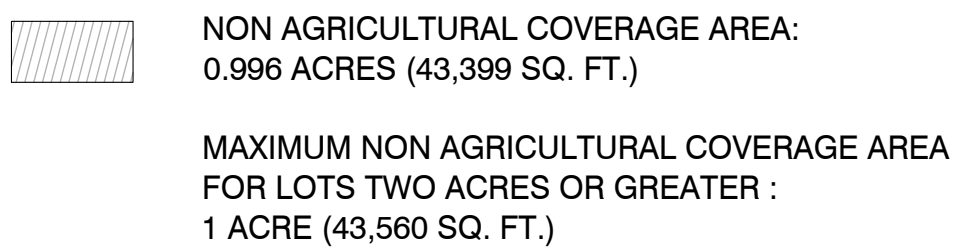
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PROJECT No: 202101--

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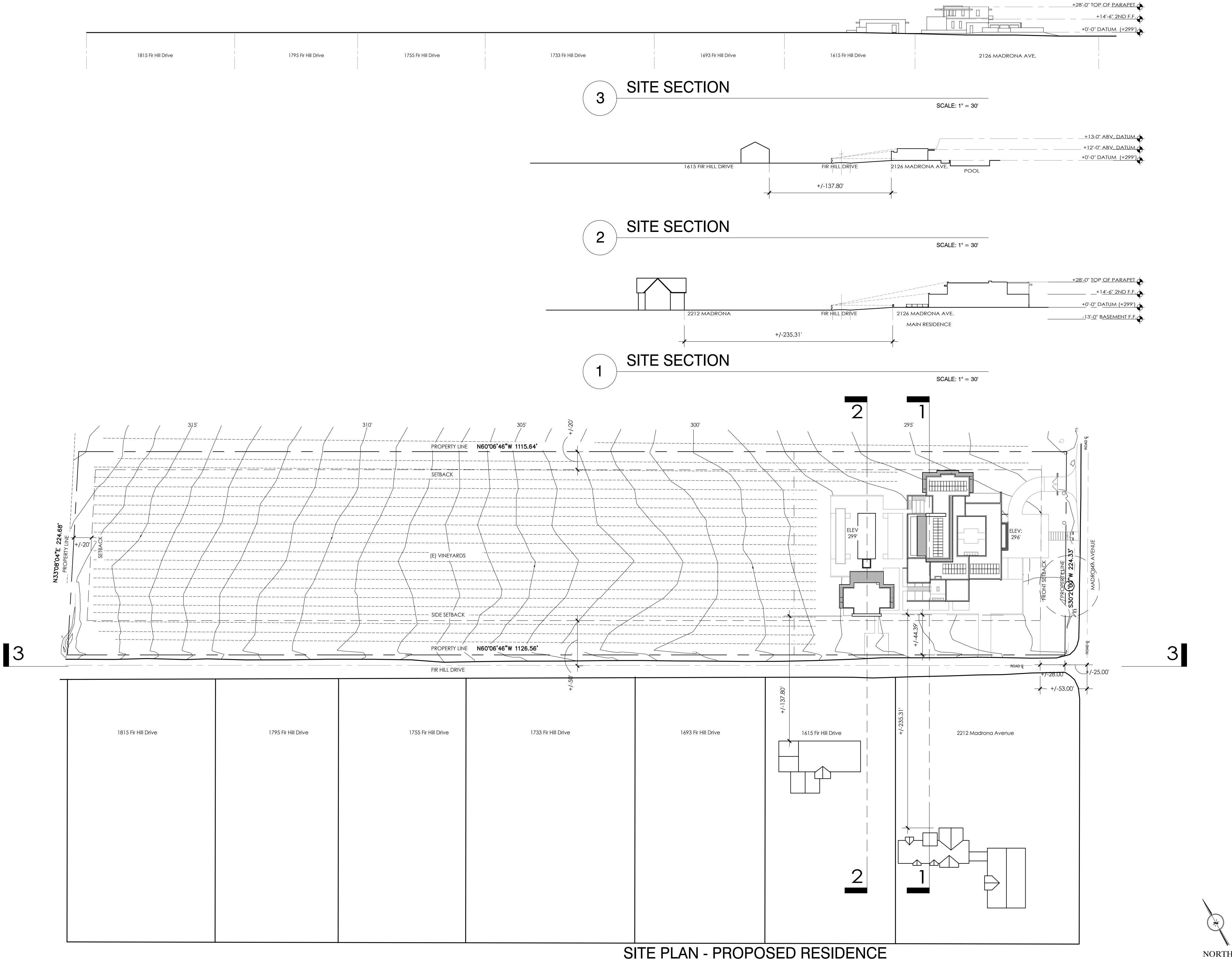
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A1.1



SITE PLAN





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SHEET DESCRIPTION:	
SITE SECTIONS	
SCALE: 1" = 50'	
A1.2	

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4 FROM 2212 MADRONA DRIVEWAY



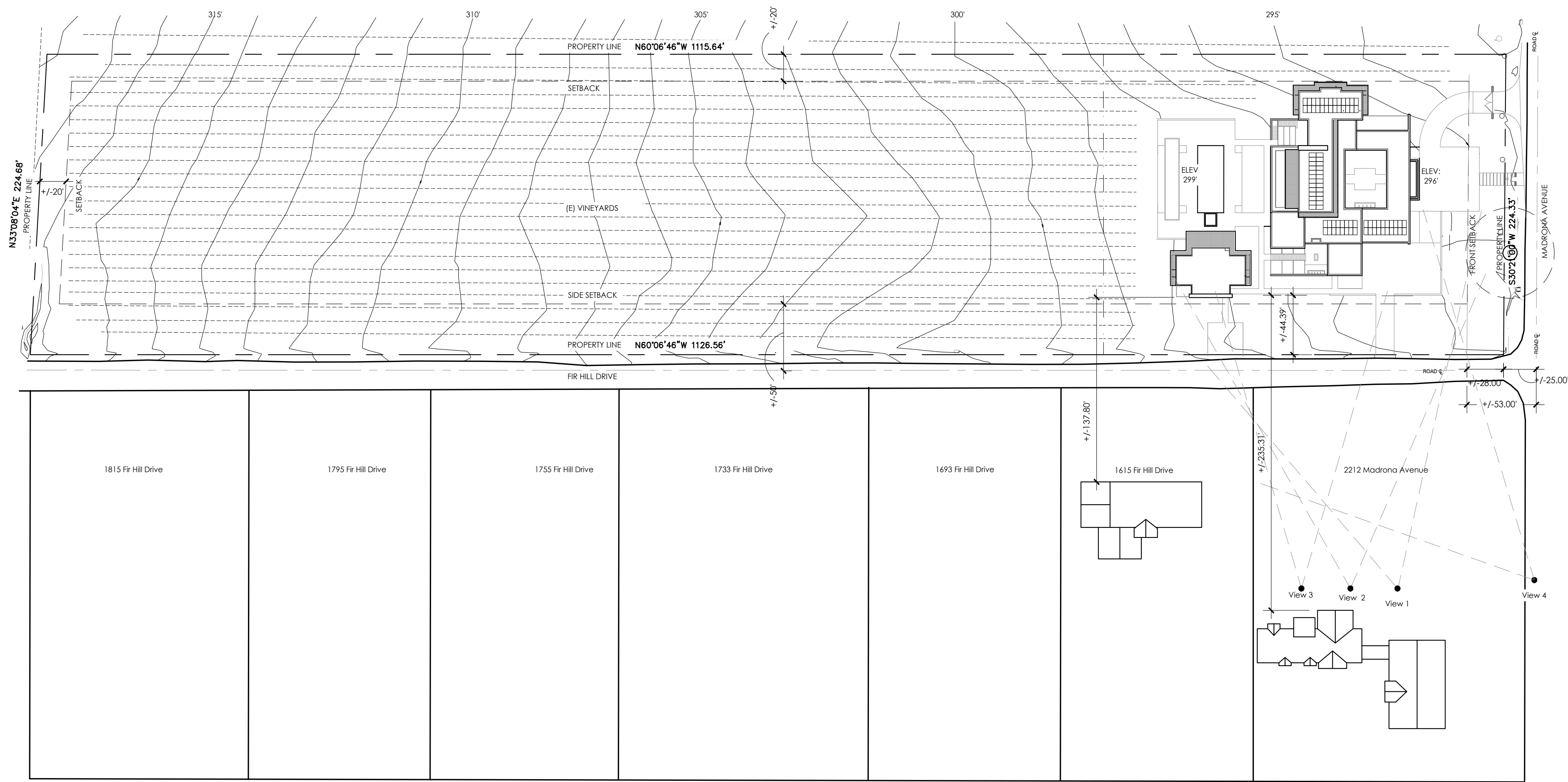
3 VIEW FROM 2212 MADRONA PROPERTY



2 VIEW FROM 2212 MADRONA PROPERTY



1 VIEW FROM 2212 MADRONA PROPERTY



1 SITE PLAN - PROPOSED RESIDENCE

NORTH
SCALE: 1" = 100'

BERCHTOLD RESIDENCE

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SAINT HELENA, CA 94574
APN: 009-470-010

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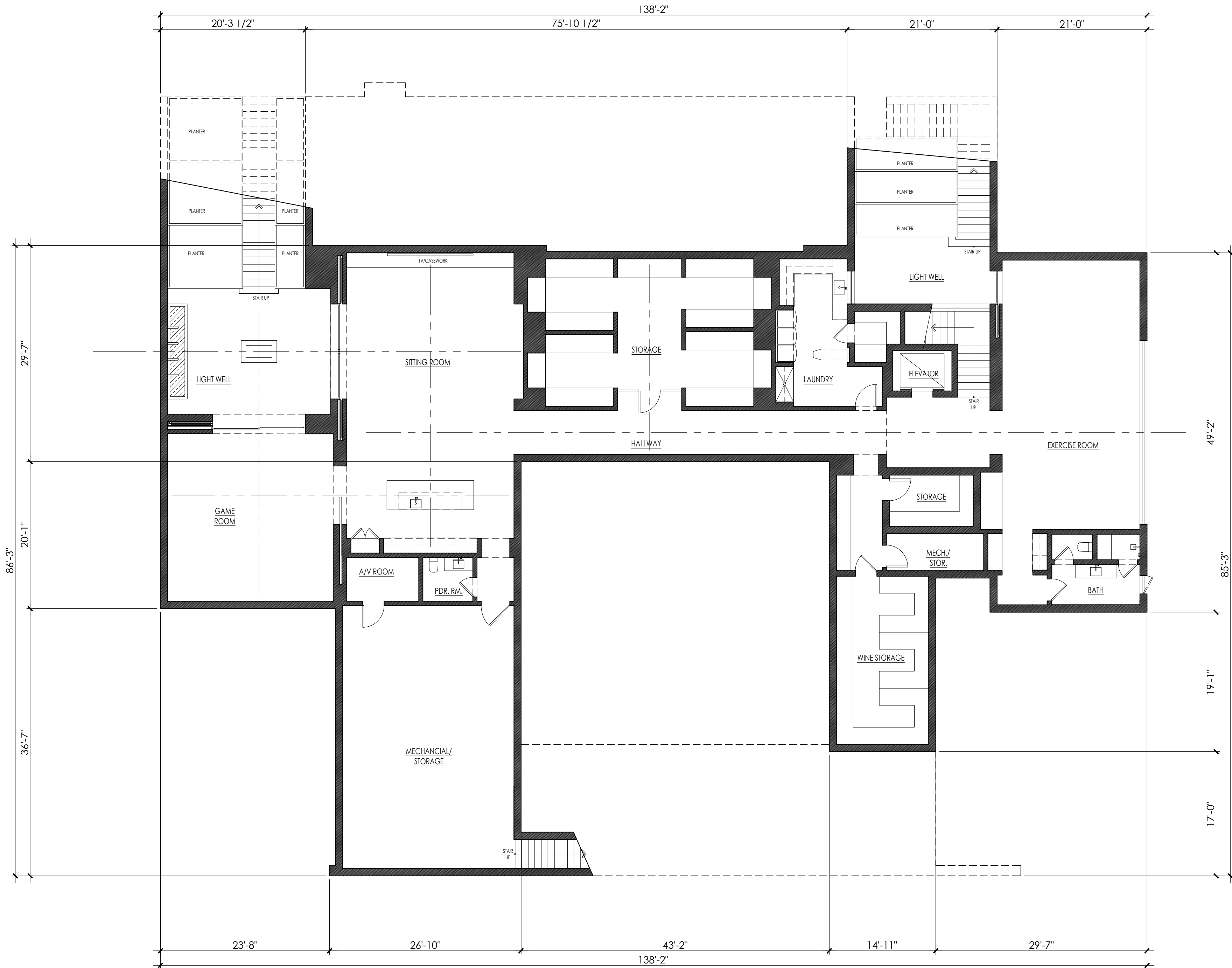
SITE PHOTOS

SCALE: 1" = 50'

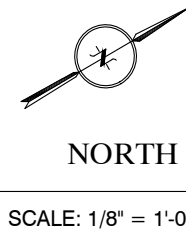
A1.3

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BASEMENT PLAN
RESIDENCE



BERCHTOLD RESIDENCE

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APN: 009-470-010

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SHEET DESCRIPTION:

BASEMENT PLAN

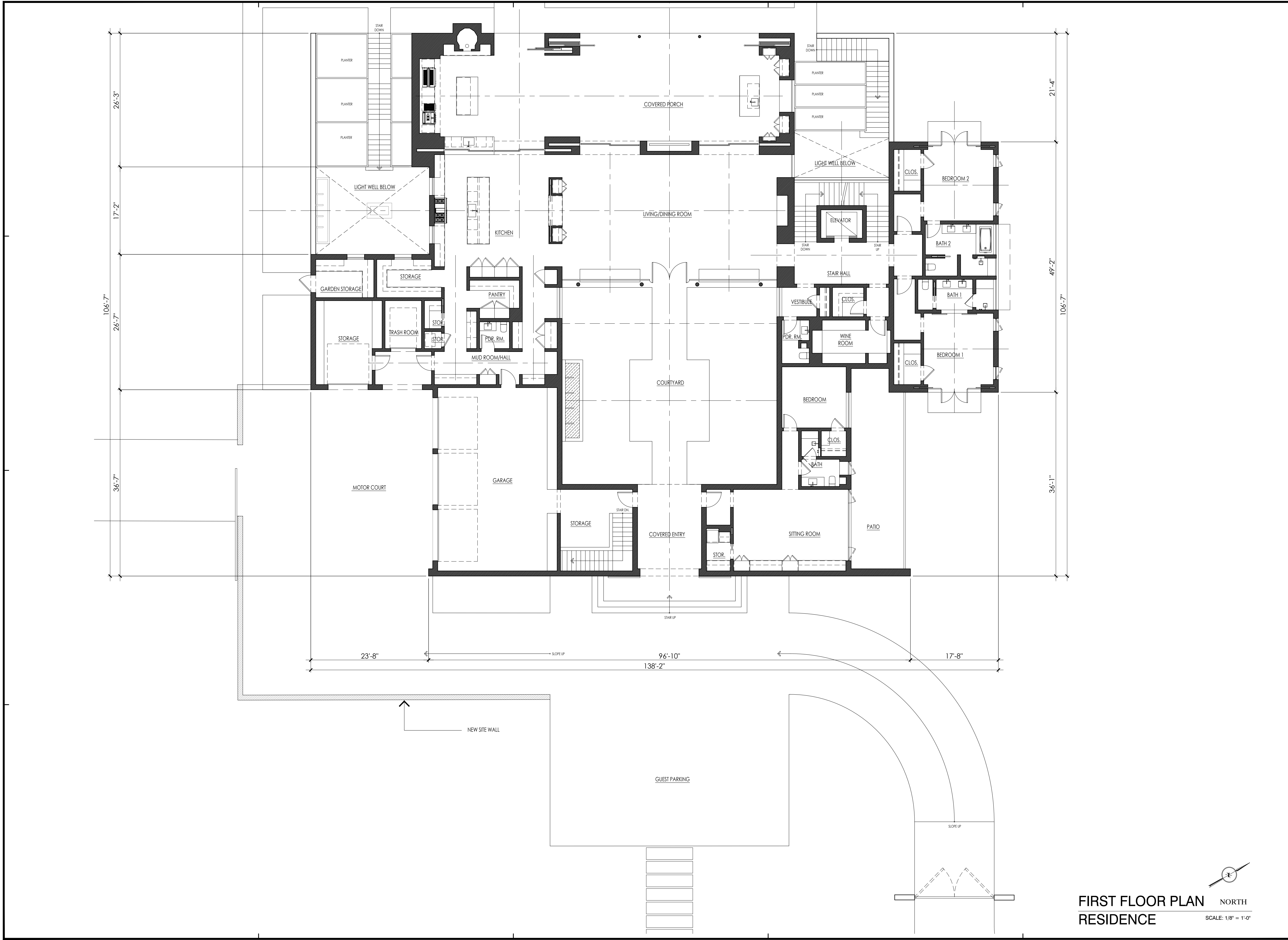
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A2.1

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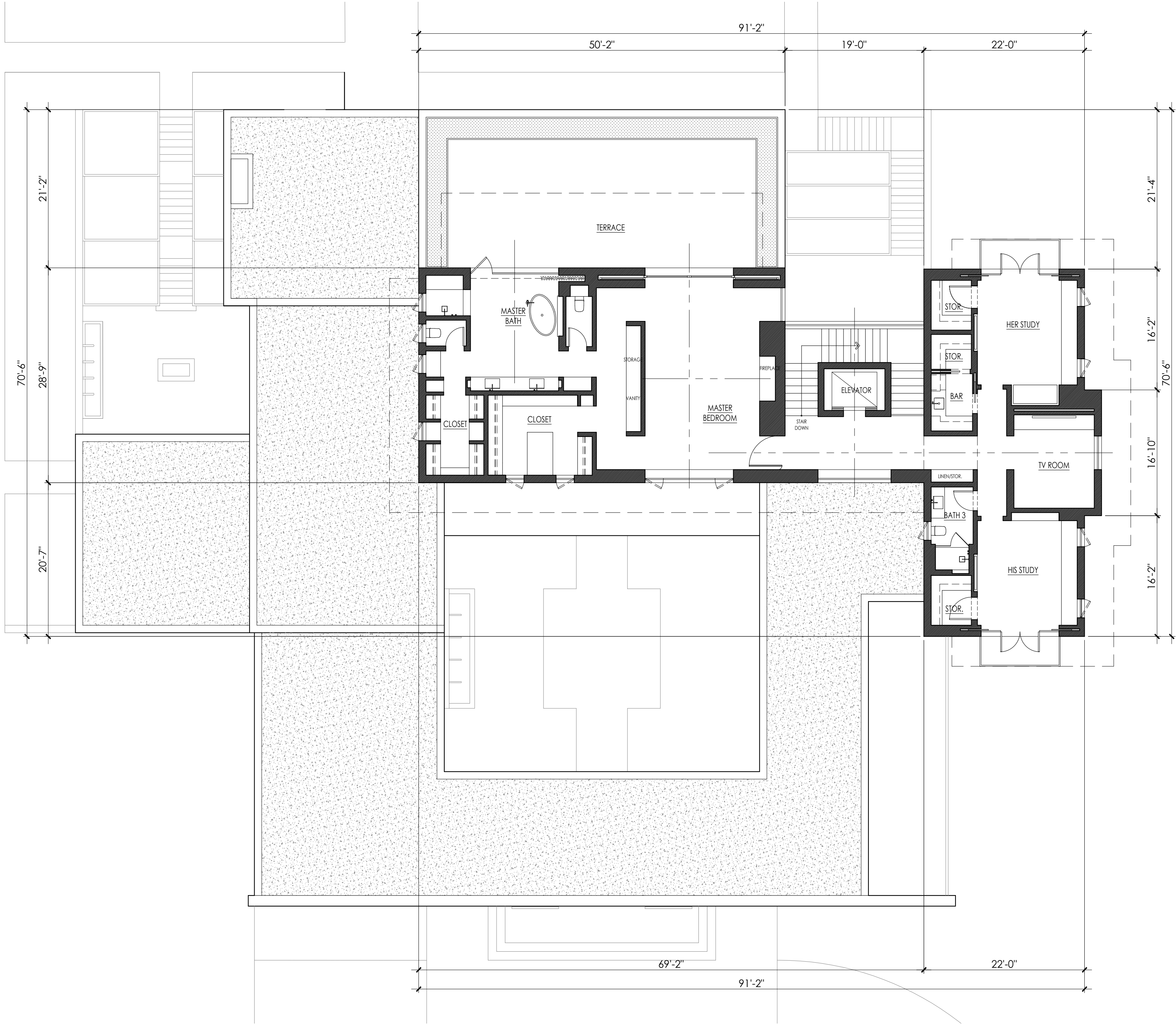
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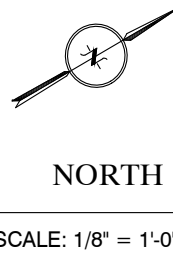
FIRST FLOOR PLAN
RESIDENCE

A2.2

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SHEET DESCRIPTION:	
FIRST FLOOR PLAN RESIDENCE	
SCALE: 1/8" = 1'-0"	



SECOND FLOOR PLAN
RESIDENCE



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

A2.3

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

SHEET DESCRIPTION:
SECOND FLOOR PLAN
RESIDENCE

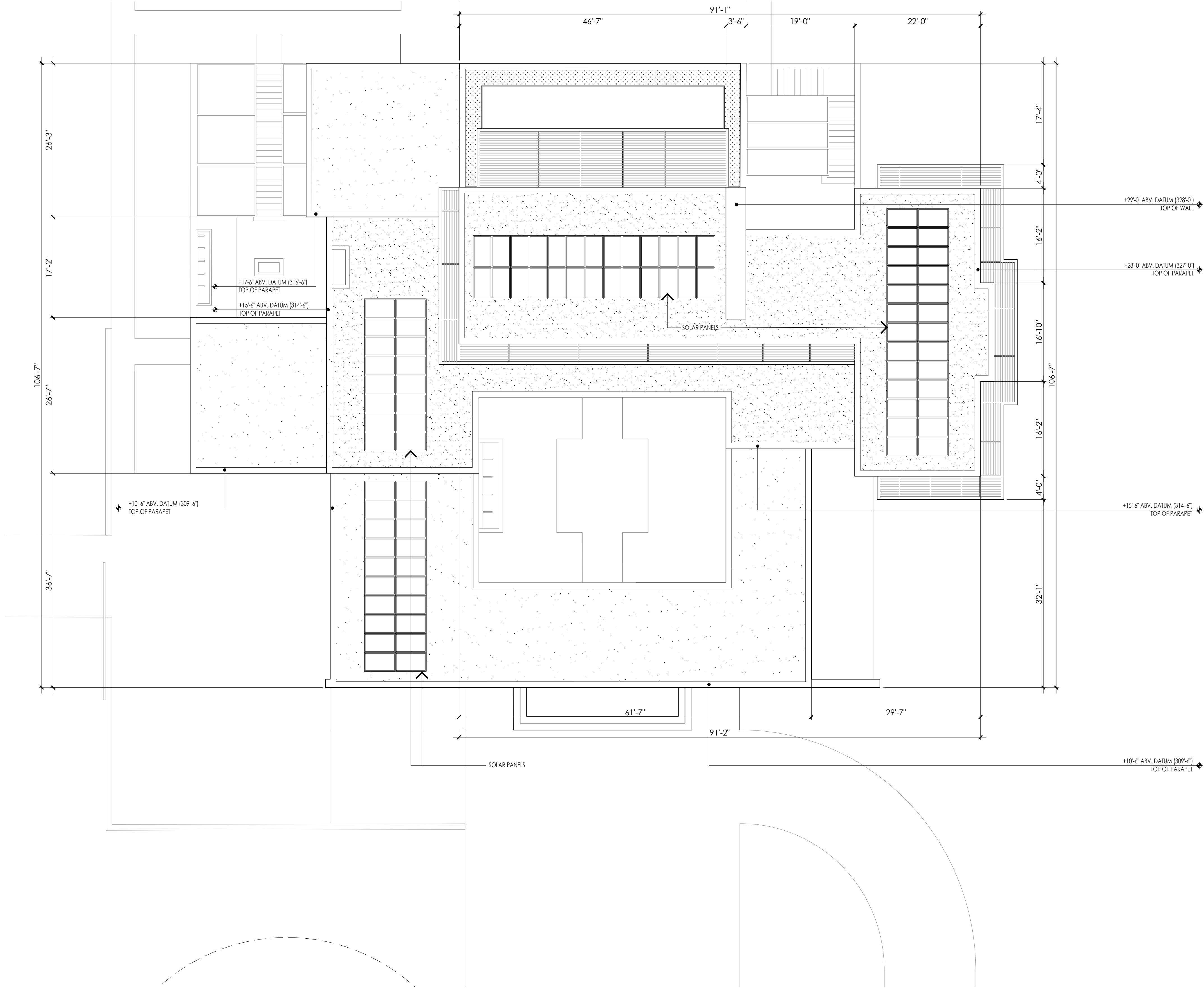
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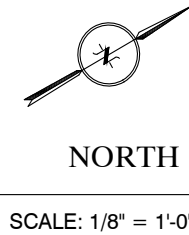
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ROOF PLAN
RESIDENCE



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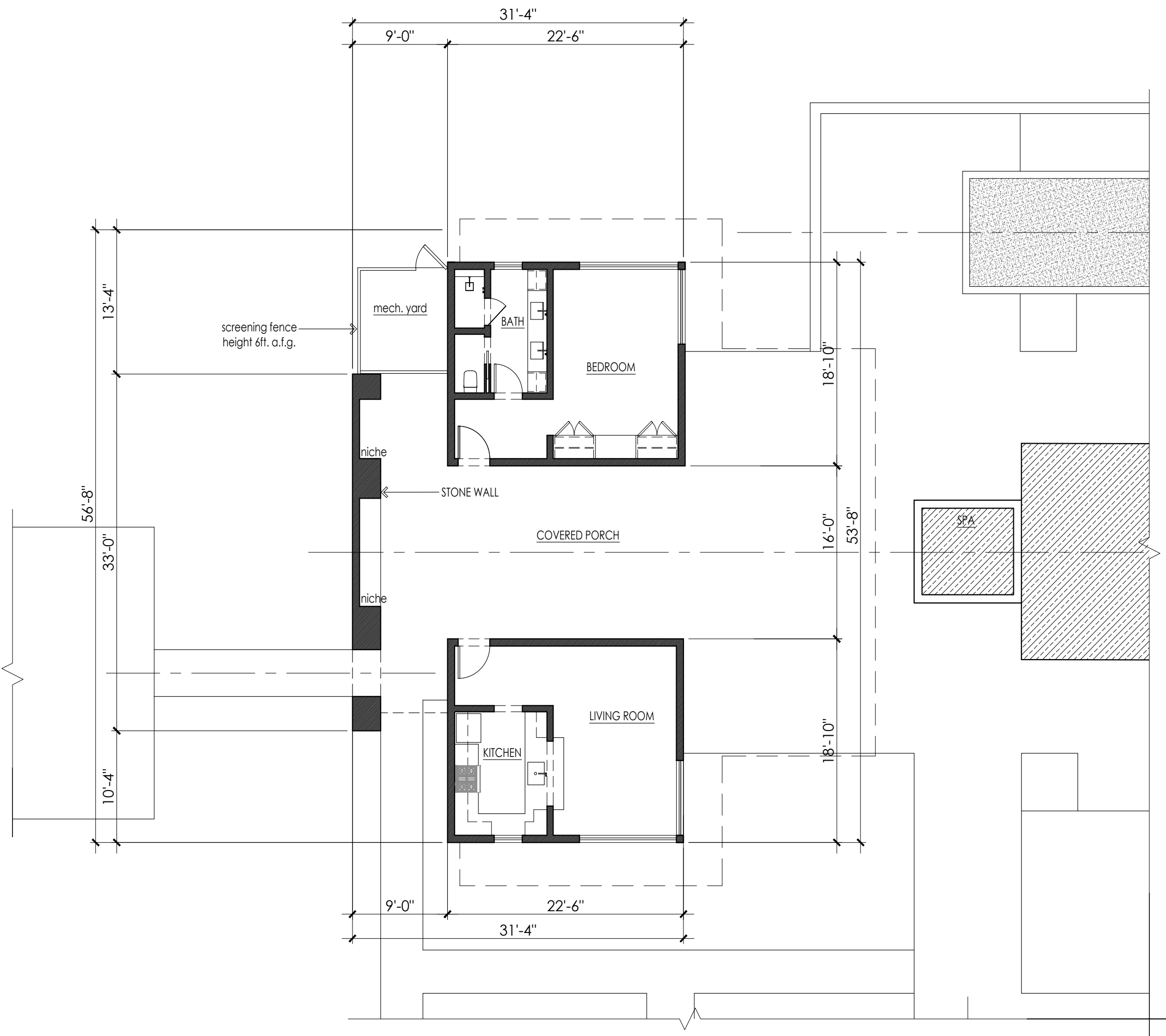
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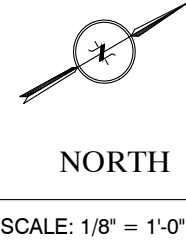
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FLOOR PLAN - ADU



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SHEET DESCRIPTION:

FIRST FLOOR PLAN
ADU

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

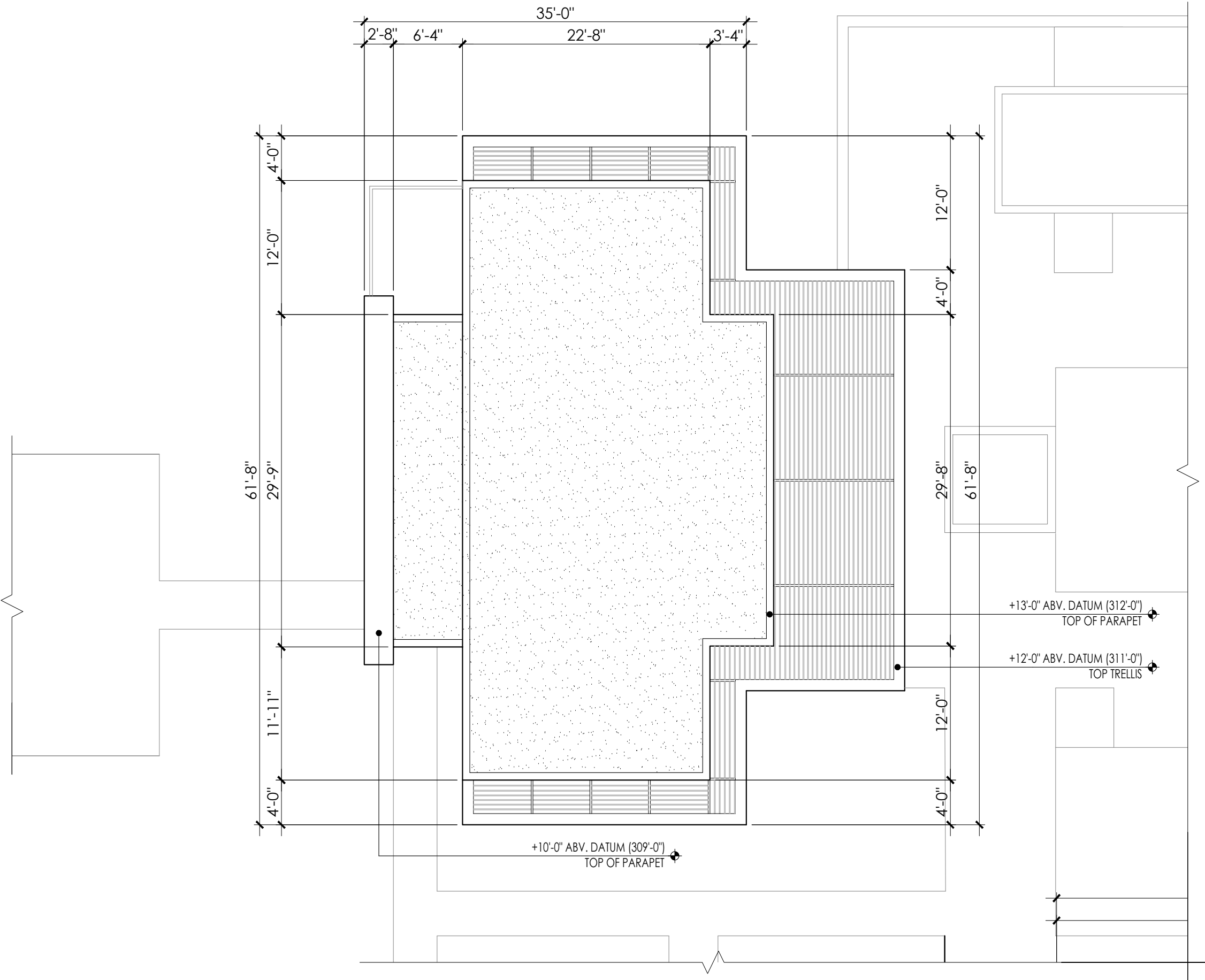
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ROOF PLAN - ADU

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

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ROOF PLAN
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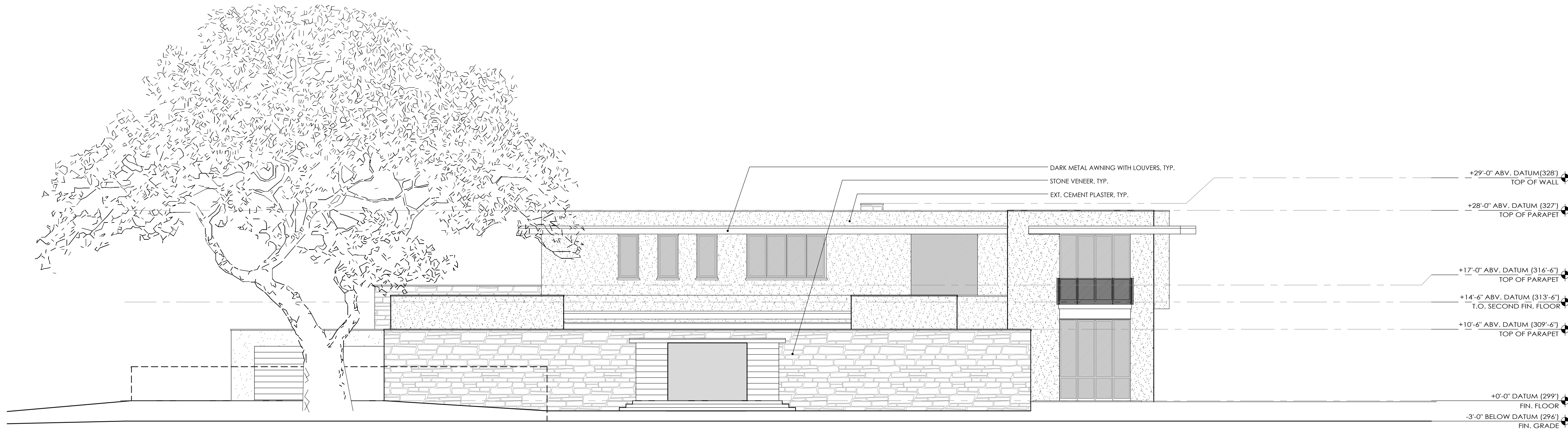
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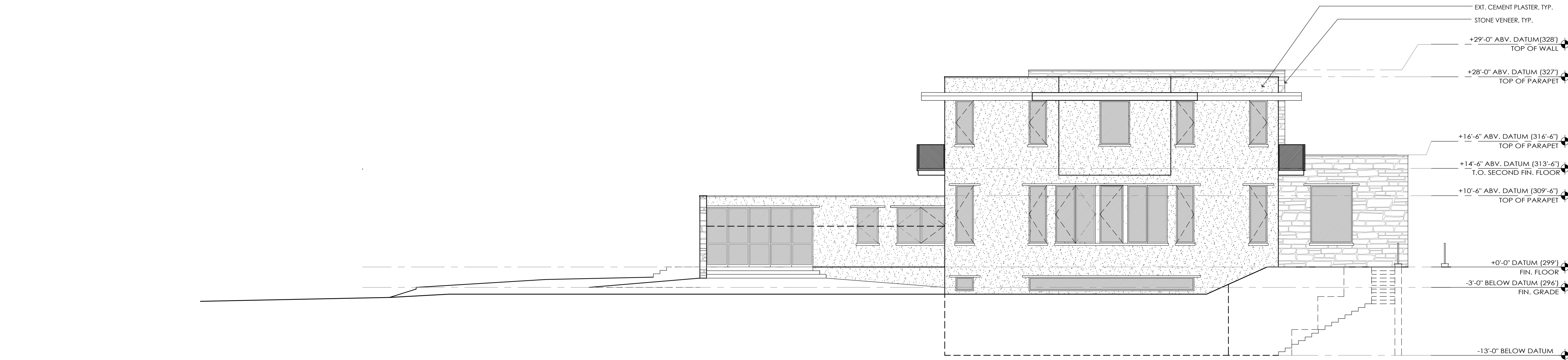
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Agenda Item #5.1.

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9/22/22
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1 SOUTHEAST ELEVATION (VIEW FROM MADRONA AVE.)
SCALE: 1/8" = 1'-0"



2 NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"

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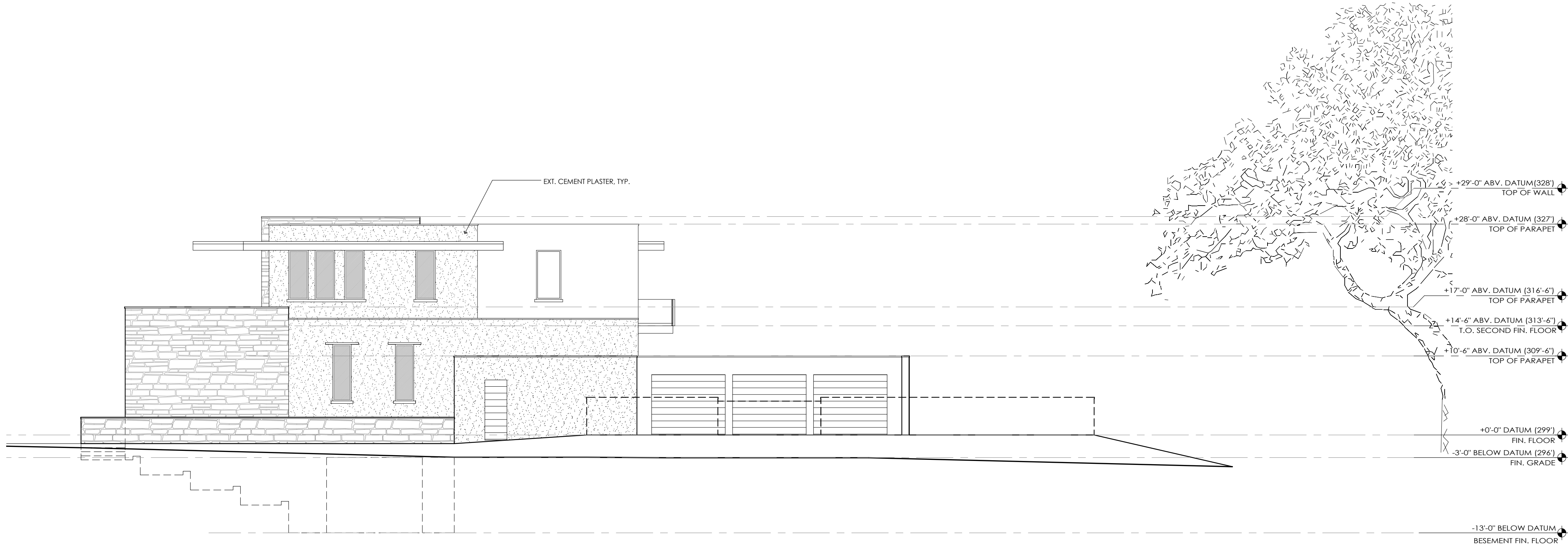
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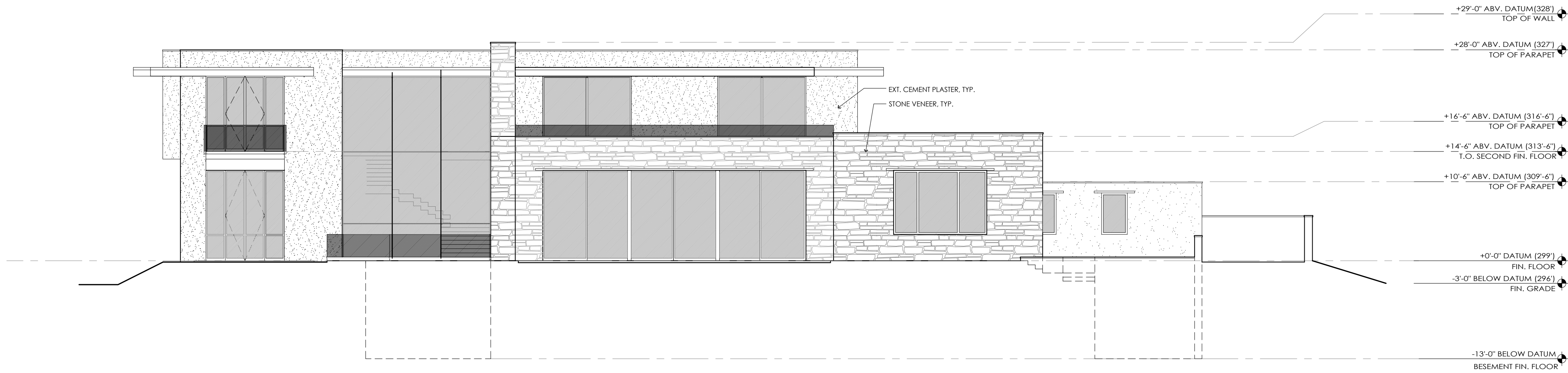
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EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"

A3.1

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2 SOUTHWEST ELEVATION (VIEW FROM FIR HILL DRIVE)
SCALE: 1/8" = 1'-0"



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

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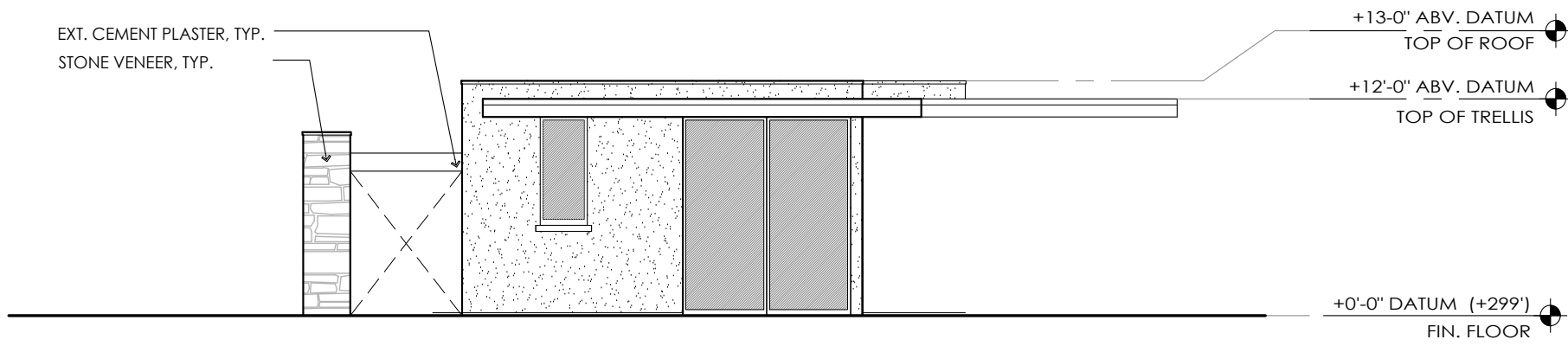
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EXTERIOR
ELEVATIONS

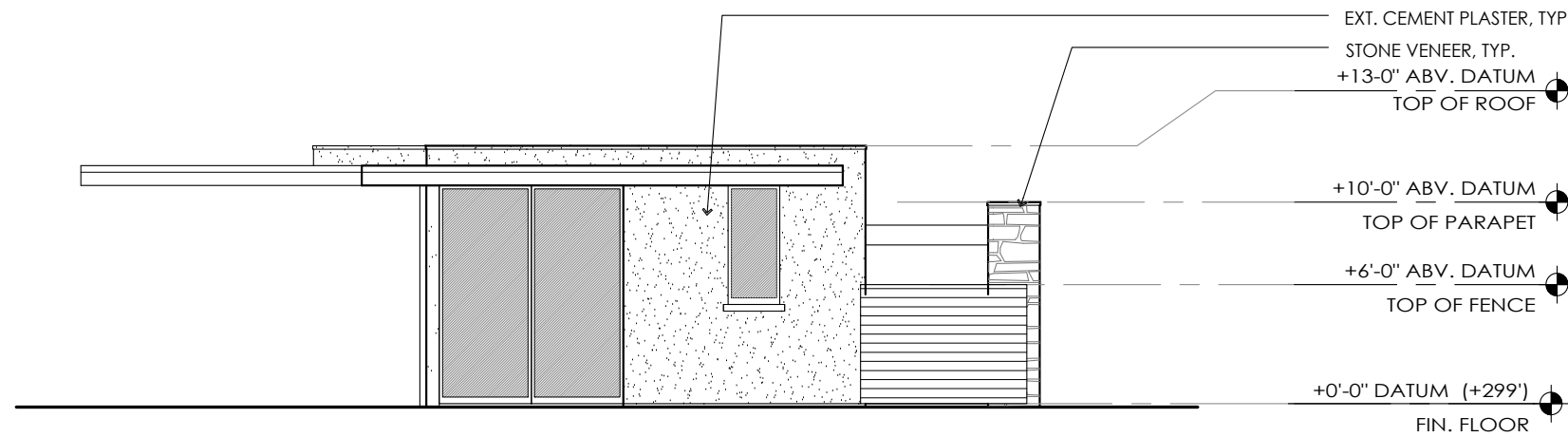
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A3.2

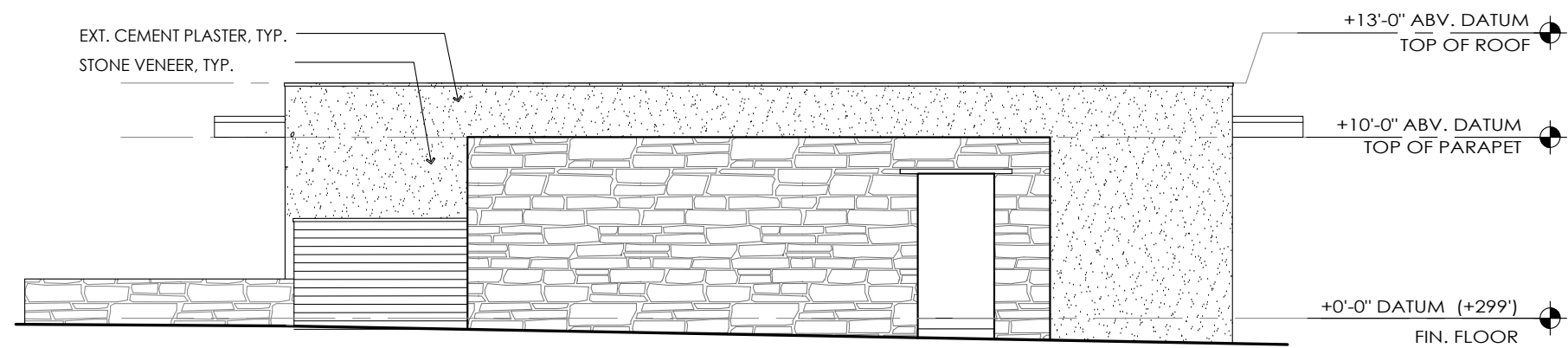
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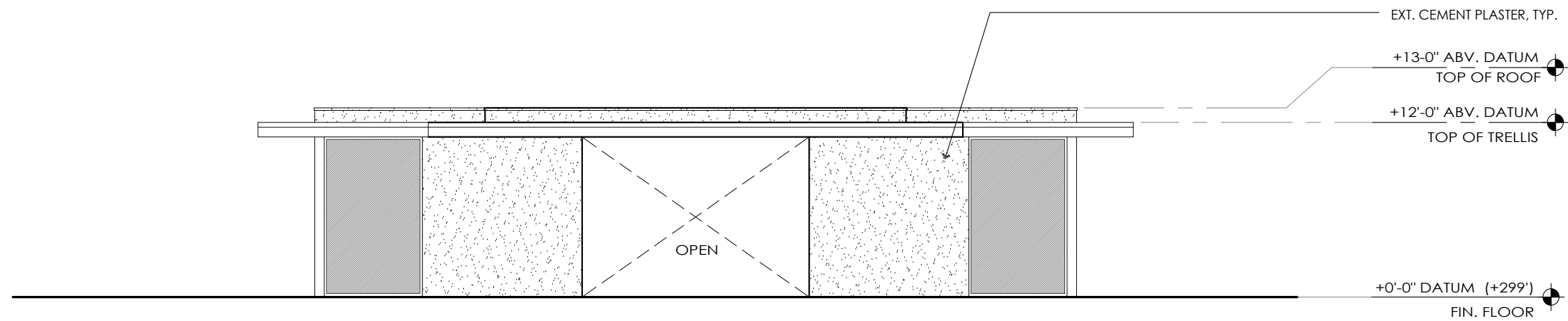
4 ADU SOUTHEAST ELEVATION
SCALE: 1/8"=1'-0"



2 ADU NORTHWEST ELEVATION
SCALE: 1/8"=1'-0"



3 ADU SOUTHWEST ELEVATION (VIEW FROM FIR HILL DRIVE)
SCALE: 1/8"=1'-0"



1 ADU NORTHEAST ELEVATION
SCALE: 1/8"=1'-0"

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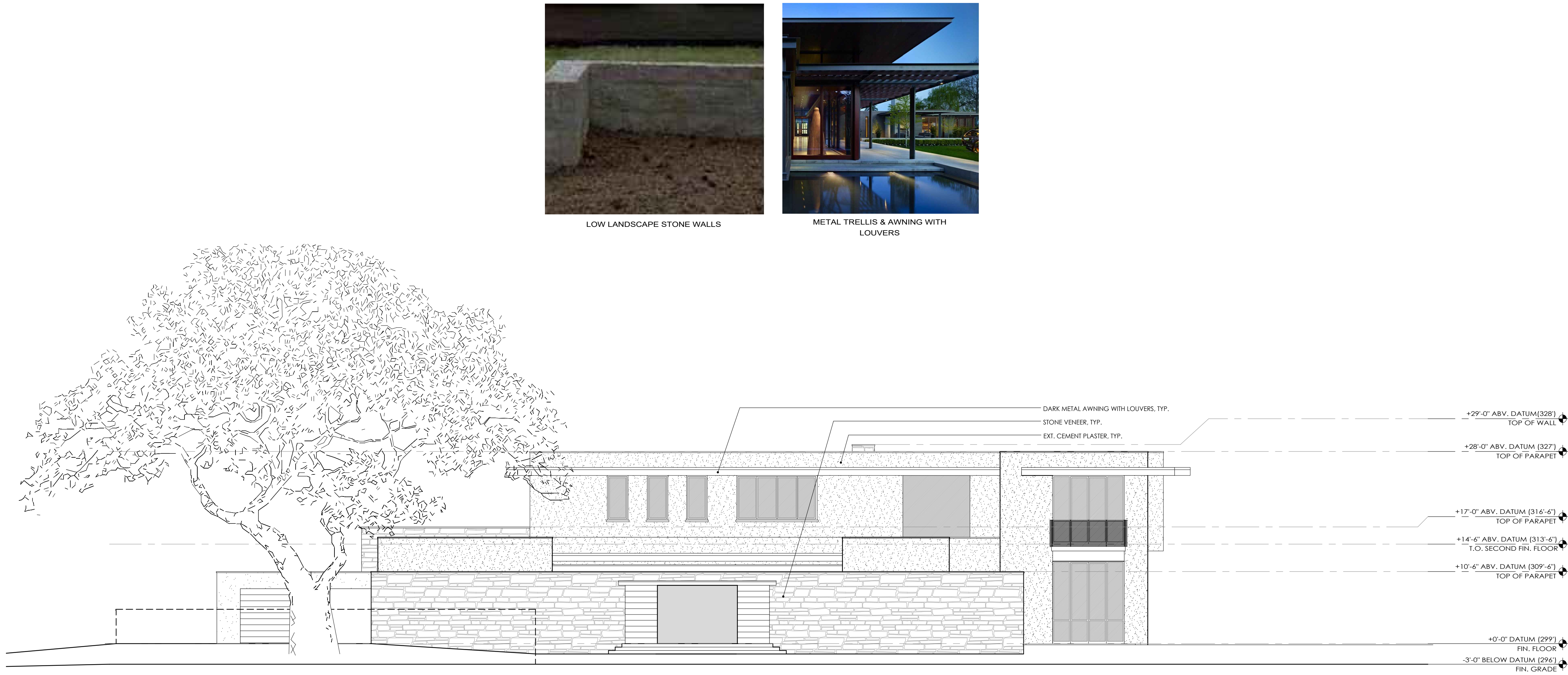
SHEET DESCRIPTION:

GUEST HOUSE
ELEVATIONS

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

A3.3

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9/22/22 P:\2021\202101 Berchtold Residence\1-Drawings\01-Current\Design Review\Version 03-Sect-Elev-2021-01-V5.dwg



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



STONE VENEER WALLS



STONE WALL & DARK METAL TRIM



STONE VENEER & CEMENT PLASTER WALLS
WITH DARK METAL WINDOW FRAMES



CEMENT PLASTER & WOOD WALLS



CEMENT PLASTER & WOOD WALLS
WITH DARK METAL WINDOW FRAMES

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

A3.4

SHEET DESCRIPTION:
EXTERIOR ELEVATION
& FINISH MATERIALS

DRAWN BY: --	
PROJECT No: 202101--	
DATE:	ISSUE:
11/05/2021	DESIGN REVIEW
06/07/2022	D.R. REV
09/22/2022	D.R. REV

BERCHTOLD RESIDENCE
2126 MADRONA AVE.
SAINT HELENA, CA 94574
APN: 009-470-010

ARCHITECT:
KROEGER | JANEV
ARCHITECTS
707.288.1882 | 1001 Caymus Street, Napa, CA 94559
707.988.5285 | 1132 Main Street, Saint Helena, CA 94574

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2 SOUTHWEST ELEVATION (FROM FIR HILL DRIVE)
SCALE: NTS



1 SOUTHEAST ELEVATION (VIEW FROM MADRONA AVE.)
SCALE: NTS

DRAWN BY: --	
PROJECT No: 202101 --	
DATE:	ISSUE:
11/05/2021	DESIGN REVIEW
06/07/2022	D.R. REV 
09/22/2022	D.R. REV 

SHEET DESCRIPTION:

COLORED
ELEVATIONS

SCALE: NTS

A3.5

BERCHTOLD RESIDENCE

2126 MADRONA AVE.
SAINT HELENA, CA 94574
APN: 009-470-010

ARCHITECT:

KROEGER | JANEV
ARCHITECTS

707.268.1882 | 1001 Caymus Street, Napa, CA 94559
707.988.5265 | 1532 Main Street, Saint Helena, CA 94574

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2 NORTHEAST ELEVATION
SCALE: NTS



1 NORTHWEST ELEVATION
SCALE: NTS

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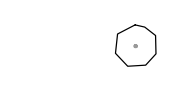
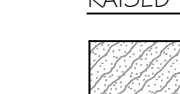
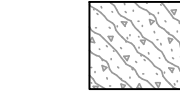
BERCHTOLD RESIDENCE
2126 MADRONA AVE.
SAINT HELENA, CA 94574
APN: 009-470-010

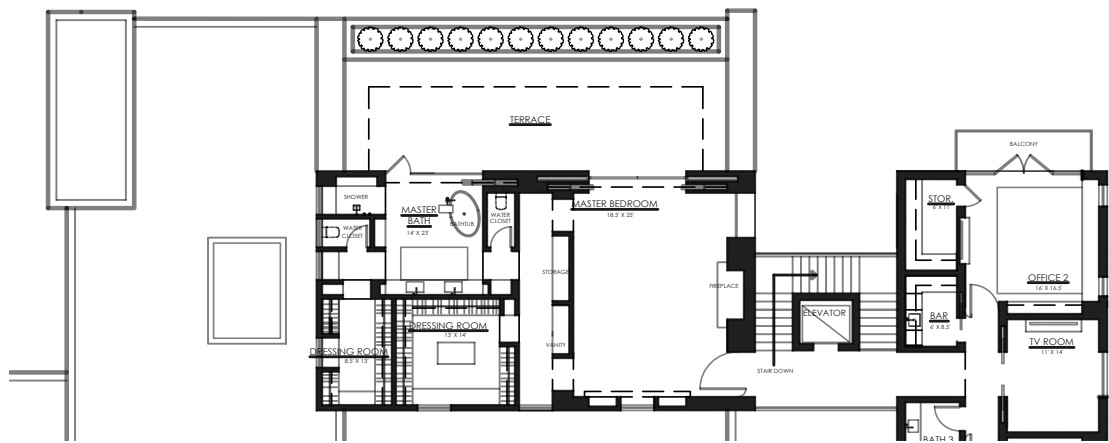
DRAWN BY: --
PROJECT No: 202101--
DATE: 11/05/2021 ISSUE: DESIGN REVIEW
06/07/2022 D.R. REV
09/22/2022 D.R. REV
SHEET DESCRIPTION:
COLORED ELEVATIONS
SCALE: NTS

A3.6

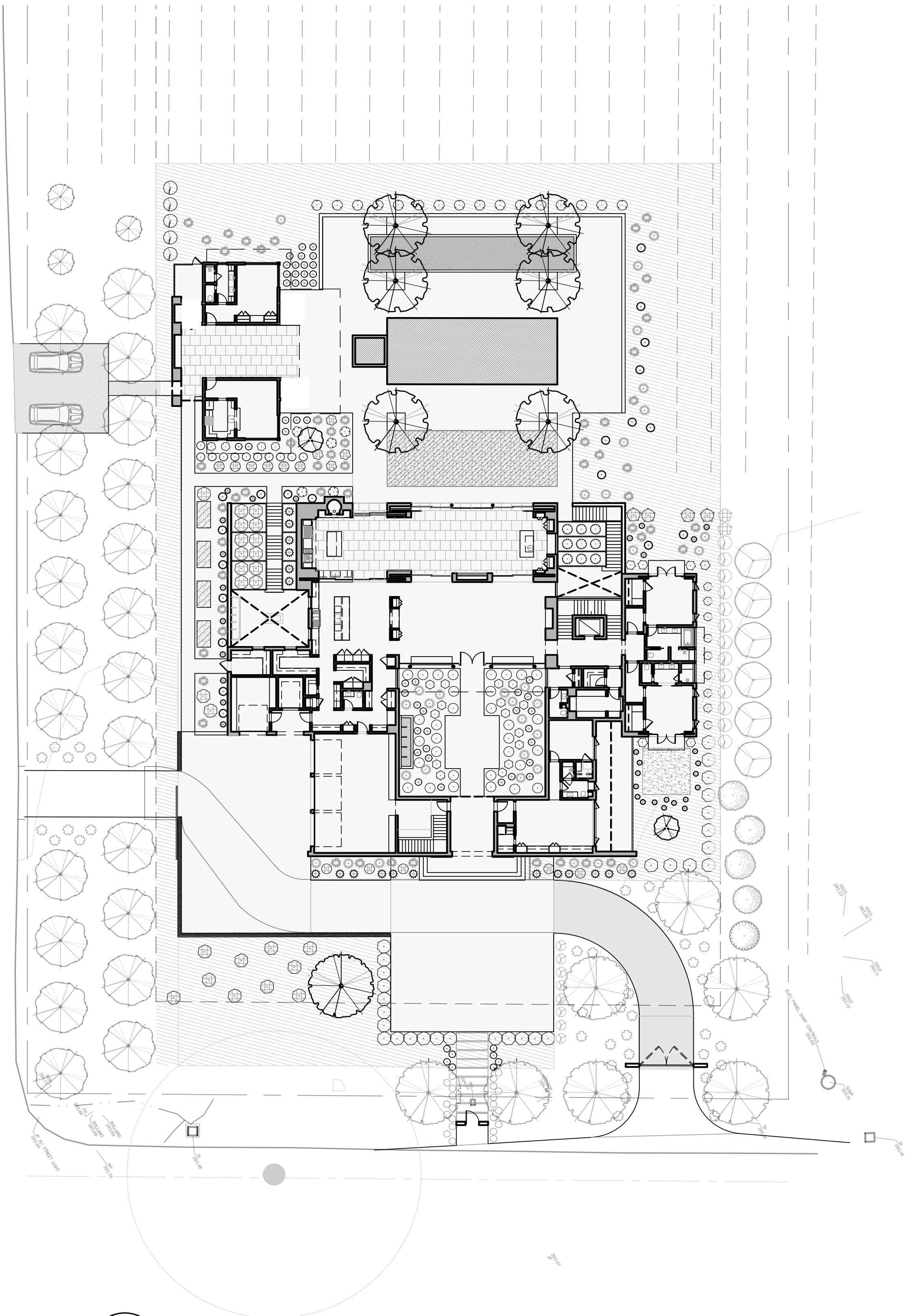
PLANTING PLANS NON-AGRICULTURAL - WATER SOURCE CITY OF ST. HELENA

PLANT SCHEDULE WATER SOURCE CITY OF ST. HELENA

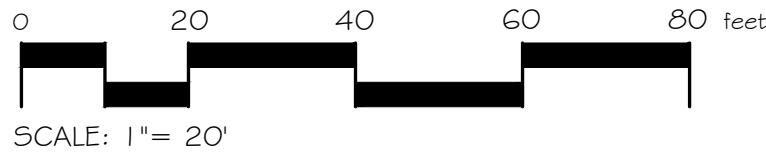
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	WELO	REMARKS
	2	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	TUSCARORA CRAPE MYRTLE MULTI-TRUNK	24" BOX	LOW	WATER SOURCE - CITY OF ST. HELENA
	1	OLEA EUROPAEA 'SEVILLANO'	SEVILLANO OLIVE 75 YEAR OLD	FIELD DUG	VERY LOW	WATER SOURCE - CITY OF ST. HELENA
	6	PISTACIA CHINENSIS	CHINESE PISTACHE	60" BOX	LOW	WATER SOURCE - CITY OF ST. HELENA
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	WELO	REMARKS
	13	CAMELLIA SASANKUA 'KANUIRO'	KANUIRO CAMELLIA	5 GAL	MODERATE	WATER SOURCE - CITY OF ST. HELENA
	6	CISTUS X PULVERULENTUS 'SUNSET'	SUNSET ROCKROSE	5 GAL	LOW	WATER SOURCE - CITY OF ST. HELENA
	4	CITRUS X LIMON 'MEYER'	MEYER LEMON	15 GAL	MODERATE	WATER SOURCE - CITY OF ST. HELENA
	6	EUONYMUS JAPONICUS	JAPANESE EUONYMUS	5 GAL	LOW	WATER SOURCE - CITY OF ST. HELENA
	6	GARDENIA JASMINOIDES 'VEITCHII'	VEITCHII GARDENIA	5 GAL	MODERATE	WATER SOURCE - CITY OF ST. HELENA
	5	LAURUS NOBILIS	SWEET BAY	15 GAL	LOW	WATER SOURCE - CITY OF ST. HELENA
	11	LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS WAXLEAF PRIVET	15 GAL	MODERATE	WATER SOURCE - CITY OF ST. HELENA
	16	OLEA EUROPAEA 'LITTLE OLLIE' TM	LITTLE OLLIE OLIVE	5 GAL	VERY LOW	WATER SOURCE - CITY OF ST. HELENA
	21	PLUMBAGO AURICULATA 'MONOTT' TM	ROYAL CAPE PLUMBAGO	5 GAL	LOW	WATER SOURCE - CITY OF ST. HELENA
	29	PRUNUS CAROLINIANA 'COMPACTA'	COMPACT CAROLINA LAUREL CHERRY	15 GAL	LOW	WATER SOURCE - CITY OF ST. HELENA
	33	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GAL	MODERATE	WATER SOURCE - CITY OF ST. HELENA
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	WELO	REMARKS
	16	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL	MODERATE	WATER SOURCE - CITY OF ST. HELENA
	46	LOMANDRA X 'LOMLON' TM	LIME TUFF DWARF MAT RUSH	1 GAL	LOW	WATER SOURCE - CITY OF ST. HELENA
	33	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT EULALIA GRASS	5 GAL	MODERATE	WATER SOURCE - CITY OF ST. HELENA
	55	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	1 GAL	MODERATE	WATER SOURCE - CITY OF ST. HELENA
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	WELO	REMARKS
	16	ANEMONE X HYBRIDA 'SEPTEMBER CHARM'	SEPTEMBER CHARM JAPANESE ANEMONE	1 OR 2 GAL	MODERATE	WATER SOURCE - CITY OF ST. HELENA
	18	LAVANDULA X INTERMEDIA 'GROSSO'	GROSSO LAVENDIN	1 GAL	LOW	WATER SOURCE - CITY OF ST. HELENA
	8	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	1 GAL	LOW	WATER SOURCE - CITY OF ST. HELENA
	25	SALVIA LEUCANTHA 'MIDNIGHT'	MIDNIGHT MEXICAN BUSH SAGE	5 GAL	LOW	WATER SOURCE - CITY OF ST. HELENA
	20	VERBENA BONARIENSIS 'LOLLIPOP'	LOLLIPOP TALL VERBENA	1 GAL	VERY LOW	WATER SOURCE - CITY OF ST. HELENA
ROSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	WELO	REMARKS
	15	ROSA FLORIBUNDA 'EASY SPIRIT' TM	EASY SPIRIT ROSE	5 GAL	MODERATE	WATER SOURCE - CITY OF ST. HELENA
	4	ROSA FLORIBUNDA 'EASY DOES IT' TM	EASY DOES IT ROSE	5 GAL	MODERATE	WATER SOURCE - CITY OF ST. HELENA
	5	ROSA FLORIBUNDA 'VERANDA LAVENDER'	VERANDA LAVENDER ROSE	5 GAL	MODERATE	WATER SOURCE - CITY OF ST. HELENA
RAISED BEDS	QTY	BOTANICAL NAME	COMMON NAME	CONT	WELO	REMARKS
	128 SF	VEGETABLE BOX	VEGETABLE BOX	TBD	MODERATE	WATER SOURCE - CITY OF ST. HELENA
LAWN	QTY	BOTANICAL NAME	COMMON NAME	CONT	WELO	REMARKS
	846 SF	LIPPPIA NODIFLORA 'KURAPIA 51' TM	KURAPIA LAWN	SOD	LOW	WATER SOURCE - CITY OF ST. HELENA



2 UPPER FLOOR
SCALE: 1" = 20'



1 MAIN LEVEL
SCALE: 1" = 20'



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CLAUDIA SCHMIDT
LANDSCAPE DESIGN

2126 MADRONA AVENUE
ST HELENA, CA 94574
APN: 009-470-010

Date 9/22/2022
Drawn By CSD
Checked By CSD
Project No. 110521
Issue DESIGN REVIEW
10/21/22 DESIGN REVIEW REV. 1
09/16/22 DESIGN REVIEW 2

PLANTING PLANS &
PLANT SCHEDULE
NON-AGRICULTURAL -
WATER SOURCE
CITY OF ST. HELENA

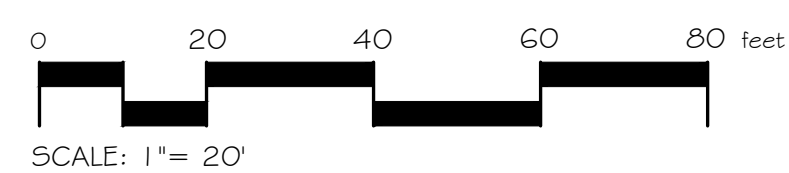
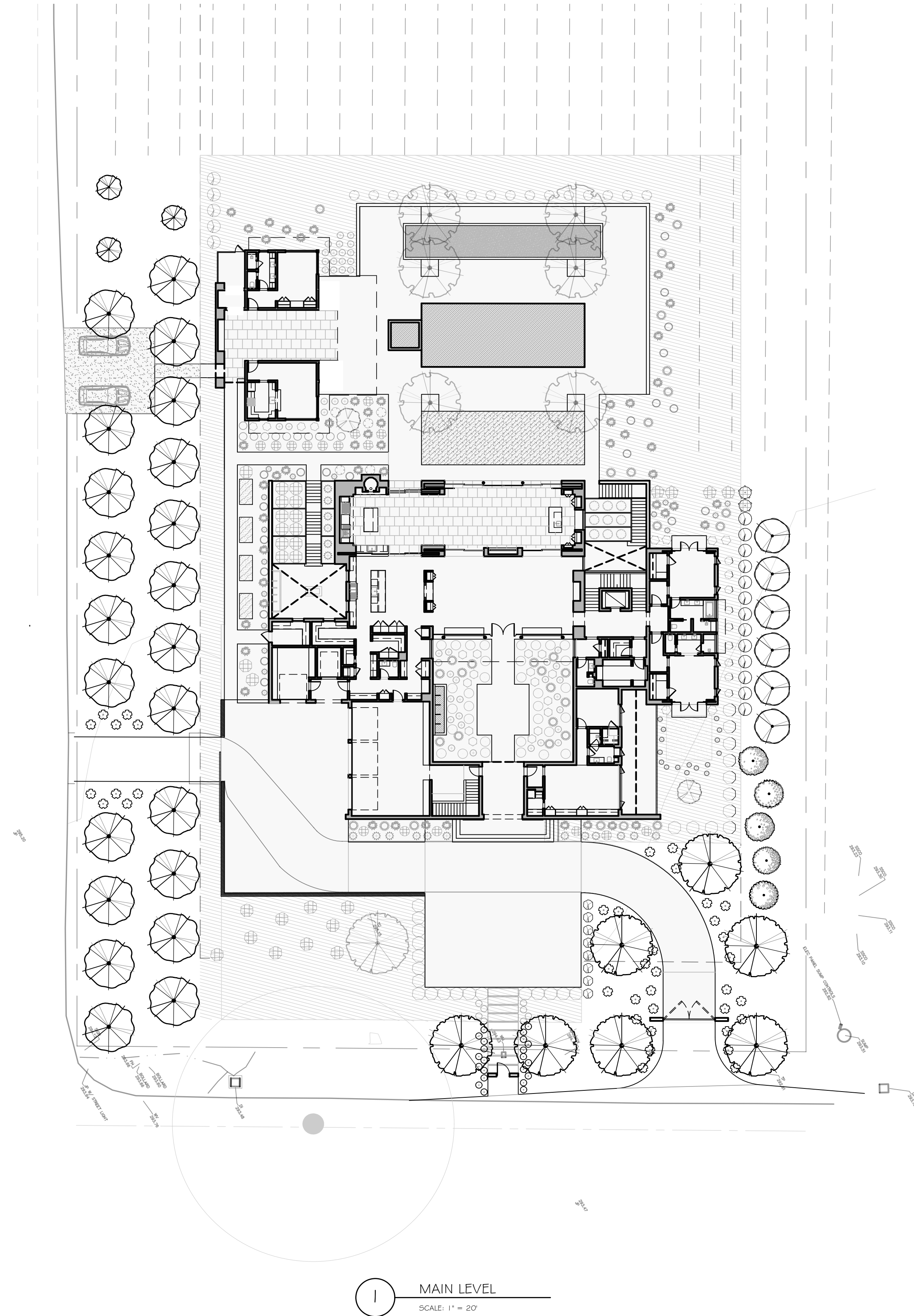
SCALE : AS NOTED

Sheet L2.1
of 3

PLANTING PLAN AGRICULTURAL - WATER SOURCE WELL

PLANT SCHEDULE WATER SOURCE WELL

<u>TREES</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>WELO</u>	<u>REMARKS</u>
	6	PEUOA SELLOWIANA	PINEAPPLE GUAVA	24" BOX	MODERATE	WATER SOURCE - WELL
	7	OLEA EUROPAEA 'SEVILLANO' ANCIENT OLIVE	SEVILLANO OLIVE	FIELD DUG	VERY LOW	WATER SOURCE - WELL
	3	OLEA EUROPAEA 'TUSCAN BLEND'	TUSCAN BLEND OLIVE	24" BOX	VERY LOW	MANAGED AT 8' X 8'
	22	OLEA EUROPAEA 'TUSCAN BLEND'	TUSCAN BLEND OLIVE	24" BOX	VERY LOW	WATER SOURCE - WELL
<u>FRUIT TREES</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>WELO</u>	<u>REMARKS</u>
	1	CITRUS X LIMON 'EUREKA'	EUREKA LEMON	24" BOX	MODERATE	WATER SOURCE - WELL
	2	CITRUS X AURANTIIFOLIA 'BEAR55 LIME'	BEAR55 LIME	24" BOX	MODERATE	WATER SOURCE - WELL
	1	CITRUS RETICULATA 'OWARI'	OWARI SATSUMA MANDARIN ORANGE	24" BOX	MODERATE	WATER SOURCE - WELL
	1	CITRUS X SINENSIS 'WASHINGTON'	WASHINGTON NAVEL ORANGE	24" BOX	MODERATE	WATER SOURCE - WELL
<u>SHRUBS</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>WELO</u>	<u>REMARKS</u>
	2	CITRUS X LIMON 'MEYER'	MEYER LEMON	15 GAL	MODERATE	WATER SOURCE - WELL
	13	LAURUS NOBILIS	SWEET BAY	15 GAL	LOW	WATER SOURCE - WELL
	39	ROSMARINUS OFFICINALIS 'IRENE' TM	IRENE TRAILING ROSEMARY	1 GAL	LOW	WATER SOURCE - WELL
	8	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL	LOW	WATER SOURCE - WELL
<u>PERENNIALS</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>WELO</u>	<u>REMARKS</u>
	22	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	1 GAL	LOW	WATER SOURCE - WELL



MAIN LEVEL

SCALE: 1" = 20'

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FACSIMILE 707 963 9781
EMAIL claudia@claudiaschmidtlandscape.com

BERCHTOLD RESIDENCE

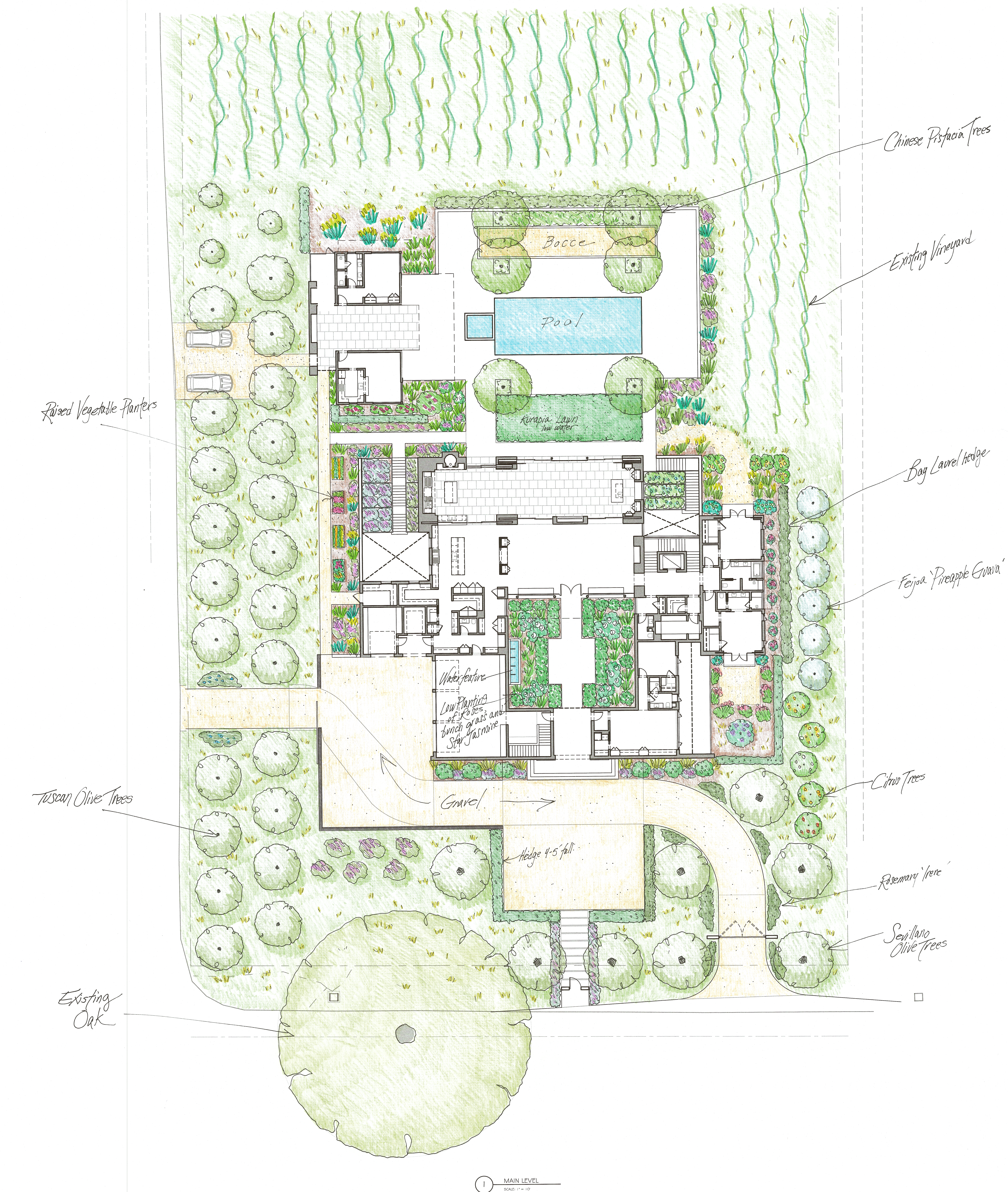
2126 MADRONA AVENUE
ST HELENA, CA 94574
APN: 009-470-010

[illegible]

PLANTING PLAN & PLANT
SCHEDULE
AGRICULTURAL -
WATER SOURCE WELL

SCALE : AS NOTED

Sheet L2.2
of 3



RECEIVED
By xgamero at 10:28 am, Nov 15, 2021



BRUNZELL
HISTORICAL

November 12, 2021

Sasha Janev
Kroeger-Janev Architects
1432 Main Street
St. Helena, California, 94574

Subject: Project Review of the Proposed Project for Historic Compatibility at 2126 Madrona Avenue, St. Helena, Napa County, California.

Dear Sasha,

This letter and the attached DPR 523 form comprise the Historic Resource Evaluation of 2126 Madrona Avenue, St. Helena, Napa County, California.

Methodology

According to the St. Helena Star, the original house at 2126 Madrona Avenue was constructed about 1883. Research has not revealed photographs or other documents such as architectural plans, and the property is not listed on the St. Helena Historic Resource Inventory. Brunzell Historical has therefore prepared this letter report and DPR 523 forms to evaluate the buildings on the property. Brunzell Historical personnel conducted a site visit on November 10, 2021. The site visit included collecting photographs of all elevations of the buildings on the property with a focus on the historic-era barn on the property. Research was performed using historic newspapers and ancestry.com as well as other websites. The property was evaluated according to the relevant criteria for historic eligibility and documented on DPR 523 forms as required by the California Environmental Quality Act as (CEQA). Because the property is over 50 years old, a potential projects trigger a requirement for historical evaluation according to current regulations. This work was completed pursuant to CEQA, all resources discovered during the field survey require evaluation for California Register of Historical Resources (CRHR). The property was also evaluated for National Register of Historic Places (NRHP) eligibility.

Summary of Findings

The newspaper stories published when the house was constructed in 1883 indicate that it was 24 feet square; the current house is rectangular but is about 24 feet wide so the original building may be at its core. However, its materials and features indicate alterations decades, substantial alterations outside the historic era. It lacks the architectural significance required for historic listing. Nor has research revealed historical significance or association with important historic persons. For these reasons, the property is not recommended eligible to the CRHR or the NRHP. Neither the house nor the outbuildings meet any of the required criteria for significance as described below and in the attached DPR 523 forms. Nor is the property recommended eligible as a City of St. Helena historical resource.

National Register of Historic Places

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

- (a) is associated with events that have made a significant contribution to the broad patterns of our history;
- (b) is associated with the lives of persons significant in our past;

- (c) embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or represents a significant or distinguishable entity whose components may lack individual distinction;
- (d) yields, or may be likely to yield, information important to the prehistory or history of the area/region.

California Register of Historical Resources

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

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

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

Evaluation

Criterion A/1: The house at 2126 Madrona Avenue is not associated with events that have made a significant contribution to the broad patterns of our history. The property is generally associated with the agricultural and rural-residential development of the St. Helena area in the late nineteenth century. Research has not revealed that the property is significant within that or any other historic context. Therefore, the property is recommended not eligible to the NRHP or CRHR under Criterion A/1.

Criterion B/2: The property is not associated with the life of persons important to our history. The families that lived on the property participated in farming, carpentry, and other local pursuits. They were not significant contributors to St. Helena's development, and research has revealed no important professional accomplishments or lasting impact on local history or on agriculture. It was a property that provided shelter for ordinary people and their families. Therefore, the property lacks the strength of association required for eligibility under Criterion B/2. The property is recommended not eligible to the NRHP or CRHR under Criterion B/2.

Criterion C/3: 2126 Madrona Avenue is not significant for its architecture. The house has been substantially altered over the decades, with the enclosure of an original porch and replacement of original siding among the most substantial changes to its historic form. Its size and massing as well as the lack of decorative detail indicate that it was originally a simple vernacular building constructed as shelter and without architectural distinction. Its current appearance gives no indication that it ever possessed the character-defining features of landmark Victorian-era residences. However, research has not revealed historic photographs, plans, or elevations, so the details of its original form are obscure. For these reasons, the property lacks the significance and integrity required for historic listing. It is therefore recommended ineligible to the NRHP or CRHR under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 2126 Madrona Avenue

is an example of a well-understood type of construction and does not appear to be a principal source of important information in this regard.

Evaluator Qualifications

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

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

Sincerely,

A handwritten signature in blue ink that reads "Kara L. Brunzell". The signature is written in a cursive, flowing style.

Kara Brunzell, M.A.
Brunzell Historical

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

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 10

*Resource Name or # (Assigned by recorder) 2126 Madrona Avenue

P1. Other Identifier: 2126 Madrona Avenue

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

***a. County** Sacramento

***b. USGS 7.5' Quad** Date T; R; 1/4 of Sec 1; 1 B.M.

c. Address 2126 Madrona Avenue City St. Helena Zip 94574

d. UTM: (give more than one for large and/or linear resources) Zone 18; 50mE/ 48mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) 009-470-010-0000

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

The property is located at the intersection of Madrona Avenue and Fir Hill Drive, which is about a quarter mile southeast of the densely-developed area of St. Helena. The semi-rural neighborhood is characterized by widely-spaced residential and winery development set within vineyards. The long, narrow parcel of nearly six acres is mostly planted to vineyards, with a house, garage, and ancillary dwelling clustered near Madrona Avenue. The one-story house has a rectangular plan and sits atop a raised basement. It features a medium-pitch hipped roof with medium eaves. There is a hip-roof dormer on the main (southeast) elevation which features a louvered vent. The dormer and house are clad in wide fiber cement lap siding with an applied wood grain pattern. The main entrance on the primary façade is sheltered by a projecting gabled entry porch with exposed rafter tails. Its roof is supported by square wood posts, and the balustrade is wood. The entrance is fitted with a partially glazed paneled wood door and wood screen door and accessed from the side via a tall set of wood steps with a simple open balustrade. There is a small door to the basement on the northwest elevation of the porch structure. Fenestration consists of double-hung wood-sash and steel casement windows. A secondary entrance on the southwest elevation is fitted with a sliding-glass door. It is accessed via a multi-level deck; a flat-roofed awning topped with corrugated metal shelters the entrance. There is a two-story addition at the rear of the house featuring a shed roof shed awning over its centered entrance, which is fitted with a partially glazed paneled wood door (continued page 3).

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple family property

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



P5b. Description of Photo: (View, date, accession #) Photograph 1: 2126 Madrona Avenue, southeast elevation, camera facing west, November 10, 2021.

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

☒ Historic ☐ Prehistoric ☐ Both

c1883, St. Helena Star

***P7. Owner and Address:**

Michael K. Hubbard

2126 Madrona Ave.

St. Helena, CA 94574

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

Kara Brunzell

Brunzell Historical

1613 B St

Napa, CA 94559

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

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

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

***Attachments:** NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record
☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record
☐ Other (list) _____

DPR 523A (1/95)

*Required Information

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

Primary # _____
HRI # _____

Page 2 of 10

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 2126 Madrona Avenue

B1. Historic Name: None

B2. Common Name: 2126 Madrona Avenue

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

***B5. Architectural Style:**

***B6. Construction History:** (Construction date, alteration, and date of alterations) Original construction, c1883

Garage/barn constructed behind the house, c1910s

Original partial-width porch enclosed, front stairs reoriented, steel casement windows installed, rear addition constructed, c1950

Sliding glass door and deck added at side, original cladding replaced with fiber cement, unknown dates after 1980

Original barn demolished, second garage/barn constructed, 2008

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

***B8. Related Features:** _____

B9. Architect: unknown b. Builder: unknown

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

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

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

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

***B12. References:**

(See Footnotes)

B13. Remarks:

***B14. Evaluator:** Kara Brunzell

***Date of Evaluation:** November 10, 2021

(This space reserved for official comments.)

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

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Trinomial _____

Page 3 of 10 *Resource Name or # (Assigned by recorder) 2126 Madrona Avenue

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

*P3a. Description: (continued):



Photograph 2: 2126 Madrona Avenue, southeast and northeast elevations, camera facing southwest, November 10, 2021.



Photograph 3: 2126 Madrona Avenue, northeast and northwest elevations, camera facing southeast, November 10, 2021.

DPR 523B (1/95)

*Required Information

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Page 4 of 10 *Resource Name or # (Assigned by recorder) 2126 Madrona Avenue
*Recorded by Kara Brunzell *Date: November 10, 2021 ☒ Continuation ☐ Update



Photograph 4: 2126 Madrona Avenue, northwest elevation, camera facing southeast, November 10, 2021.



Photograph 5: 2126 Madrona Avenue, northwest and southwest elevations, camera facing northeast, November 10, 2021.

DPR 523B (1/95)

*Required Information

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



Photograph 6: 2126 Madrona Avenue, southwest elevation, camera facing north, November 10, 2021.

A gravel driveway on the north side of the house leads to a double garage behind the residence. It has a front-gabled corrugated metal roof with exposed rafter tails. Cladding is primarily wide vertical boards, but there are areas of plywood and horizontal boards. Two vehicle openings on the north elevation are fitted with metal rollup doors. There is a large covered patio with shed roof attached to its east elevation. A human-scale entrance at the southeast elevation is fitted with a flat wood door.



Photograph 7: 2126 Madrona Avenue garage, northeast elevation, camera facing south, November 10, 2021.

DPR 523B (1/95)

*Required Information

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



Photograph 8: 2126 Madrona Avenue garage, southwest and southeast elevations, camera facing northwest, November 10, 2021.

A second garage is a few feet to the west has been converted to a dwelling. It has a front-gabled roof and it is clad in wide vertical board siding. Its sliding vehicle door is top-mounted and it has a human-scale entrance with a partially glazed paneled wood door. Windows are horizontal sliding-sash.



Photograph 9: 2126 Madrona Avenue second garage, southwest and southeast elevations, camera facing northwest, November 10, 2021.

DPR 523B (1/95)

*Required Information

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*Recorded by Kara Brunzell

*Date: November 10, 2021 ☒ Continuation ☐ Update



Photograph 10: 2126 Madrona Avenue garages, northwest and southwest elevations, camera facing northeast, November 10, 2021.

B10. Significance (continued):

St. Helena

The first European to settle in the St. Helena area was Dr. Edward Bale, an English physician who received the Carne Humana rancho as a grant from the Mexican government in 1839. The huge land grant encompassed northern Napa Valley, including what would become the towns of Calistoga and St. Helena. California statehood in 1850 drew land speculators to Napa Valley, and in the early 1850s Henry Still purchased 100 acres on the north side of Sulphur Creek from Bale. In partnership with a Mr. Walter, Still erected the first building in St. Helena in 1853, and by the middle of the decade Still and Walter were donating Main Street lots to anyone who would agree to open a business.¹

Early agricultural activities in Napa Valley focused on cattle-grazing and grain production, but beginning in the late 1850s farmers began experimenting with wine grapes. St. Helena's position as a center of agriculture was consolidated when the railroad arrived in 1868. By the 1870s, much of the land surrounding the growing village had been converted to wine production. St. Helena was incorporated as a city in 1876, and reincorporated in 1889.²

The population of Napa Valley doubled between 1870 and 1880, and by 1880, St. Helena was home to 1,500 residents. The St. Helena district (the area between Yountville and St. Helena) by this time had 7,000 acres of grapevines. As the nineteenth century progressed, St. Helena became the upper valley's most important shipping and commercial center. It also became more diverse as Chinese and then German and Italian immigrants arrived to work in the vineyards.³

Napa Valley was America's premier wine region by 1890, but a downturn in prices and an infestation of the phylloxera root louse nearly destroyed the wine industry at the turn of the century. Many growers pulled out wine grapes in the early decades of the twentieth century, replacing them with prunes and walnuts. In 1919, the wine business suffered a further blow when the Volstead Act outlawed the

¹ Lyman L. Palmer, *History of Napa and Lake Counties, California*, San Francisco: Slocum, Bowen, & Company, 1881, p. 55. 333; C. A. Menefee, *Historical and Descriptive Sketchbook of Napa, Sonoma, Lake and Mendocino*, Napa City: Reporter Publishing House, 1873, p. 186.

² City of St. Helena, *Historic Resources Inventory*, Prepared by Page & Turnbull, Inc., August, 2006, p. 7; Palmer, p.335.

³ William F. Heinz, *Wine Country, A History of Napa Valley*, Capra Press, Santa Barbara: 1990, p. 162; City of St. Helena, p. 8.

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production of alcohol. Only a few local wineries were able to survive Prohibition by producing sacramental wine, and the industry did not begin to recover until after World War II.⁴

Ironically, the modern wine tourism industry was born during Prohibition, when Bay Area residents began driving up to Napa to buy illegal wine. Modern St. Helena is a center of both the Napa Valley wine business and the local wine tourism industry.⁵

2126 Madrona Avenue

The first known owner of the property was Ulrich Meyer. In 1880, he sold the property to Conrad Meyer. In 1881, Conrad Meyer transferred a twenty-foot-wide piece of the property to W. (William) E. York. Conrad was a mason and carpenter and apparently built a four-room cottage on the Madrona property in 1883, which may be the core of the house currently on the property (it was reportedly 24 feet square, and the current house is about 24 feet wide but much longer). In 1884, Meyer sold the property to M. C. Cook, who wanted to develop the property as his permanent home. The Cook family was living on the ranch when their eldest son was born in 1885, and in all likelihood added to and altered the house over the half century they occupied the property.⁶

Morgan Columbus Cook (1852-1914) was born in Missouri. He and his wife, Lelia, were pioneers in the Napa Valley. He grew alfalfa and had an orchard on the property on Madrona Avenue. In 1909, he harvested forty-seven tons of prunes from his property. He was a local farmer for many years. He was a husband and father to two children, Charles Harvey Cook (1885-1957) and Lillian Mae Cook. M. C. Cook died at age sixty-two due to a heart attack. Lelia stayed on in the house with her two adult children and continued to operate the farm. In 1923, Harvey Cook married Mary O. Wiley (1894-1972). They had a son, Harvey Ernest Cook, in 1928. The entire five-person family, including Lillian (who never married), continued to live together in the house on the property. Harvey Cook inherited the property after his mother died in 1943. He was a rancher and continued farming prunes on the property. Harvey Cook Jr. served with the United States Army in Japan before attending the University of California at Davis for agricultural college. The Cook family apparently continued living at the property until at least 1948. In 1957, Harvey Cook Sr. died from a heart attack.⁷

Starting in the 1950s, Andrew Isador Rossi (1922-2006) and Mary Jane Rossi (1929-2019) resided at the address. By 1952, when their son Edward was born, the young family was living on Madrona Avenue. Andrew Rossi emigrated from Italy with his family. His father, Louis Rossi, inherited their family ranch in Conn Valley in 1922 when his brother died. Andrew Rossi graduated from St. Helena High School in 1940 and joined the navy on Mare Island. He married Mary Jane Giacomini in 1951 and the couple had five children: Thomas (who died in infancy), Edward, Catherine, Dennis, and Susan. Mary Jane worked at Beringer and Andrew attended the vineyard on the property, which produces award-winning wines. Andrew Rossi died in 2006 and Mary Jane stayed on in the house on her own. After Mary Jane Rossi died in 2019, current owner Michael Kenneth Hubbard purchased the property.⁸

Evaluation:

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

Criterion A/1: The house at 2126 Madrona Avenue is not associated with events that have made a significant contribution to the broad patterns of our history. The property is generally associated with the agricultural and rural-residential development of the St. Helena area in the late nineteenth century. Research has not revealed that the property is significant within that or any other historic context. Therefore, the property is recommended not eligible to the NRHP or CRHR under Criterion A/1.

⁴ Marian Hansen, *Images of America, St. Helena*, Charleston, SC: Arcadia Publishing, 2010, p. 96.

⁵ Lin Weber, *Roots of the Present, Napa Valley 1900 to 1950*, St. Helena: Wine Ventures Publishing, 2001, p.148 – 175.

⁶ *The St. Helena Star*, "Real Estate," Dec. 24, 1880, 3; *The St. Helena Star*, "Local," July 17, 1883, 1; *The St. Helena Star*, "Real Estate Sales," May 26, 1884, 2.

⁷ *The St. Helena Star*, "Twenty Years Ago This Week," May 11, 1934, 9; *The St. Helena Star*, "Good Yield of Prunes," Oct. 29, 1909, 8; *The St. Helena Star*, "Alfalfa Pasturage," Sep. 25, 1896, 3; *Napa Journal*, "Sudden Death of M. C. Cook," May 15, 1914, 1; *The St. Helena Star*, "Personal and Social: Silver Wedding," Nov. 5, 1948, 4; *The St. Helena Star*, "With Our Soldier Boys," Feb. 14, 1919, 8; *The St. Helena Star*, "Quiet Home Wedding," Nov. 2, 1923, 1; US Census records, St. Helena, California, 1930, 1940; *The St. Helena Star*, "Shower For Baby," Apr. 20, 1928, 6; *The Napa Valley Register*, "Mary W. Cook," July 3, 1972, 9; *The Napa Valley Register*, "Harvey Cook Dies of Heart Attack in Lot," Oct. 14, 1957, 7.

⁸ *The Napa Valley Register*, "St. Helena News Brief," Dec. 3, 1952, 6; *The Napa Valley Register*, "Conn," May 23, 1998, 53; *The Napa Valley Register*, "Three Napa County Boys Will Attend Boys State," Apr. 10, 1969, 14; *The St. Helena Star*, "Academy Nominees," Jan. 29, 1970, 3.

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

Criterion B/2: The property is not associated with the life of persons important to our history. The families that lived on the property participated in farming, carpentry, and other local pursuits. They were not significant contributors to St. Helena’s development, and research has revealed no important professional accomplishments or lasting impact on local history or on agriculture. It was a property that provided shelter for ordinary people and their families. Therefore, the property lacks the strength of association required for eligibility under Criterion B/2. The property is recommended not eligible to the NRHP or CRHR under Criterion B/2.

Criterion C/3: 2126 Madrona Avenue is not significant for its architecture. The house has been substantially altered over the decades, with the enclosure of an original porch and replacement of original siding among the most substantial changes to its historic form. Its size and massing as well as the lack of decorative detail indicate that it was originally a simple vernacular building constructed as shelter and without architectural distinction. Its current appearance gives no indication that it ever possessed the character-defining features of landmark Victorian-era residences. However, research has not revealed historic photographs, plans, or elevations, so the details of its original form are obscure. For these reasons, the property lacks the significance and integrity required for historic listing. It is therefore recommended ineligible to the NRHP or CRHR under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 2126 Madrona Avenue is an example of a well-understood type of construction and does not appear to be a principal source of important information in this regard.

The property is recommended not eligible for listing on the NRHP or CRHR and does not qualify as a historical resource under CEQA. Nor is it recommended eligible for listing on the City of St. Helena Historic Resource Inventory.



Figure 1: Map of the Central Portions of Napa Valley and the Town of St. Helena Compiled by M.G. King and T.W. Morgan from the Official Surveys and Records of Napa County, 1881.

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Figure 2: O.H. Buckman Map of Napa County, 1895.



September 21, 2022

Berchtold Residence
2126 Madrona Ave.
Saint Helena, CA 94574

Design Review Project Statement
Proposed work: New Residence at 2126 Madrona Avenue

The applicant is seeking approval for the demolition of three existing structures totaling approximately 3,893 square feet and design review approval to construct a new single-family residence and accessory dwelling unit. The proposed residence is a one and partial two-story structure with a basement. The above ground living area of the main residence totals 7,950 square feet; above ground garage and storage areas total 1,754 square feet; and below grade basement space totals 6,457 square feet.

The proposed design is a product of multiple design iterations resulting from our collaboration with the Planning Department staff. A primary goal was to minimize neighborhood impact by preserving views and the general character of the neighborhood, while satisfying the building program needs of the homeowners. Based on our communication with the Director and staff, as well as several of the neighbors, we have made a concerted effort to address all of their concerns and recommendations.

The design for the proposed residence consists of four bedroom suites; an open plan kitchen, dining and living area; two home offices; a 3-car garage; and support spaces. The basement houses an exercise area and recreation room, as well as storage, mechanical, and service spaces. The proposed design also includes an accessory dwelling unit (which is exempt from discretionary review but is shown for reference) and a new swimming pool and spa with cover.

The proposed home will be set within the front and side 50ft. boundaries adjacent to Madrona Avenue and Fir Hill Drive. The applicant plans to preserve as much as possible of the historic Rossi Vineyard and to maintain and enhance the agricultural nature of the property by adding an olive orchard, fruit trees, a vegetable/herb garden and cutting gardens. Proposed development includes removal of 0.75 acres of existing vineyard, additional 0.21 acres of new orchard and 0.5 acres expansion of existing non-agricultural use for home site. As proposed agricultural use will consist of 4.33 acres of vineyard and 0.41 acres of orchard, with one acre dedicated to non-agricultural use. The property owners are currently working with Spottswoode Winery to rehabilitate their vineyard and produce wine. In addition, they plan to collaborate with local olive oil producers to create an estate olive oil.

As noted on the proposed drawings, the exterior of both the residence and the accessory dwelling unit will be finished with combination of local stone and exterior cement plaster, with wood and metal accents. The proposed color palette will employ of natural earth tones to blend with the existing site and complement the neighborhood.

KROEGER | JANEV
ARCHITECTS

At its tallest point, the proposed structure is 29 feet high; however, its position on the site, orientation, and layered massing has been carefully designed to minimize its visual impact and to preserve views from neighboring properties.

The flat roof design will allow the owners to maximize the use of solar panels to minimize energy needs but keep them out of view behind parapet walls. The proposed landscape plan and planting palette is designed to meet water neutrality status.

The owners plan to provide on-site accommodations for a full-time property manager, which will help reduce impact on the local housing market.

Sincerely,

Sasha Janev – Kroeger Janev Architects

WATER USE ANALYSIS

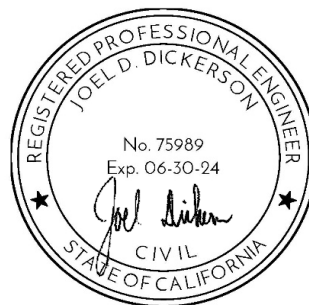
2126 MADRONA AVENUE, ST. HELENA, CA 94574

APN: 009-470-010

OCTOBER 29, 2021

REVISED: MAY 19, 2022

REVISED: OCTOBER 10, 2022



PREPARED BY:

MADRONE ENGINEERING

1485 MAIN STREET, SUITE 302

ST. HELENA, CA 94574

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I. Introduction & General Overview

A. Introduction

Madrone Engineering has prepared this report to assist the Berchtold Residence project with compliance with the City of St. Helena water use requirement. As of March 22, 2011, a water demand analysis must be completed to demonstrate that all proposed projects are water neutral (City of St. Helena Code 13.12).

B. Project Description

The property owner at 2126 Madrona Avenue is proposing to construct a new residence, ADU, pool, driveway, and related infrastructure and utilities. There is an existing 5-bedroom residence currently on the parcel.

This report will analyze and estimate existing water usage (pre-project) and future water usage (post-project) to determine the net increase (or decrease) in water usage. If water use is projected to increase, mitigation measures will be detailed that will bring the project into compliance with the City's "no net increase" policy for water use.

II. Existing Water Use Analysis

The existing residence at 2126 Madrona Ave., St. Helena is a 5-bedroom residence built in 1905. According to the "St. Helena Water Neutral Policy for Development", a reasonable estimate of baseline existing demand is 150 gallons of water per bedroom per day. Therefore, existing residential and landscaping water use on the property can be estimated at **750 gallons per day**.

III. Proposed Water Use Analysis

This project proposes the construction of a 4-bedroom residence, 1-bedroom ADU, and a pool at 2126 Madrona Avenue, St. Helena, CA. The bedroom count was developed by following the "St. Helena Water Neutral Policy for Development", and by having clarifying conversations with City Public Works and Planning staff. In the basement, no rooms would be considered to be potential bedrooms, as they either do not have a means of secondary egress, or they are open to a hall (no door) and/or must be passed through to reach another room (no privacy). On the main floor, all potential bedrooms are counted as such. On the upper floor, the two study rooms and the tv room would not be considered potential bedrooms, as they are open to a hall (no door).

The new residence will have 10 toilets, 12 bathroom sinks, 6 showerheads, and 3 kitchen/bar sinks, as well as 3 clothes washers, 1 dish washer, 2 baths, and 1 laundry sink. Please see Table 1, below, for a summary of the proposed water use generated by the new main residence.

TABLE 1 - PROPOSED MAIN RESIDENCE DAILY WATER USE

	Qty	Average Flow	Duration	Daily Use	Occ.	Total Daily Water Use	Total Annual Water Use	Total Annual Water Use
Low Flow Toilet	10	1.28 gal		4	8	41 gal	14950 gal	0.05 af
Low Flow Lavatory Faucet	12	1.0 gpm	0.50 min	4	8	16 gal	5840 gal	0.02 af
Low Flow Kitchen/Bar Faucet	3	2.0 gpm	8 min	1	8	128 gal	46720 gal	0.14 af
Low Flow Shower Head	6	1.75 gpm	8 min	1	8	112 gal	40880 gal	0.13 af
Bath	2	35 gal		0.14	8	40 gal	14600 gal	0.04 af
Low Flow Laundry Faucet	1	1.0 gpm	4 min	1	8	32 gal	11680 gal	0.04 af
Clothes Washer	3	16 gal per load		0.50	8	64 gal	23360 gal	0.07 af
Dish Washer	1	4 gal per cycle		0.25	8	8 gal	2920 gal	0.01 af
Total						441 gal	160,950 gal	0.49 af

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

TABLE 2 - PROPOSED ADU DAILY WATER USE

	Qty	Average Flow	Duration	Daily Use	Occ.	Total Daily Water Use	Total Annual Water Use	Total Annual Water Use
Low Flow Toilet	1	1.28 gal		4	2	10 gal	3738 gal	0.01 af
Low Flow Lavatory Faucet	2	1.0 gpm	0.50 min	4	2	4 gal	1460 gal	0.00 af
Low Flow Kitchen Faucet	1	2.0 gpm	8 min	1	2	32 gal	11680 gal	0.04 af
Low Flow Shower Head	1	1.75 gpm	8 min	1	2	28 gal	10220 gal	0.03 af
Bath	0	35 gal		0.14	2	0 gal	0 gal	0.00 af
Low Flow Laundry Faucet	0	1.0 gpm	4 min	1	2	0 gal	0 gal	0.00 af
Clothes Washer	1	16 gal per load		0.50	2	16 gal	5840 gal	0.02 af
Dish Washer	1	4 gal per cycle		0.50	2	4 gal	1460 gal	0.00 af
Total						94 gal	34,398 gal	0.11 af

Proposed landscaping is expected to use 78,369 gallons per year according to the landscape architect (see the MWELC calculations). Approximate water use for the proposed landscaping (averaged out for the entire year) is **215 gallons per day**.

The proposed pool can be filled with trucked water rather than City water. Based on the above calculations, the **proposed water usage** for the parcel can be estimated at **750 gallons per day**.

IV. Conclusion

Table 3, below, provides a summary of the existing water use, proposed water use, and net effect of the project on total usage of City water.

TABLE 3 - ESTIMATED TOTAL WATER USE			
Use	Gallons		Acre-Feet
	Daily	Annual	Annual
Existing Water Use	750	273,750	0.840
Proposed Water Use	750	273,750	0.840
Net Water Usage	0	0	0.000

This report demonstrates that the proposed project is in compliance with City of St. Helena water use requirements; specifically, the requirement that all proposed projects are water-neutral with respect to City water use.

SPOTTSWOODE

June 6, 2022

St. Helena Planning Commission
City of St. Helena Planning Director
City of St. Helena
1572 Railroad Avenue
St. Helena, CA 94574

Dear Commissioners Ponti, Hale, Segura, Anderson & Rothfeld, and Planning Director DeRosa,

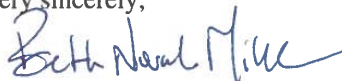
Spottswode and my family (the Novak family) have been fortunate to be part of the St. Helena community since 1972. We have always worked to be exceptional neighbors while farming our vineyard and operating our winery here in our residential neighborhood.

Since 2021, we have been excited to work with Joe Berchtold on farming the historic Rossi Vineyard on Madrona Avenue (planted in 1905), which he now owns. That old vines like this still exist in our town limits is remarkable, and we are thrilled to have this opportunity to rehabilitate this vineyard. To this end we have already brought our organic and biodynamic practices to this amazing site. Joe Berchtold shares our desire to retain these old vines, from which we at Spottswode are excited to be making wine. Working with a family that shares our values on land stewardship and historic restoration is deeply gratifying. I believe it is safe to say that there are few owners who would commit to rehabilitating this historic vineyard, and we are fortunate that Joe Berchtold and his family care about our community such that they likewise wish to perpetuate these pre-Prohibition vines.

Joe has been nice enough to share the plans for his house with me, and I will say that I am supportive of his vision. The overall property size is ~5.75 acres, and five of these acres are currently planted in grapevines. The plans call for the removal of roughly .75 acres of vines, leaving 4.25 acres for us to farm. The vines that will be lost are not as viable from a farming perspective, as they are a unique thin strip just off Madrona Avenue. Which is to say, the 4.25 acres that will remain represent the best soils and aspect for healthy vines.

St. Helena is a special community, and we are proud to be a part of it by retaining its history and by making exceptional wines that accurately reflect their time (vintage) and place (site). We are glad to be able to extend this ethic to the Berchtold's property, thus ensuring that this historic vineyard is given the opportunity to survive and thrive into the future.

Very sincerely,



Beth Novak Milliken
President & CEO

A Family Wine Estate



Spottswode Estate Vineyard & Winery • 1902 Madrona Avenue • St. Helena CA 94574
707/963-0134 • FAX 707/963-2886 • www.spottswode.com

To whom it may concern, I live on Fir Hill (1815) and have seen architectural plans for the Berchtold's new home. It looks very attractive and they have been very considerate keeping us on Fir Hill updated as to what is happening. I have only positive and excited feelings about the project! Thank you for your consideration.

Margo Simons
1815 Fir Hill
415-218-6045

Xinia Gamero

From: Cindy Tzaopoulos
Sent: Monday, October 17, 2022 8:47 AM
To: Xinia Gamero; Maya DeRosa; Aaron Hecock
Subject: FW: [External] October 18 Planning Dept. Meeting

See below

Thank you,

Cindy Tzaopoulos
City Clerk
City of St. Helena
*1572 Railroad Avenue – NEW ADDRESS!
St. Helena, CA 94574

Direct 707-968-2742 | Cell 707-312-1257
Fax 707-963-7748
ctzaopoulos@cityofsthelena.org
www.cityofsthelena.org

*Please note that City Hall is closed to the public and will not answer calls from 12:00 to 1:00 pm for lunch. Please phone individual departments to make an appointment for service.

E-mail correspondence with the City of St. Helena (and attachments, if any) may be subject to the California Public Records Act, and as such may therefore be subject to public disclosure unless otherwise exempt under the Act.

-----Original Message-----

From: Connie Wilson <clw1956@comcast.net>
Sent: Sunday, October 16, 2022 3:09 PM
To: cityclerk <cityclerk@cityofsthelena.org>
Subject: [External] October 18 Planning Dept. Meeting

Dear Planning Department,

Re: 2126 Madrona Avenue

Pursuant to your own admission that this project is “very large”, I wish to voice my objection to this proposed home size at 2126 Madrona Avenue. The plans to replace a simple farmhouse with an obscenely large mansion and compound is very much out of the norm and character of our town and agricultural area. Please reconsider the size, scope and, most importantly, water use of this project.

Thank you.

Connie Wilson

From: Mary Cunningham Agee <mcagee@msn.com>
Sent: Friday, October 14, 2022 9:56 AM
To: Maya DeRosa <MDeRosa@cityofsthelena.org>; Aaron Hecock <ahecock@cityofsthelena.org>
Subject: [External] Letter of support from long time Saint Helena resident regarding Berchtold project
Importance: High

October 14, 2022

Good morning, Maya and Aaron.

Our family has had the joy and privilege of calling Saint Helena our home for almost thirty years. I am writing this letter in support of the Berchtold project which will be coming before the Commission in the very near future.

I have been grateful to Joe and Lorraine for their openness and transparency in voluntarily sharing their plans with me from the outset of this process. Their respect for our neighborhood and concern for all who would be impacted in any way by their plans has been nothing short of admirable. We live in a world today where many only consider what is best for themselves without regard for others. This is not the value system of the Berchtold's as demonstrated by their willingness to adapt to the norms and needs of this special neighborhood.

I hope that this letter of support for their project will be helpful as they have patiently awaited your approval of their plan. If there is anything more I can do to show my full support, please don't hesitate to contact me.

Sincerely yours,

Mary
www.marycunninghamagee.com

From: Mary Cunningham Agee <mcagee@msn.com>
Sent: Monday, October 17, 2022 10:21 AM
To: Aaron Hecock <ahecock@cityofsthelena.org>; Maya DeRosa <MDeRosa@cityofsthelena.org>
Subject: [External] Rescind support based upon more accurate and current plan for Berchtold Plan
Importance: High

Good morning Maya and Aaron,

I have just returned from walking my puppy on Fir Hill Drive and learning from several neighbors that the plan shown to me by the Berchtold's over a year ago is no longer an accurate representation of the massive structures being submitted for your consideration at tomorrow night's meeting of the Planning Commission.

I am deeply saddened to hear that the drawings I saw many months ago are no longer reflective of the current plan for the former Rossi vineyard. I hold myself accountable for not staying on top of the changes that must have taken place during this design process.

I am disappointed to have to also share that I also didn't receive an email or written Notice of Meeting even though my home is in close proximity to the Berchtold planned residence. I have lived on Fir Hill Drive for almost 30 years and have always tried to be supportive of newcomers while doing my part to protect the character of this unique and beloved place we call home. It is possible the notice may have been sent and been lost in an infamous "junk mail folder" - but it is important for you to know that when I wrote my email letter of support on October 14th, I was not aware of the details of the current plans.

My objections are not personally directed at the Berchtold family as they appear to be a good family who could be a positive addition to our neighborhood. It pains me to have to object to their dream home as I want to be a welcoming neighbor to new families who find Saint Helena as special as we did three decades ago.

I have to rescind my support, however, for any plan that would create a dangerous precedent for our street and town. Not only is the sheer mass or scale (almost 20,000 square feet!) out of character with our neighborhood but a significant amount of historic vineyard land would also be negatively impacted. The Rossi vineyard while not as productive as younger vines, nonetheless, is historic and deserves to be preserved as such.

I apologize for being too trusting and for having assumed that the plans I had seen in drawing format only over a year ago were an accurate portrayal of the plan not under consideration. Had I seen the current massive building plan, I would have felt compelled to state my objections immediately.

I trust that you will find a way to scale back the footprint of the Berchtold design plan so it is more consistent with our neighborhood's norms and vineyard land policies. My hope is that working in cooperation with the Berchtold family everyone can find a compromise that will make it possible for us all to move forward in peace.

Sincerely,

Mary

From: Pat Kenealy <pkenealy1@yahoo.com>
Sent: Monday, October 17, 2022 1:17 PM
To: cityclerk <cityclerk@cityofsthelena.org>
Subject: [External] 2126 Madrona Public Comment to Planning Department

Dear Planning Department

I wish to add our family's voice AGAINST the 2126 Madrona Avenue project as currently proposed.

The lot is a currently a rural one at the corner of two of the most popular walking streets in Saint Helena. We've biked and walked those roads for decades.

The house as proposed is way too big overall for the town, and situated on the absolute worst place on its lot -- right up against the Madrona Ave end of the lot lines -- too close to the street and the neighbors for its size.

I encourage the Planning department to:

1. reduce the size of the main structure
2. reduce the amount of sky views, and hillside views the structures obscure from the Madrona Ave and Fir Hill Drive
3. reduce the water consumption of the project
4. make sure that any design for the project that the Commission approves "fits" in design, scale, and illumination with the rest of Saint Helena inside City Limits.

I have no objection to big houses in general, and no objections to big houses on big, remote lots. On the other hand, this is not even a "McMansion" too close to its neighbors, it is a MegaMansion that lower the quality of life for its abutters and for all the Saint Helenans that enjoy the Madrona / Fir Hill neighborhood

Sincerely,

Pat Kenealy

-----Original Message-----

From: Katie Somple <katiesomple@gmail.com>

Sent: Monday, October 17, 2022 4:17 PM

To: Anil Comelo <AComelo@cityofsthelena.org>; Christopher Warner <Christopher.Warner@cityofsthelena.org>; John Ponte <JPonte@cityofsthelena.org>; Daniel Hale <DHale@cityofsthelena.org>; Autumn Anderson <AAnderson@cityofsthelena.org>; Marika Rothfeld <mrothfeld@cityofsthelena.org>; Rosaura Segura <rsegura@cityofsthelena.org>

Cc: Cindy Tzafopoulos <ctzafopoulos@cityofsthelena.org>

Subject: [External] Proposed Madrona at Fir Hill development project

Commissioners,

I urge you to apply any authority you have available via our current laws, restrictions and zoning definitions to SIGNIFICANTLY mitigate (if not completely deny) the size and scope of this proposed development.

For many of the same reasons we now have restrictions on residential footprints on small lots, this project defies the purpose of even having zoning laws if it is allowed to move forward at anywhere close to what is being proposed. Please manage this issue at the planning commission stage (as is your right and charter to do so) rather than kick it up to the city council.

Thank you for your time and consideration. I request this correspondence be entered into the public record on this matter.

As ever, Katie Somple

-----Original Message-----

From: annette firhillranch.com <annette@firhillranch.com>

Sent: Monday, October 17, 2022 4:31 PM

To: Maya DeRosa <MDeRosa@cityofsthelena.org>

Subject: [External] Proposal for 2126 Madrona Ave.

To Maya DeRosa and the Members of the Planning Commission, I am opposed to the Berchtold's project at 2126 Madrona Ave. as it is presented in the plans going before the Planning Commission on Tuesday evening. I am a resident at 1853 Fir Hill Dr. And my husband and I have owned this property for 48 years. I am concerned about the size and scope of this project for the following reasons.

1. Fir Hill Drive is a one lane PRIVATE road within the city limits. To my knowledge Mr. Berchtold does not have a right away/easement to utilize Fir Hill Drive for his 2 proposed driveways. His address is on Madrona Ave. and all access/egress to his property should be redirected to Madrona Ave. If you are familiar with Fir Hill Dr. , You will notice that all homes and access are on the west side of the road. Mr. Berchtold's property lines do not include the road. Also his 50 ft. Setback should be from his property line - not the middle of Fir Hill Drive on someone else's property.

2. I am concerned about the water use and drought situation for a home this size and it's 11 toilets. Being on Madrona Ave. means he has city water to his property. Will city water be enough to sustain this home? He intends to water all landscape with a well and I fear the water table will significantly drop and adversely effect the wells of residents on Fir Hill Drive and other neighbors. Most Fir Hill Dr. Homes rely on well water. New landscape should not be allowed until the water situation in our community is solved. I was told that no new wells can be dug nor old wells dug any deeper or improved. Will this law apply here?

3. There is a drainage issue at the bottom of Fir Hill Dr. Where it drains into a city culvert on Madrona Ave. I know we are in a drought but when it does rain heavily - like it did last October (16 inches in 2 days) and even last month, our street was flooded and the culvert overflowing making it difficult to use our road.

I am suggesting a continuance to mitigate the concerns of residents on Fir Hill Dr. I only heard about the proposal on Friday by chance from a neighbor. It seems of the 10 residents on the street only a few were notified about the proposal for Tuesday's Planning Commission meeting where it would be discussed.

Thank you for your consideration of my concerns.

Respectfully,

Annette Smith
1853 Fir Hill Dr.

Sent from my iPad

From: sharon dellamonica <sharondellamonica@gmail.com>
Sent: Monday, October 17, 2022 5:17 PM
To: cityclerk <cityclerk@cityofsthelena.org>
Subject: [External] October 18 Planning Dept. Meeting

Dear Planning Department

Re: 2126 Madrona Avenue

It is alarming that a project of this size is even being considered. The proposed Berchtold building plan is entirely out of scale with the neighborhood, not to mention the excessive water use that would result from it. I suggest that the owners be required to confine their buildings to the footprint of the existing structures on the property. And I truly hope that this historic vineyard is not removed. But if it is, please require drought-tolerant (or dry-farmed) planting.

As proposed, this is a totally inappropriate use of this property and I encourage the Planning Commission to recognize that. Please preserve the quiet, rural nature of this area and the water. That means water from the City and any well-drilling that will affect any neighbors with wells.

Thank you,

Sharon Dellamonica

Xinia Gamero

From: Karen Nolan <kjacobs01@yahoo.com>
Sent: Monday, October 17, 2022 6:49 PM
To: Xinia Gamero
Subject: [External] 2126 Madrona Avenue- I am opposed!

To whom it may concern,

I am very distressed and concerned over the large development a block from my home. I have lived in my home on Madrona since 1986. The scale and architecture is such an eyesore. The fact that it has 11 toilets is beyond comprehension. This is obviously not a single family home in my neighborhood. We already have an infrastructure issue why add to it? There is already traffic diverted down Madrona through Allyn it is only going to get worse. How many people will occupy this home? Is it affordable housing for the many people who could work here if they could afford it?

Concerned neighbor!

Karen J Nolan
1722 Madrona Avenue
St. Helena, CA 94574
(707)290-1226

Xinia Gamero

From: John Ponte
Sent: Monday, October 17, 2022 9:45 PM
To: Xinia Gamero
Cc: Maya DeRosa
Subject: Fwd: [External] The corner of Fir Hill & Madrona

Forwarding a comment.
John

Begin forwarded message:

From: Leslie Stanton <lesliestantonsh@gmail.com>
Date: October 17, 2022 at 7:25:09 PM PDT
To: John Ponte <JPonte@cityofsthelena.org>
Subject: [External] The corner of Fir Hill & Madrona

Hi John -

To quote a young woman trying to live and work in Jackson Hole, WY.... "The level of wealth you see and the level of disparity that you see, I mean, some people have more money than you could spend in ten lifetimes."

She could have been saying it about St Helena.

The property is zoned A20/agriculture, not A Mega-Mansion.

Please hold the prospective builder to the zoning.

Sincerely, Leslie Stanton

October 17, 2022

Maya DeRosa
Planning & Building Director
City of St. Helena, Planning Division
mderosa@cityofsthenelena.org
707-967-2783 x 530

Dear Ms. DeRosa and Members of the Planning Commission,

We are writing to oppose the project as it is currently proposed by Sasha Janev on behalf of Lorraine and Joe Berchtold to accommodate the construction of a new single-family home and accessory dwelling unit on the property located at **2126 Madrona Avenue** which will be reviewed by the Planning Commission on Tuesday, October 18, 2022. We have lived in St. Helena for almost 30 years and on Fir Hill Drive for the past 8 ½ years. Although we have had the opportunity to meet Mr. and Mrs. Berchtold and would be very pleased to welcome them to the neighborhood, we have **strong concerns** relating to the overall size and scope of this project.

Access to Property from Fir Hill Drive

We vehemently oppose the two proposed driveways accessing the new residence from the PRIVATE, ONE-LANE Fir Hill Drive which is located within the city limits. The corner of Madrona Avenue and Fir Hill Drive is heavily used by pedestrians and cyclists, because our private road seems to be an ideal path for those who want to be outside exercising or enjoying the beautiful views of the valley. All homes on Fir Hill Drive are located on the west side of this private one-lane road. Adding two driveways on the opposite side of the road not only will create an eyesore for those Fir Hill residents directly across from the proposed project but will add to an increase in traffic causing more issues for residents trying to access their homes. **All access to the residential project should remain solely off of Madrona Avenue:** (1) Indefinitely: Property owners, guests and maintenance workers (pool, landscape, etc.), and (2) Construction Period: All construction vehicles and equipment.

Water Usage

While the report states that through the use of water efficient fixtures, the proposed home and landscaping will not result in an increase in water used on the site, it is more logical to assume that demolishing three structures totaling 3,893 square feet and replacing them with 14,407 square feet plus an additional ADU of 850 square feet would naturally result in an increase from previous water usage. Has the City determined that it will be able to accommodate all of the water usage for this size of a residence? Further, a proposed new well will serve to supply the water for agricultural purposes. This may negatively impact the existing wells of current residents of Fir Hill Drive who use their wells for all of their living needs, and not merely for vineyard/landscaping.

Drainage

The residents of Fir Hill Drive are responsible for the maintenance of the private road. During rain events, water flows from Spring Mountain down Fir Hill Drive and empties into the city's culvert located at Madrona Avenue. When plugged, this causes portions of our private road to flood. While we appreciate the Berchtold's effort to minimize the visual impact of the proposed residence by having 6,457 feet of living space underground (with 10,554 total square feet of structures remaining above ground), we are concerned that this massive basement will prevent water from seeping into the ground and cause even more runoff issues. Likewise, if the two proposed driveways are allowed to be installed on our road, the water will naturally flow down into the very area that already causes access issues and will result in increased repair costs to Fir Hill Drive residents.

Conclusion

In conclusion, we respectfully request a continuance so that all neighbors have the opportunity to thoroughly review the project and respond. Some residents on Fir Hill Drive only learned of the scope of this project within the past few days, as it appears that there may have been no attempt to notify neighbors who live directly across from the proposed project. We would also respectfully request that Mr. Janev and his clients significantly scale back the scope of the project to reduce the impact to residents living on Fir Hill Drive, as the first attempt to scale back the project did not adequately address many concerns. We are not opposed to the Berchtold family building a home. We simply cannot support the current plans.

Sincerely,
Luc and Jodie Morlet
1971 Fir Hill Drive

Patricia (Herdell) DiTomaso & Henry DiTomaso
Kathleen Herdell
Christina Herdell
1615 Fir Hill Drive
St. Helena, CA 94574

October 17, 2022

City of St. Helena Planning Commission
1572 Railroad Avenue
St. Helena, CA 94574

Re: City of St. Helena File No: PL 21-044; Application for Demolition Permit and Design Review for 2126 Madrona, St. Helena CA (APN 009-470-010) filed by Lorraine and Joe Berchtold

Dear Commissioners Ponti, Hale, Segura, Anderson and Rothfield:

Please accept this letter as our collective objection and opposition to Applicants' proposed project at 2126 Madrona, St. Helena and include it in the official record. We have numerous concerns covering points raised in the project application itself, the Staff Report, the Water Use Analysis and the Brunzell Historical Report. In addition, we feel the project itself is too large for the area and is in noncompliance with multiple General Plan requirements. Even with minimizing the design and materials selected, a residential development of this size does not fit into the scale and scope of the other residential structures in the Fir Hill neighborhood and that a 19,515 square foot development does not belong on the valley floor.

We don't believe our concerns can be mitigated without addressing the following:

1. **General Plan Noncompliance:** The City's 1993 General Plan acknowledges the City's goal that agriculture is an essential element in maintaining the character and economy of St. Helena as well as the City's commitment to maintaining agriculture within the incorporated limits for the long term. In addition, section 2.6.17 expresses the goal of minimizing new residential development that blocks public view of vineyards. This project fails to comply with both of these goals.

Moreover, we request the Planning Commission find this project is inconsistent with General Plan policies LU5.1 and LU5.3 and direct the Applicants to retain all of the existing vineyards, and redesign the site for Planning Commission review at a future date.

- a. **Errors in the Brunzell Historical Report:** The Brunzell Historical Report contains many errors, some minor and some major and should be recognized by the Planning Commission as errors.

First, the Staff Report relies upon the Brunzell Report finding that the 2126 Madrona property has no historical significance and is not on the historical registry as a basis that the size or character of that residence need not be preserved. These findings miss the mark completely, however, in that it is not necessary that the property be on an historical register as a prerequisite to justifying preservation. The Brunzell report states that historical status is not associated with broad patterns of history. This is nonsensical, though. Specifically, both the Staff Report and the Brunzell reports overlook the inherent

truth that our community absolutely inherits its innate historical value from the small farming tradition that St. Helena was built on including our agricultural “farmhouse” style buildings like 2126 Madrona. This farmhouse is precisely the St. Helena style and nature of home that forms St. Helena’s historical character and style today.

To our knowledge, Brunzell did not speak with the Rossi family to identify its historical significance. For example, somehow Brunzell missed a significant fact that the Giacomini family purchased the property around 1938 when Mrs. Mary Jane Giacomini Rossi was only 8 or 9 years old. She lived in that property her entire life thereafter with her widowed mother and new husband, Andrew Rossi, and their growing family. Like his in-laws before him, and his son after him, he worked the vineyard in the historical manner of dry farming. Even Applicants’ own supporter, Beth Novak of Spottswode, acknowledges in her letter that the Rossi vineyard is “historical.” It was planted in several varieties of grapes in the historical manner also. The vineyard contains vines of several varieties whose grapes would result in a finely blended red wine. The Rossi vineyard is one of only a handful of vineyards farmed in the historical manner in Napa Valley today. It absolutely should be preserved. Removal of at least 28 rows of vines from this historical vineyard is a travesty.

- b. **Errors in judgment that the vines to be removed are not likely to be successfully rehabilitated.** Likewise, to our knowledge, no one has interviewed the Rossi family for historical knowledge on the vines they now claim to be unlikely to be rehabilitated which Applicants rely upon to support removal of vines for the second home on the property, its pool, bocce court and olive orchard.

Dennis Rossi, the person who has farmed the property his entire life alongside his father and best knows the vineyard, reports that there are some vines in that vineyard that are low producers, but the vines closest to the house are not among them. In fact, the low producers are roughly in front of the Agee property where there is a low swell. The Staff Report relies heavily on Applicants’ contention the vines nearest the house are least viable and thus, could be torn out with little or no impact. That is simply untrue, however.

2. **The View Shed is dramatically affected by all residents on Fir Hill.**

- a. **A short history of our family and why we are speaking out on this proposed project at 2126 Madrona Avenue.** We are the 2nd and 3rd generations of Herdells living at 1615 Fir Hill Drive since 1961 when the property was first developed. There are four generations of Herdells currently living in St. Helena. We own a business in town that has been in operation for 71 years. Three generations of children have been educated in the St. Helena school system. We donate hundreds of hours and dollars annually to St. Helena civic and community organizations and support local businesses. We love this town and are committed to continuing the legacy of it being a great place to live and work.
- b. This past week has been the first opportunity we’ve had to see and inspect Applicants’ designs. We’re informed that Applicants consulted with some Fir Hill residents about their design, but we were not given that courtesy as well as some others. It is particularly troubling at this point in time, as our property is most affected by the project as it’s directly across from the proposed ADU unit and proposed vineyard removal, thereby completely blocking our historical view of the eastern mountains and vineyard. Although 1625 Fir Hill’s view will be totally obliterated, all residents will have their views of our neighborhood altered by the overwhelming size of the two homes and extra development of the property.

- c. For 62 years, we have had a near perfect view of the vineyards from Madrona to Spottswode Winery and beyond. The Staff Report says that the Applicants were trying to be thoughtful of the Fir Hill residents by “preserving neighborhood views of the mountains and surrounding vineyards”. Actually, that is not true since the designs (and construction stakes) show this design will obliterate our view. We just completed an expensive remodel project of our kitchen and great room to take better advantage of this view. If this plan goes thru as is, that investment is lost and our property value is diminished.
- d. This photo below is our current view. Can Applicants truly state our view will not be affected when all the vines for the entire width of our lot will be removed and replaced with tall trees and an unnecessary home? We request Applicants not be allowed to remove the productive vines, construct an unnecessary second home in the vineyard and plant tall trees that obstruct the view.



3. The Site Plan Proposed Residence (A1.2 and A1.3) attempts to show the locations of the Madrona and Fir Hill residences most affected in relation to this project. The residence outlines for 2212 Madrona and 1615 Fir Hill on these pages are not representative of the actual locations of these homes. They are shifted too far North which makes it appear as the view impact is smaller than reality.
4. There are missing elevation and composite drawings from the planning packet. There is a composite from the view from 2212 Madrona but NO composite drawings from 1615 Fir Hill. 1615 Fir Hill looks out directly at the vineyard. In the current proposal, the ENTIRE width of the 1615 Fir Hill view will be replaced with the ADU unit, 2 ADU parking spaces and olive trees that will block any view of the vineyards and mountains.
5. **Story Poles:** We understand story poles are not a requirement for residential development in St. Helena. Nonetheless, the Planning Commission should require Applicants to install story

poles for the community to be able to accurately determine the actual breadth and scope of the proposed project (both the residence and the ADU.) Most Fir Hill residents only learned of this hearing late last week by word-of-mouth or receipt of the City's notice leaving insufficient time to conduct adequate due diligence investigations. In addition, story poles will also allow Fir Hill residents to judge each one's negative view shed; however, this project is so large in scale for a residential neighborhood that it will definitely change the community's character. Applicants supply information only showing the project in its best interests but fails to supply negative impact information, leaving the City Planning Commission with insufficient facts to make a fully informed decision here.

6. **Noise Study:** A project this size must have numerous HVAC among other equipment that make substantial noise. The City has a noise ordinance but the Applicant fails to address this issue. We request the Planning Commission require the Applicant to submit an independent noise study.
7. **Arbor Study:** Applicant fails to address the impact the project will have on the historical and beautiful old oak on its property. The tree is so old and large it is protected. In addition, because of environmental factors, it is seemingly fragile. Applicant should be required to retain and provide an independent arborist's report on the impact this project will have on this glorious tree.
8. **CEQA and Environmental Impact Report:** We feel Staff's position that this project is exempt from CEQA is incorrect. Applicants' project will be one of the largest buildings, either residential or commercial, in St. Helena as proposed. This project deserves to have a full CEQA and EIR. With so many bedrooms and bathrooms, it is foreseeable there is possible undisclosed commercial use for this residence. Applicant is rumored to have ties to Live Nation, a live entertainment ticketing company.
9. **Traffic Study:** If not addressed otherwise in a CEQA or EIR, the project size demands a traffic study. The particular location of this project is along one of the most beloved City routes for walks, runs, biking for kids, adults and pets. The Applicants' proposed boundary walls will make it difficult for traffic to see pedestrians and avoid accidents and injuries, let alone auto and bike accidents. The corner of Madrona and Fir Hill is already precarious because of line-of-sight issues. Applicants' proposed 5-foot rock wall may cause additional line-of-sight issues. Line-of-sight issues will be exacerbated if Applicants' fencing is going to run along Fir Hill up the Madrona intersection creating a blind corner.
10. **Deny two access points to Fir Hill:** Fir Hill Drive is a private road and as such has become a quiet and safe place for walkers, runners and bicyclists. It is a one-lane, dead-end road. It has become a quiet, visual corridor and agricultural beauty that entices many to choose this peaceful street to enjoy.

The residents of Fir Hill are responsible for the maintenance of the road in front of their respective homes and is intended for use by Fir Hill residents. Madrona, on the other hand, is maintained by the City of St. Helena. There are numerous legal issues related to Applicants' request that the Planning Commission approve their design with 2 access points onto Fir Hill Drive (1 for the house, 1 for the ADU.)

Specifically,

- a. How can the City approve access points for a Madrona APN and residence onto a private road?

- b. Does granting a Madrona resident access onto the private road mean that the City is now exercising eminent domain over the private road and now has the obligation to maintain the private road?
- c. Does the private road now become a City of St. Helena public road?
- d. Furthermore, the Rossi family, as part of a lawsuit settlement agreement, gave up all rights it may have had to Fir Hill. Therefore, it is possible **the City lacks jurisdiction to grant Applicants' request for 2 egress points onto Fir Hill.**
- e. Finally, two additional access points at Applicants' proposed locations will affect the integrity of the existing open ditch and culvert with the financial responsibility for maintenance falling on the existing lower Fir Hill residents. How are they to be compensated for the increased expenses?

11. New Water Study Needed: The water study provided by applicant is flawed in several respects and should be rejected outright. A new water assessment study should be conducted.

- a. First, the study is based on the existing home as having 5 bedrooms; however, it only has 4 thereby making the report's water use allocation overstated.
- b. Second, Applicant supplies no well plan even though it relies on well-water to support its contention that it will be 'net zero' water status. Furthermore, Applicants' Utility Plan shows the well will be demolished; if so, where and how many wells does it really plan to rely upon? We would like to know where and how Applicants will obtain well water because the volume and depth of Applicants' well(s) it could affect the viability of our own well. It is essential Applicant provide this information and a new water study be done.

For example, both the City's Staff Report and Water Analysis Reports use proposed olive trees to justify compliance with current A-20 zoning requirements. Applicant states 32 olive trees, 6 guava trees, 5 lemon/lime and other fruit trees, 62 shrubs and 22 perennials will all be watered from a nonexistent well.

According to the former owner, the small, hand-dug well that had been on the property was only 30 feet deep and was insufficient to provide more than a few buckets of water at a time. Moreover, with pressure from the City, the family had to abandon the well over two decades ago. Several homeowners on Fir Hill have wells; 2 that we know of only produce water at 400 and 600 feet respectively, meaning Applicants' abandoned well would likely only be able to produce sufficient water for Applicants' landscaping and other needs only if the abandoned well were dug deeper. The City's well moratorium prevents new wells from being dug or existing wells being deepened. Moreover, we question whether a new state law would prohibit new wells being used for agriculture. Finally, according to Applicants' plans, the location of the abandoned well is directly below a proposed building.

Thus, **Applicants' well will not be able to supply any water sufficient to be a "net zero" water state.**

- c. Third, it is simply unbelievable to anyone living in St. Helena during its drought years that this project and its 2 homes, 11 toilets, 14 lavatory faucets, 4 kitchen faucets 7 shower heads, 4 washing machines, 2 dishwashers, proposed landscaping and orchard irrigation and utilities for a 19,500+ square foot project is "net zero" and water neutral.

12. **Drainage:** The Planning Commission should require Applicants to provide a drainage assessment and environmental impact on Fir Hill Drive. Applicants' plans show 6,457 square feet that will be below grade and appear to show that drainage due to the shallow water is addressed. Regardless, the Applicants do not address its elevation and grading impact on Fir Hill drainage. Raising the grade on 2126 Madrona will likely cause additional runoff on the already stressed Fir Hill ditches and culverts. Raising the height of the grade also affects view shed concerns. Also, we request the Planning Commission require that no drain water leave the 2126 Madrona parcel onto Fir Hill Drive.
13. **Septic and leach lines:** Applicants have not provided information about septic and leach lines yet no city sewer lines run down Madrona to 2126 Madrona. Applicants should be required to disclose information about whether they will be installing septic and leach lines and where they will be located or whether they intend to bring City sewer lines down Madrona and connect to City services.
14. **Project grading and elevations:** The Planning Commission should require Applicants to submit corrected elevation and composite drawings for 2122 Madrona because its plans do not accurately depict the true impact. Similarly, Applicants did not provide any composite drawings for 1615 Fir Hill at all, and the elevation drawings do not accurately depict the project's impact on 1615 Fir Hill.

We are also concerned that Applicants intend to raise its homes higher than the current street level grade. We have no information on this which could have serious drainage and flooding issues, especially if it has walls running down the Fir Hill and Madrona sides of the development. We would like the Planning Commission to preclude Applicants from raising the two houses and other structures on the property higher than the current street level grade.

a. **Design Review should be denied as not in keeping with the character and nature of the neighborhood.**

First, we are unclear who the property owner really is. The Brunzell Report states the property was purchased from the Rossi family by Hubbard, but the Applicants are the Berchtolds. Who is the real owner?

Regardless, the design of the property is far too modern for the immediate area. The former General Plan stated words to the effect that design positively contributes to existing neighborhoods by character and design features. No property near the project is as modern as this project. Given the scope and size of the project, it will overwhelm the rural nature of most homes in the neighborhood. It does not preserve the neighborhood views of the mountains and surrounding vineyards.

15. **We contend the City has misapplied the residential limits for A-20 zoning designation, doubling project sizes.**

The A-20 agricultural zoning designation means parcels of 20 acres must have 19 agricultural acres and no more than 1 acre of nonagricultural use, including a residence. The Applicants' parcel, however is only 5.77 acres. Allowing 1 acre to be used for residences and other nonagricultural use distorts the A-20 zoning intention, which is to maximize and maintain predominate agricultural uses.

For example, one acre of 20 is 5%. Using this math, the maximum allowable nonagricultural use on Applicants' property would be only .2885 acres, or a little more than ¼ acre. The

Applicants report that the existing nonagricultural use of the property is ½ acre, or double the maximum. Applicants' ask the City to quadruple the maximum nonagricultural use.

SUMMARY

We request the Planning Commission deny Applicants' Request for a Demolition Permit and deny Applicants' request for a Design Review. We incorporated all our other requests for Planning Commission conditions on the project as stated herein, including denying access points to Fir Hill Drive, removal of any of the historic vineyard, denial of an ADU, planting trees that will block views of the vineyard and eastern mountains of the neighbors, allowing elevations higher than existing street level, provision of complete sewer and septic information and plans, limit the size of the nonagricultural use of the property to no more than is existing or ½ acre, Applicants be required to submit corrected elevation and composite drawings for 2122 Madrona and 1615 Fir Hill Drive, require Applicants to provide a drainage assessment and environmental impact on Fir Hill Drive and require that no drainage leave the property onto Fir Hill Drive, provide a new water study according to concerns we've raised, require Applicants to install story poles, require Applicants to submit a CEQA, EIR and Traffic impact study, Applicants submit an Arborist Report on the impact the project will have on the historic Oak tree on the property, and require Applicants to submit a noise report.

Thank you for your consideration.

Respectfully submitted,

Patty (Herdell) DiTomaso
Henry DiTomaso
Kathleen Herdell
Christina Herdell

From: diane ryerson <adryerson7@gmail.com>
Date: October 17, 2022 at 11:29:48 PM PDT
To: Anil Comelo <AComelo@cityofsthelena.org>, Christopher Warner <Christopher.Warner@cityofsthelena.org>, John Ponte <JPonte@cityofsthelena.org>, Daniel Hale <DHale@cityofsthelena.org>, Autumn Anderson <AAnderson@cityofsthelena.org>, Marika Rothfeld <mrothfeld@cityofsthelena.org>, Rosaura Segura <rsegura@cityofsthelena.org>
Cc: diane ryerson <adryerson7@gmail.com>, Cindy Tzafopoulos <ctzafopoulos@cityofsthelena.org>
Subject: [External] RE project at 2126 Madrona

Planning Commissioners,

RE: Proposed project at 2126 Madrona

As a neighbor with property located at 1775 Fir Hill Drive, I strongly urge you to adopt Option 2 as described in the Staff Report.

The General Plan policy LU 5.1 states “Discourage conversion of farmland to non-agricultural uses” and a different alternative exists: replant vines on the existing acreage of vineyard instead of converting some of it to non-agricultural structures and increasing the impervious surface that will impede groundwater replenishment.

Policy LU 5.3 states “Strictly limit development on properties existing at the time of adoption of this general plan” and 2126 Madrona has existed since 1883 so the existing farmland needs to be retained.

Policy PF1.1 requires approval of new development to be contingent upon the ability of the City to provide water without exceeding the safe annual yield of its water supply. We have experienced water shortages and global warming is driving increasing temperatures, more evapotranspiration and recurring droughts. Our water supply is more likely to decrease over time. The concepts of “offsets” and being “water neutral” are wishful thinking and fallacious. Water saving devices do not make more water as “development” increases. Use of well water for landscaping and agriculture is drawing down our groundwater. The well on the parcel west of mine went dry and the developer sank a 500 ft well. With the current climate regime this ancient groundwater is not being replaced at the rate of use. What’s the depth of the existing well on the 2126 parcel?

Adopt Option 2 and scale down this project to be more in character and more compatible with our neighborhood. Thank you.

Respectfully,

Alice Diane Ryerson

Patricia (Herdell) DiTomaso & Henry DiTomaso

Kathleen Herdell

Christina Herdell

1615 Fir Hill Drive

St. Helena, CA 94574

October 17, 2022

City of St. Helena Planning Commission
1572 Railroad Avenue
St. Helena, CA 94574

Re: City of St. Helena File No: PL 21-044; Application for Demolition Permit and Design Review for 2126 Madrona, St. Helena CA (APN 009-470-010) filed by Lorraine and Joe Berchtold

Dear Commissioners Ponti, Hale, Segura, Anderson and Rothfield:

Please accept this letter as our collective objection and opposition to Applicants' proposed project at 2126 Madrona, St. Helena and include it in the official record. We have numerous concerns covering points raised in the project application itself, the Staff Report, the Water Use Analysis and the Brunzell Historical Report. In addition, we feel the project itself is too large for the area and is in noncompliance with multiple General Plan requirements. Even with minimizing the design and materials selected, a residential development of this size does not fit into the scale and scope of the other residential structures in the Fir Hill neighborhood and that a 19,515 square foot development does not belong on the valley floor.

We don't believe our concerns can be mitigated without addressing the following:

1. **General Plan Noncompliance:** The City's 1993 General Plan acknowledges the City's goal that agriculture is an essential element in maintaining the character and economy of St. Helena as well as the City's commitment to maintaining agriculture within the incorporated limits for the long term. In addition, section 2.6.17 expresses the goal of minimizing new residential development that blocks public view of vineyards. This project fails to comply with both of these goals.

Moreover, we request the Planning Commission find this project is inconsistent with General Plan policies LU5.1 and LU5.3 and direct the Applicants to retain all of the existing vineyards, and redesign the site for Planning Commission review at a future date.

- a. **Errors in the Brunzell Historical Report:** The Brunzell Historical Report contains many errors, some minor and some major and should be recognized by the Planning Commission as errors.

First, the Staff Report relies upon the Brunzell Report finding that the 2126 Madrona property has no historical significance and is not on the historical registry as a basis that the size or character of that residence need not be preserved. These findings miss the mark completely, however, in that it is not necessary that the property be on an historical register as a prerequisite to justifying preservation. The Brunzell report states that historical status is not associated with broad patterns of history. This is nonsensical, though. Specifically, both the Staff Report and the Brunzell reports overlook the inherent

truth that our community absolutely inherits its innate historical value from the small farming tradition that St. Helena was built on including our agricultural “farmhouse” style buildings like 2126 Madrona. This farmhouse is precisely the St. Helena style and nature of home that forms St. Helena’s historical character and style today.

To our knowledge, Brunzell did not speak with the Rossi family to identify its historical significance. For example, somehow Brunzell missed a significant fact that the Giacomini family purchased the property around 1938 when Mrs. Mary Jane Giacomini Rossi was only 8 or 9 years old. She lived in that property her entire life thereafter with her widowed mother and new husband, Andrew Rossi, and their growing family. Like his in-laws before him, and his son after him, he worked the vineyard in the historical manner of dry farming. Even Applicants’ own supporter, Beth Novak of Spottswode, acknowledges in her letter that the Rossi vineyard is “historical.” It was planted in several varieties of grapes in the historical manner also. The vineyard contains vines of several varieties whose grapes would result in a finely blended red wine. The Rossi vineyard is one of only a handful of vineyards farmed in the historical manner in Napa Valley today. It absolutely should be preserved. Removal of at least 28 rows of vines from this historical vineyard is a travesty.

- b. **Errors in judgment that the vines to be removed are not likely to be successfully rehabilitated.** Likewise, to our knowledge, no one has interviewed the Rossi family for historical knowledge on the vines they now claim to be unlikely to be rehabilitated which Applicants rely upon to support removal of vines for the second home on the property, its pool, bocce court and olive orchard.

Dennis Rossi, the person who has farmed the property his entire life alongside his father and best knows the vineyard, reports that there are some vines in that vineyard that are low producers, but the vines closest to the house are not among them. In fact, the low producers are roughly in front of the Agee property where there is a low swell. The Staff Report relies heavily on Applicants’ contention the vines nearest the house are least viable and thus, could be torn out with little or no impact. That is simply untrue, however.

2. **The View Shed is dramatically affected by all residents on Fir Hill.**

- a. **A short history of our family and why we are speaking out on this proposed project at 2126 Madrona Avenue.** We are the 2nd and 3rd generations of Herdells living at 1615 Fir Hill Drive since 1961 when the property was first developed. There are four generations of Herdells currently living in St. Helena. We own a business in town that has been in operation for 71 years. Three generations of children have been educated in the St. Helena school system. We donate hundreds of hours and dollars annually to St. Helena civic and community organizations and support local businesses. We love this town and are committed to continuing the legacy of it being a great place to live and work.
- b. This past week has been the first opportunity we’ve had to see and inspect Applicants’ designs. We’re informed that Applicants consulted with some Fir Hill residents about their design, but we were not given that courtesy as well as some others. It is particularly troubling at this point in time, as our property is most affected by the project as it’s directly across from the proposed ADU unit and proposed vineyard removal, thereby completely blocking our historical view of the eastern mountains and vineyard. Although 1625 Fir Hill’s view will be totally obliterated, all residents will have their views of our neighborhood altered by the overwhelming size of the two homes and extra development of the property.

- c. For 62 years, we have had a near perfect view of the vineyards from Madrona to Spottswode Winery and beyond. The Staff Report says that the Applicants were trying to be thoughtful of the Fir Hill residents by “preserving neighborhood views of the mountains and surrounding vineyards”. Actually, that is not true since the designs (and construction stakes) show this design will obliterate our view. We just completed an expensive remodel project of our kitchen and great room to take better advantage of this view. If this plan goes thru as is, that investment is lost and our property value is diminished.
- d. This photo below is our current view. Can Applicants truly state our view will not be affected when all the vines for the entire width of our lot will be removed and replaced with tall trees and an unnecessary home? We request Applicants not be allowed to remove the productive vines, construct an unnecessary second home in the vineyard and plant tall trees that obstruct the view.



- 3. The Site Plan Proposed Residence (A1.2 and A1.3) attempts to show the locations of the Madrona and Fir Hill residences most affected in relation to this project. The residence outlines for 2212 Madrona and 1615 Fir Hill on these pages are not representative of the actual locations of these homes. They are shifted too far North which makes it appear as the view impact is smaller than reality.
- 4. There are missing elevation and composite drawings from the planning packet. There is a composite from the view from 2212 Madrona but NO composite drawings from 1615 Fir Hill. 1615 Fir Hill looks out directly at the vineyard. In the current proposal, the ENTIRE width of the 1615 Fir Hill view will be replaced with the ADU unit, 2 ADU parking spaces and olive trees that will block any view of the vineyards and mountains.
- 5. **Story Poles:** We understand story poles are not a requirement for residential development in St. Helena. Nonetheless, the Planning Commission should require Applicants to install story

poles for the community to be able to accurately determine the actual breadth and scope of the proposed project (both the residence and the ADU.) Most Fir Hill residents only learned of this hearing late last week by word-of-mouth or receipt of the City's notice leaving insufficient time to conduct adequate due diligence investigations. In addition, story poles will also allow Fir Hill residents to judge each one's negative view shed; however, this project is so large in scale for a residential neighborhood that it will definitely change the community's character. Applicants supply information only showing the project in its best interests but fails to supply negative impact information, leaving the City Planning Commission with insufficient facts to make a fully informed decision here.

6. **Noise Study:** A project this size must have numerous HVAC among other equipment that make substantial noise. The City has a noise ordinance but the Applicant fails to address this issue. We request the Planning Commission require the Applicant to submit an independent noise study.
7. **Arbor Study:** Applicant fails to address the impact the project will have on the historical and beautiful old oak on its property. The tree is so old and large it is protected. In addition, because of environmental factors, it is seemingly fragile. Applicant should be required to retain and provide an independent arborist's report on the impact this project will have on this glorious tree.
8. **CEQA and Environmental Impact Report:** We feel Staff's position that this project is exempt from CEQA is incorrect. Applicants' project will be one of the largest buildings, either residential or commercial, in St. Helena as proposed. This project deserves to have a full CEQA and EIR. With so many bedrooms and bathrooms, it is foreseeable there is possible undisclosed commercial use for this residence. Applicant is rumored to have ties to Live Nation, a live entertainment ticketing company.
9. **Traffic Study:** If not addressed otherwise in a CEQA or EIR, the project size demands a traffic study. The particular location of this project is along one of the most beloved City routes for walks, runs, biking for kids, adults and pets. The Applicants' proposed boundary walls will make it difficult for traffic to see pedestrians and avoid accidents and injuries, let alone auto and bike accidents. The corner of Madrona and Fir Hill is already precarious because of line-of-sight issues. Applicants' proposed 5-foot rock wall may cause additional line-of-sight issues. Line-of-sight issues will be exacerbated if Applicants' fencing is going to run along Fir Hill up the Madrona intersection creating a blind corner.
10. **Deny two access points to Fir Hill:** Fir Hill Drive is a private road and as such has become a quiet and safe place for walkers, runners and bicyclists. It is a one-lane, dead-end road. It has become a quiet, visual corridor and agricultural beauty that entices many to choose this peaceful street to enjoy.

The residents of Fir Hill are responsible for the maintenance of the road in front of their respective homes and is intended for use by Fir Hill residents. Madrona, on the other hand, is maintained by the City of St. Helena. There are numerous legal issues related to Applicants' request that the Planning Commission approve their design with 2 access points onto Fir Hill Drive (1 for the house, 1 for the ADU.)

Specifically,

- a. How can the City approve access points for a Madrona APN and residence onto a private road?

- b. Does granting a Madrona resident access onto the private road mean that the City is now exercising eminent domain over the private road and now has the obligation to maintain the private road?
- c. Does the private road now become a City of St. Helena public road?
- d. Furthermore, the Rossi family, as part of a lawsuit settlement agreement, gave up all rights it may have had to Fir Hill. Therefore, it is possible **the City lacks jurisdiction to grant Applicants' request for 2 egress points onto Fir Hill.**
- e. Finally, two additional access points at Applicants' proposed locations will affect the integrity of the existing open ditch and culvert with the financial responsibility for maintenance falling on the existing lower Fir Hill residents. How are they to be compensated for the increased expenses?

11. New Water Study Needed: The water study provided by applicant is flawed in several respects and should be rejected outright. A new water assessment study should be conducted.

- a. First, the study is based on the existing home as having 5 bedrooms; however, it only has 4 thereby making the report's water use allocation overstated.
- b. Second, Applicant supplies no well plan even though it relies on well-water to support its contention that it will be 'net zero' water status. Furthermore, Applicants' Utility Plan shows the well will be demolished; if so, where and how many wells does it really plan to rely upon? We would like to know where and how Applicants will obtain well water because the volume and depth of Applicants' well(s) it could affect the viability of our own well. It is essential Applicant provide this information and a new water study be done.

For example, both the City's Staff Report and Water Analysis Reports use proposed olive trees to justify compliance with current A-20 zoning requirements. Applicant states 32 olive trees, 6 guava trees, 5 lemon/lime and other fruit trees, 62 shrubs and 22 perennials will all be watered from a nonexistent well.

According to the former owner, the small, hand-dug well that had been on the property was only 30 feet deep and was insufficient to provide more than a few buckets of water at a time. Moreover, with pressure from the City, the family had to abandon the well over two decades ago. Several homeowners on Fir Hill have wells; 2 that we know of only produce water at 400 and 600 feet respectively, meaning Applicants' abandoned well would likely only be able to produce sufficient water for Applicants' landscaping and other needs only if the abandoned well were dug deeper. The City's well moratorium prevents new wells from being dug or existing wells being deepened. Moreover, we question whether a new state law would prohibit new wells being used for agriculture. Finally, according to Applicants' plans, the location of the abandoned well is directly below a proposed building.

Thus, **Applicants' well will not be able to supply any water sufficient to be a "net zero" water state.**

- c. Third, it is simply unbelievable to anyone living in St. Helena during its drought years that this project and its 2 homes, 11 toilets, 14 lavatory faucets, 4 kitchen faucets 7 shower heads, 4 washing machines, 2 dishwashers, proposed landscaping and orchard irrigation and utilities for a 19,500+ square foot project is "net zero" and water neutral.

12. **Drainage:** The Planning Commission should require Applicants to provide a drainage assessment and environmental impact on Fir Hill Drive. Applicants' plans show 6,457 square feet that will be below grade and appear to show that drainage due to the shallow water is addressed. Regardless, the Applicants do not address its elevation and grading impact on Fir Hill drainage. Raising the grade on 2126 Madrona will likely cause additional runoff on the already stressed Fir Hill ditches and culverts. Raising the height of the grade also affects view shed concerns. Also, we request the Planning Commission require that no drain water leave the 2126 Madrona parcel onto Fir Hill Drive.
13. **Septic and leach lines:** Applicants have not provided information about septic and leach lines yet no city sewer lines run down Madrona to 2126 Madrona. Applicants should be required to disclose information about whether they will be installing septic and leach lines and where they will be located or whether they intend to bring City sewer lines down Madrona and connect to City services.
14. **Project grading and elevations:** The Planning Commission should require Applicants to submit corrected elevation and composite drawings for 2122 Madrona because its plans do not accurately depict the true impact. Similarly, Applicants did not provide any composite drawings for 1615 Fir Hill at all, and the elevation drawings do not accurately depict the project's impact on 1615 Fir Hill.

We are also concerned that Applicants intend to raise its homes higher than the current street level grade. We have no information on this which could have serious drainage and flooding issues, especially if it has walls running down the Fir Hill and Madrona sides of the development. We would like the Planning Commission to preclude Applicants from raising the two houses and other structures on the property higher than the current street level grade.

a. **Design Review should be denied as not in keeping with the character and nature of the neighborhood.**

First, we are unclear who the property owner really is. The Brunzell Report states the property was purchased from the Rossi family by Hubbard, but the Applicants are the Berchtolds. Who is the real owner?

Regardless, the design of the property is far too modern for the immediate area. The former General Plan stated words to the effect that design positively contributes to existing neighborhoods by character and design features. No property near the project is as modern as this project. Given the scope and size of the project, it will overwhelm the rural nature of most homes in the neighborhood. It does not preserve the neighborhood views of the mountains and surrounding vineyards.

15. **We contend the City has misapplied the residential limits for A-20 zoning designation, doubling project sizes.**

The A-20 agricultural zoning designation means parcels of 20 acres must have 19 agricultural acres and no more than 1 acre of nonagricultural use, including a residence. The Applicants' parcel, however is only 5.77 acres. Allowing 1 acre to be used for residences and other nonagricultural use distorts the A-20 zoning intention, which is to maximize and maintain predominate agricultural uses.

For example, one acre of 20 is 5%. Using this math, the maximum allowable nonagricultural use on Applicants' property would be only .2885 acres, or a little more than ¼ acre. The

Applicants report that the existing nonagricultural use of the property is ½ acre, or double the maximum. Applicants' ask the City to quadruple the maximum nonagricultural use.

SUMMARY

We request the Planning Commission deny Applicants' Request for a Demolition Permit and deny Applicants' request for a Design Review. We incorporated all our other requests for Planning Commission conditions on the project as stated herein, including denying access points to Fir Hill Drive, removal of any of the historic vineyard, denial of an ADU, planting trees that will block views of the vineyard and eastern mountains of the neighbors, allowing elevations higher than existing street level, provision of complete sewer and septic information and plans, limit the size of the nonagricultural use of the property to no more than is existing or ½ acre, Applicants be required to submit corrected elevation and composite drawings for 2122 Madrona and 1615 Fir Hill Drive, require Applicants to provide a drainage assessment and environmental impact on Fir Hill Drive and require that no drainage leave the property onto Fir Hill Drive, provide a new water study according to concerns we've raised, require Applicants to install story poles, require Applicants to submit a CEQA, EIR and Traffic impact study, Applicants submit an Arborist Report on the impact the project will have on the historic Oak tree on the property, and require Applicants to submit a noise report.

Thank you for your consideration.

Respectfully submitted,

Patty (Herdell) DiTomaso
Henry DiTomaso
Kathleen Herdell
Christina Herdell

Xinia Gamero

From: Cindy Tzaopoulos
Sent: Tuesday, October 18, 2022 9:12 AM
To: Xinia Gamero
Cc: Maya DeRosa
Subject: FW: [External] Comments about tomorrows Planning Commission meeting - Agenda Item 5.1

Thank you,

Cindy Tzaopoulos
City Clerk
City of St. Helena
*1572 Railroad Avenue – **NEW ADDRESS!**
St. Helena, CA 94574

Direct 707-968-2742 | Cell 707-312-1257
Fax 707-963-7748
ctzaopoulos@cityofsthelena.org
www.cityofsthelena.org

*Please note that City Hall is closed to the public and will not answer calls from 12:00 to 1:00 pm for lunch. Please phone individual departments to make an appointment for service.

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From: Elaine de Man <elainede@sbcglobal.net>
Sent: Monday, October 17, 2022 8:02 PM
To: Cindy Tzaopoulos <ctzaopoulos@cityofsthelena.org>
Subject: [External] Comments about tomorrows Planning Commission meeting - Agenda Item 5.1

Hi Cindy,

Can you please see that the following concerns regarding agenda item 5.1 are included in the planning commissioner's packets?

Thanking you in advance, Elaine de Man

I have read the staff report and have some grave concerns about the recommendations that have been made to the planning commission by staff.

The report describes a mansion and accessory structures that, combined, will be greater than 19,000 square feet in size. The actual number of bedrooms seems somewhat ambiguous, but there are going to be something like 11 bathrooms!

The planning staff has recommended one of two options to the planning commission, both of which ask you to determine that the project is exempt from CEQA pursuant to Section 15301 and Section 15303.

After reading Section 15301 I don't think this project should be exempt from CEQA. You can read Section 15301 here: <https://www.law.cornell.edu/regulations/california/14-CCR-15301>

Section 15301 covers “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.***”

Among the projects that fall within this use are the demolition and removal of individual small structures, and this includes one single-family residence.

Based on Section 15301, I think the conversion of a small single-family residence to a mansion and accessory buildings approaching 20,000 square feet with 11 bathrooms *does* involve an “expansion of the existing or former use.” Consequently, this project is NOT exempt from CEQA under Section 15301 and an environmental quality report should be required before any decision is made concerning this project.

This project does not warrant an exemption under Section 15303, either.
(<https://www.law.cornell.edu/regulations/california/14-CCR-15303>)

Section 15303 concerns the “construction and location of limited numbers of new, *small* facilities or structures;. . . . and the conversion of existing small structures from one use to another where only *minor modifications are made in the exterior of the structure.*”

I don't see any way at all that the enormity of this project can be considered a "small facility" or a "minor modification" of the existing structure. Consequently, an exemption under Section 1503 does not apply either.

Given this. I ask that the planning commission does not approve either of staff's recommendations. Instead, I believe you should require that this project be subject to CEQA and that an environmental report be completed before *any* further decisions are made.

Respectfully,

Elaine de Man

October 17, 2022

TO:
Maya DeRosa, Community Development Director
St Helena City Planning Dept
PL 21-044

2126 Madrona Avenue in the Medium Density Residential zoning district.

We are opposed to the approval of the above property.

Our initial concerns are listed below:

1. Size and scope of project is completely out of line with the existing residences within the surrounding community and within the city of St Helena
2. Water usage estimate seems to low
3. Landscaping in keeping with current vineyard heights of surrounding blocks of vines
4. Current well capacity to irrigate proposed plantings, questionable
5. No Fir Hill Drive access, private road, maintained by Fir Hill residences, all access to this residence and vineyard maintenance should be located off Madrona
6. No reduction in size of existing vineyard
7. Setting a presense for future residences in the community and city of St Helena in this over scaled size and scope

The size of this project is closer to a small subdivision rather than a single-family residence, with 3 separate entrances and 19,000 plus square feet. The size is closer to 3 homes in the area and should be treated with the same impact that they would have on water usage, view shed, and traffic just to name a few.

Years back in passing conversation with the prior owner had mentioned that his father had hand dug the existing well and it was only 30' deep and has partially collapsed and was inadequate. Fir Hill Dr access needs to be reviewed per easement restrictions and should not be necessary for additional entrances to the property for vehicles or farming equipment. Fir Hill is a private road maintained by the owners on Fir Hill Drive.

Frank Rodrigues – frodrigues@amsmktg.com

Laura Andersen-landersen@amsmktg.com

1693 Fir Hill Dr

St Helena, CA 94574

From: Margo Simons <margosimons@aol.com>
Sent: Tuesday, October 18, 2022 10:06 AM
To: Joe Berchtold <joeberchtold@livenation.com>; Maya DeRosa
<MDeRosa@cityofsthelena.org>
Subject: [External] Reconsidering support of project on Madrona

Dear Joe and Lorraine,

It was a pleasure meeting you both and I truly hope that your project comes together for you in a way that makes you happy.

I sent in a letter of approval before I understood the magnitude of your project. I am sorry to disappoint you, having learned more, I am very concerned about the size(19K sq ft) and as a result , I will be withdrawing my support of this project, given it's current size, which will dwarf Fir Hill and Madrona and the town of St. Helena. I hope that your ultimate plan will be a compromise that accomodates your wishes and those of us living on Fir Hill.

All the best,

Margo Simons

From: F Ron Krausz <frkrausz@krauszco.com>

Sent: Tuesday, October 18, 2022 10:44 AM

To: Aaron Hecock <ahecock@cityofsthelena.org>; Maya DeRosa <MDeRosa@cityofsthelena.org>

Subject: [External] St. Helena Planning Commission meeting, September 18, 2022

St. Helena Planning Department

Aaron Hecock, Maya DeRosa

Re: Proposed Development, 2126 Madrona Ave. St. Helena, CA

We own the home at 2212 Madrona Avenue directly across Fir Hill from the proposed project.

As originally proposed, the project would have completely eliminated the broad vineyard views that we have so enjoyed for over 30 years. We expressed our concerns to the Berchtolds and they have made efforts to mitigate that impact. Specifically, we understand that they have:

1. Reduced the two-story portion of the project and moved the main house building area further away from Fir Hill;
2. Moved the Pool house/ADU south towards Madrona Avenue, significantly in the first revision, and, we understand, moved it an additional three feet towards Madrona from those revised plans.
3. Reduced the height of the Pool house/ADU to twelve feet above the existing grade in that location;
4. Agreed to limit the height of plantings so that these do not block our view any more than the buildings inherently would, taking into account our view sightlines.

We very much appreciate these efforts to reduce the impact of their project. But despite the changes to date, the vineyard viewshed from our property is essentially eliminated. We have been, and remain, anxious not to be a hindrance to the Berchtolds' desired development of their property. Other neighbors have shared different but equally important concerns, and these resonate for us as well. With respect and consideration for all involved, we request that the Planning Commission require a redesign which better addresses the concerns that have been raised.

Sincerely,

Susan and Ron Krausz

From: Norman Manzer <manzer103@comcast.net>
Sent: Tuesday, October 18, 2022 11:08 AM
To: Maya DeRosa <MDeRosa@cityofsthelena.org>
Subject: [External] Application for home at Madrona and Fir Hill Drive

Hello Maya and members of the St Helena Planning Commission,

I have just become aware of the building permit application for the 19,000+ square feet home at the corner of Madrona Ave and Fir Hill Drive. I am totally opposed to such a monstrosity within the City Limits of St Helena.

It is my understanding that Water Neutrality is a key issue for new construction, and even though I have been told that this proposal has been deemed "Water Neutral" the application of common sense decries FOUL of this concept. This home replaces a simple 2-3 bedroom home with a single family living in it. No amount of Low-Flo toilet swaps elsewhere in St Helena can overcome the occupancy of this quasi hotel of a "home".

It is my understanding that this home and ADU have multiple kitchens, multiple laundry facilities, and somewhere near 11 bedrooms and bathrooms. Keeping in mind that the owner of this property is a principal in the Blue Note music business that conducts business at Charles Krug Winery, JaM Cellars, the Napa Opera House, The Uptown Theater and the Oxbow Stage, it only seems reasonable that this proposed "home" is nothing more than a venue for hosting and housing VIP guests and entertainers for Blue Note.

Undoubtedly there are many other red flags on this proposal of which I am not aware, but they deserve the Planning Commission's thorough investigation and determination of consequences. I request that this proposal be continued for additional input and review. Thank you. Norm Manzer, St Helena

Xinia Gamero

From: Edie Kausch <growingdiva@gmail.com>
Sent: Tuesday, October 18, 2022 11:43 AM
To: Xinia Gamero
Subject: Fwd: [External] proposed project at 2126 Madrona

Sorry for the previous incorrect email address.
Edie Kausch

----- Forwarded message -----

From: **Edie Kausch** <growingdiva@gmail.com>
Date: Tue, Oct 18, 2022, 8:54 AM
Subject: proposed project at 2126 Madrona
To: <Xgmaero@cityofsthelena.org>

Edie Kausch
1392 Tucker Rd.
Calistoga, CA 94515

To Whom it may concern,

My Name is Edie Kausch and I own a landscaping company based in St Helena. and the majority of my landscape work is based in or around St. Helena. I have current projects on large estates outside St Helena city limits and they do not impact any view shed for neighbors. They are also on well water and septic systems so the City services are also not impacted. These large private build projects are appropriate outside the city limits.

I am opposed to the project on 2126 Madrona Avenue in St Helena because of the negative impact it would have on surrounding neighbors. It would destroy the view shed of many of it's neighbors, it would destroy existing vineyard, and have a negative impact on the city services.

St Helena is a small town. where neighbors respect each others privacy and rights to enjoy the beautiful views and tranquility of country life. This proposed project would destroy this precious value that has been held as a model to other cities in the Napa Valley.

I urge you to reject this project for the good of the citizens of St Helena.

Sincerely,
Edie Kausch
Edie Kausch Landscaping

--

Edie Kausch
Edie Kausch Landscaping
(707) 738 - 9788

From: Sue Cottrell <sue.cottrell@yahoo.com>
Sent: Tuesday, October 18, 2022 12:20 PM
To: Maya DeRosa <MDeRosa@cityofsthelena.org>
Subject: [External] Proposed home corner of Fir Hill and Madrona

Maya and SH Planning Commission...

I have just heard of the building permit application for the 19,000+ square feet home at the corner of Madrona Ave and Fir Hill Drive, including two proposed driveways onto Fir Hill...a private road.

Since Water Neutrality is a key issue for new construction, and even though I have been told that this proposal has been deemed "Water Neutral" the application of common sense is missing. This home replaces a simple 2-3 bedroom home with a single family living in it.

I understand that the proposed home and ADU have multiple kitchens, multiple laundry facilities, and 11 bedrooms and bathrooms. Keeping in mind that the owner of this property is a principal in the Blue Note music business that conducts business at Charles Krug Winery, JaM Cellars, the Napa Opera House, The Uptown Theater and the Oxbow Stage, it only seems reasonable that this proposed "home" is nothing more than a venue for hosting and housing VIP guests and entertainers for Blue Note.

No doubt there are many other red flags on this proposal, which are yet to be uncovered, but they deserve the Planning Commission's thorough investigation and determination of consequences. I join others to request that this proposal be continued for additional input and review.

Thank you for your careful consideration of each and every proposed detail of this extraordinary plan...

Susan Cottrell
1919 Vineyard Avenue
St Helena CA 94574-1749

From: Nina Rotello <ninarotello@gmail.com>
Sent: Tuesday, October 18, 2022 1:48 PM
To: Autumn Anderson <AAnderson@cityofsthelena.org>; Aaron Hecock <ahecock@cityofsthelena.org>; Christopher Warner <Christopher.Warner@cityofsthelena.org>; John Ponte <JPonte@cityofsthelena.org>; Maya DeRosa <MDeRosa@cityofsthelena.org>; Marika Rothfeld <mrothfeld@cityofsthelena.org>; Rosaura Segura <rsegura@cityofsthelena.org>
Cc: Adam Rotello <adam.rotello@gmail.com>
Subject: [External] Project at 2126 Madrona

Planning Commissioners,

As property owners at 1795 Fir Hill Drive and part of a community of homeowners that take pride in the neighborhood we have created on our street, we urge you to adopt Option 2 and request modification to the current proposed plans for the former Rossi property and vineyards.

Our concerns are as follows:

- The proposed footprint of almost a combined 20,000 sq feet for the property is too large. None of the neighboring homes come to being even half the size of the proposed property. The current plan will significantly change the look of the property, the surrounding area and does not promote a harmonious transition in scale and character as required by the design review guidelines.
- It was our understanding that the vineyard would be preserved and that it was one of the wishes of the previous owners to have the property purchased by someone committed to the preservation of the historic vineyard. General Plan policy LU 5.1 discourages conversion of farmland to non-agricultural use. The footprint of the vineyard should not be changed to accommodate a pool and general landscaping.
- How will a 5000 sq foot basement affect drainage as we have water run off during rainy days that flow down and flood Fir Hill Dr?
- The previous owner had shared with us that his well had run dry. With all of the additional landscaping will a new well need to be permitted?
- What is the proposed water usage of the property? If the goal is to remain water neutral, we suggest analyzing the Rossi family's previous water bills in order to properly define neutrality.
- 2126 Madrona currently has 1 driveway on Madrona Ave. Currently, the design proposes 2 driveways on Fir Hill Drive as well as a driveway on Madrona. It is our understanding that the property does not have legal access from the Fir Hill side.

We hope that you will take a look at all the questions above alongside all the numerous other letters from neighbors and others in our community and find the best solution for a modified plan.

Thank you,
Nina and Adam Rotello
1795 Fir Hill Drive

Xinia Gamero

From: K Woodward <fireruby44@yahoo.com>
Sent: Tuesday, October 18, 2022 3:18 PM
To: Xinia Gamero
Subject: [External] 2026 Madrona Project

Hello, it has come to my attention that a massive project is planned for this address on Madrona. I am writing because I would like to voice my opposition to this project. It does not appear appropriate for its location and would harm a good amount of vineyard area. Please count me as a NO to approving this project as it is currently planned.

Thank you.

Sent from my iPhone

Xinia Gamero

From: Sherri Kelly <sherrikelly1192@gmail.com>
Sent: Tuesday, October 18, 2022 4:12 PM
To: Public Comment
Subject: [External] public on 2126 Madrona

My concerns regarding this project extend far beyond the inappropriate scale of this 15000+ sq foot project within the scope of the residential development in the proximate area, or general and documented concerns regarding adequacy of our town water supply and infrastructure.

Over the last three decades, the vast majority of St. Helena's high density housing units, as well as the majority of St. Helena's low income housing, has been constructed east of Main Street. These cumulative actions are well documented in the past minutes of St. Helena City Council and St. Helena Planning Commission meetings. As a result of actions by past St. Helena City leadership over many years, civil rights violations have emerged over the systematic practice of concentrating high residential density and low income housing in the area east of Main Street in an unbalanced manner. This sustained conduct on the part of past City of St. Helena leadership appears to qualify as discrimination in the conditions of housing under the jurisdiction of the United States Office of Fair Housing and Equal Opportunity. This discrimination has been inflicted on the entire class of St. Helena residents living east of Main Street.

When and where will a comparative number of high density or low income housing units be built west of Main Street, in order to mitigate actions that together constitute discrimination in the conditions of housing by past City of St. Helena leadership against the class of residents living east of Main Street?

Apparently never, because of the continuing proposal and support for projects like this. No family will ever live full time in this building. The 11 toilets and other plumbing/kitchen fixtures proposed could supply water to 8 + apartments.

Sherri Kelly

1192 Meadowcreek Cir

Xinia Gamero

From: Cindy Tzaopoulos
Sent: Tuesday, October 18, 2022 5:19 PM
To: Xinia Gamero; Maya DeRosa
Subject: FW: [External] Madrona x Fir Hill project

Thank you,

Cindy Tzaopoulos
 City Clerk
 City of St. Helena
 *1572 Railroad Avenue – **NEW ADDRESS!**
 St. Helena, CA 94574

Direct 707-968-2742 | Cell 707-312-1257
 Fax 707-963-7748
ctzaopoulos@cityofsthelena.org
www.cityofsthelena.org

*Please note that City Hall is closed to the public and will not answer calls from 12:00 to 1:00 pm for lunch. Please phone individual departments to make an appointment for service.

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From: Gayle Davies <gayleddavies@gmail.com>
Sent: Tuesday, October 18, 2022 5:10 PM
To: Cindy Tzaopoulos <ctzaopoulos@cityofsthelena.org>
Subject: [External] Madrona x Fir Hill project

I am a resident of St Helena who is in opposition of the project proposed by Sasha Janev on behalf of Lorraine and Joe Berchtold for a number of reasons. In reading through the first 150 pages of the General Plan, I feel certain that there may be a number of violations. There are two I would like to bring to attention at this time.

LU2.2

"Encourage new residential development that is consistent in design, size, color, floor area ratio with the older residences in the neighborhood."

LU2.3

"Protect residential neighborhood views of surrounding vineyards and mountains".

This proposed project of the Berchtold's has no regard for our General Plan. They appear totally blind to this community. It is your job, Planning Commission, to uphold our General Plan on our behalf and I am asking that you do so.

I add that our most serious issue, water, will be an item for attention for this project. At times we don't have enough for what already exists here. Adding projects of this size for people so clearly out-of-tune with this community is destined to harm us.

Please protect us. If you don't, then why do we have a General Plan?

Please make sure to share this letter with all members of the Planning Commission.

Thanks for your consideration,
Gayle Davies
St Helena resident.

-----Original Message-----

From: Sanda Blockey <sandablockey@icloud.com>
Sent: Wednesday, October 19, 2022 1:29 PM
To: Maya DeRosa <MDeRosa@cityofsthelena.org>
Subject: [External] Re meeting

My husband and I are unable to attend the meeting at which the proposal to build a huge house on Madrona and Fir Hill Drive will be discussed We live on Spring Mountain and although we do not fall within the city limits we would like to voice our objections Water is at a premium as we know, services are already overtaxed, and it seems, justifying this enormous project is totally unrealistic and untenable. There are already too many Macmansions in our neighborhoods and hillsides and to allow yet another one within St Helena is beyond the realm of reasonable building planning. It is also not in keeping with the surrounding neighborhood.

Yours,

Sanda and John Blockey

Sent from my iPhone
Sanda Blockey

From: Isobel Luria <isobel.luria@gmail.com>
Date: October 19, 2022 at 5:50:36 PM PDT
To: Christopher Warner <Christopher.Warner@cityofsthelena.org>, John Ponte <JPonte@cityofsthelena.org>, Autumn Anderson <AAnderson@cityofsthelena.org>, Marika Rothfeld <mrothfeld@cityofsthelena.org>, Rosaura Segura <rsegura@cityofsthelena.org>
Subject: [External] Revised Letter about Fir Hill /Madrona Proposed Project

To the Members of the Planning Commission,

Apologies as my computer had a meltdown in the middle of writing you about the above project and was sent inadvertently before completion and without proof reading.

Although I have lived in the Napa Valley for the past 30 years, I am a relative newcomer to St. Helena as I moved to town in 2018. As a result, I waited a while before voicing my opinion on local matters.

I have been visiting Fir Hill since the 1990s and think it one of the most beautiful areas in St Helena. It is a favorite walking destination from my house on Starr Avenue.

I have no agenda and believe when people buy a property they should be free to develop it as they see fit so long as what they do is in harmony with the neighborhood. In addition, the new or renovated structure should not interfere with neighboring properties. After paying the huge sums of money that St. Helena properties command, it is understandable that people expect to be able to build a "special" house. I personally have no problem with replacing the existing structure with one that is somewhat larger as long as it is appropriate for the parcel. I think the Hudson street house, which you approved on the 18th, is an example of such a structure.

The Fir Hill project is problematic. St Helena has a general plan that emphasizes the importance of preserving the basic character of our neighborhoods when considering future development. Allowing a main house, ADU and garage, which account for roughly 19,000 square feet of construction, to be erected on the corner of Fir Hill and Madrona on a relatively small lot is certainly not conforming to the intent of the General Plan. I believe the objections of the neighbors are compelling. The proposed project is in conflict with two CEQA regulations, it is not in keeping with the existing properties, and as Mrs. Herdell, a close neighbor concisely pointed out, will interfere with her view and thereby affect her property values.

The proposed structure is too large. I gather that the new owners are pleasant, reputable people, who like St Helena. I believe you should request that they revise their plans and build a house similar in size to the larger of the Fir Hill properties, which I understand to be around 9,000 square feet. If that is too small, then they should be advised to move the project to a much larger parcel somewhere else in the county. A location where it will not conflict with other houses and not be subject to the constraints of our General Plan.

I thank you for your attention and again apologize for my computer glitches...

Isobel Luria
1173 Starr Avenue

-----Original Message-----

From: Rod Ellison <rodellison@me.com>

Sent: Tuesday, October 25, 2022 12:29 PM

To: Maya DeRosa <MDeRosa@cityofsthelena.org>

Subject: [External] Opinion

Hello,

I am writing to express my opinion on the extreme house proposed at Madrona and Fir Hill. I may not have all the facts, but I do know we are told we have a water issue in our town and I seriously question allowing such a large house with potentially massive water draw. So on that note alone, my vote would be to disallow.

If the City keeps expanding, I will have zero belief there's a water issue.

Regards,

Rod Ellison

1826 Granger Way

SH



Planning Commission October 18, 2022 Demolition Permit & Design Review File #PL21-044

- **2126 Madrona Avenue**
- **General Plan District: Agriculture (A)**
- **Zoning District: Twenty-Acre Agriculture (A-20)**
- **Request to demolish an existing 2,508 square foot single-family dwelling, and two accessory structures totaling 1,385 square feet to accommodate the construction of 14,407 square foot single-family dwelling, with a 1,754 square foot garage, 1,640 square foot terrace, and an 850 square foot ADU with 864 square foot covered terrace**



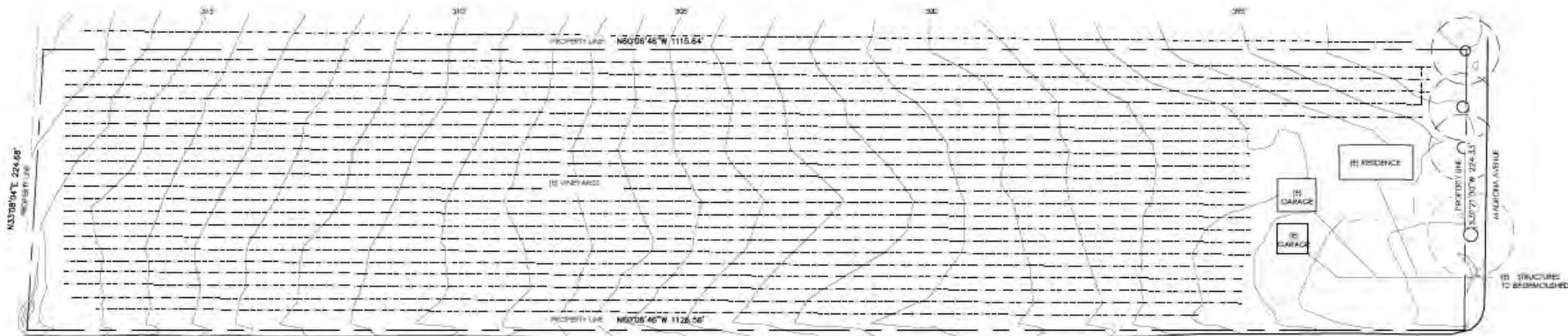
Existing Site Plan

Lot Size: 5.78 Acres (251,777 SF)

(E) Lot Coverage:

**SFR: 2,508 SF + 799 SF Garage + 586 SF Accessory Structure = Total:
3,893 SF**

Non-agricultural coverage must not exceed 1 acre, F.A.R. not regulated





Existing Site Photos





Proposed Site Plan

Lot Size: 5.78 Acres

Existing Calculations

Vineyard: 5.08 acre

Orchard: 0.20 acre

Non-Ag: 0.50 acre

Proposed Calculations

Vineyard: 4.33 acre

Orchard: 0.41 acre

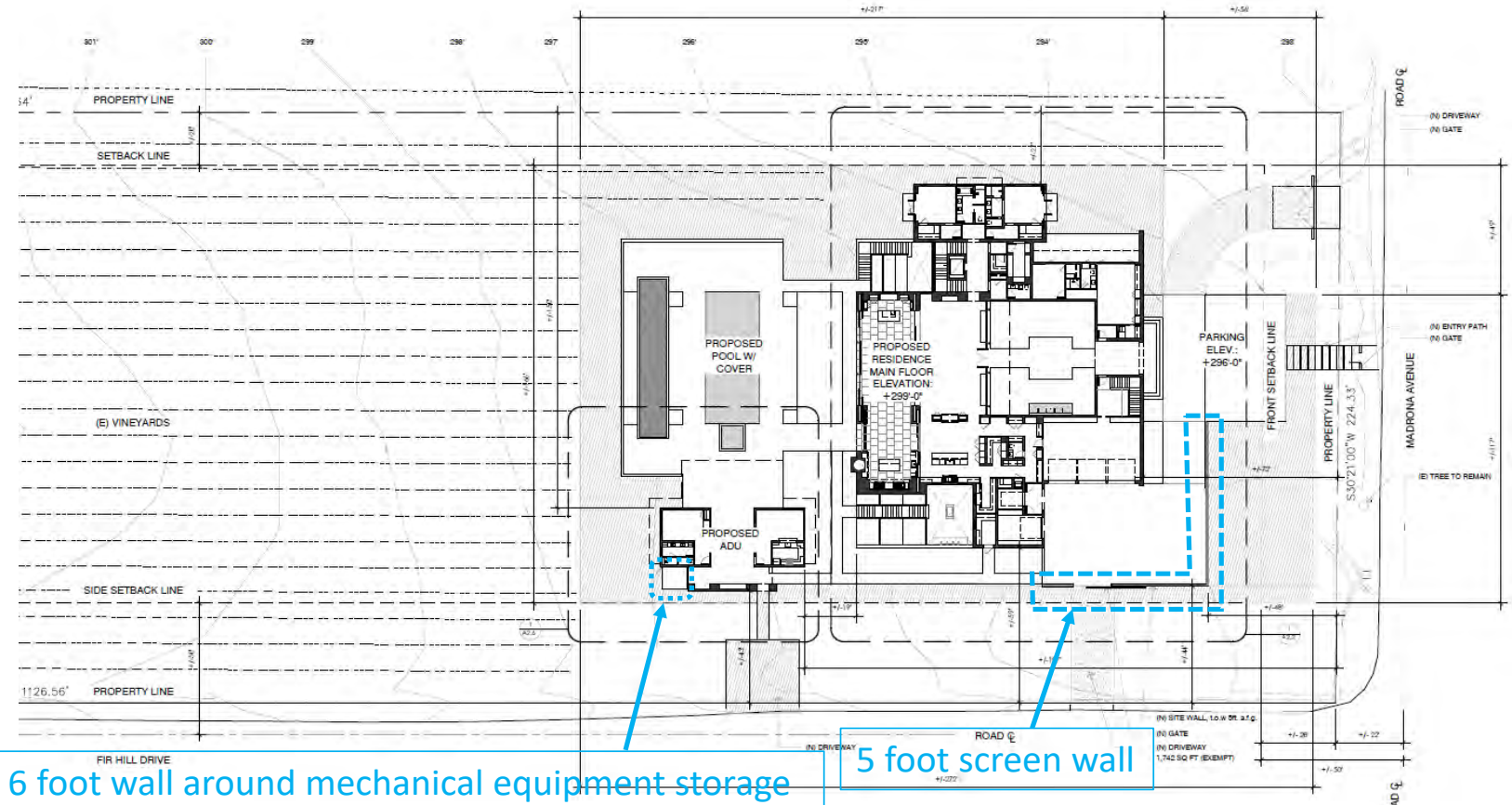
Non-Ag: 1.00 acre

Proposed Change

Vineyard: -0.75 acre

Orchard: +0.21 acre

Non-Ag: +0.50 acre



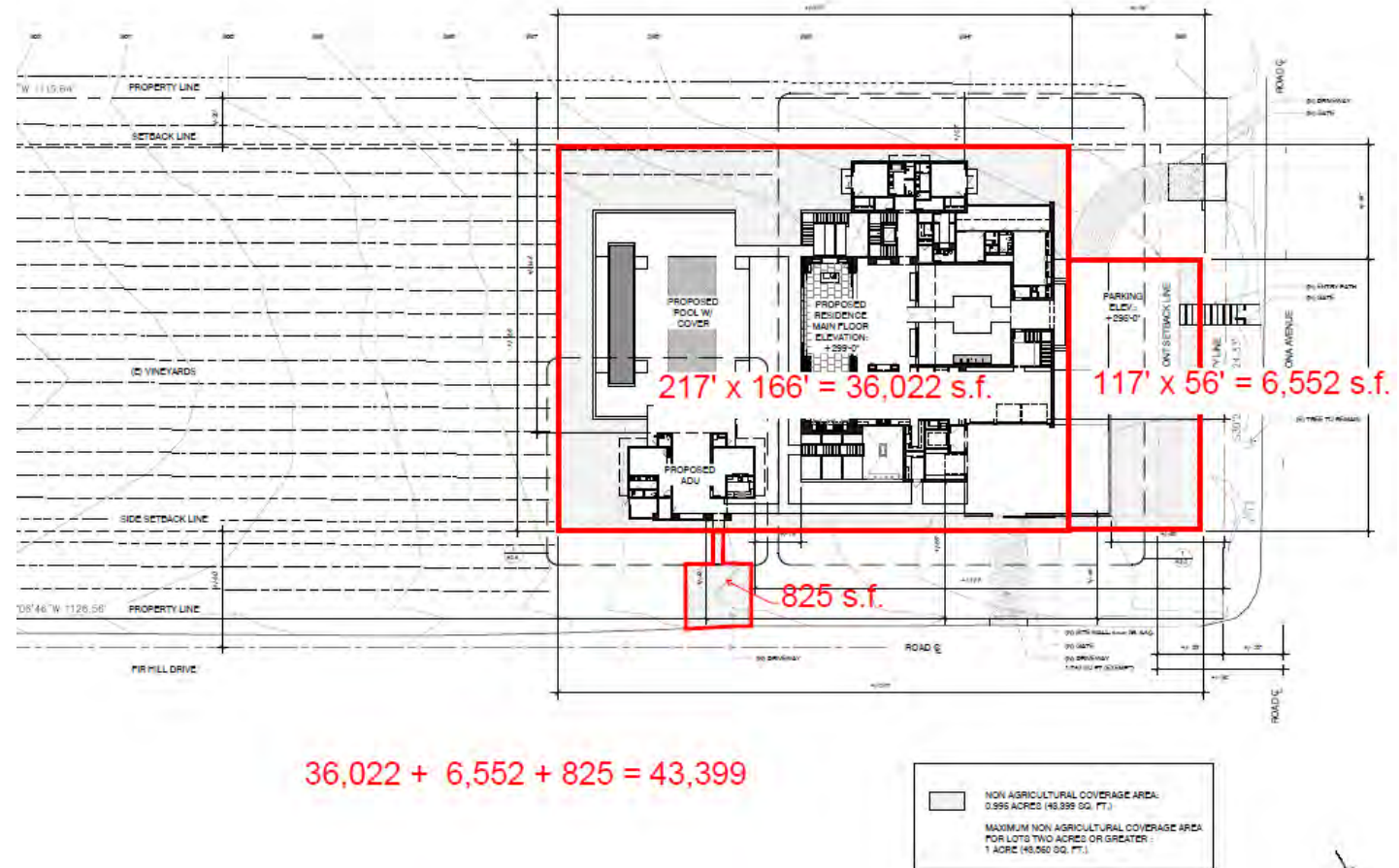
Proposed Structures: 14,407 SF Home + 1,754 SF Garage + 1,640 SF Terrace + 850 SF ADU + 864 SF Terrace = 19,515 SF



Driveway Exemption

Section 17.20.060 (C) – Standards for Two Acre Lots or greater in Area requires that all structures, driveways (except for a sixteen-foot-wide driveway no greater two thirds the length of the parcel), parking, patios, lawn, or other non-agricultural uses shall be limited to one acre maximum per parcel.

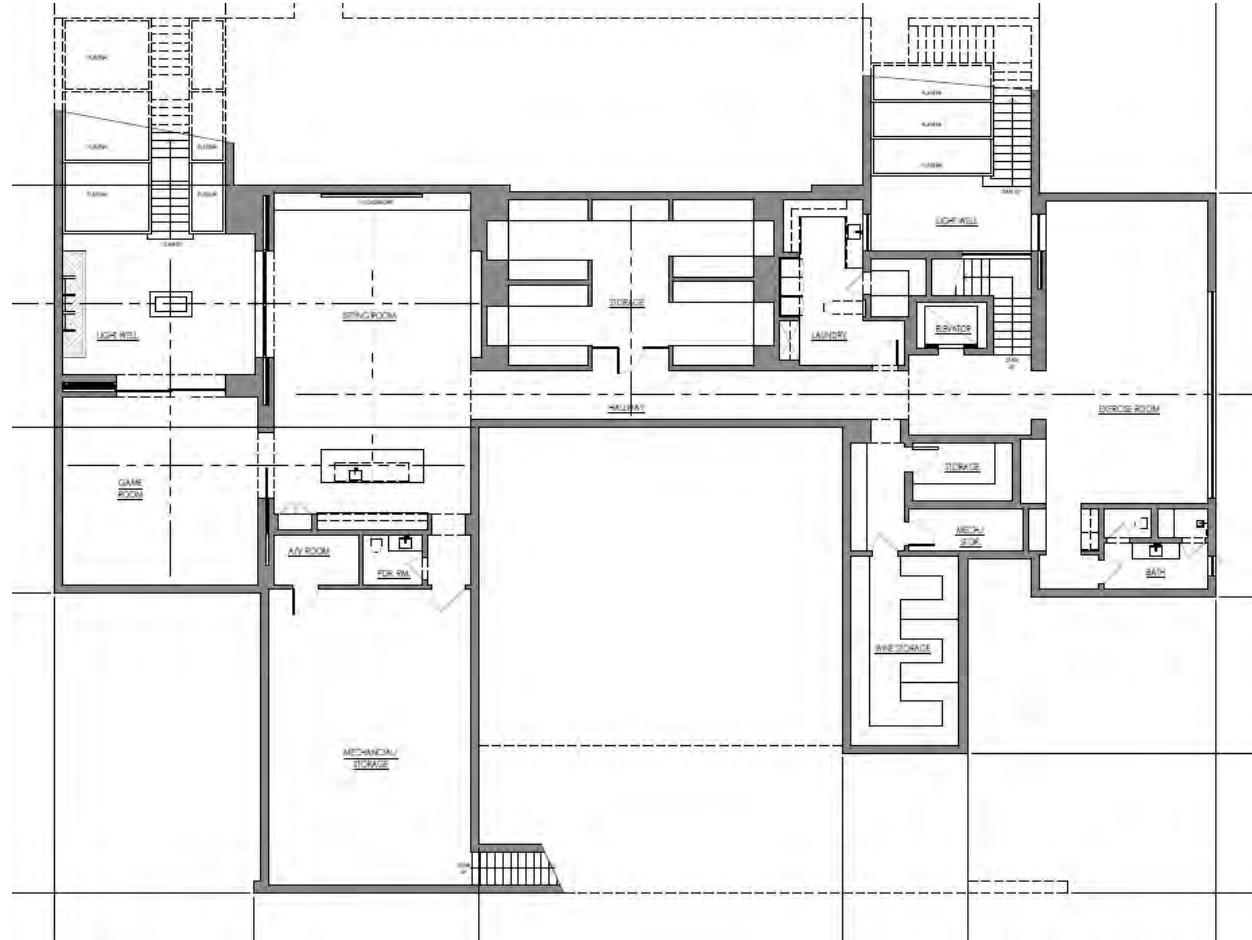
Except for the portion of the driveway contained in the screened motor court, the primary driveway has been excluded from the 1 acre maximum.





Floor Plan – Basement

6,457 SF basement containing an exercise room, laundry room, wine storage room, additional storage rooms, a game room, a sitting room, a bathroom, and powder room





**5,244 SF ground floor
containing 3 bedrooms,
3 bathrooms, a wine
room, 4 storage rooms,
a kitchen, pantry,
dining and living room,
a sitting room, 2
powder rooms, a trash
room, and garage**

Floor Plan – 1st Floor

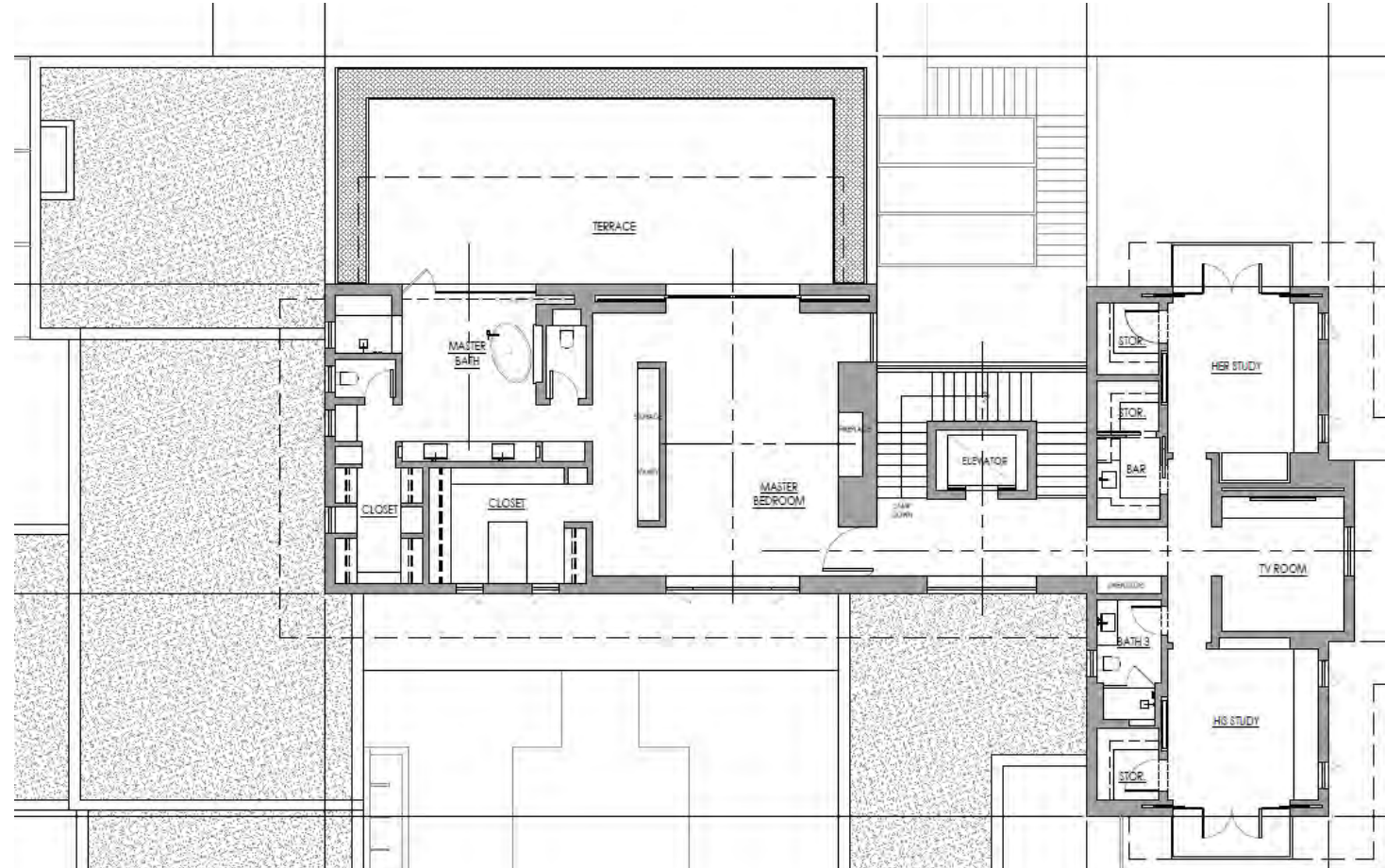




Floor Plan – 2nd Floor

2,706 SF second floor containing a master bedroom, master bathroom, two studies, a t.v. room, an additional bathroom, and a large covered terrace

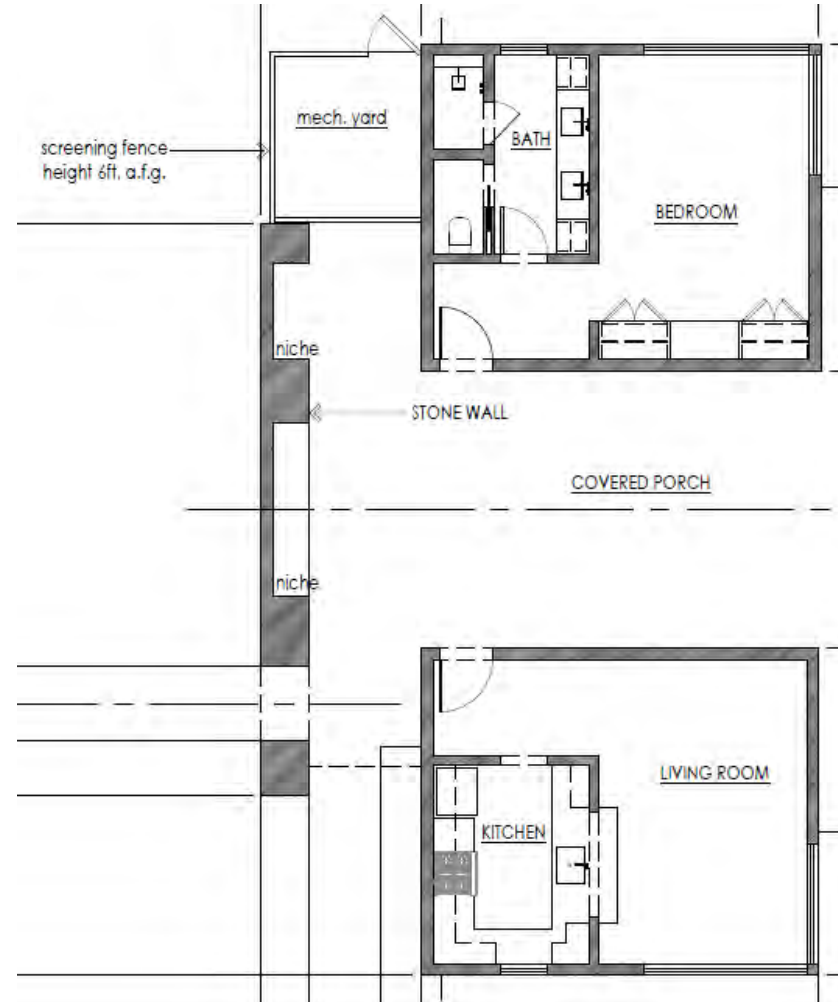
** Staff report incorrectly notes that the two studies could be additional bedrooms.*





850 SF containing one bedroom, one bathroom, one living room, and one kitchen, with a large covered porch located between the bedroom and living room

Floor Plan – ADU





Preliminary Landscape Plan

Water Usage of Proposed Landscape Species

Very Low

Low

Moderate

High

ZONE	SYMBOL	Hydrozone / Planting Description	WUCOLS	Qty	Size	SF Each	Zone Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq.ft)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas													
TREES													
	LAG RED	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	LOW	2	24" BOX	47	0.2	Drip	0.81	0.25	94	23	635
	OLE SEV	OLEA EUROPAEA 'SEVILLANO'	VERY LOW	1	FIELD DUG	283	0.1	Drip	0.81	0.12	283	35	955
	PIS CH2	PISTACIA CHINENSIS	LOW	6	60" BOX	313	0.2	Drip	0.81	0.25	1878	464	12,679
SHRUBS													
	CAM KAN	CAMELLIA SASANQUA 'KANJIRO'	MODERATE	13	5 GAL	6	0.5	Drip	0.81	0.62	78	48	1,316
	CIS SUN	CISTUS X PULVERULENTUS 'SUNSET'	LOW	6	5 GAL	7	0.2	Drip	0.81	0.25	42	10	284
	CIT ME2	CITRUS X LIMON 'MEYER'	MODERATE	4	15 GAL	12	0.5	Drip	0.81	0.62	48	30	810
	EUO JAP	EUONYMUS JAPONICUS	LOW	6	5 GAL	7	0.2	Drip	0.81	0.25	42	10	284
	GAR VEI	GARDENIA JASMINOIDES 'VEITCHII'	MODERATE	6	5 GAL	6	0.5	Drip	0.81	0.62	36	22	608
	LAU NOB	LAURUS NOBILIS	LOW	6	15 GAL	12	0.2	Drip	0.81	0.25	72	18	486
	LIG TEX	LIGUSTRUM JAPONICUM 'TEXANUM'	MODERATE	11	15 GAL	4	0.5	Drip	0.81	0.62	44	27	743
	OLE LIT	OLEA EUROPAEA 'LITTLE OLLIE' TM	VERY LOW	16	5 GAL	7	0.1	Drip	0.81	0.12	112	14	378
	PLU ROY	PLUMBAGO AURICULATA 'MONOTT' TM	LOW	21	5 GAL	6	0.2	Drip	0.81	0.25	126	31	851
	PRU CAR	PRUNUS CAROLINIANA 'COMPACTA'	LOW	29	15 GAL	12	0.2	Drip	0.81	0.25	348	86	2,349
	TRA JAS	TRACHELOSPERMUM JASMINOIDES	MODERATE	33	5 GAL	7	0.5	Drip	0.81	0.62	231	143	3,899
GRASSES													
	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	MODERATE	16	1 GAL	3	0.5	Drip	0.81	0.62	48	30	810
	LOM LIM	LOMANDRA X 'LOMLON' TM	LOW	46	1 GAL	3	0.2	Drip	0.81	0.25	138	34	932
	MIS MOR	MISCANTHUS SINENSIS 'MORNING LIGHT'	MODERATE	33	5 GAL	6	0.5	Drip	0.81	0.62	198	122	3,342
	PEN ORI	PENNISETUM ORIENTALE	MODERATE	55	1 GAL	6	0.5	Drip	0.81	0.62	330	204	5,570
PERENNIALS													
	ANE SEP	ANEMONE X HYBRIDA 'SEPTEMBER CHARM'	MODERATE	16	1 OR 2 GAL	2	0.5	Drip	0.81	0.62	32	20	540
	LAV GRO	LAVANDULA X INTERMEDIA 'GROSSO'	LOW	18	1 GAL	6	0.2	Drip	0.81	0.25	108	27	729
	LAV HID	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	LOW	8	1 GAL	3	0.2	Drip	0.81	0.25	24	6	162
	SAL MID	SALVIA LEUCANTHA 'MIDNIGHT'	LOW	25	5 GAL	6	0.2	Drip	0.81	0.25	150	37	1,013
	VER LOL	VERBENA BONARIENSIS 'LOLLIPOP'	VERY LOW	20	1 GAL	6	0.1	Drip	0.81	0.12	120	15	405
ROSES													
	ROS EAS	ROSA FLORIBUNDA 'EASY SPIRIT' TM	MODERATE	15	5 GAL	7	0.5	Drip	0.81	0.62	105	65	1,772
	ROS EDI	ROSA FLORIBUNDA 'EASY DOES IT' TM	MODERATE	4	5 GAL	7	0.5	Drip	0.81	0.62	28	17	473
	ROS LAV	ROSA FLORIBUNDA 'VERANDA LAVENDER'	MODERATE	5	5 GAL	7	0.5	Drip	0.81	0.62	35	22	591
RAISED BEDS													
	VEG BOX	VEGETABLE BOX	MODERATE	128	TBD		0.5	Drip	0.81	0.62	128	79	2,160
	KUR LWN	Kurapia Lawn	LOW				0.2	TL	0.81	0.25	1068	264	7,210
		Water Features (pool and spa)	High				1	N/A	1	1.00	965	965	26,385
Totals										12.36	6,911	2,866	78,369





Elevations (Front & Rear) – (P) Primary Residence

Rear



Front, view from
Madrona Avenue





Elevations (Front & Rear) - (P) Primary Residence

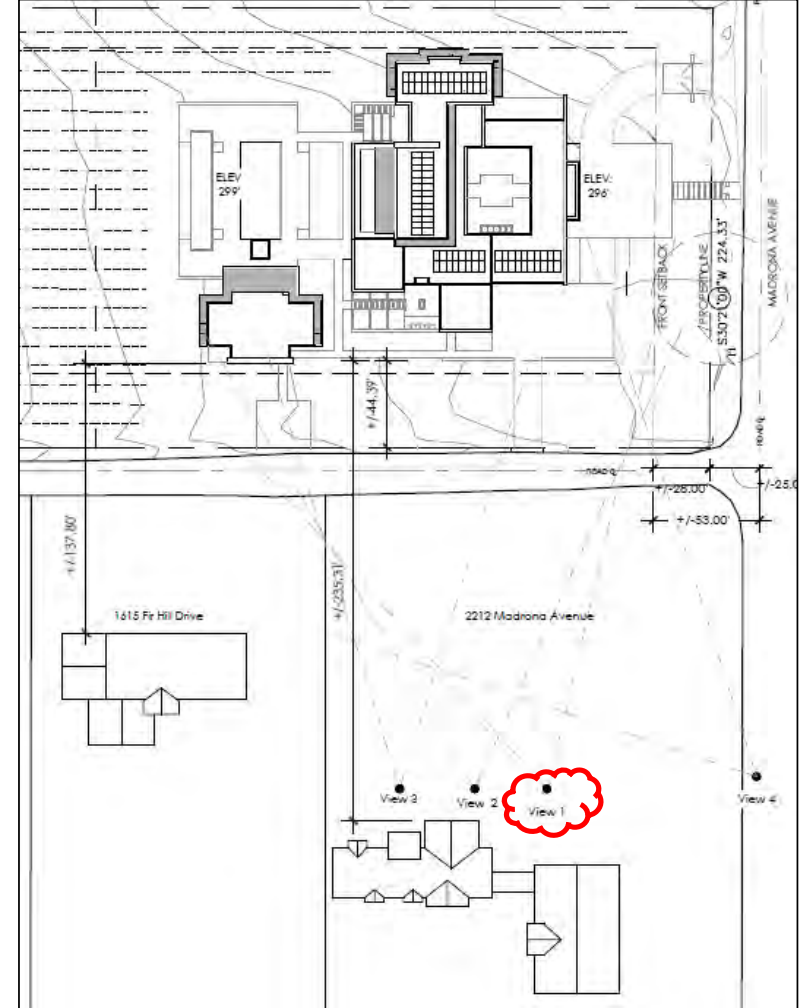
Northwest Elevation



Southwest Elevation – view from Fir Hill Drive

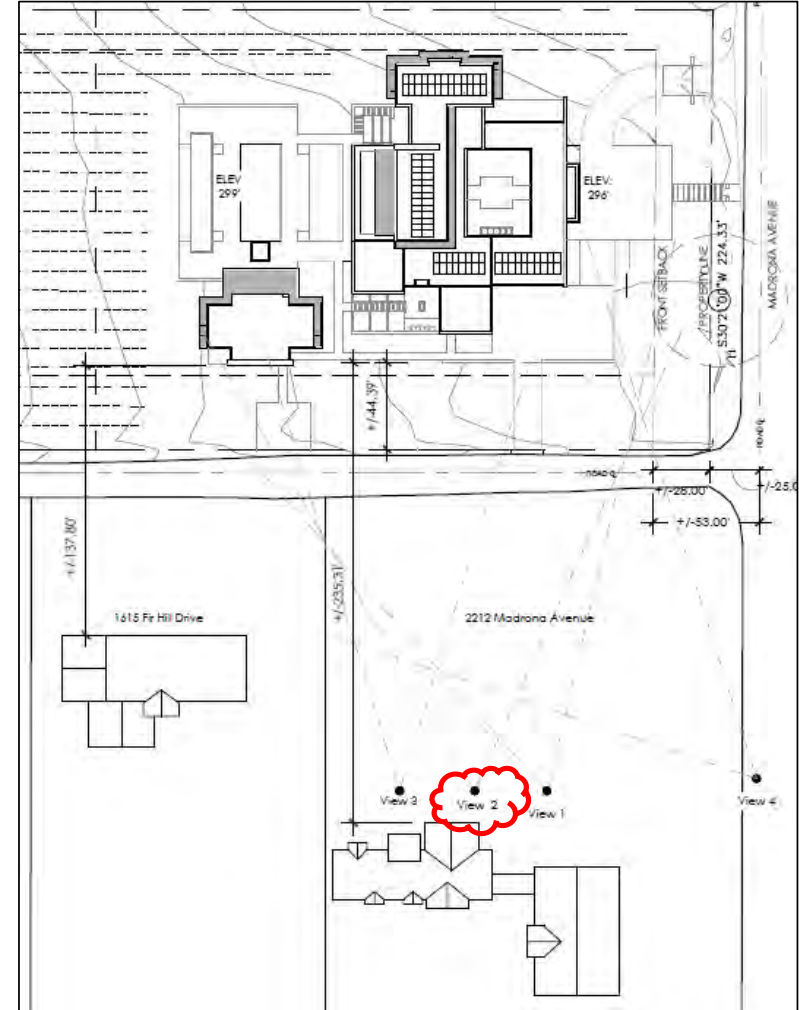


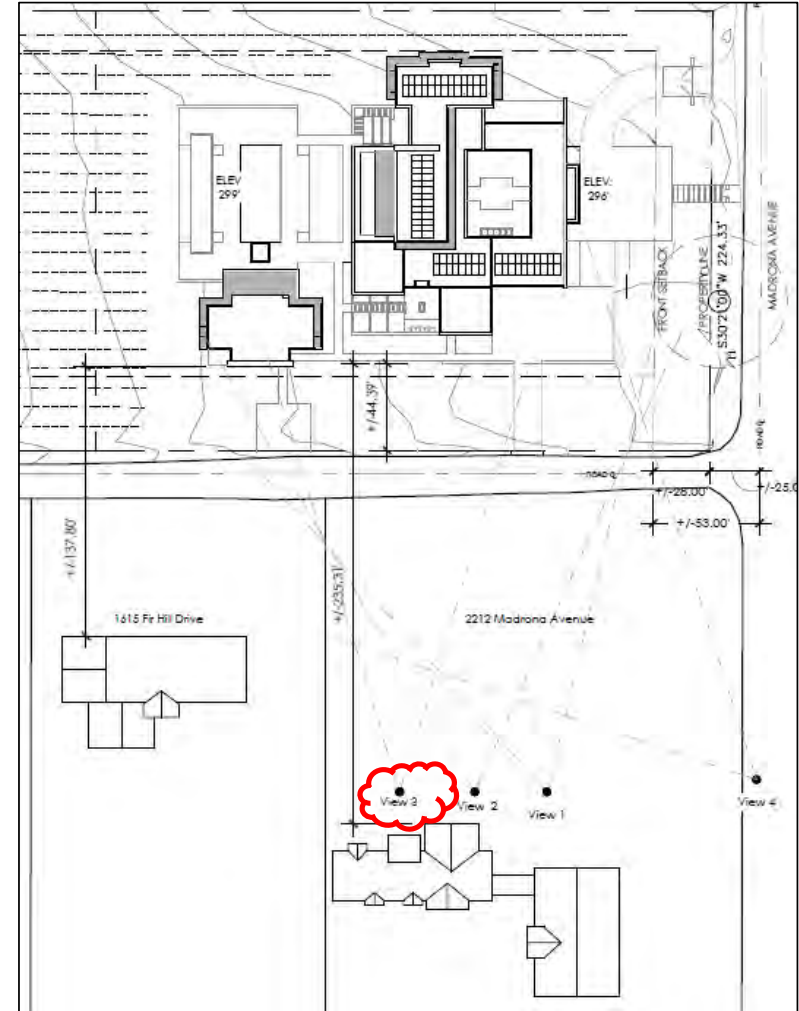
View 1 from 2212 Fir Hill Drive





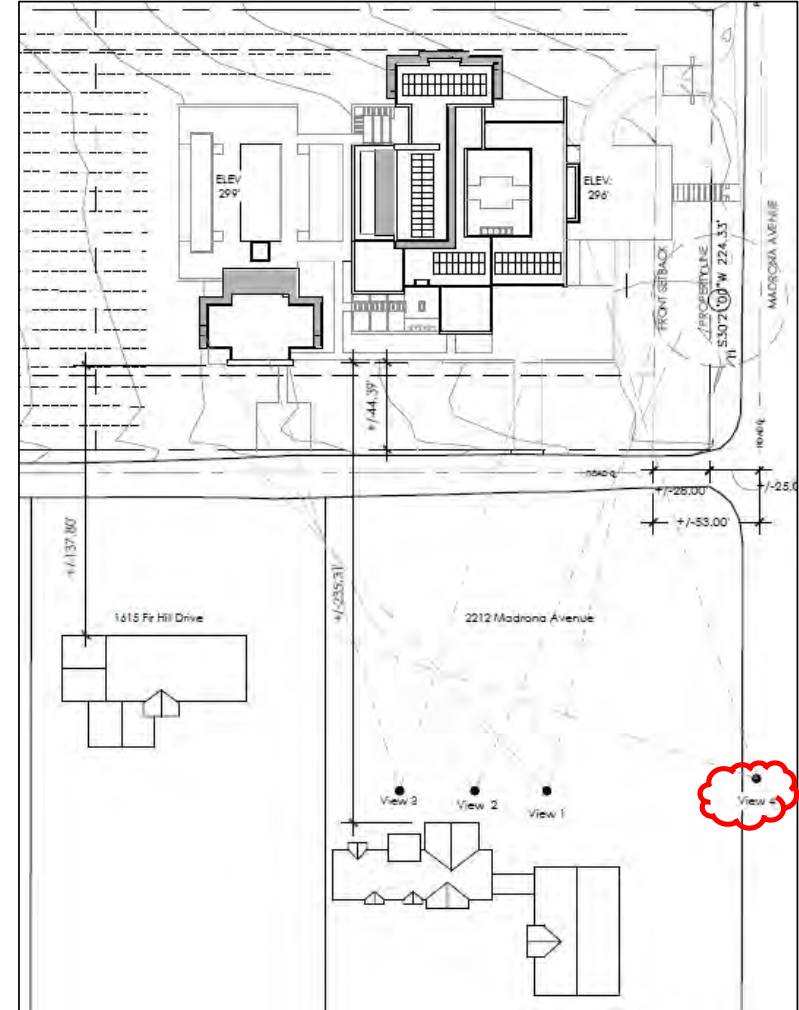
View 2 from 2212 Fir Hill Drive







View 4 from 2212 Fir Hill Drive





Photos of existing single-story structures within 150 feet of the project

2122 Madrona Avenue, view from Madrona Avenue, across Fir Hill Drive from project



1615 Fir Hill Drive, across Fir Hill Drive from project



Spottswoode Winery Estate & Vineyards, across Madrona Avenue from project



2056 Madrona Avenue, adjacent to project on Madrona Avenue



Design Review Findings

- 1) Consistency and compatibility with the applicable elements of the general plan;
- 2) Compatibility of design with the immediate environment of the site;
- 3) Relationship of the design to the site;
- 4) Determination that the design is compatible in areas considered by the board as having a unified design or historic 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;



Design Review Findings (continued)

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



Issues

General Plan Inconsistency

Staff has determined that the project is not fully consistent with General Plan Policies LU5.1 and LU5.3, though the Municipal Code does not explicitly define agricultural uses.

Support and Opposition

Staff has received one letter of support, which has since been withdrawn and several additional letters of opposition to the project related to but not limited to:

- Access from Fir Hill Drive
- The scale and size of the proposal
- Drainage issues and water use
- Loss of existing vines in an Agricultural zoning district



Recommendation

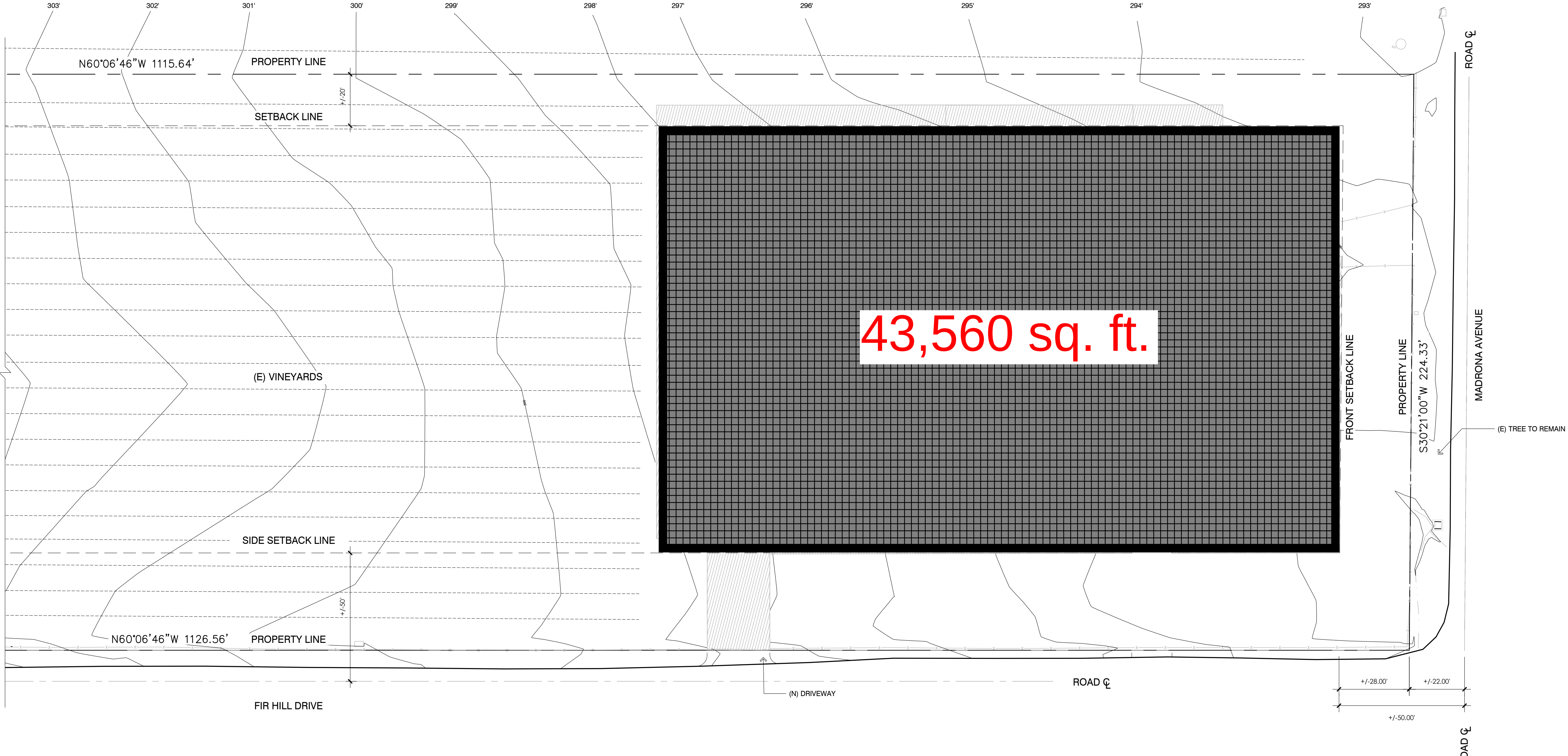
Staff recommends that the Planning Commission consider:

Option 1

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301 and 15303; and
2. Accept the required findings and approve the attached resolution granting demolition permit and design review approval for the proposed construction on the property located at 2126 Madrona Avenue.

Option 2

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301 and 15303; and
2. Find the project inconsistent with General Plan policies LU5.1 and LU5.3 and direct the applicant/owner to retain all of the existing vineyards and redesign the site for Planning Commission review at a future date.



43,560 sq. ft.

 NON AGRICULTURAL COVERAGE AREA:
0.99 ACRES (43,411 SQ. FT.)

MAXIMUM NON AGRICULTURAL COVERAGE AREA
FOR LOTS TWO ACRES OR GREATER :
1 ACRE (43,560 SQ. FT.)

SITE PLAN

NORTH

SCALE: 1" = 2

RESIDENCE REMODEL / ADDITION

KROEGER | JANEV
ARCHITECTS

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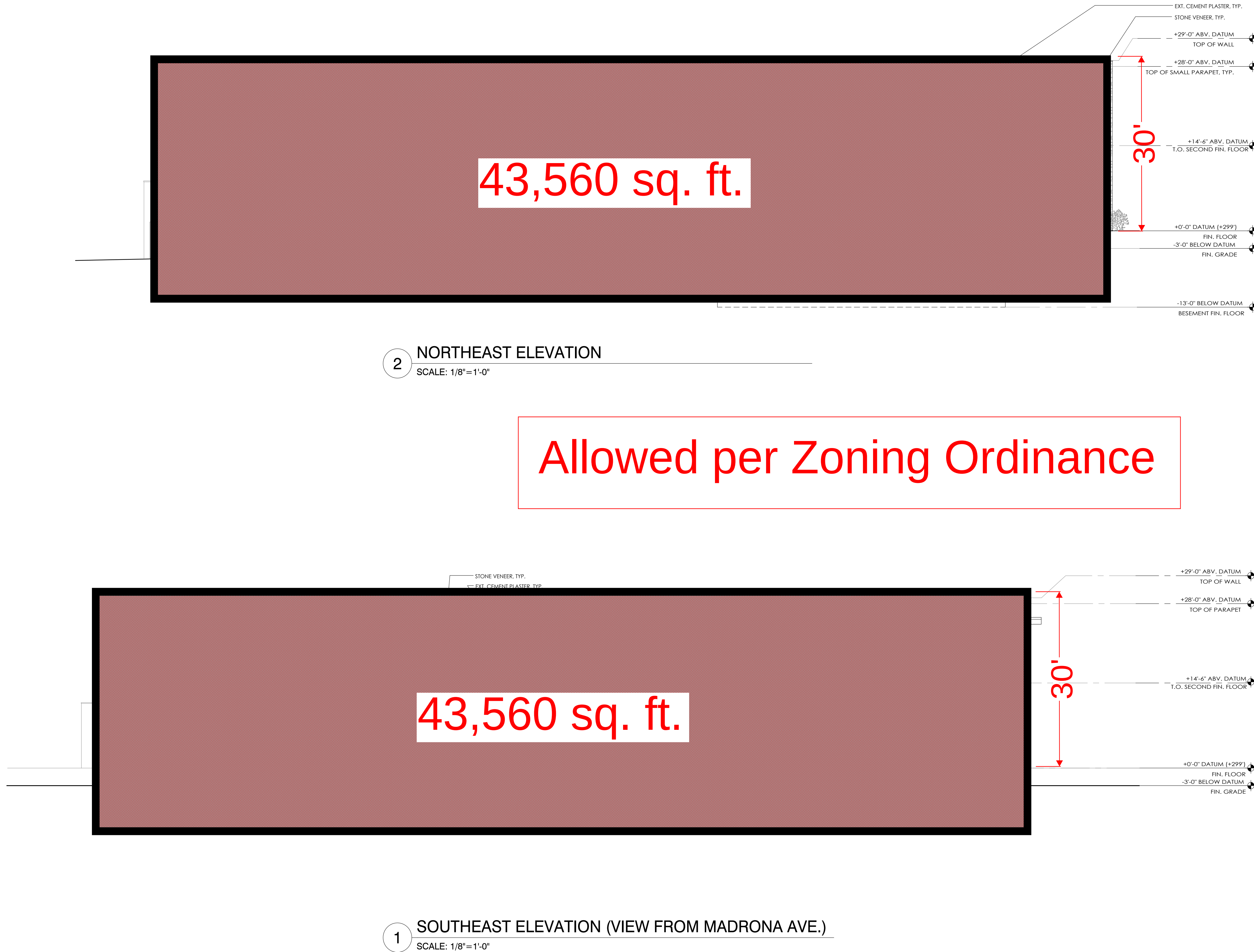
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SHEET DESCRIPTION:

SITE PLAN

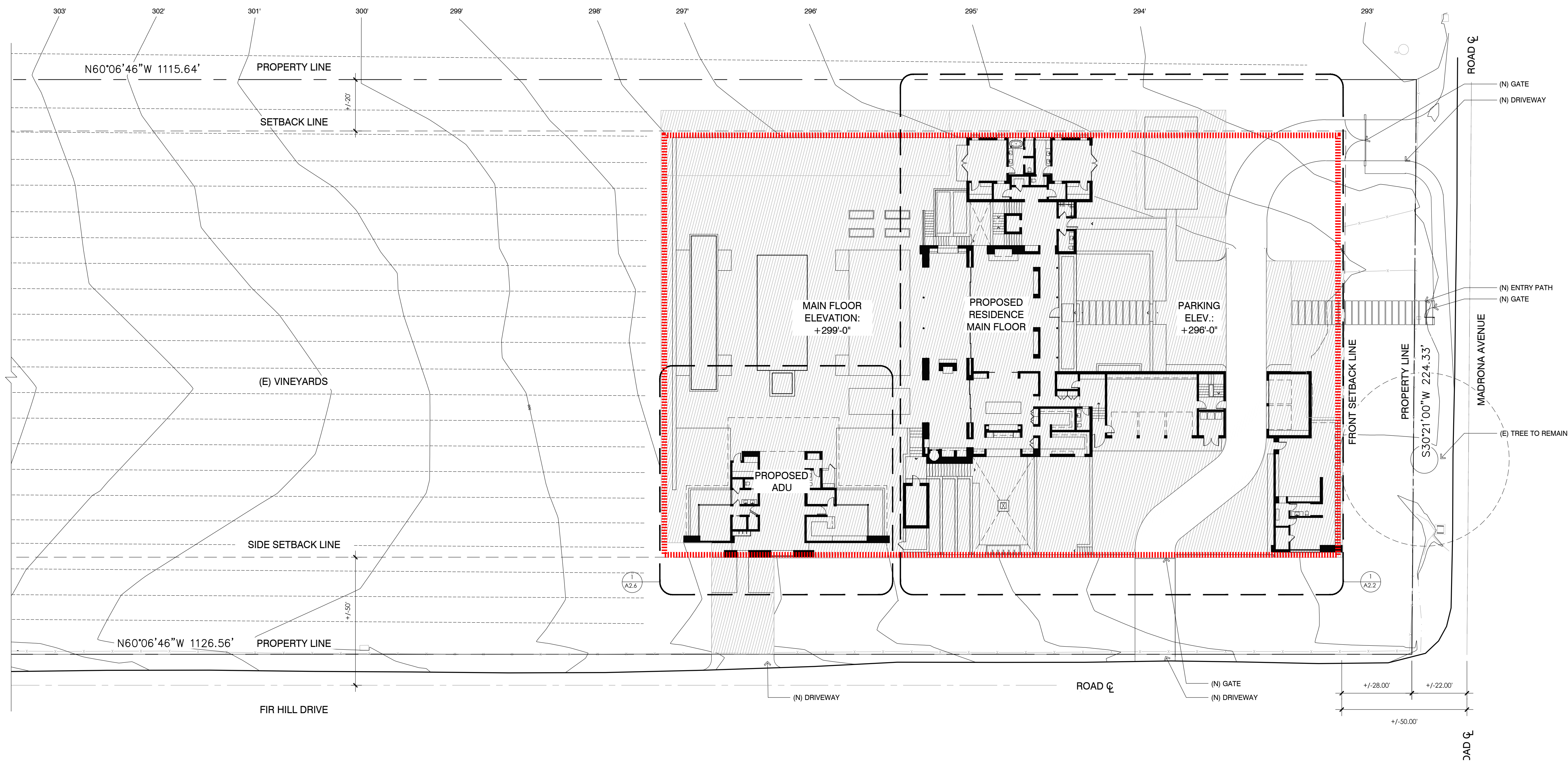
SCALE: 1" = 20'

A1.1



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ARCHITECT: KROEGER JANEV ARCHITECTS 707.268.1882 1001 Cayman Street, Napa, CA 94559 707.988.5265 1132 Main Street, Saint Helena, CA 94574	
BERCHTOLD RESIDENCE 2126 MADRONA AVE. SAINT HELENA, CA 94574 APN: 009-470-010	
DRAWN BY: --	
PROJECT No: 202101--	
DATE: 11/05/2021	ISSUE: DESIGN REVIEW
SHEET DESCRIPTION:	
EXTERIOR ELEVATIONS	
SCALE: 1/8" = 1'-0"	
A3.1	

First submittal November 2021



NON AGRICULTURAL COVERAGE AREA:
0.99 ACRES (43,411 SQ. FT.)

MAXIMUM NON AGRICULTURAL COVERAGE AREA
FOR LOTS TWO ACRES OR GREATER :
1 ACRE (43,560 SQ. FT.)

1 SITE PLAN

NORTH
SCALE: 1" = 20'

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707.988.5265 1152 Main Street, Saint Helena, CA 94574

BERCHTOLD RESIDENCE
2126 MADRONA AVE.
SAINT HELENA, CA 94574
APN: 008-470-010

DRAWN BY: --

PROJECT No: 202101--

DATE: 11/05/2021

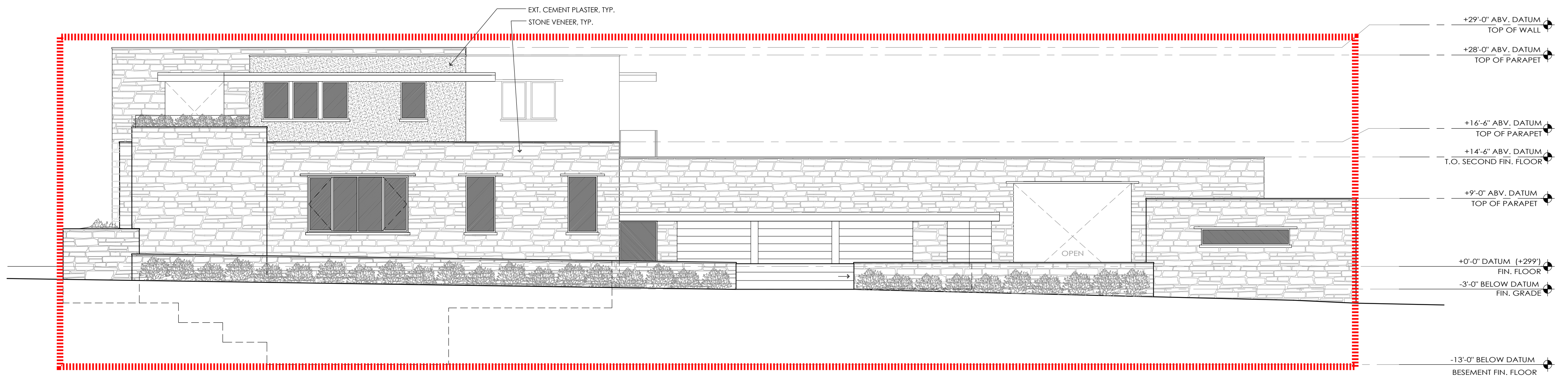
ISSUE: DESIGN REVIEW

SHEET DESCRIPTION:

SITE PLAN

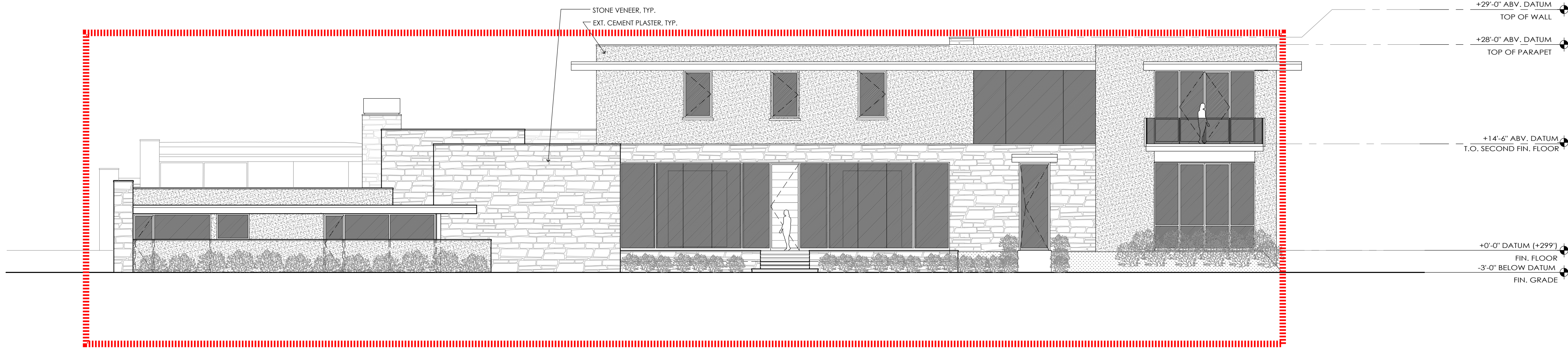
SCALE: 1" = 20'

A1.1



2 NORTHEAST ELEVATION (VIEW FROM FIR HILL DRIVE)
SCALE: 1/8" = 1'-0"

First submittal November 2021



1 SOUTHEAST ELEVATION (VIEW FROM MADRONA AVE.)
SCALE: 1/8" = 1'-0"

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BERCHTOLD RESIDENCE

2126 MADRONA AVE.
SAINT HELENA, CA 94574
APN: 009-470-010

DRAWN BY: --

PROJECT No: 202101 --

DATE: 11/05/2021 ISSUE: DESIGN REVIEW

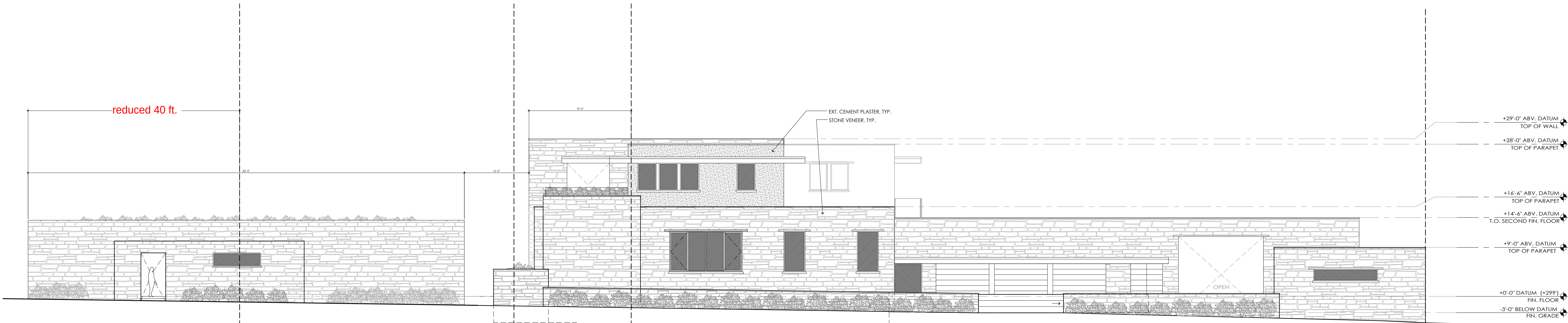
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EXTERIOR
ELEVATIONS

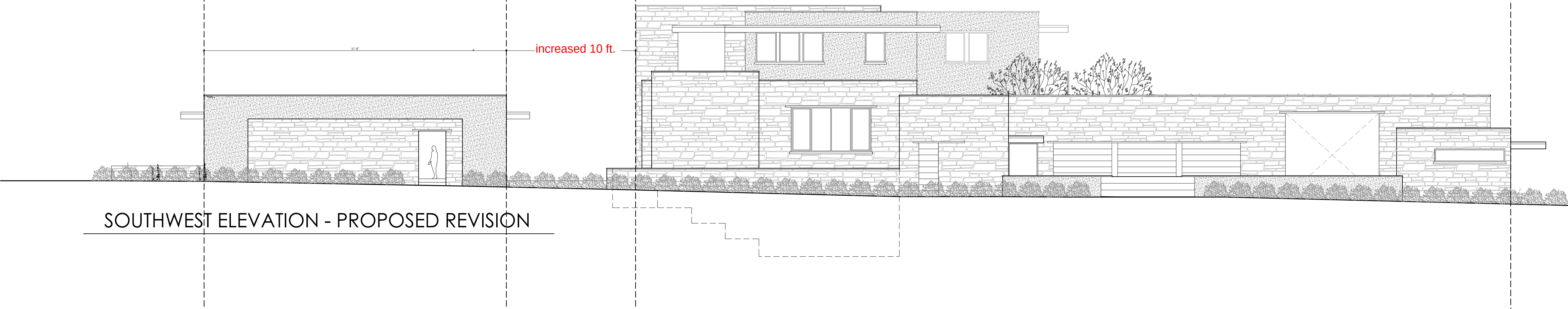
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A3.1

First revision March 2022

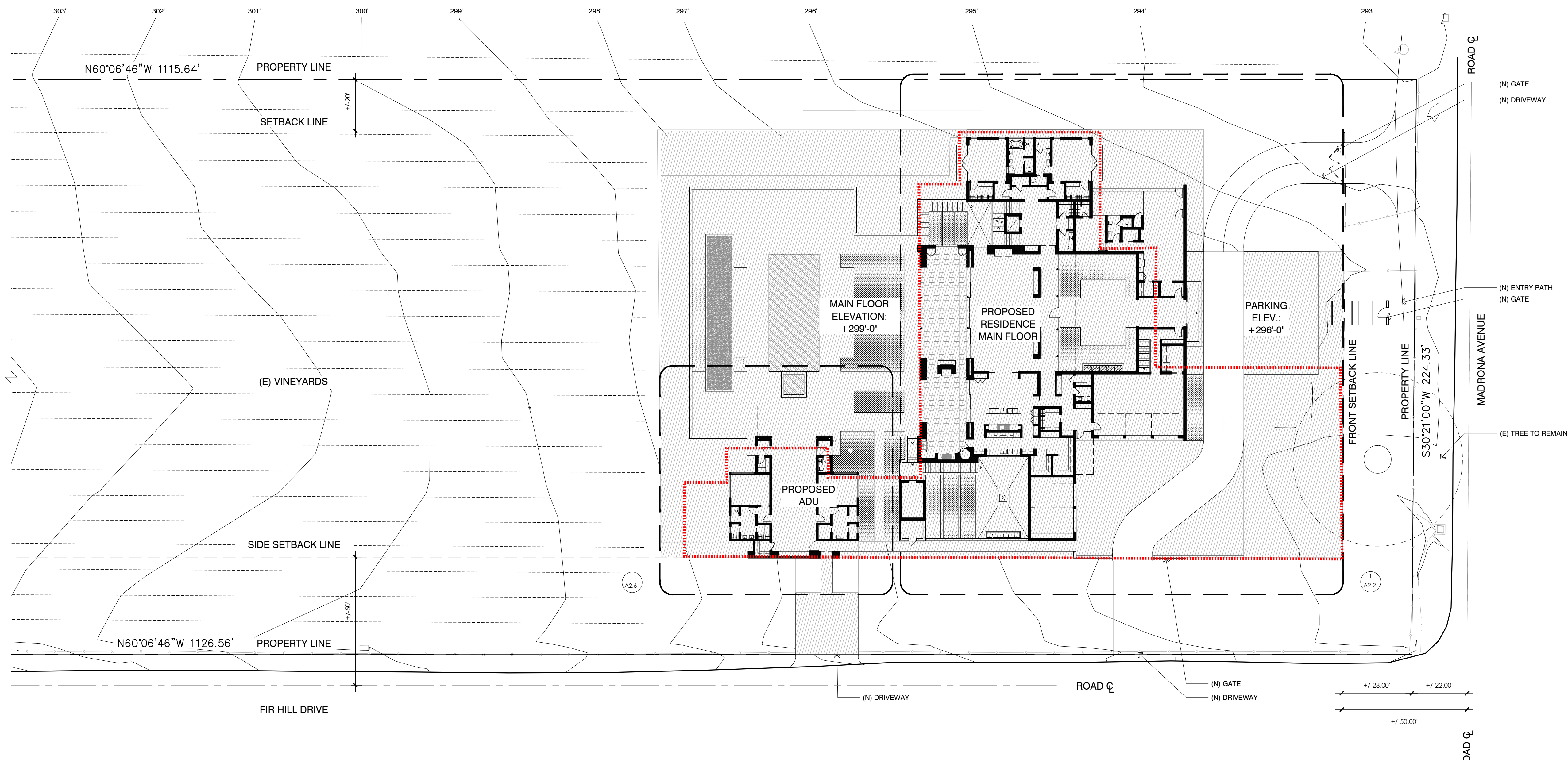


SOUTHWEST ELEVATION - ORIGINAL DESIGN



SOUTHWEST ELEVATION - PROPOSED REVISION

Second revision April 2022



NON AGRICULTURAL COVERAGE AREA:
0.99 ACRES (43,411 SQ. FT.)

MAXIMUM NON AGRICULTURAL COVERAGE AREA
FOR LOTS TWO ACRES OR GREATER :
1 ACRE (43,560 SQ. FT.)

1 SITE PLAN

NORTH
SCALE: 1" = 20'

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BERCHTOLD RESIDENCE
2126 MADRONA AVE.
SAINT HELENA, CA 94574
APN: 009-470-010

DRAWN BY: --
PROJECT No: 202101--
DATE: 11/05/2021
ISSUE: DESIGN REVIEW

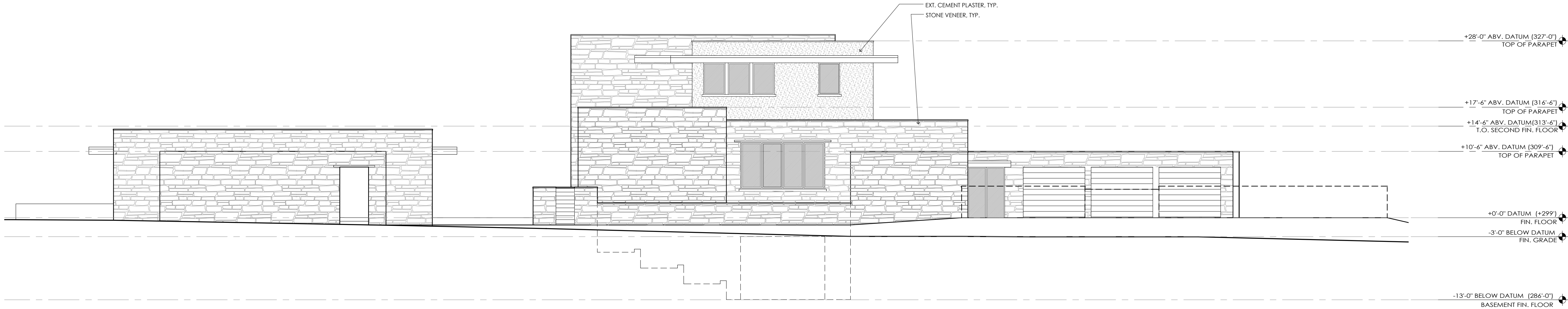
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SITE PLAN

SCALE: 1" = 20'

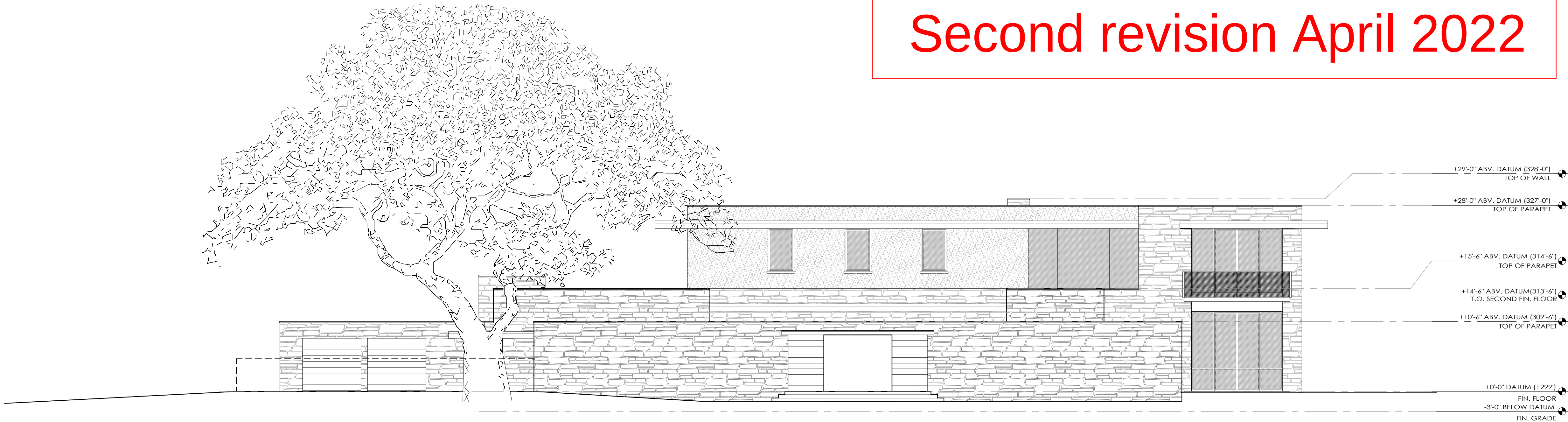
A1.1

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5/8/22
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2 NORTHEAST ELEVATION (VIEW FROM FIR HILL DRIVE)
SCALE: 1/8"=1'-0"

Second revision April 2022



1 SOUTHEAST ELEVATION (VIEW FROM MADRONA AVE.)
SCALE: 1/8"=1'-0"

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BERCHTOLD RESIDENCE

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SAINT HELENA, CA 94574
APN: 009-470-010

DRAWN BY: --

PROJECT No: 202101--

DATE:	ISSUE:
11/05/2021	DESIGN REVIEW

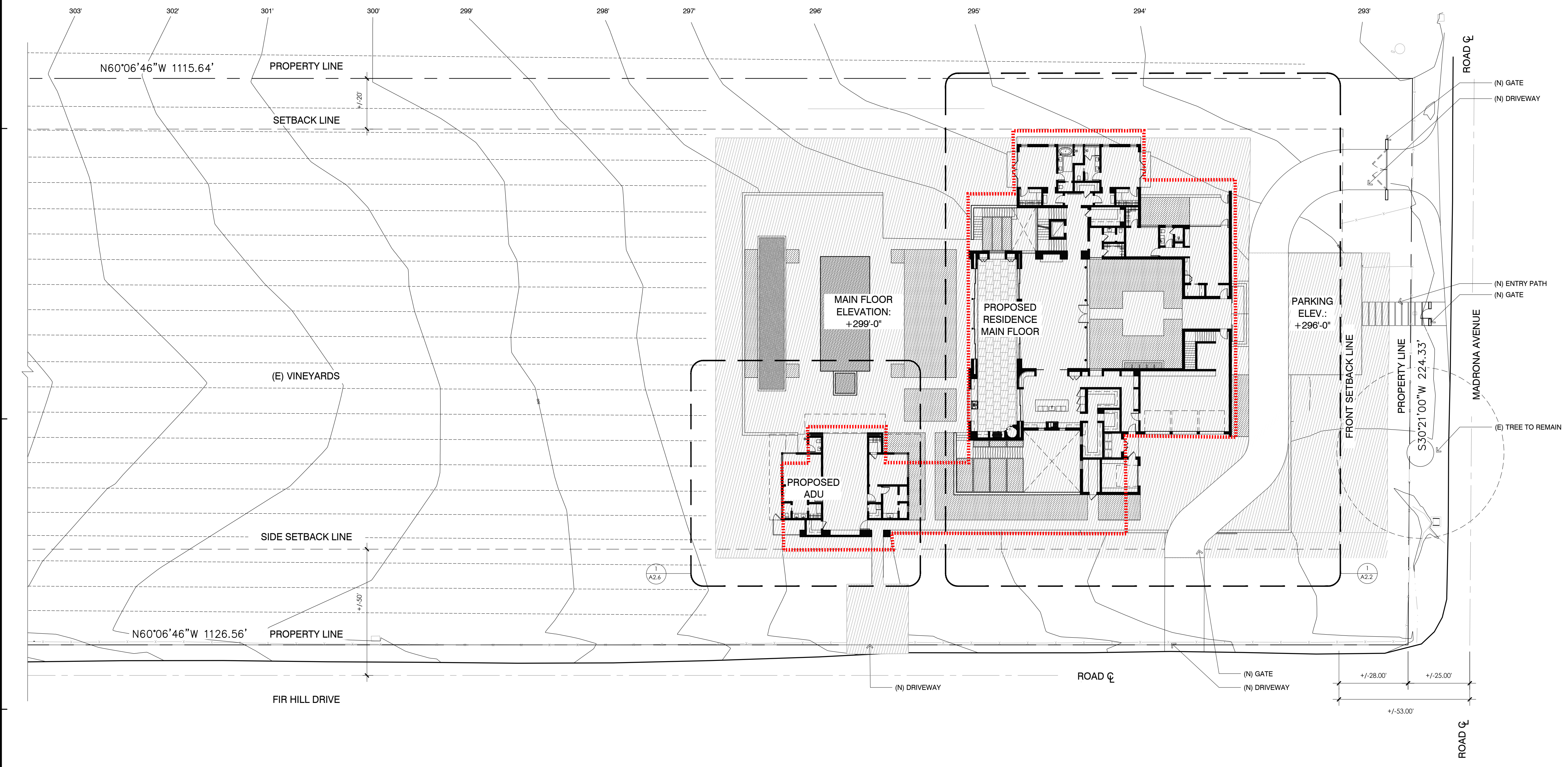
SHEET DESCRIPTION:

EXTERIOR
ELEVATIONS

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

A3.1

Third revision June 2022



 NON AGRICULTURAL COVERAGE AREA:
0.99 ACRES (43,411 SQ. FT.)

 MAXIMUM NON AGRICULTURAL COVERAGE AREA
FOR LOTS TWO ACRES OR GREATER :
1 ACRE (43,560 SQ. FT.)

1

NORTH

SCALE: $1^{\circ} = 20$

A1.1

BERCHTOLD RESIDENCE

2126 MADRONA AVE.
SAINT HELENA, CA 94574
APN: 009-470-010

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SHEET DESCRIPTION:

SITE PLAN

SCALE: 1" = 20'

A1.1

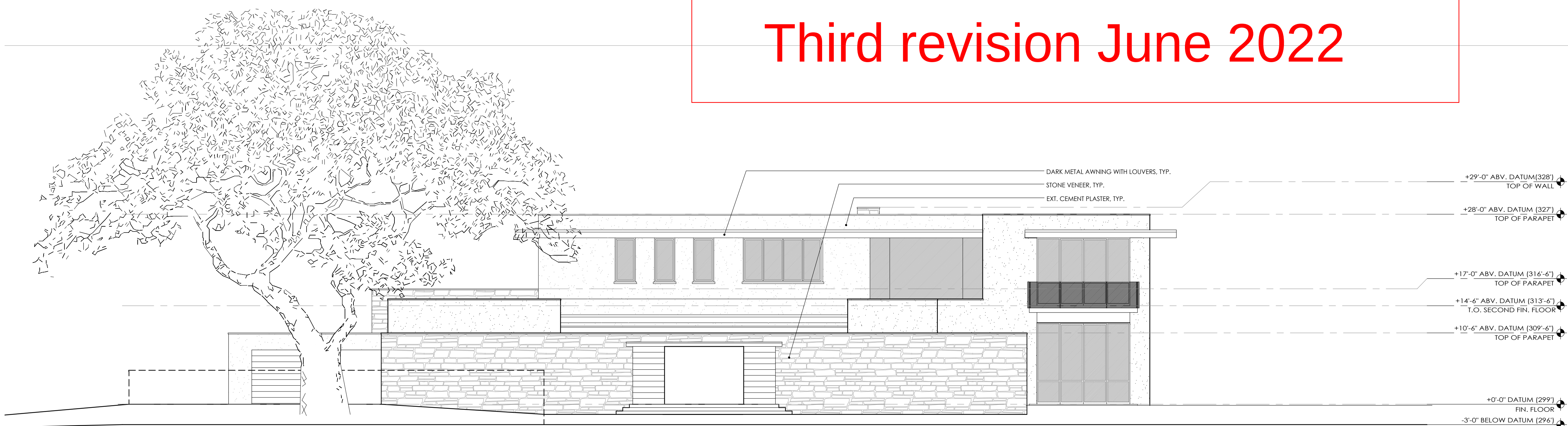
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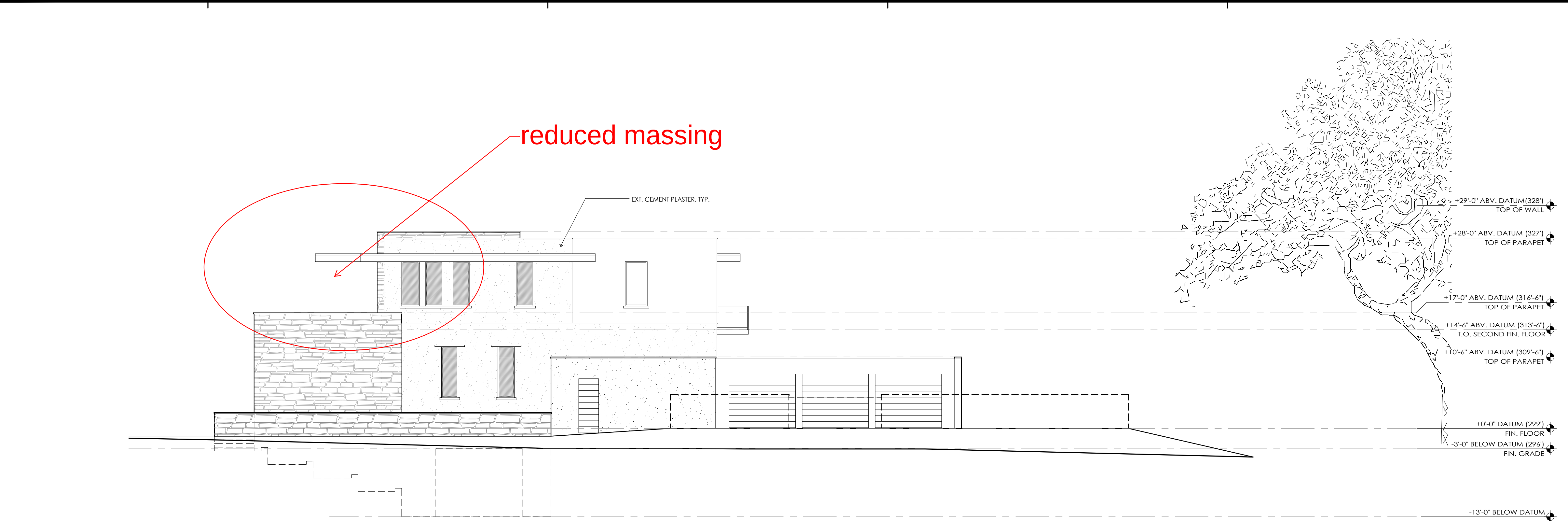
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6/8/22
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1 SOUTHEAST ELEVATION (VIEW FROM MADRONA AVE.)
SCALE: 1/8" = 1'-0"



2 SOUTHWEST ELEVATION (VIEW FROM FIR HILL DRIVE)
SCALE: 1/8" = 1'-0"

Third revision June 2022

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BERCHTOLD RESIDENCE
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SAINT HELENA, CA 94574
APN: 009-470-010

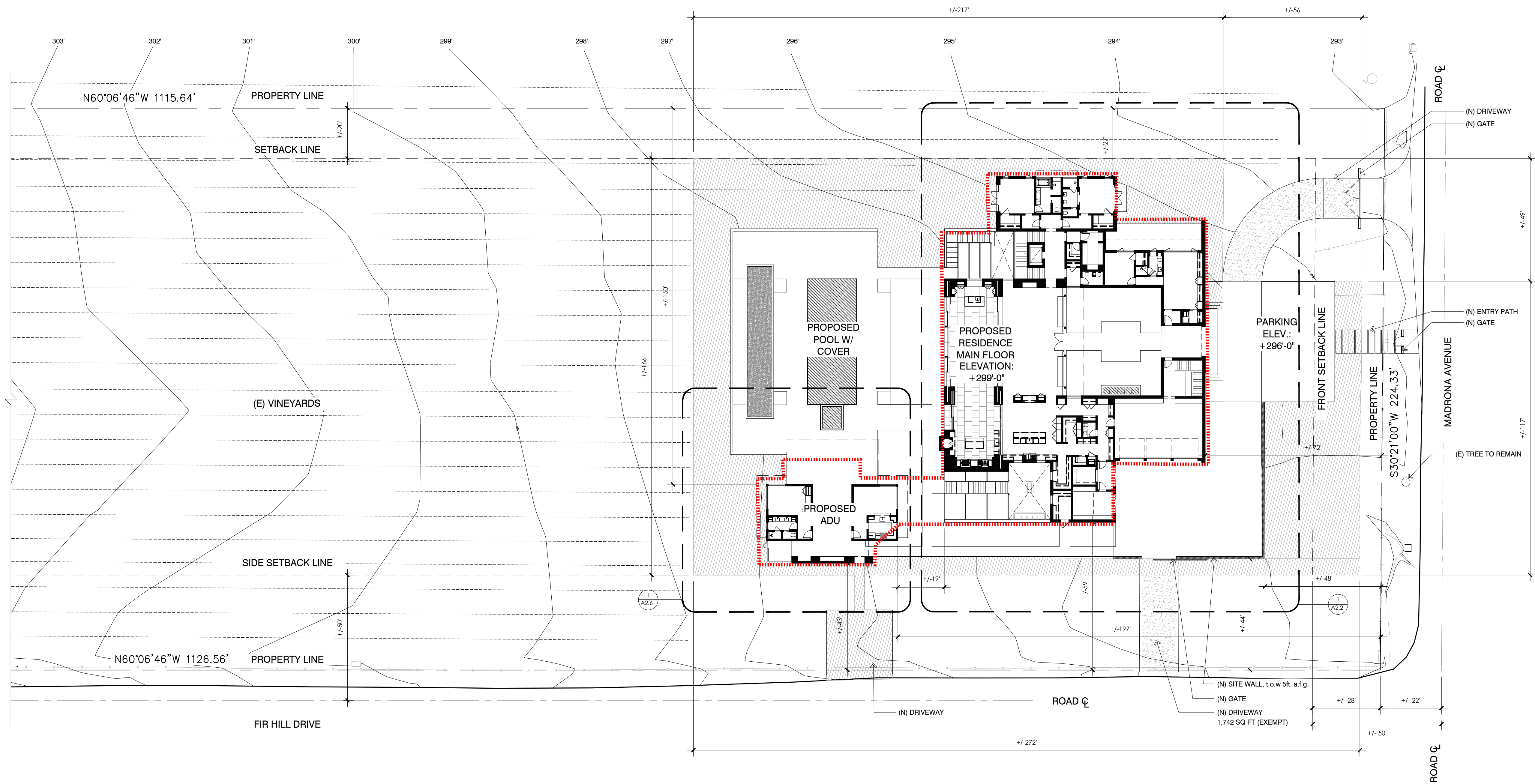
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PROJECT No: 202101--
DATE: 11/05/2021
ISSUE: DESIGN REVIEW
06/07/2022 D.R. REV. A

SHEET DESCRIPTION:
EXTERIOR ELEVATIONS

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

A3.1

Fourth revision September 2022



NON AGRICULTURAL COVERAGE AREA:
0.996 ACRES (43,399 SQ. FT.)

MAXIMUM NON AGRICULTURAL COVERAGE AREA
FOR LOTS TWO ACRES OR GREATER :
1 ACRE (43,560 SQ. FT.)

1 SITE PLAN



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BERCHTOLD RESIDENCE
 2126 MADRONA AVE.
 SAINT HELENA, CA 94574
 APN: 009-470-010

DRAWN BY: --
 PROJECT No: 202101--
 DATE: 11/05/2021 ISSUE: DESIGN REVIEW
 06/07/2022 D.R. REV
 09/22/2022 D.R. REV

SHEET DESCRIPTION:
 SITE PLAN

SCALE: 1" = 20'

A1.1

Fourth revision September 2022



2 SOUTHWEST ELEVATION (FROM FIR HILL DRIVE)
SCALE: NTS



1 SOUTHEAST ELEVATION (VIEW FROM MADRONA AVE.)
SCALE: NTS

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APN: 009-470-010

DRAWN BY: --	
PROJECT No: 202101--	
DATE:	ISSUE:
11/05/2021	DESIGN REVIEW
06/07/2022	D.R. REV 
09/22/2022	D.R. REV 

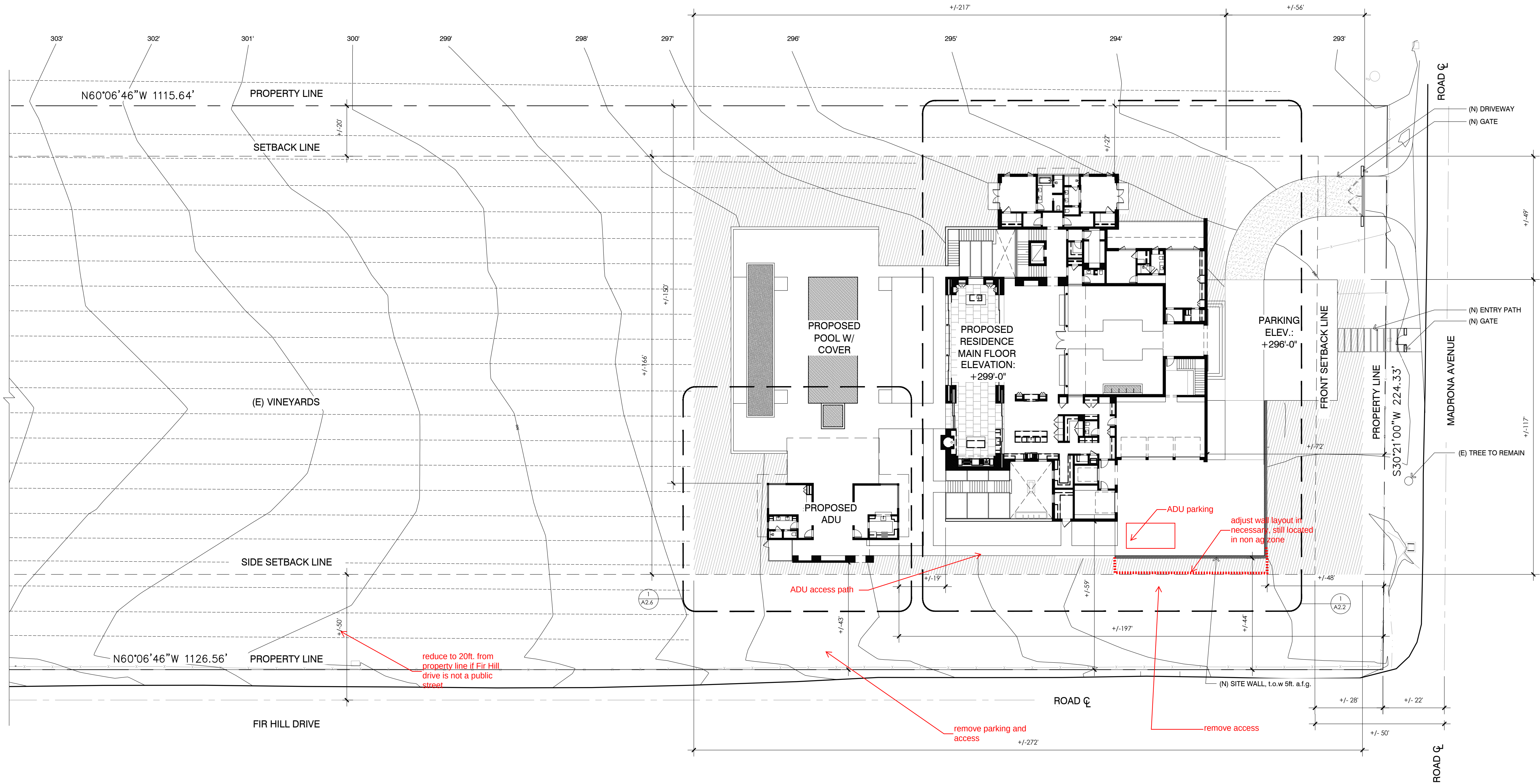
SHEET DESCRIPTION:

COLORED ELEVATIONS

SCALE: NTS

A3.5

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10/18/22 P:\2021\202101 Berchtold Residence\1-Drawings\01-Current\Design Review\Version 5 - Copy\1.1-Site-2021-01-15.dwg



1 SITE PLAN



SCALE: 1" = 20'

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PROJECT No: 202101--
DATE: 11/05/2021 ISSUE: DESIGN REVIEW
06/07/2022 D.R. REV
09/22/2022 D.R. REV

SHEET DESCRIPTION:
SITE PLAN

SCALE: 1" = 20'

A1.1



PLANNING COMMISSION REPORT

Planning Commission Meeting of October 18, 2022

FILE NUMBER: PL22-010

SUBJECT: Request by Joseph Farrell on behalf of Justin Hafen, for consideration and approval of a demolition of existing structures and design review to accommodate the construction of a single-family home, a garage and accessory dwelling unit on a property located at 1310 Hudson Avenue in the Medium Density Residential (MR) zoning district.

APPLICATION FILED:03/18/22

ACCEPTED AS COMPLETE:08/26/22

LOCATION OF PROPERTY: 1310 Hudson Avenue

APN: 009-031-022

GENERAL PLAN/ZONING: Medium Density Residential (MR)

APPLICANT: Joseph Farrell on behalf of
Justin Hafen

PHONE: 415-884-2860

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 approval for the demolition of two existing structures, and design review approval to construct a 3,698 square foot partial two-story, single-family home, an 847 square foot loggia, a 240 square foot detached garage, and a 400 square foot detached ADU. The proposed primary dwelling will include a great room, kitchen and scullery, a master bedroom and master bathroom, a powder room, and two additional bedrooms and bathrooms. The ADU will consist of a studio floor plan with

small kitchen facility and a private bathroom. The proposed single-family home will maintain a 20-foot setback from the front property boundary, 12-foot and 17-foot interior side setbacks, and a 47-foot rear setback. The proposed ADU will maintain 27-foot and 38-foot interior side setbacks and a 5-foot rear setback. The proposed garage will maintain a 5-foot rear setback and 3-foot interior side setback. The plan proposes a building separation of more than 20 feet. Additional features include a courtyard, loggia, and a pool and spa.

As shown on the plans, the primary unit exterior will be finished with off-white hardipanel vertical siding, beige hardiplank vertical siding, and a standing seam black metal roof, black metal clad windows, and the garage and ADU will be constructed with the same materials for consistency with the primary unit and an additional parking space will be provided at the front of the property. The tallest point of the primary structure is proposed at 24'7", the tallest point of the garage is proposed at a total height of 12'3" and the ADU is proposed at a total height of 14'9".

ANALYSIS

CEQA

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

GENERAL PLAN

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

- LU1.4 – in order to minimize and postpone the need for expansion of Urban Limit Line, encourage infill development within the currently developed areas.
The project proposes a redevelopment of a previously developed residential site and qualifies as infill development that will minimize and postpone the need for expansion of the Urban Limit Line.
- 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. The current estimated water usage on-site is 450 gallons per day (gpd). With the use of low flow

water fixtures and appliances the total water demand on the site will be reduced by 128 gpd to 322 gpd.

- PF3.1 - Ensure that new developments provide adequate drainage improvements and detention to mitigate flooding from increased stormwater runoff attributable to the development.

Sheet C2.0 – Hardscape and Grading Plan of the project plan set indicates that two 100 square foot bioretention areas will be installed on the project site, one at the front of the property and one at the rear of the property. These measures will provide adequate drainage and detention to mitigate flooding from increased stormwater runoff attributable to the development.

- HR1.6 – For development or redevelopment on a site that contains any structures over 45 years old, require a records search of the California Historical Resources Information System at the Northwest Information Center (NWIC) to determine the presence of historic resources. As warranted by the results of the records search, the City shall require evaluation of structures over 45 years old to determine their historical significance. Studies shall be prepared according to National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.

A Historic Resource Evaluation Report was prepared for 1310 Hudson Avenue and determined that the home built in 1921: a) is not directly associated with a major local regional development trend or event; b) was not directly associated with any person of local, regional, or national significance; c) the house is not architecturally distinctive and has been radically altered from its origins as a late-nineteenth century cottage; and d) the area has been significantly disturbed by ongoing and repeated development on the lot, and is not known to contain any archeological resources, and therefore, the house does not qualify as an historic resource.

- CD3.1 - Ensure that new residential designs contribute positively to existing neighborhoods by complementing character and incorporating design features, such as front porches, façade articulation and step backs.

The proposed primary dwelling includes varied roof heights that will reduce the scale of the dwelling. The proposed detached ADU is set behind the primary dwelling and will not be visible from the public right-of-way.

- HE2.4 - Promote second unit production.

Though 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 (24'7 ½" proposed)
- Height of accessory buildings – 15 feet (12'3" garage, 14'4" ADU proposed)
- Width of principal building measured at the front elevation, excluding lineal footage of staggered architectural features that start at least 20 ft. back from the front elevation – 60% of lot width (House width is 56'10", or 59.9% proposed of 95' lot width)
- Front setback – 20 feet/principal building, (20' proposed)
- Side yard setback – 10 feet/principal building (12' and 17'10" proposed for principal)
- Side yard setback accessory buildings – (3' garage, 27' ADU proposed)
- Rear setback – 20 feet/principal building (47'9" proposed for principal)
- Rear setback accessory buildings – (5' garage, 5' ADU proposed)
- Lot coverage – 45% (31.3% proposed)
- Floor Area Ratio (F.A.R.) – 3,748 square feet allowed with exceptions (4,338 SF-200 SF covered parking - 400 SF ADU = 3,738 square feet proposed)
 - a) *The maximum floor area permitted, is 3,748 square feet. The maximum gross floor area may be increased by 800 square feet per parcel for construction of an accessory dwelling unit in compliance with Section 17.116.030 of the SHMC.*
 - b) *One covered parking space of 200 square feet in size is exempt from the FAR provisions*

Staff Response: *The project as proposed meets the development standards prescribed by Section 17.36.060 of the SHMC.*

WATER

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

Staff Response: *Water efficient plumbing fixture will be utilized throughout the proposed structures reducing the water usage from current usage on the site of 450 gpd to 322 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. As described in SHMC Section 17.124.050(D), parking in tandem is only permitted in residential districts when required parking is less than 3 spaces.

Staff Response: As detailed in the attached plan set (Sheet A0.1) and noted in the project statement, the residence includes one parking space within a detached garage and another space adjacent to the garage. An ADU parking space at the front yard with new separate driveway access is proposed and has been reviewed and approved by the Public Works Department.

DEMOLITION PERMIT

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

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

Staff Response: The existing home was constructed in 1921 and is not historically or architecturally significant. A Historic Resources Evaluation was prepared for the project that determined the existing home to be historically and architecturally insignificant and ineligible for consideration as an historic resource. Therefore, the demolition of the existing structures to accommodate new construction would not impact a historical resource or otherwise negatively affect the character of the neighborhood.

DESIGN REVIEW

SHMC Section 17.40.040 requires design review approval for all subdivisions, signs, new structures or buildings (except for one accessory dwelling unit which complies with the provisions set forth in Section 17.116.030) or exterior revisions (not including change in exterior color) of any existing structures or buildings for both permitted and conditional

uses pursuant to SHMC Section 17.164. The purpose of design review is to, 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 the applicable elements of the general plan;

The proposed project meets or exceeds the requirements of the SHMC and is consistent with General Plan Policies LU1.4, PF3.1, PF6.1, HR1.6, CD3.2, and HE2.4 as outlined above.

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

The home consists of two wings connected by a porch and entry hall. One wing proposes two stories and the other wing is proposed as a single story. Each of the homes immediately adjacent to and across the street from the project site, and several homes on Hudson Avenue are two-stories. The project also proposes to provide a sidewalk to connect to an existing sidewalk adjacent to the site and will provide two driveways to accommodate the on-site parking needs of the project to avoid off-site parking.

3. Relationship of the design to the site;

The project proposes a single-family home a, small garage, and an ADU. All the proposed structures meet the setbacks, lot coverage, F.A.R., density, height, and building separation requirements for the MR zone, and proposed landscaping will complement the site as well as surrounding homes.

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

The project site is not located in an historic neighborhood and though the existing home was constructed in 1921, the project Historic Resource Evaluation determined that the existing home was not historic or eligible for listing on a national, state, or local register.

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

The project is located in the Medium Density Residential zone and surrounded by Twenty-Acre Agriculture (A-20), and Winery (W) zones, which all allow residential uses such as the proposed project. The residential design promotes the harmonious transition between the MR zone which primarily allows for residential uses, and the A-20 and W zones which primarily allow for

agricultural uses with residential uses generally permitted as accessory uses incidental to an agricultural use.

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

As stated above, the project is located in a zone that allows residential uses and is surrounded by zones that allow residential uses incidental to agricultural uses. Therefore, the project is compatible with 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;

As the project is residential in nature, surrounded by other residential zones and uses, and designed using scale, massing, colors and materials typical of residential uses, the design is appropriate to the function of the project. The exterior of the proposed home and accessory structures will be finished with off-white hardipanel vertical siding, beige hardiplank vertical siding, and black metal window cladding, and a standing seam black metal roof.

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 three structures proposed for the project are sited in a way that is both typical of residential uses and meets the requirements of the zoning designation in which it is located, complying with required setbacks and building separation.

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

The project complies with required yard areas, provides sufficient circulation and on-site parking, suitable landscaping, a courtyard, loggia, and pool and spa for gathering and recreation. The proposed landscaping consists of sizes and species consistent with the residential function of the property.

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

The project proposes to install a sidewalk and two driveways in accordance with Public Work standard regulations, as well as the required on-site parking.

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

All of the eight existing trees will be removed during the demolition of the existing structures and will be replaced by six olive trees, seven strawberry trees, and two date palm trees. Several species of ornamental grasses, shrubs and pollinator attracting flowering plants will be planted throughout the project site, along with a small lawn area, and a paving stone pathway.

12. Whether the materials, textures, colors, and details of the construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structures and functions;

The materials, textures, colors, and details of the proposed construction are typical for residential uses and compatible with adjacent and neighboring structures and functions. The home will use off-white vertical hardipanel siding, beige horizontal hardiplank siding, black forest green paint, black standing seam metal roofing, and black metal clad windows and cedar wood fencing. Though the majority of neighboring homes have roofs consisting of composite material, the proposed metal roof is consistent with the farmhouse design proposed for the project and will provide additional fire safety.

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 proposed landscaping will create pathways around the structures and gathering areas on the site, will create shade and color, and attract pollinators to create a desirable and functional residential environment.

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

The proposed construction will be required to Title 24 Energy Requirements and the California Green Code. The proposed water usage will be reduced from the current water usage with the utilization of water saving fixtures, and low or very low water WUCOL rating landscaping.

ISSUES

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

CORRESPONDENCE

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

STAFF RECOMMENDATION

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15303; and
2. Accept the required findings and approve the attached resolution granting design review and demolition permit approval for the proposed construction on the property located at 1310 Hudson Avenue.

ATTACHMENTS

[Resolution](#)

[Project Plans](#)

[Project Statement](#)

[Historic Resource Evaluation](#)

[Water Use Analysis](#)

**CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
GRANTING DEMOLITION AND DESIGN REVIEW APPROVAL TO
1310 HUDSON AVENUE (File No. PL22-010)**

PROPERTY OWNER: Joseph Farrell on behalf of Justin Hafen

APN: 009-031-022

Recitals

1. Request by Joseph Farrell on behalf of Justin Hafen, for consideration and approval of a demolition of existing structures and design review to accommodate the construction of a single-family home, a garage and accessory dwelling unit on a property located at 1310 Hudson Avenue 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 October 18, 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 March 18, 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 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts.
- C. Pursuant to St. Helena Municipal Code (SHMC) Section 17.164.050, the Planning Commission makes the following findings to support the motion to approve the demolition permit to allow for the demolition the existing structures on-site:
 1. That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building.

2. That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood; and
3. That the design review of the proposed replacement structure is approved prior to approval of the demolition of a housing structure.

The existing home was constructed in 1921 and is not historically or architecturally significant. A Historic Resources Evaluation was prepared for the project that determined the existing home to be historically and architecturally insignificant and ineligible for consideration as an historic resource. Therefore, the demolition of the existing structures to accommodate new construction would not impact a historical resource or otherwise negatively affect the character of the neighborhood.

- 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 LU1.4, PF3.1, PF6.1, HR1.6, CD3.2, and HE2.4 as outlined in the staff report.

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

The home consists of two wings connected by a porch and entry hall. One wing proposes two stories and the other wing is proposed as a single story. Each of the homes immediately adjacent to and across the street from the project site, and several homes on Hudson Avenue are two-stories. The project also proposes to provide a sidewalk to connect to an existing sidewalk adjacent to the site and will provide two driveways to accommodate the on-site parking needs of the project to avoid off-site parking.

3. Relationship of the design to the site;

The project proposes a single-family home a, small garage, and an ADU. All the proposed structures meet the setbacks, lot coverage, F.A.R., density, height, and building separation requirements for the MR zone, and proposed landscaping will complement the site as well as surrounding homes.

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

The project site is not located in an historic neighborhood and though the existing home was constructed in 1921, the project Historic Resource Evaluation determined that the existing home was not historic or eligible for listing on a national, state, or local register.

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

The project is located in the Medium Density Residential zone and surrounded by Twenty-Acre Agriculture (A-20), and Winery (W) zones, which all allow residential uses such as the proposed project. The residential design promotes the harmonious transition between the MR zone which primarily allows for residential uses, and the A-20 and W zones which primarily allow for agricultural uses with residential uses generally permitted as accessory uses incidental to an agricultural use.

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

As stated above, the project is located in a zone that allows residential uses and is surrounded by zones that allow residential uses incidental to agricultural uses. Therefore, the project is compatible with 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;

As the project is residential in nature, surrounded by other residential zones and uses, and designed using scale, massing, colors and materials typical of residential uses, the design is appropriate to the function of the project. The exterior of the proposed home and accessory structures will be finished with off-white hardipanel vertical siding, beige hardiplank vertical siding, and black metal window cladding, and a standing seam black metal roof.

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 three structures proposed for the project are sited in a way that is both typical of residential uses and meets the requirements of the zoning designation in which it is located, complying with required setbacks and building separation.

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

The project complies with required yard areas, provides sufficient circulation and on-site parking, suitable landscaping, a courtyard, loggia, and pool and spa for gathering and recreation. The proposed landscaping consists of sizes and species consistent with the residential function of the property.

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

The project proposes to install a sidewalk and two driveways in accordance with Public Work standard regulations, as well as the required on-site parking.

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

All of the eight existing trees will be removed during the demolition of the existing structures and will be replaced by six olive trees, seven strawberry trees, and

two date palm trees. Several species of ornamental grasses, shrubs and pollinator attracting flowering plants will be planted throughout the project site, along with a small lawn area, and a paving stone pathway.

12. Whether the materials, textures, colors, and details of the construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structures and functions;

The materials, textures, colors, and details of the proposed construction are typical for residential uses and compatible with adjacent and neighboring structures and functions. The home will use off-white vertical hardipanel siding, beige horizontal hardiplank siding, black forest green paint, black standing seam metal roofing, and black metal clad windows and cedar wood fencing. Though the majority of neighboring homes have roofs consisting of composite material, the proposed metal roof is consistent with the farmhouse design proposed for the project and will provide additional fire safety.

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 proposed landscaping will create pathways around the structures and gathering areas on the site, will create shade and color, and attract pollinators to create a desirable and functional residential environment.

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

The proposed construction will be required to Title 24 Energy Requirements and the California Green Code. The proposed water usage will be reduced from the current water usage with the utilization of water saving fixtures, and low or very low water WUCOL rating landscaping.

Planning Department Conditions of Approval

- E. The Planning Commission approves a demolition 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 and 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 October 18, 2022, except as modified herein.
13. During construction, the project site shall be adequately fenced and secured to prevent trespassing.
14. Exterior lighting shall be directed or shielded to prevent glare onto public roadways or adjacent properties.
15. The proposed hedges within the front setback shall be maintained to ensure their height does not exceed 3 ½ feet pursuant to SHMC 17.120.010.
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). Approval of project by Planning Commission does not constitute compliance with storm water regulations nor a right to develop per approved plans unless this condition of approval is fully satisfied.
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 performed within City right of way. The driveway, sidewalk, curb and gutter proposed for this project requires an approved Encroachment Permit prior to construction.
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 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.
34. Detached Group U private garages and carports accessory to a Group R-3 occupancy will require sprinklers unless they meet the following criteria: less than 1,000 square feet, and more than 10 feet from adjacent structures, unless all exterior walls provide 2-hour fire protection.

I HEREBY CERTIFY that the foregoing demolition and design review application was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on October 18, 2022, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN

APPROVED:

ATTEST:

John Ponte
Chair, Planning Commission

Maya DeRosa, AICP
Planning and Building Director



Street View of Front of Property



Aerial View of Back of Property

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REVISIONS	DATE	BY
DESIGN REVIEW COMPLETENESS	9-20-22	JF

Joseph Farrell
ARCHITECT

1 Commercial Blvd, Suite 106
Novato, CA 94949
Voice (415) 684-2860

New Residence & ADU
Hurley Hafen
1310 Hudson Ave.
St. Helena, California

AP#: 009-311-022-000

Architectural
Renderings

BEFORE THE JOINT PUBLIC UTILITIES COMMISSION
DO NOT SCALE THE DRAWINGS. ANY DIMENSIONS
SHOWN IN DIMENSIONS AND NOTES SHALL BE
GIVEN IN THE MARGINS OF THE DRAWINGS.
JOSEPH P. FARRELL, ARCHITECT

DATE: 3-3-22
SCALE: N/A
DRAWN: JF/STC
JOB NO. 2107
SHEET NO:

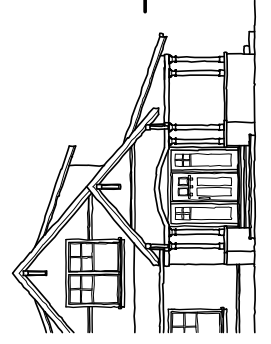
AR
1310 Hudson Ave
St. Helena, CA

Not for Construction

[illegible]

Joseph Farrell
ARCHITECT

Commercial Blvd. Suite 106
Novato, CA 94949
Voice (415) 884-2860

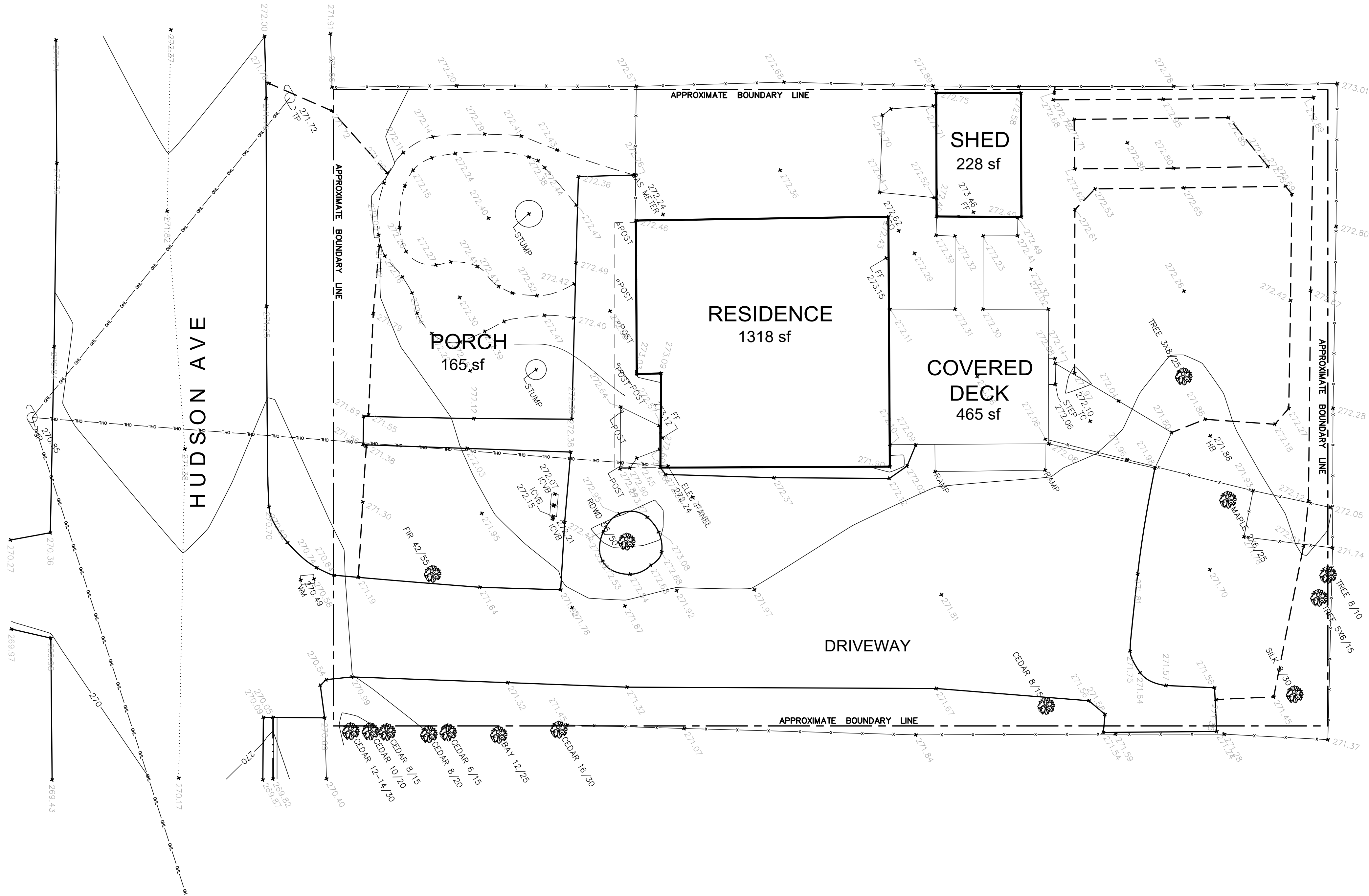


New Residence & ADU
Hurley Hafen
1310 Hudson Ave.
St. Helena, California AP#: 009-311-022-000

Existing
Photos

REVIEW THE DRAWINGS CAREFULLY. DO NOT SCALE THE DRAWINGS. ANY DISCREPANCIES IN DIMENSIONS AND DETAILS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF JOSEPH P. FARRELL, ARCHITECT	
DATE:	11-16-21
SCALE:	as noted
DRAWN:	JF
JOB NO.	2107
SHEET NO:	

EC1.1
1310 Hudson Ave
St. Helena, CA



Existing Site/Demo Plan

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

Demolition Site Notes:

1. ALL BUILDINGS/STRUCTURES TO BE REMOVED.
2. ALL SITE PAVING (CONCRETE, ASPHALT, PAVERS, ETC.) TO BE REMOVED.
3. ALL EXISTING TREES ARE TO BE REMOVED.
4. OWNER/BUILDER TO PROVIDE CONSTRUCTION (AND DEMOLITION) WASTE MANAGEMENT PLAN (CUMP) WORKSHEET.
5. OWNER/BUILDER TO PROVIDE "U" NUMBER FROM THE BAY AREA QUALITY MANAGEMENT DISTRICT.
6. OWNER/BUILDER TO PROVIDE FICHE LETTER OF CONSENT TO ABANDON GAS AND ELECTRIC UTILITIES PRIOR TO THE ISSUANCE OF DEMOLITION PERMIT.
7. REMOVE AND HAUL AWAY ALL STRUCTURES INCLUDING WOOD FRAMING, CONCRETE, ASPHALT, AND ALL OTHER CONSTRUCTION DEBRIS FROM PROPERTY.
8. THE SITE SHALL BE GRADED TO PREVENT PONDING AND SLOPED TO DRAIN.
9. SEE CIVIL DRAWING SHEET C1 FOR ALL EROSION SEDIMENT CONTROL MEASURES.

Preliminary
Not for Construction

REVISIONS	DATE	BY
DESIGN REVIEW COMPLETENESS	9-20-22	JF

Joseph Farrell
ARCHITECT

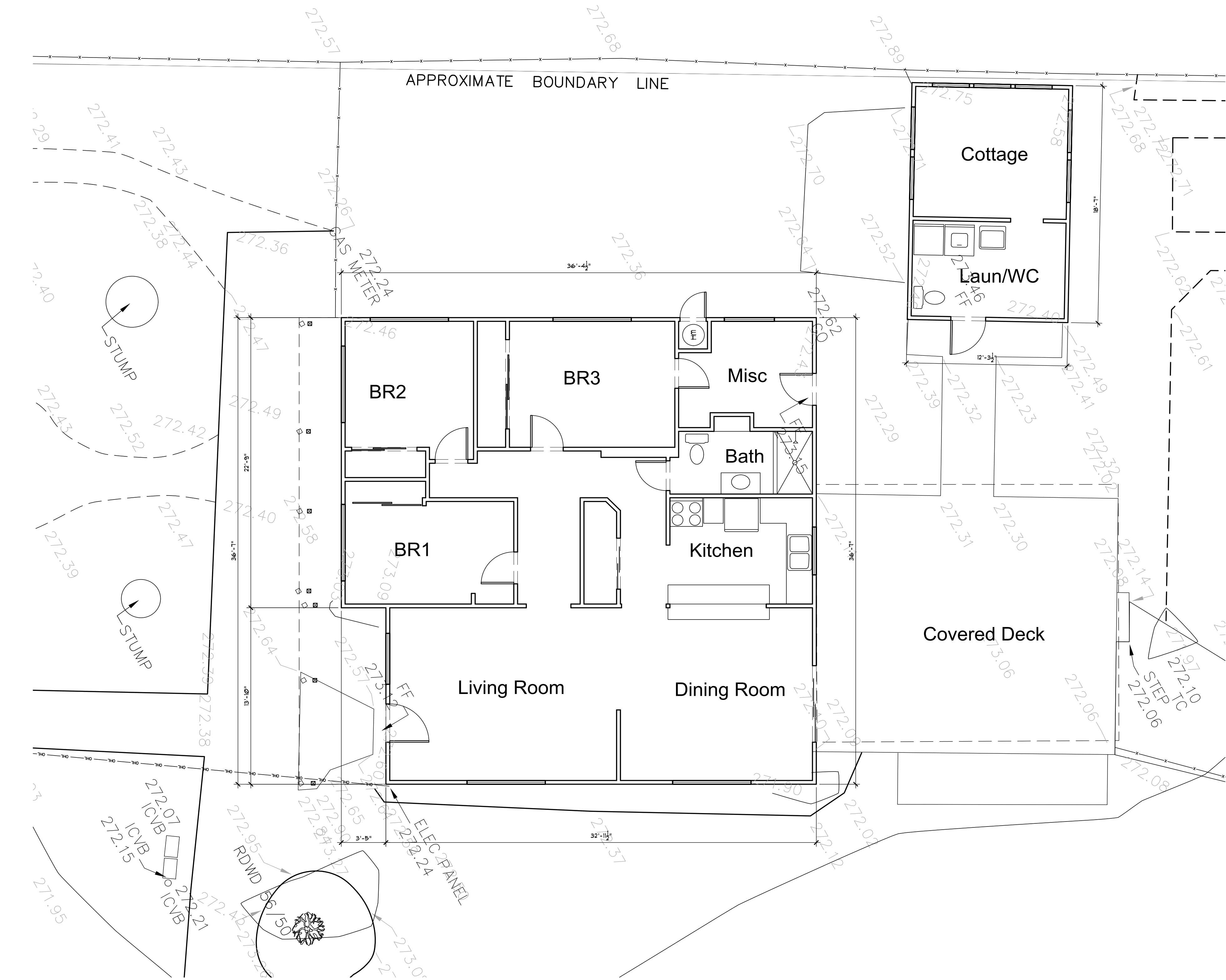
1 Commercial Blvd, Suite 106
Novato, CA 94949
Voice (415) 684-2860

New Residence & ADU
Hurley Haften
1310 Hudson Ave.
St. Helena, California AP#: 009-311-022-000

Existing
Floor Plan

DATE: 11-16-21
SCALE: as noted
DRAWN: JF
JOB NO. 2107
SHEET NO:

EC1.2
1310 Hudson Ave
St. Helena, CA



Existing Floor Plan

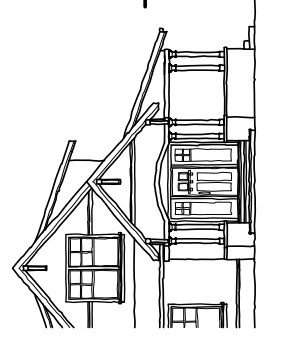
Residence- 1283 sf
Cottage- 227 sf

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

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REVISIONS	DATE	BY
DESIGN REVIEW	9-20-22	JF
COMPLETION		

Joseph Farrell
ARCHITECT
1 Commercial Blvd. Suite 106
Novato, CA 94949
Voice (415) 684-2860



New Residence & ADU
Hurley Haften
1310 Hudson Ave.
St. Helena, California AP#: 009-311-022-000

Existing
Floor Plan

DO NOT SCALE. DIMENSIONS
SHOWN ON THIS PLAN ARE THE
GOVERNORING DIMENSIONS. ANY
DIMENSIONS SHOWN ON THIS PLAN
ARE TO BE USED AS A GUIDE ONLY.
ALL DIMENSIONS ARE TO THE CENTER
OF THE DIMENSION LINE UNLESS
NOTED OTHERWISE. THE ATTENTION
OF THE ARCHITECT IS THE ARCHITECT'S
RESPONSIBILITY.

DATE: 11-16-21
SCALE: as noted
DRAWN: JF
JOB NO. 2107
SHEET NO:

EC1.3
1310 Hudson Ave
St. Helena, CA

Preliminary
Not for Construction

Pool Safety Notes:

THE POOL AREA SHALL BE ISOLATED FROM PUBLIC ACCESS BY FENCE/ENCLOSURE THAT MEETS ALL OF THE FOLLOWING REQUIREMENTS:

- ANY ACCESS GATES THROUGH THE ENCLOSURE OPEN AWAY FROM THE SWIMMING POOL, AND ARE SELF-CLOSING WITH A SELF-LATCHING DEVICE PLACED NO LOWER THAN 60 INCHES ABOUT THE GROUND.
- A MINIMUM HEIGHT OF 60 INCHES.
- A MAXIMUM VERTICAL CLEARANCE FROM THE GROUND TO THE BOTTOM OF THE ENCLOSURE OF TWO (2) INCHES.
- GAPS OR VOIDS, IF ANY, DO NOT ALLOW PASSAGE OF A SPHERE EQUAL TO OR GREATER THAN FOUR (4) INCHES IN DIAMETER.
- AN OUTSIDE SURFACE FREE OF PROTRUSIONS, CAVITIES, OR OTHER PHYSICAL CHARACTERISTICS THAT WOULD SERVE AS HAND-FOOTHOLDS THAT COULD ENABLE A CHILD THE AGE OF 5 TO CLIMB OVER.

THE POOL SHALL BE EQUIPPED WITH AN APPROVED SAFETY POOL COVER THAT MEETS ALL REQUIREMENTS OF THE ASTM SPECIFICATION F 1346.

Site Plan Notes:

- ALL MATERIALS AND WORKMANSHIP TO CONFORM TO THESE PLANS, THE 2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA ENERGY CODE, 2019 CALIFORNIA BUILDING ENERGY STANDARDS, 2019 CALIFORNIA GREEN BUILDING STANDARDS (CALGreen), 2019 CALIFORNIA BUILDING CODE, AND ANY OTHER APPLICABLE CODES AND REGULATIONS OF THIS JURISDICTION.
- SEE CIVIL DRAWINGS BY MADRONE ENGINEERING FOR SITE GRADING, DRAINAGE, SEPTIC SYSTEM, UTILITIES AND DRIVEWAY IMPROVEMENTS.
- CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL UTILITIES, UNDERGROUND OR OTHERWISE PRIOR TO COMMENCEMENT OF ANY EXCAVATION.
- CONTRACTOR TO FIELD VERIFY DIMENSIONS AND LOCATIONS OF ALL PROPERTY LINES, SETBACKS, EASEMENTS, AND BUILDING LOCATION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL TRENCHES 5' OR GREATER IN DEPTH SHALL BE SHORED AND BRACED ACCORDING TO STATE LAW.
- SEE LANDSCAPE DRAWINGS BY CHRISTIAN BARRETT LANDSCAPE ARCHITECTURE FOR LANDSCAPE, SITE HARDSCAPE, LANDSCAPE FEATURES AND IRRIGATION.
- GRADE PERIMETER OF BUILDING STRUCTURE TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5% MIN). IMPERVIOUS SURFACES SHALL SLOPE A MINIMUM 2% AWAY FROM THE STRUCTURE FOR THE FIRST 10 FEET AT UNCOVERED PATIOS. SEE CIVIL GRADING AND DRAINAGE PLANS SHEET C1.0-C2.1 FOR ADDITIONAL INFO.
- ALL ROOF DRAINAGE DOWNSPOUT LEADERS SHALL BE CONNECTED TO TIGHT-LINE SUBSURFACE STORM DRAIN SYSTEM PER CIVIL ENGINEERING PLANS BY MADRONE ENGINEERING.

Building Areas:

CONDITIONED FLOOR AREAS:	
MAIN RESIDENCE LOWER LEVEL	2,731 SQ. FT.
MAIN RESIDENCE UPPER LEVEL	961 SQ. FT.
ACCESSORY DWELLING UNIT	400 SQ. FT.
TOTAL CONDITIONED	4,098 SQ. FT.

UNCONDITIONED FLOOR AREA:	
GARAGE	240 SQ. FT.

COVERED AREA:	
LOGGIA	847 SQ. FT.
FRONT PORCH	96 SQ. FT.
TOTAL COVERED:	943 SQ. FT.

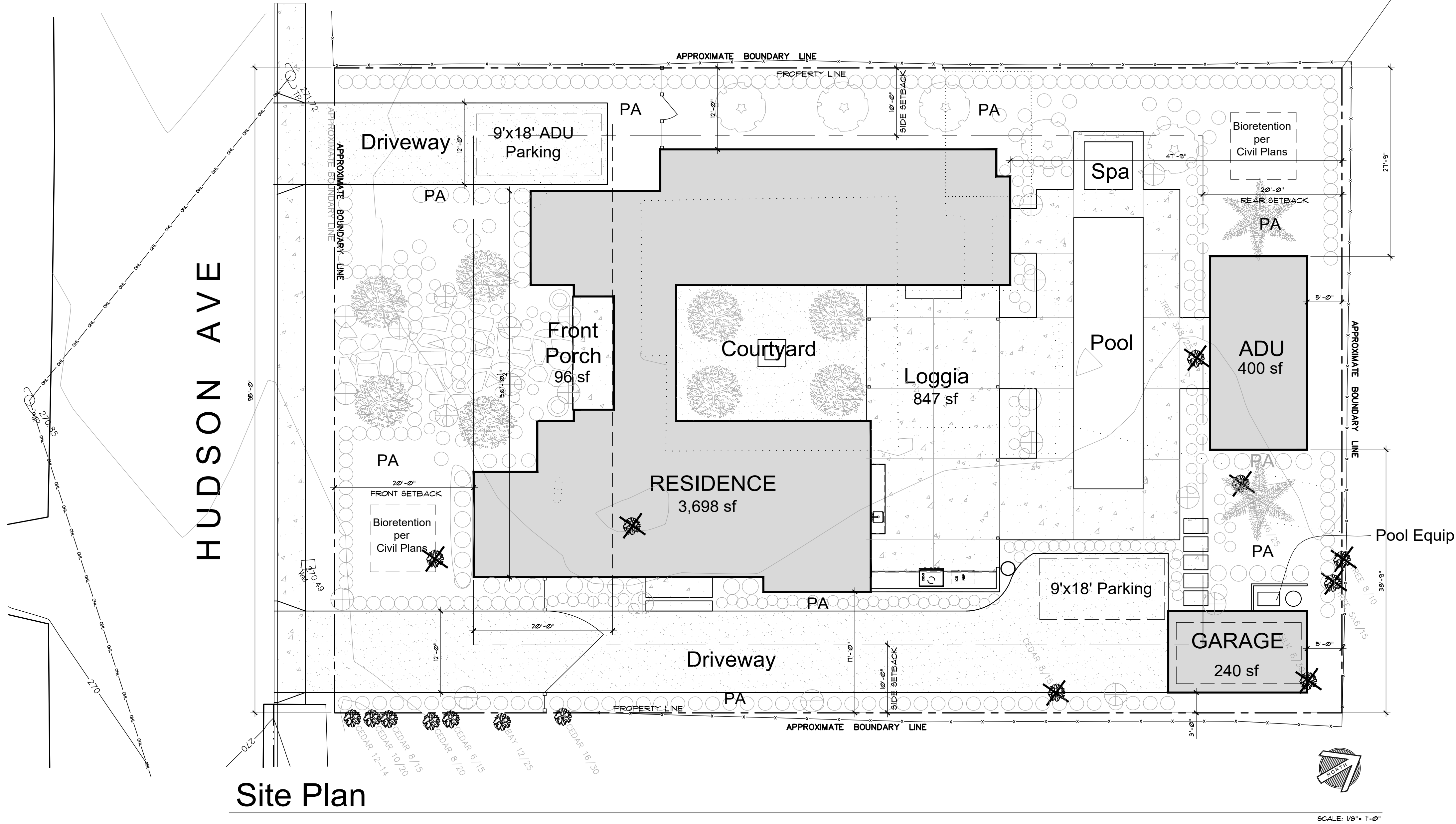
Allowable Floor Area: 3,748 sf

MAIN RESIDENCE LOWER LEVEL	2,731 SQ. FT.	
MAIN RESIDENCE UPPER LEVEL	961 SQ. FT.	(-400 SF. ALLOWANCE)
ACCESSORY DWELLING UNIT	400 SQ. FT.	(-200 SF. ALLOWANCE)
GARAGE	240 SQ. FT.	
TOTAL F.A.R.	3,738 SQ. FT.	

Project Info

ADDRESS: 1310 HUDSON AVE, ST. HELENA, CA 94501-3111
AP#: 009-311-022-000
LOT AREA: 13,115 SF
ZONING: MR2-MEDIUM DENSITY RESIDENTIAL
OCCUPANCY GROUP: R-3
BUILDING HEIGHT: 30' MAIN, 15' ACCESSORY
MAX F.A.R.: 3,748 SF

DEVELOPMENT STANDARDS	RESIDENCE		ACCESSORY DWELLING UNIT	
	ALLOWED	PROPOSED	ALLOWED	PROPOSED
SETBACKS:				
FRONT	20'-0"	20'-0"	3'-0"	21'-9"
SIDE-LEFT	10'-0"	12'-0"	3'-0"	30'-3"
SIDE-RIGHT	10'-0"	17'-0"	3'-0"	3'-0"
REAR	20'-0"	41'-3"	5'-0"	5'-0"
BUILDING HEIGHTS:	30'-0"	24'-1 1/2"	15'-0"	14'-9 1/2"
MAXIMUM F.A.R.	3,748 SF	3,738 SF	400 SF	400 SF
(400 SF ALLOWANCE FOR ADU + 200 SF ALLOWANCE FOR GARAGE)				
PARKING	2 SPACES	2 SPACES	1 SPACES	1 SPACES



Site Plan

Preliminary
Not for Construction

REVISIONS	DATE	BY
DESIGN REVIEW	9-20-22	JF
COMPLETION		

Joseph Farrell
ARCHITECT

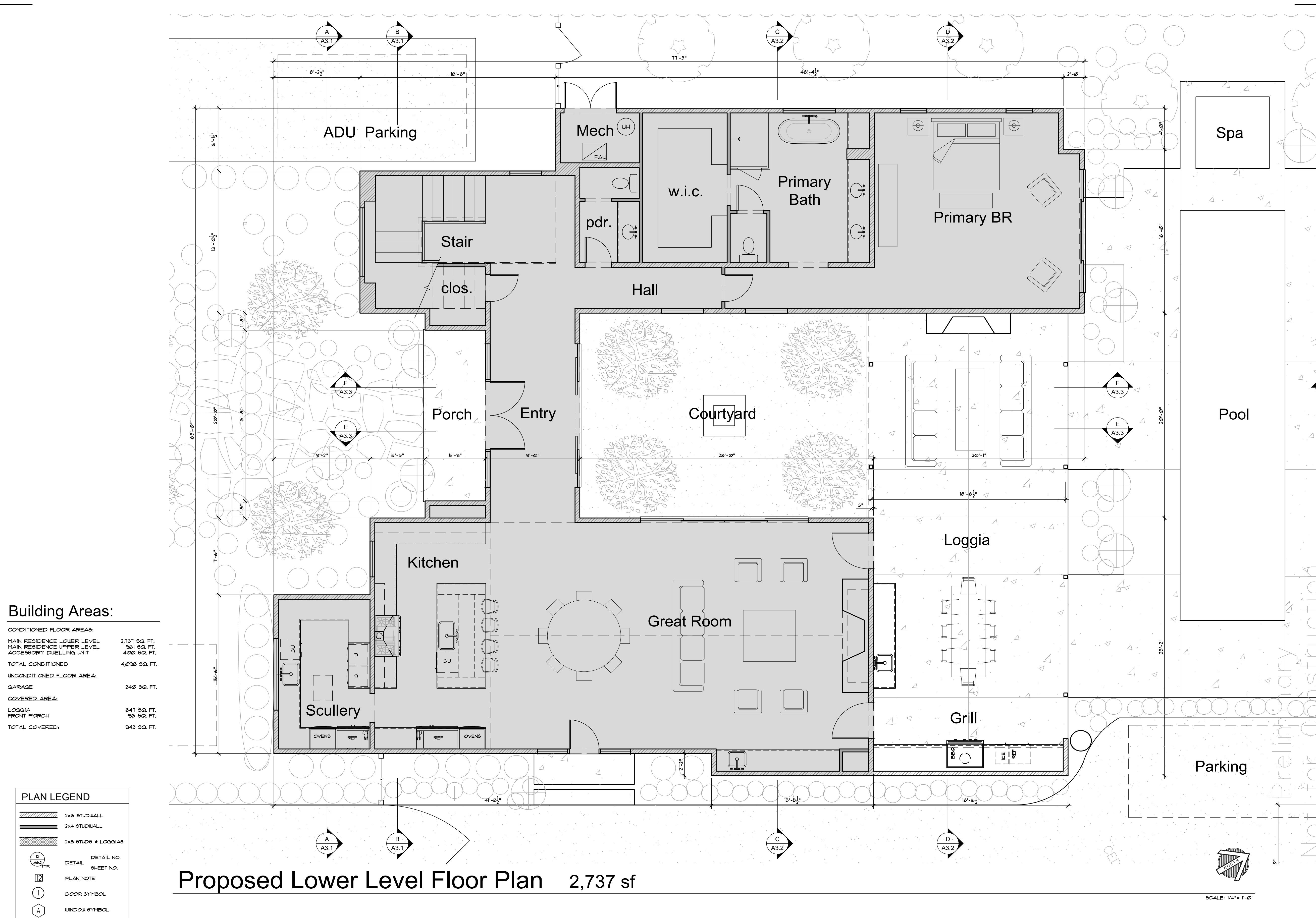
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1310 Hudson Ave.
St. Helena, California AP#: 009-311-022-000

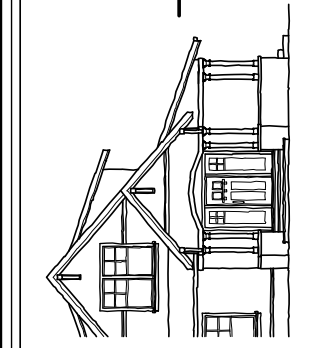
Proposed
Site Plan

DATE:	11-4-21
SCALE:	1"=8'
DRAWN:	JF
JOB NO.	2107
SHEET NO:	

A0.1
1310 Hudson Ave
St. Helena, CA

[illegible]

Joseph Farrell
ARCHITECT
1 Commercial Blvd. Suite 106
Novato, CA 94949
Voice (415) 884-2860

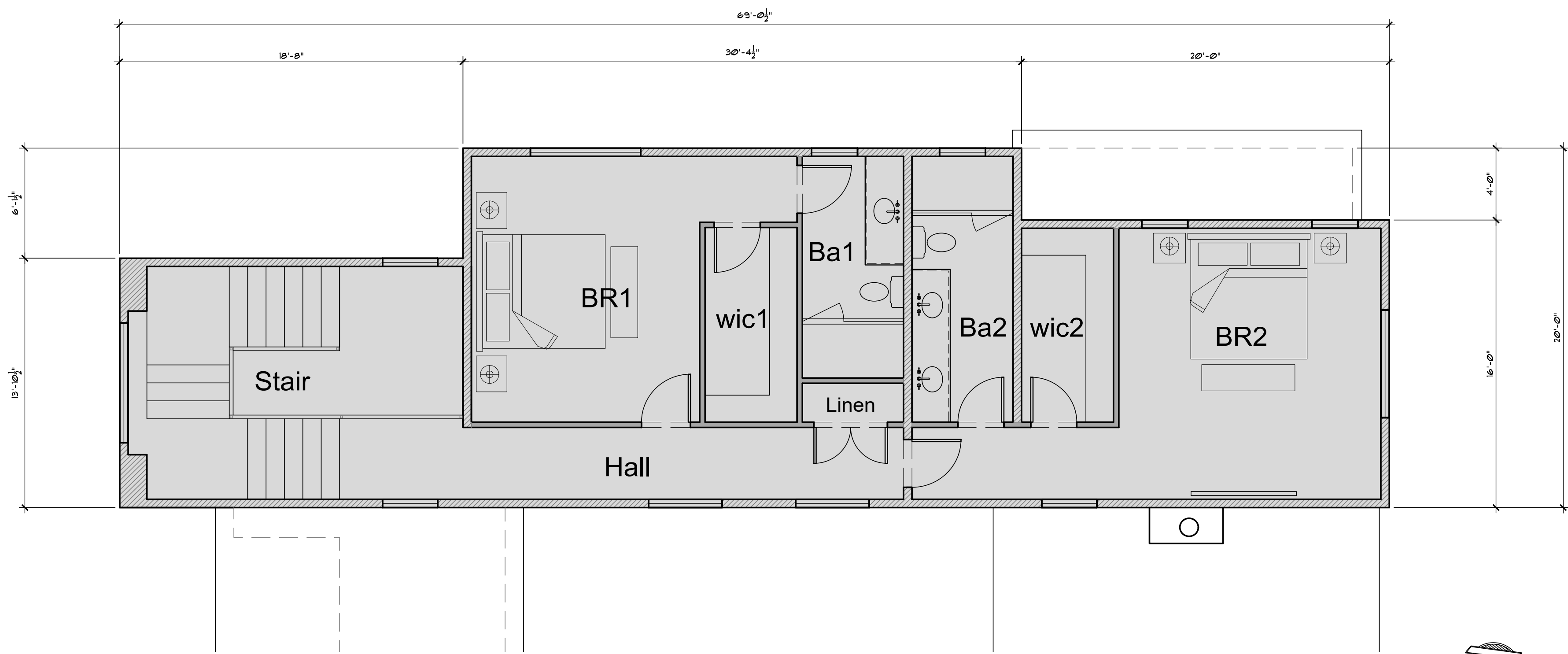


New Residence & ADU
Hurley Hafen
1310 Hudson Ave.
St. Helena, California AP#: 009-311-022-000

Proposed Lower Level Floor Plan

REVIEW THE DRAWINGS CAREFULLY.
DO NOT SCALE THE DRAWINGS, ANY DISCREP-
ANCIES IN DIMENSIONS AND DETAILS SHALL BE
BROUGHT TO THE IMMEDIATE ATTENTION OF
JOSEPH P. FAWRELL, ARCHITECT

DATE:	11-17-21
SCALE:	1/4" = 1'-0"
DRAWN:	JF
JOB NO.	2107
SHEET NO:	
A.1 1310 Hudson Ave St. Helena, CA	

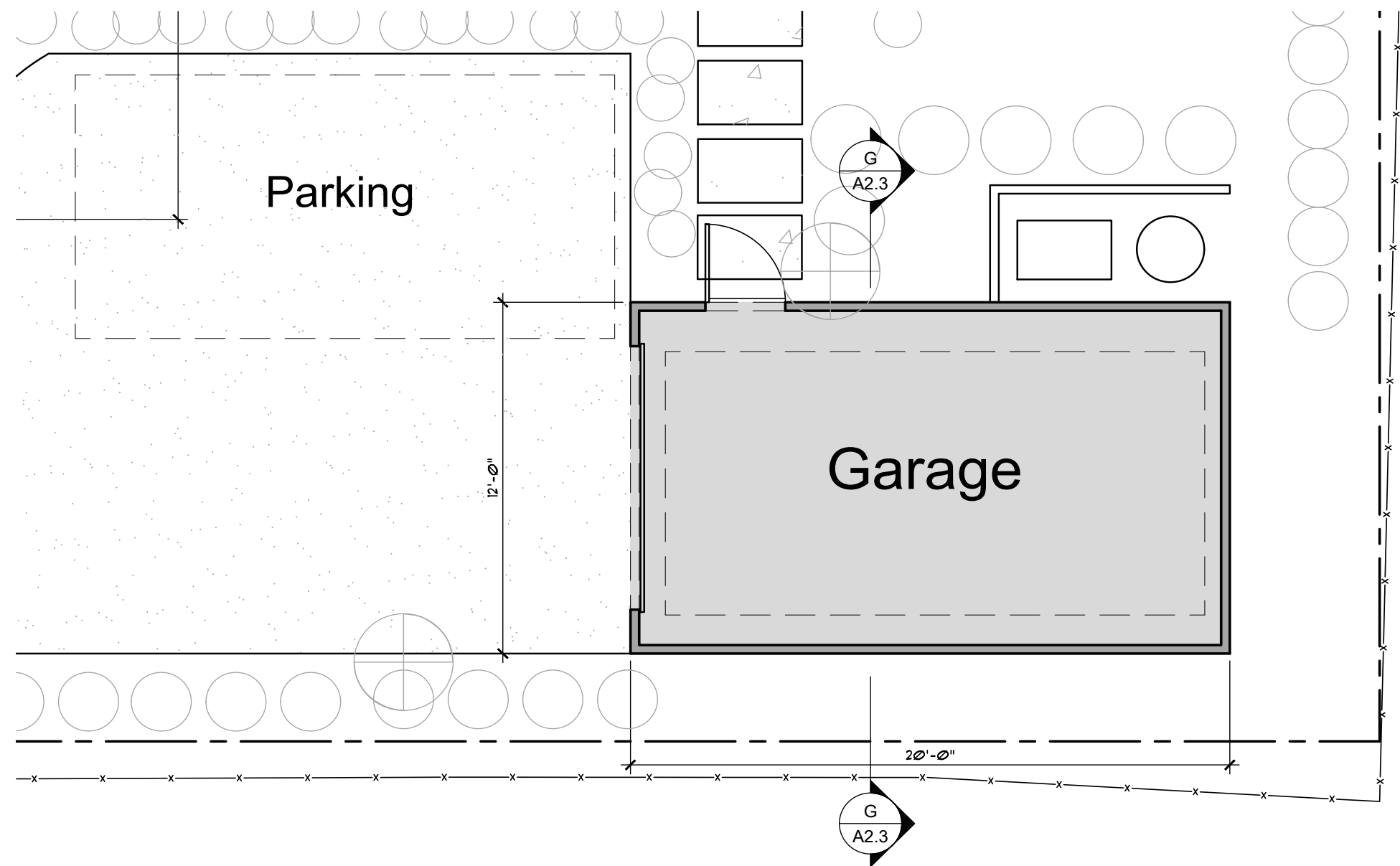


Proposed Upper Floor Plan 961 sf

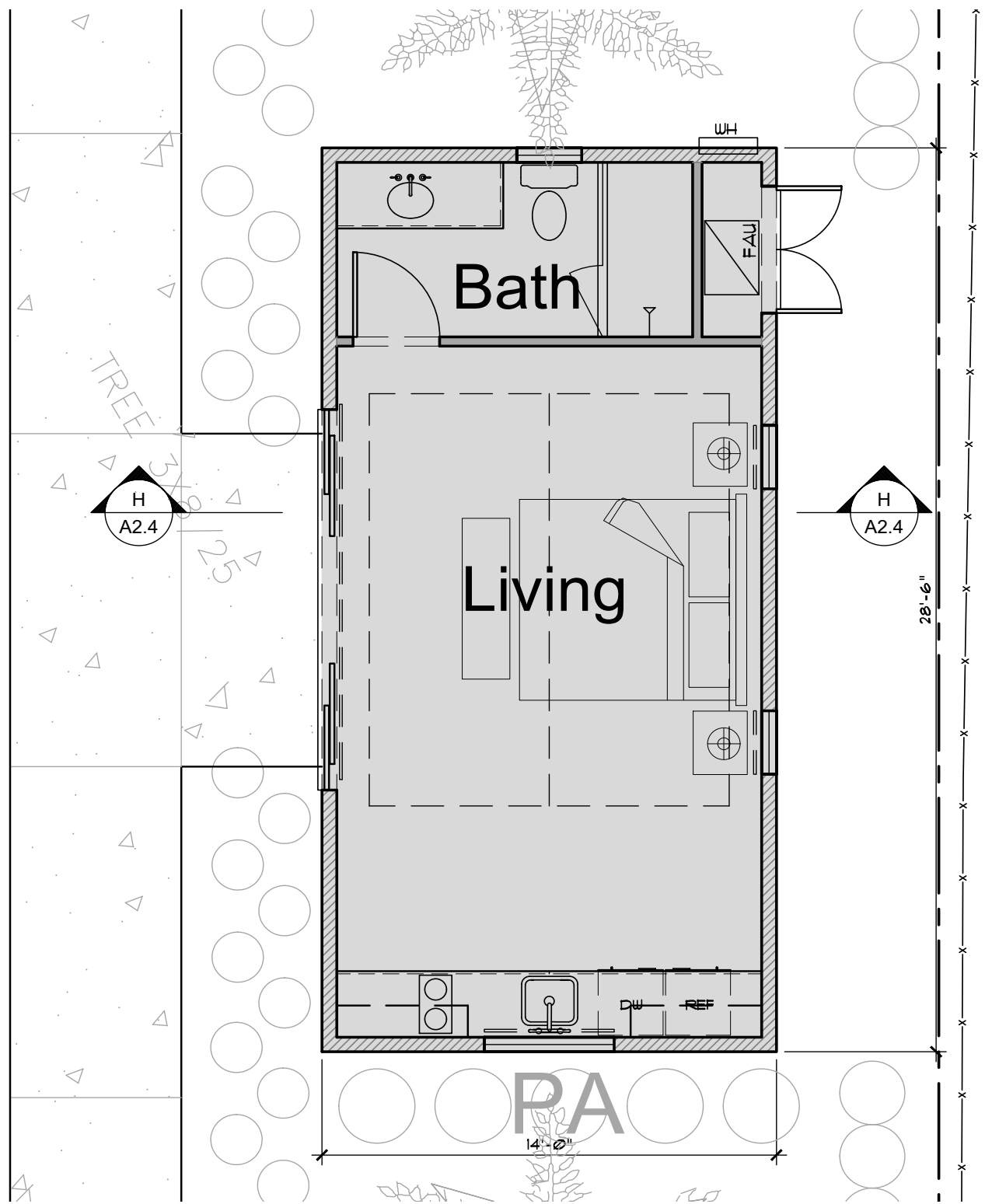
Building Areas:

CONDITIONED FLOOR AREAS:	
MAIN RESIDENCE LOWER LEVEL	2,131 SQ. FT.
MAIN RESIDENCE UPPER LEVEL	961 SQ. FT.
ACCESSORY DWELLING UNIT	400 SQ. FT.
TOTAL CONDITIONED	4,000 SQ. FT.
UNCONDITIONED FLOOR AREAS:	
GARAGE	240 SQ. FT.
TOTAL UNCONDITIONED	240 SQ. FT.
COVERED AREA:	
LOGGIA	847 SQ. FT.
FRONT PORCH	90 SQ. FT.
TOTAL COVERED:	943 SQ. FT.

PLAN LEGEND	
	2x6 STUD/WALL
	2x4 STUD/WALL
	2x8 STUDS - LOGGIA
	DETAIL NO.
	SHEET NO.
	PLAN NOTE
	DOOR SYMBOL
	WINDOW SYMBOL



Proposed Garage Floor Plan 240 sf



Proposed ADU Floor Plan 400 sf

© ALL DIMENSIONS AND MATERIALS APPROVED
UNLESS OTHERWISE NOTED. THE DESIGN AND CONSTRUCTION
SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE
AND ALL CITY OF PALMDALE ORDINANCES. THE
DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND
CONSTRUCTION OF THE PROJECT.

REVISIONS	DATE	BY
DESIGN REVIEW	9-20-22	JF
COMPLETION		

Joseph Farrell
ARCHITECT

1 Commercial Blvd. Suite 106
Novato, CA 94949
Voice (415) 884-2860

New Residence & ADU
Hurley Hafen
1310 Hudson Ave.
St. Helena, California AP#: 009-311-022-000

Proposed
Upper Level
Garage
& ADU Plan

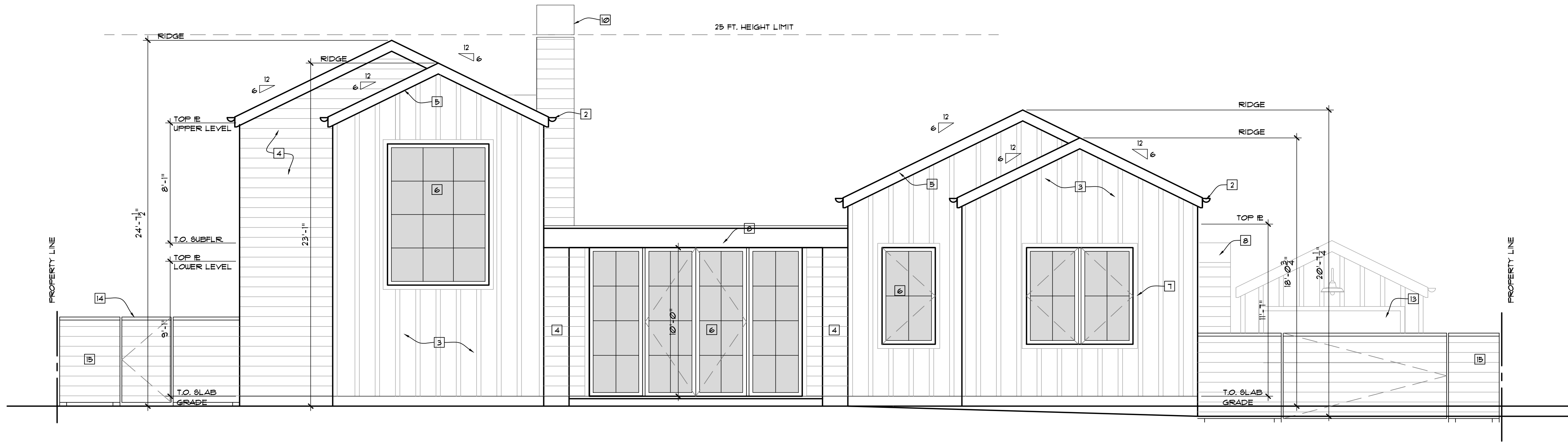
DATE: 11-3-21
SCALE: 1/4" = 1'-0"
DRAWN: JF/STC
JOB NO: 2107
SHEET NO:

A1.2
1310 Hudson Ave
St. Helena, CA

Preliminary
Not for Construction

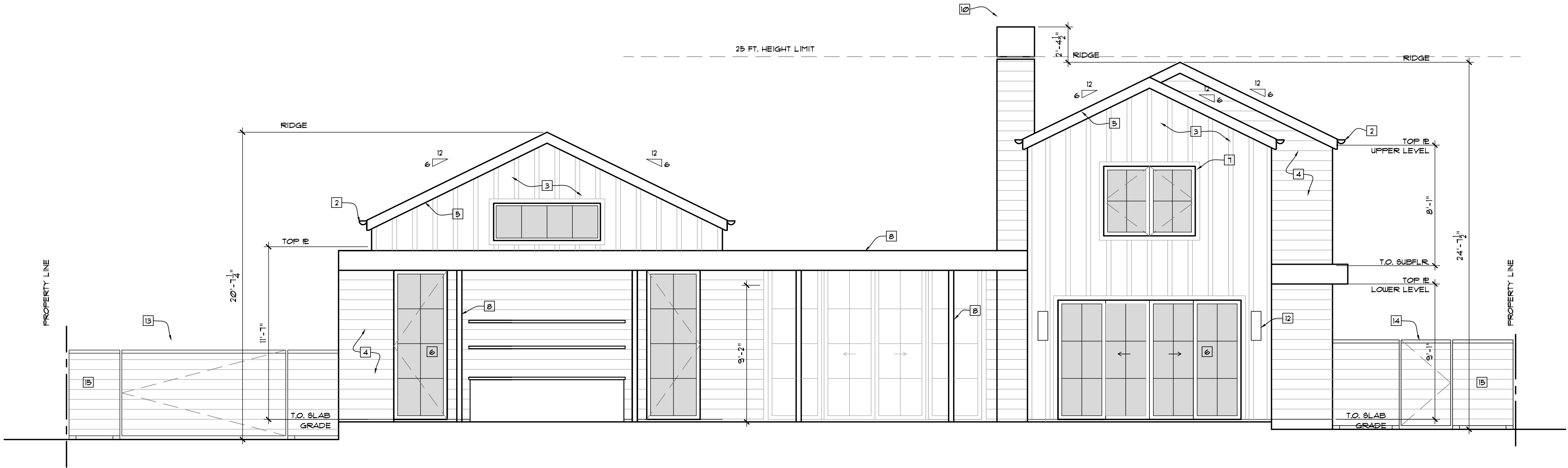


SCALE: 1/4" = 1'-0"



Front Elevation (South)

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



Rear Elevation (North)

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

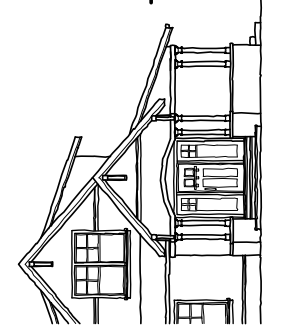
Elevation Notes:

1. ROOF: STANDING SEAM METAL ROOF (NON-REFLECTIVE) OVER APPROVED UNDERLAYMENT OVER FLYWOOD SHEATHING OVER 2X RAFTERS/ROOF TRUSSES.
2. PAINTED 6.5M, 6" HALF-ROUND GUTTERS OVER 2X8 FASCIA BOARD WITH LEAF GUARDS AND PAINTED 6.5M, 2 1/2" DIA. DOWNSPOUTS.
3. SIDING: VERTICAL HARDI-PANEL AND BATTEN BOARD.
4. SIDING: HORIZONTAL HARDI-PANK SIDING.
5. 3X8 CEDAR BARGE BOARD.
6. WINDOWS & PATIO DOORS: DOUBLE-GLAZED, METAL CLAD/WOOD UNITS WITH NON-REFLECTIVE GLASS.
7. 2X CEDAR WINDOW/DOOR TRIM.
8. 4" TUBE STEEL COLUMNS AT LOGGIA.
9. FLAT ROOF WITH METAL CLAD FASCIA.
10. DIRECT VENT FIREPLACE EXHAUST VENT TERMINATION AT ROOF.
11. METAL SECTIONAL GARAGE DOOR GLAZED LITES W/ PROTECTED GLASS.
12. EXTERIOR LIGHT FIXTURE AS SELECTED BY OWNER.
13. DRIVEWAY GATE WITH HORIZONTAL HARDI-PANK SIDING.
14. SIDE GATE WITH HORIZONTAL HARDI-PANK SIDING.
15. 6'-0" FENCE WITH HORIZONTAL HARDI-PANK SIDING.

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REVISIONS	DATE	BY
DESIGN REVIEW	9-20-22	JF
COMPLETION		

Joseph Farrell
ARCHITECT
1 Commercial Blvd, Suite 106
Novato, CA 94949
Voice (415) 584-2860



New Residence & ADU
Hurley Hafen
1310 Hudson Ave.
St. Helena, California AP#: 009-311-022-000

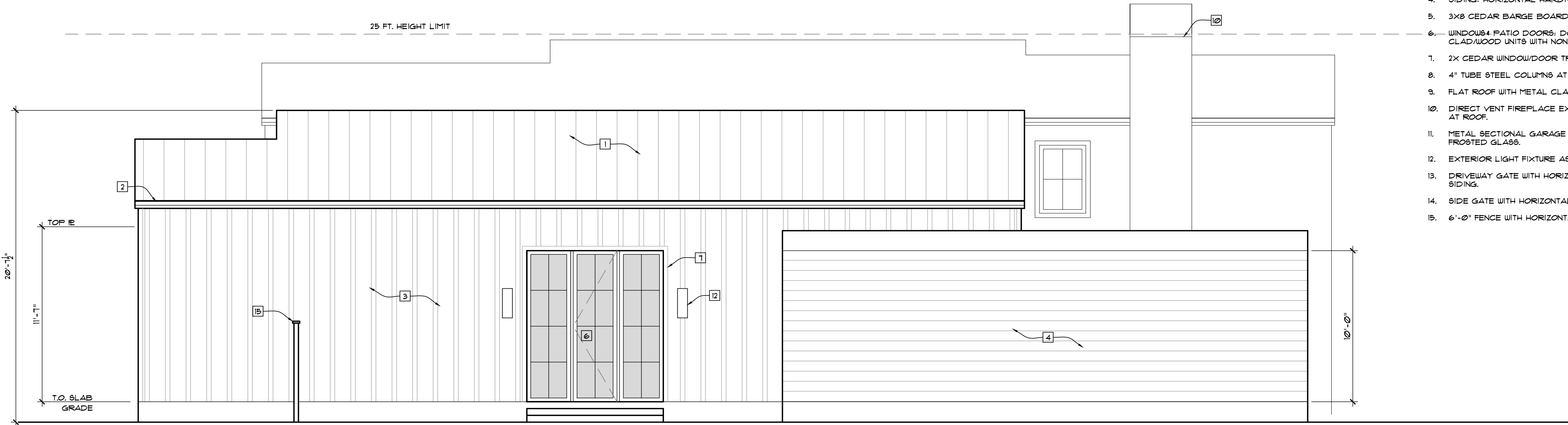
Main House
Exterior
Elevations

DO NOT SCALE THE DIMENSIONS. ANY DIMENSIONS SHOWN IN DIMENSIONS AND NOTES SHALL BE BROUGHT TO THE ATTENTION OF JOSEPH P. FARRELL ARCHITECT

DATE: 11-17-21
SCALE: 1/4" = 1'-0"
DRAWN: JF CK
JOB NO. 2107
SHEET NO:

A2.1
1310 Hudson Ave
St. Helena, CA

Not for Construction



Side Elevation (East)

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



Side Elevation (West)

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

Elevation Notes:

1. ROOF: STANDING SEAM METAL ROOF (NON-REFLECTIVE) OVER APPROVED UNDERLAYMENT OVER PLYWOOD SHEATHING OVER 2X RAFTERS/ROOF TRUSSES.
2. PAINTED G&M 6" HALF-ROUND GUTTERS OVER 2X8 FASCIA BOARD WITH LEAF GUARDS AND PAINTED G&M 2 1/2" DIA. DOWNSPOUTS.
3. SIDING: VERTICAL HARDI-PANEL AND BATTEN BOARD.
4. SIDING: HORIZONTAL HARDI-PANK SIDING.
5. 3X8 CEDAR BARGE BOARD.
6. WINDOWS: RATIO DOORS, DOUBLE-GLAZED, METAL CLAD/WOOD UNITS WITH NON-REFLECTIVE GLASS.
7. 2X CEDAR WINDOW/DOOR TRIM.
8. 4" TUBE STEEL COLUMNS AT LOGGIA.
9. FLAT ROOF WITH METAL CLAD FASCIA .
10. DIRECT VENT FIREPLACE EXHAUST VENT TERMINATION AT ROOF.
11. METAL SECTIONAL GARAGE DOOR GLAZED LITES W/ FROSTED GLASS.
12. EXTERIOR LIGHT FIXTURE AS SELECTED BY OWNER.
13. DRIVEWAY GATE WITH HORIZONTAL HARDI-PANK SIDING.
14. SIDE GATE WITH HORIZONTAL HARDI-PANK SIDING.
15. 6'-0" FENCE WITH HORIZONTAL HARDI-PANK SIDING.

REVISIONS			DATE	BY
DESIGN REVIEW	COMPLETENESS		9-20-22	JF

Joseph Farrell
ARCHITECT

1 Commercial Blvd, Suite 106
Novato, CA 94949
Voice (415) 584-2860

New Residence & ADU
Hurley Hafen
1310 Hudson Ave.
St. Helena, California AP#: 009-311-022-000

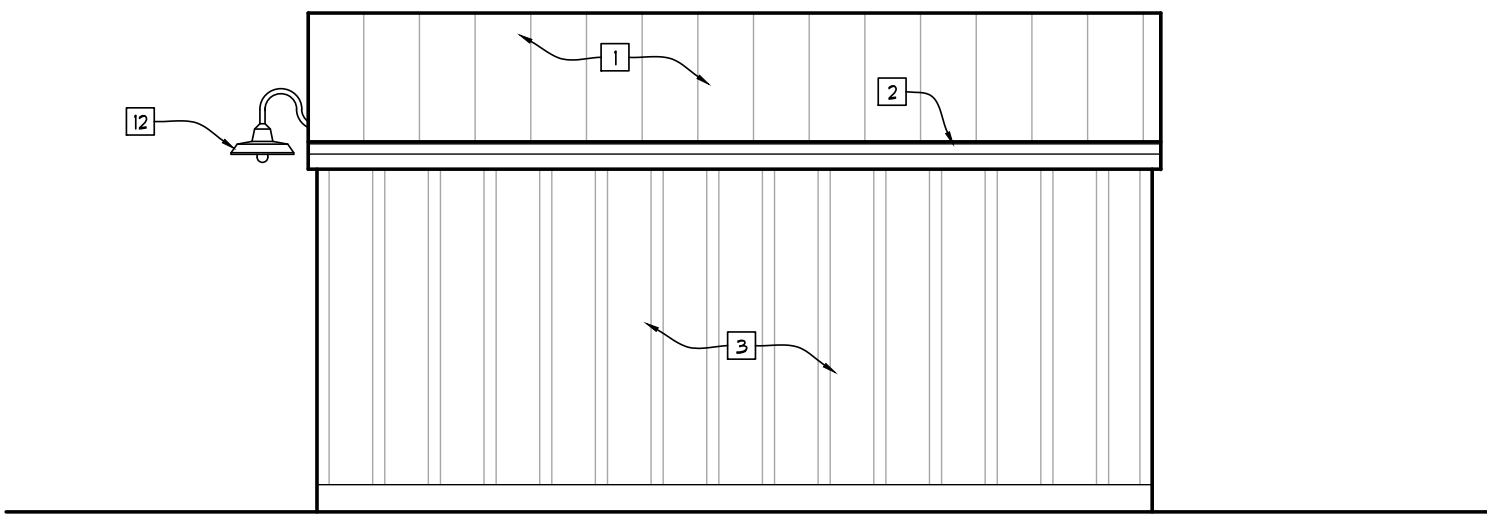
Main House
Exterior
Elevations

DATE: 11-17-21
SCALE: 1/4" = 1'-0"
DRAWN: JF CK
JOB NO. 2107
SHEET NO:

A2.2
1310 Hudson Ave
St. Helena, CA

Preliminary
Not for Construction

OWNER: THE JOHNSON CORP.
DO NOT SCALE THE DIMENSIONS. ANY DIMENSIONS
SHOWN IN DIMENSIONS AND NOTES SHALL BE
GOVERNED BY THE MANUFACTURER'S ATTENTION OF
JOSEPH P. FARRELL, ARCHITECT



East Elevation - Garage

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

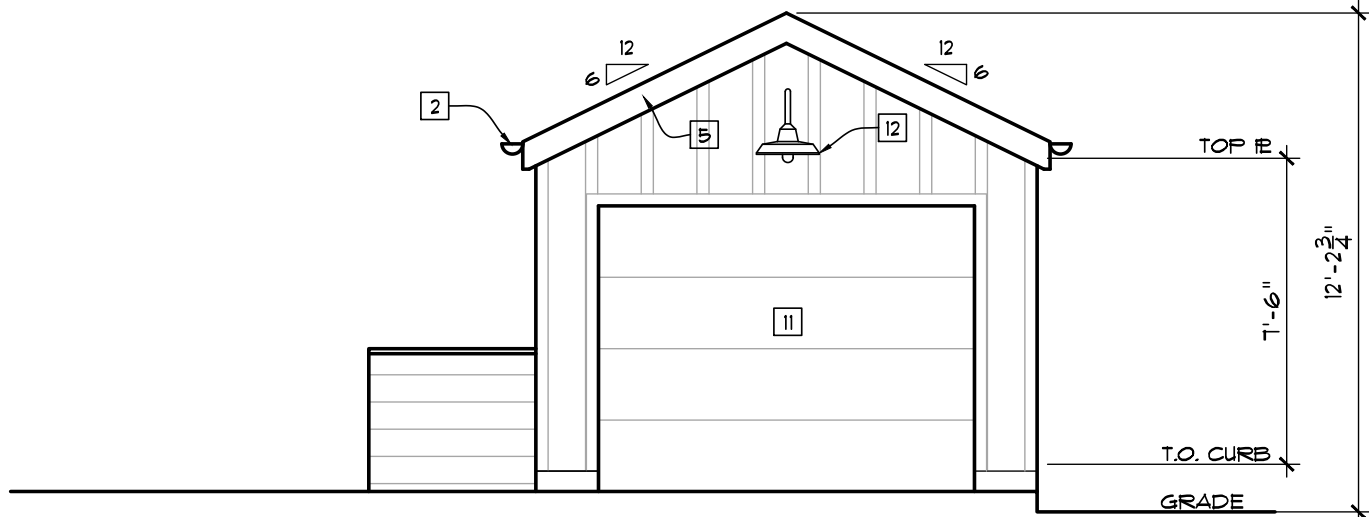


West Elevation - Garage

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

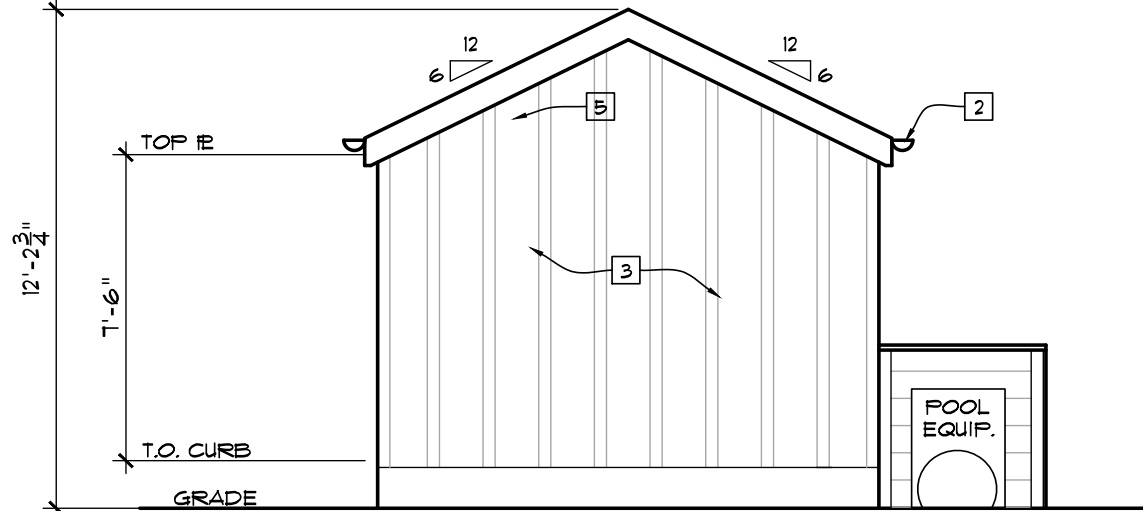
Elevation Notes:

1. ROOF: STANDING BEAM METAL ROOF (NON-REFLECTIVE) OVER APPROVED UNDERLAYMENT OVER PLYWOOD SHEATHING OVER 2X R rafters/ROOF TRUSSES.
2. PAINTED G&M, 6" HALF-ROUND GUTTERS OVER 2X8 FASCIA BOARD WITH LEAF GUARDS AND PAINTED G&M, 2 1/2" DIA. DOWNSPOUTS.
3. SIDING: VERTICAL HARDI-PANEL AND BATTEN BOARD.
4. SIDING: HORIZONTAL HARDI-PLANK SIDING.
5. 3X8 CEDAR BARGE BOARD.
6. WINDOWS & PATIO DOORS: DOUBLE-GLAZED, METAL CLAD/WOOD UNITS WITH NON-REFLECTIVE GLASS.
7. 2X CEDAR WINDOW/DOOR TRIM.
8. 4" TUBE STEEL COLUMNS AT LOGGIA.
9. FLAT ROOF WITH METAL CLAD FASCIA .
10. DIRECT VENT FIREPLACE EXHAUST VENT TERMINATION AT ROOF.
11. METAL SECTIONAL GARAGE DOOR GLAZED LITES W/ FROSTED GLASS.
12. EXTERIOR LIGHT FIXTURE AS SELECTED BY OWNER.
13. DRIVEWAY GATE WITH HORIZONTAL HARDI-PLANK SIDING.
14. SIDE GATE WITH HORIZONTAL HARDI-PLANK SIDING.
15. 6'-0" FENCE WITH HORIZONTAL HARDI-PLANK SIDING.



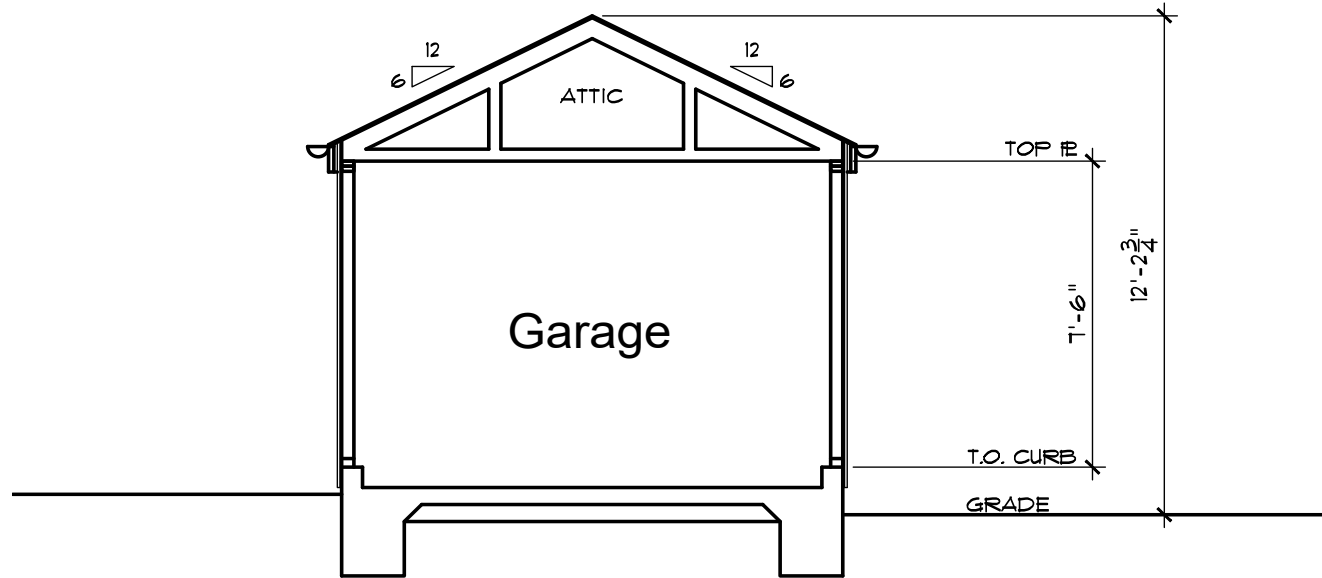
South Elevation - Garage

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



North Elevation - Garage

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



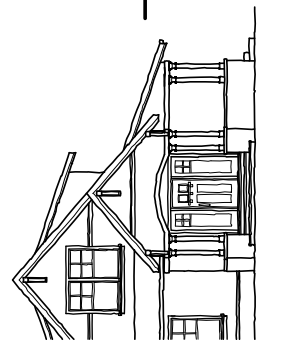
Section G - Garage

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

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REVISIONS	DATE	BY
DESIGN REVIEW	9-26-22	JF
COMPLETION		

Joseph Farrell
ARCHITECT
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Novato, CA 94949
Voice (415) 884-2860



New Residence & ADU
Hurley Hafen
1310 Hudson Ave.
St. Helena, California
AP#: 009-311-022-000

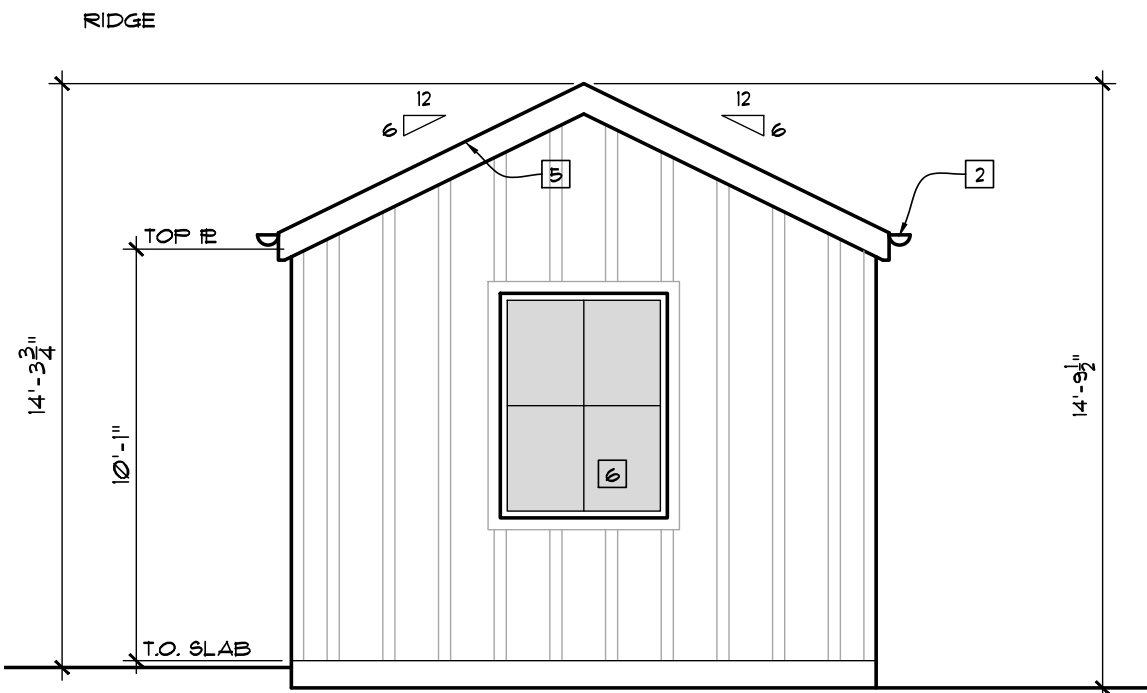
Proposed
Garage
Elevations
and Sections

REVIEW THE DRAWINGS CAREFULLY.
DO NOT SCALE THE DRAWINGS. ANY VARIATIONS
IN DIMENSIONS AND DETAILS SHALL BE
SUBJECT TO THE WRITTEN INSTRUCTIONS OF
JOSEPH P. FARRELL, ARCHITECT.

DATE: 11-17-21
SCALE: 1/4" = 1'-0"
DRAWN: JF CK
JOB NO. 2107
SHEET NO:

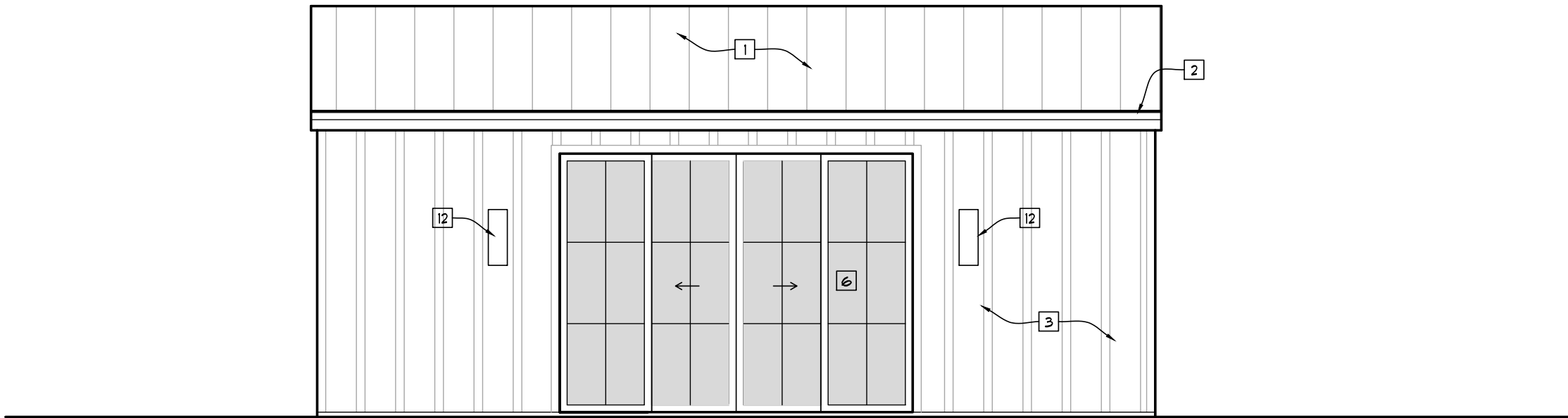
A2.3
1310 Hudson Ave
St. Helena, CA

Preliminary
Not for Construction



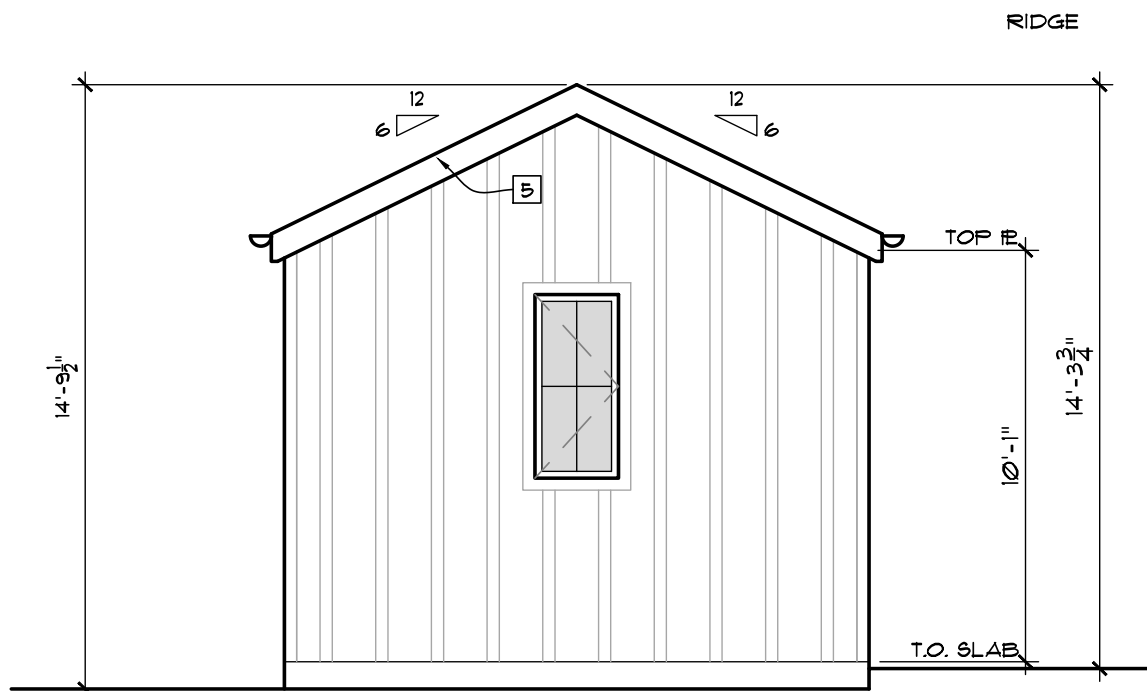
East Elevation - A.D.U.

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



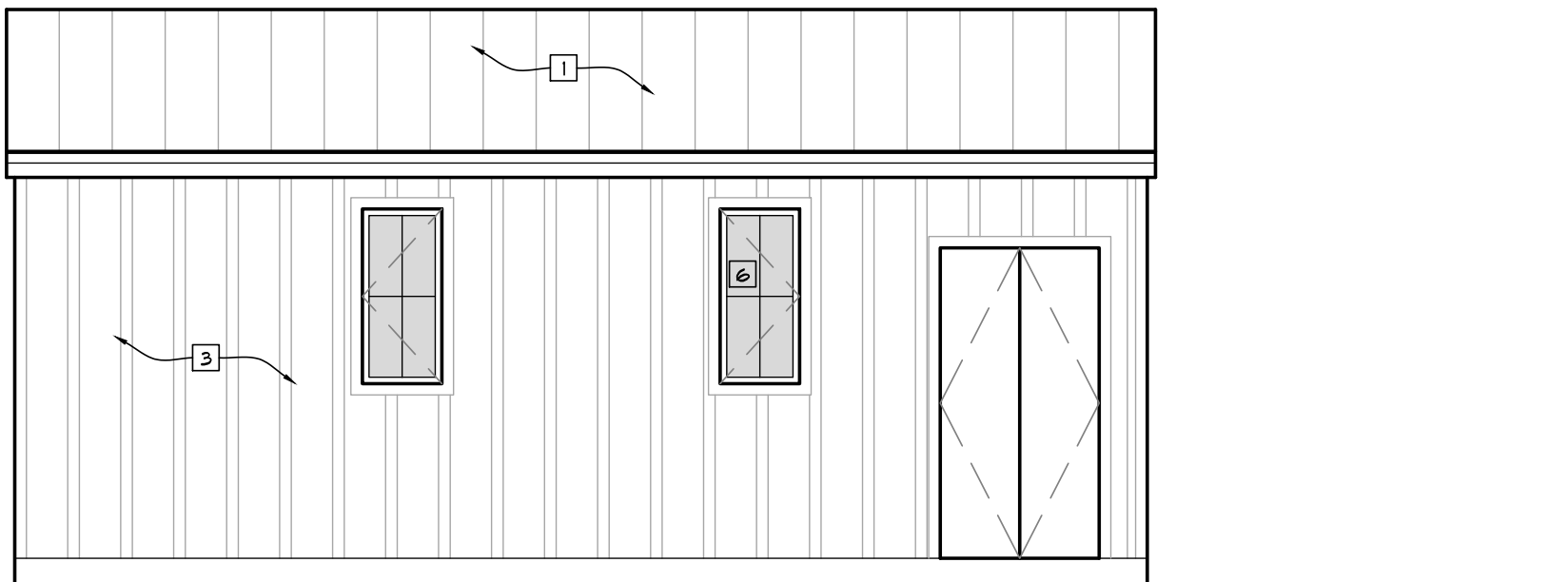
South Elevation - A.D.U.

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



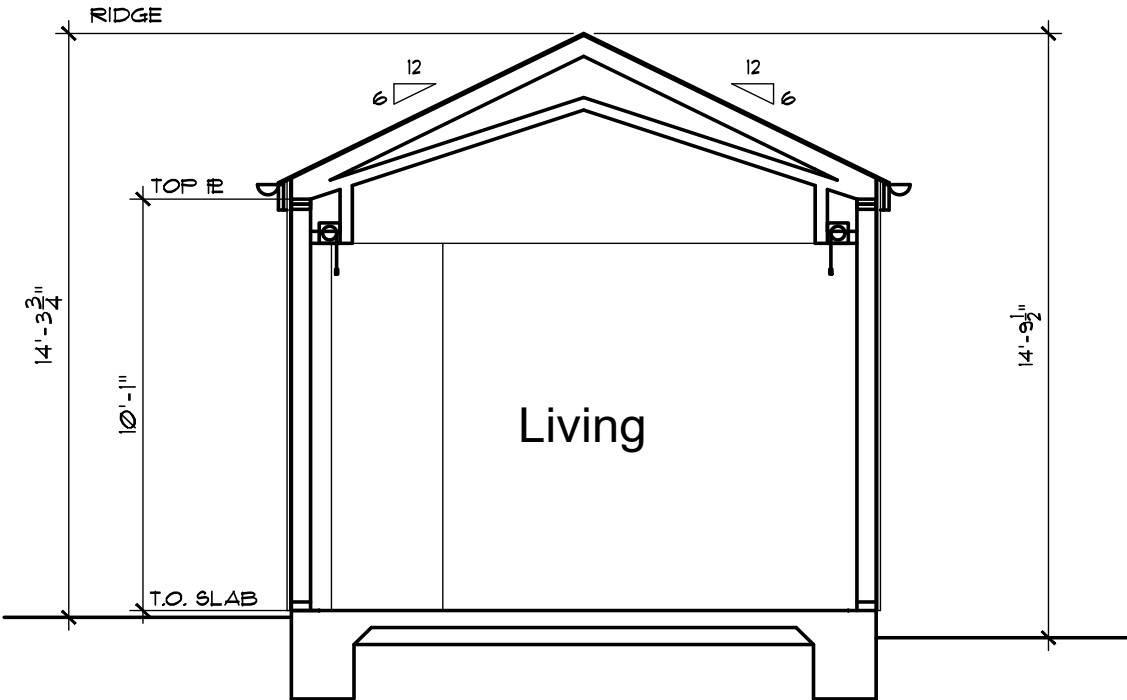
West Elevation - A.D.U.

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



North Elevation - A.D.U.

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



Section H - A.D.U.

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

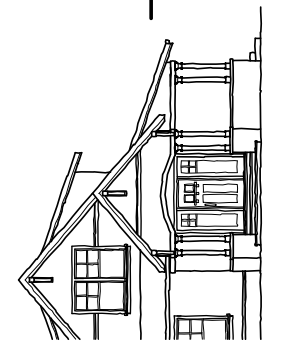
Elevation Notes:

1. ROOF: STANDING SEAM METAL ROOF (NON-REFLECTIVE) OVER APPROVED UNDERLAYMENT OVER FILTWOOD SHEATHING OVER 2X RAFTERS/ROOF TRUSSES.
2. PAINTED G&M 6" HALF-ROUND GUTTERS OVER 2X8 FASCIA BOARD WITH LEAF GUARDS AND PAINTED G&M 2 1/2" DIA. DOWNSPOUTS.
3. SIDING: VERTICAL HARDI-PANEL AND BATTEN BOARD.
4. SIDING: HORIZONTAL HARDI-PLANK SIDING.
5. 3X8 CEDAR BARGE BOARD.
6. WINDOWS/ PATIO DOORS: DOUBLE-GLAZED, METAL CLAD/WOOD UNITS WITH NON-REFLECTIVE GLASS.
7. 2X CEDAR WINDOW/DOOR TRIM.
8. 4" TUBE STEEL COLUMNS AT LOGGIA.
9. FLAT ROOF WITH METAL CLAD FASCIA .
10. DIRECT VENT FIREPLACE EXHAUST VENT TERMINATION AT ROOF.
11. METAL SECTIONAL GARAGE DOOR GLAZED LITES W/ FROSTED GLASS.
12. EXTERIOR LIGHT FIXTURE AS SELECTED BY OWNER.
13. DRIVEWAY GATE WITH HORIZONTAL HARDI-PLANK SIDING.
14. SIDE GATE WITH HORIZONTAL HARDI-PLANK SIDING.
15. 6'-0" FENCE WITH HORIZONTAL HARDI-PLANK SIDING.

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REVISIONS	DATE	BY
DESIGN REVIEW	9-26-22	JF
COMPLETION		

Joseph Farrell
ARCHITECT
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Novato, CA 94949
Voice (415) 884-2260



New Residence & ADU
Hurley Hafen
1310 Hudson Ave.
St. Helena, California
AP#: 009-311-022-000

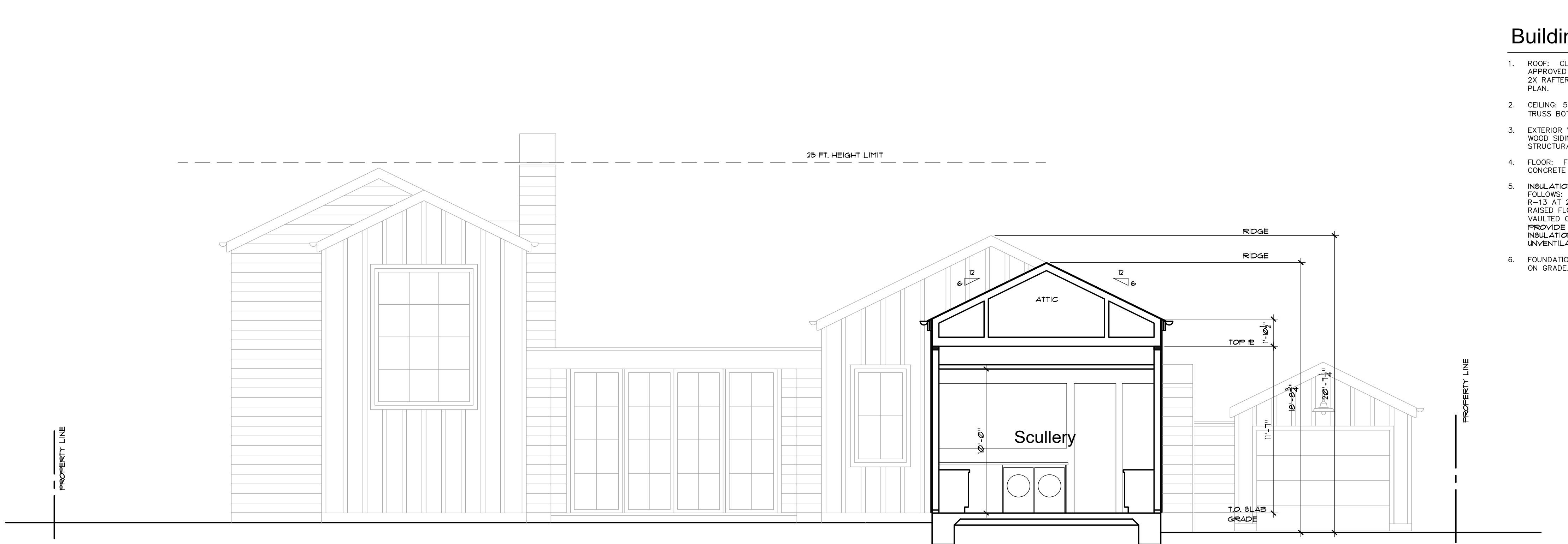
Proposed
A.D.U.
Elevations
and Sections

REVIEW THE DRAWINGS CAREFULLY.
DO NOT SCALE THE DRAWINGS. ANY DIMENSIONS
IN DIMENSIONS AND DETAILS SHALL BE
GOVERNED BY THE DIMENSIONS AND DETAILS OF
JOSEPH P. FARRELL, ARCHITECT

DATE: 11-17-21
SCALE: 1/4" = 1'-0"
DRAWN: JF CK
JOB NO. 2107
SHEET NO:

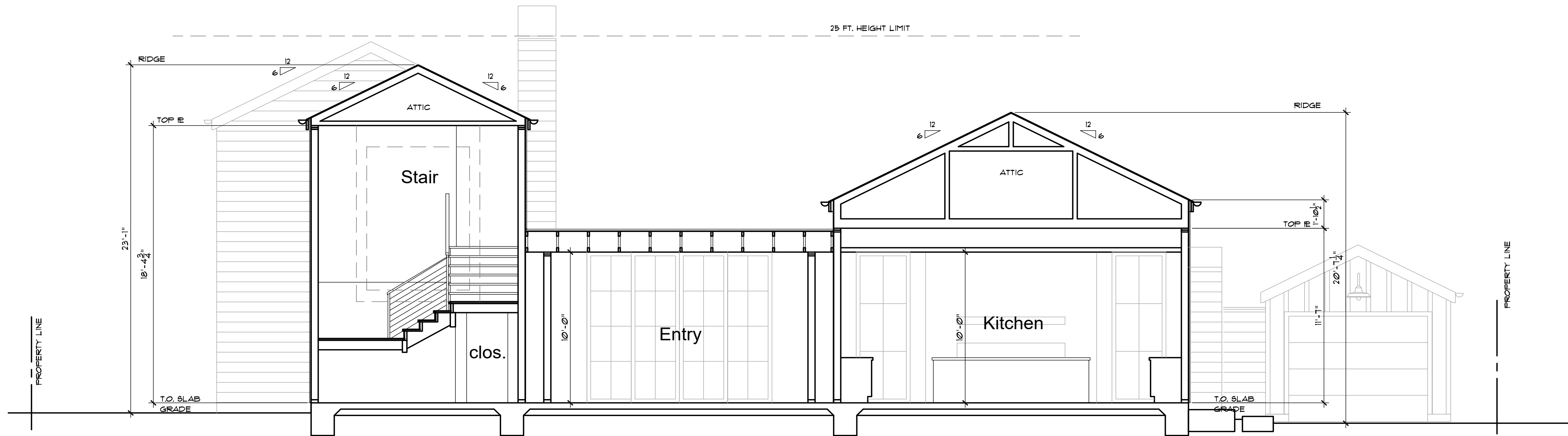
A2.4
1310 Hudson Ave
St. Helena, CA

Preliminary
Not for Construction



Section A

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



Section B

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

Building Section Notes:

1. ROOF: CLASS A STANDING SEAM METAL ROOF OVER APPROVED UNDERLAYMENT OVER PLYWOOD SHEATHING OVER 2X RAFTERS/ROOF TRUSSES @ 24" O.C. PER ROOF FRAMING PLAN.
2. CEILING: 5/8" GYPSUM BOARD APPLIED TO UNDERSIDE OF TRUSS BOTTOM CHORDS/CEILING JOISTS, TYP. U.O.N.
3. EXTERIOR WALLS: HARDI PANEL VERTICAL OR HORIZONTAL WOOD SIDING OVER APPROVED BUILDING PAPERS OVER STRUCTURAL PLYWOOD OVER 2X6 RAFTERS, TYP. U.O.N.
4. FLOOR: FINISH FLOOR PER PLAN OVER REINFORCED CONCRETE SLAB, TYPICAL U.O.N.
5. INSULATION: PROVIDE GLASS-FIBER, BATT INSULATION AS FOLLOWS: R-21 AT 2X6 EXTERIOR WOOD FRAMED WALLS, R-13 AT 2X4 EXTERIOR WOOD FRAMED WALLS, R-19 AT RAISED FLOORS AND R-30 AT DROP CEILINGS, R-30 AT VAULTED CEILINGS (VENTILATED), TYPICAL U.O.N. PROVIDE R-30 MIN. SPRAY-APPLIED URETHANE INSULATION AT UNDERSIDE OF ROOF SHEATHING AT UNVENTILATED RAFTER SPACES, TYPICAL U.O.N.
6. FOUNDATION: REINFORCED CONCRETE SPREAD FOOTING/SLAB ON GRADE.

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REVISIONS	DATE	BY
DESIGN REVIEW	9-20-22	JF
COMPLETENESS		

Joseph Farrell
ARCHITECT

1 Commercial Blvd. Suite 106
Novato, CA 94949
Voice (415) 584-2860

New Residence & ADU
Hurley Hafen
1310 Hudson Ave.
St. Helena, California AP#: 009-311-022-000

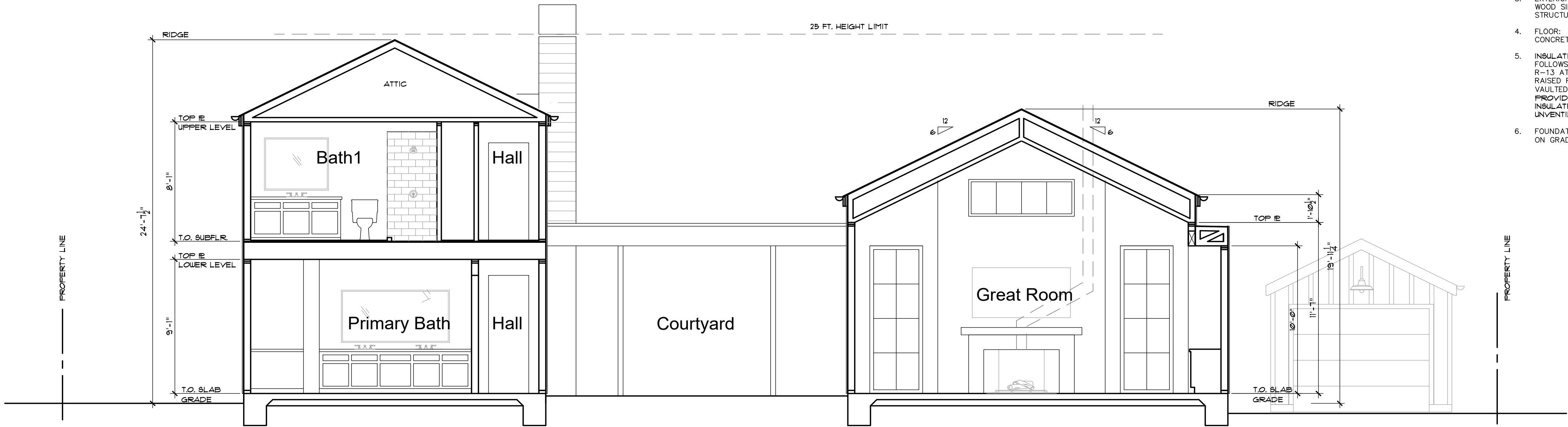
Proposed
Building
Sections

ISSUE FOR SUBMITTAL. CONSULTING ENGINEER HAS REVIEWED THIS SET OF DRAWINGS AND IS NOT PROVIDING ANY GUARANTEE OR WARRANTY. ANY DISCREPANCY OR CONFLICT BETWEEN THE DRAWINGS AND THE PROJECT SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION OF JOSEPH P. FARRELL ARCHITECT.

DATE: 11-17-21
SCALE: 1/4" = 1'-0"
DRAWN: JF CK
JOB NO. 2107
SHEET NO:

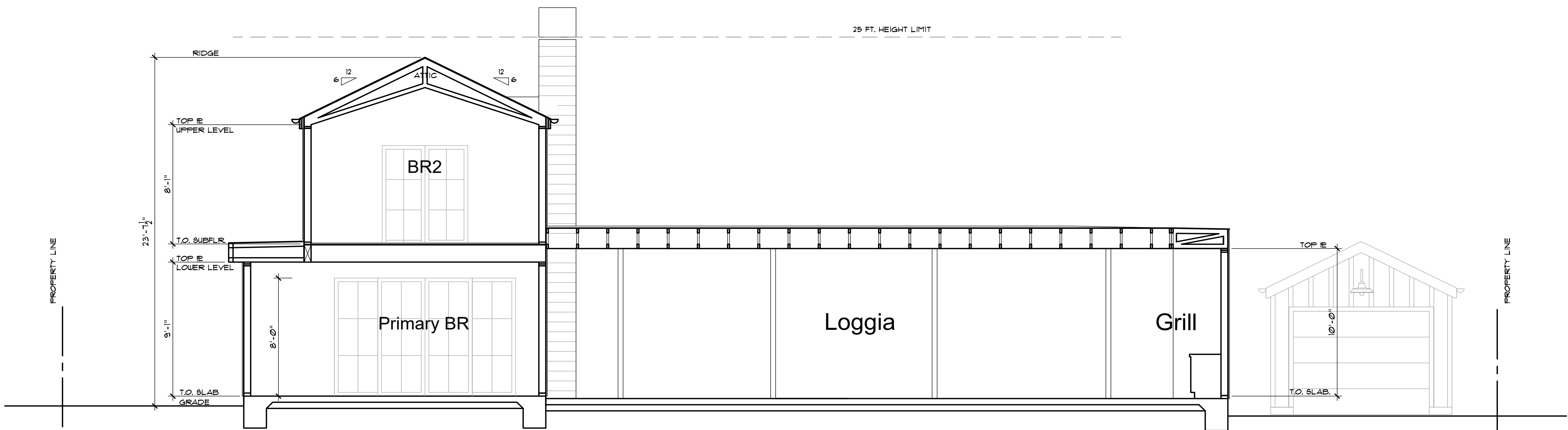
A3.1
1310 Hudson Ave
St. Helena, CA

Preliminary
Not for Construction



Section C

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



Section D

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

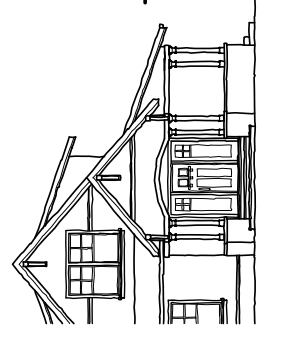
Building Section Notes:

1. ROOF: CLASS A STANDING SEAM METAL ROOF OVER APPROVED UNDERLAYMENT OVER PLYWOOD SHEATHING OVER 2X RAFTERS/ROOF TRUSSES @ 24" O.C. PER ROOF FRAMING PLAN.
2. CEILING: 5/8" GYPSUM BOARD APPLIED TO UNDERSIDE OF TRUSS BOTTOM CHORDS/CEILING JOISTS, TYP. U.O.N.
3. EXTERIOR WALLS: HARDI PANEL VERTICAL OR HORIZONTAL WOOD SIDING OVER APPROVED BUILDING PAPERS OVER STRUCTURAL PLYWOOD OVER 2X6 RAFTERS, TYP. U.O.N.
4. FLOOR: FINISH FLOOR PER PLAN OVER REINFORCED CONCRETE SLAB, TYPICAL U.O.N.
5. INSULATION: PROVIDE GLASS-FIBER, BATT INSULATION AS FOLLOWS: R-21 AT 2X6 EXTERIOR WOOD FRAMED WALLS, R-13 AT 2X4 EXTERIOR WOOD FRAMED WALLS, R-19 AT RAISED FLOORS AND R-30 AT DROP CEILINGS, R-30 AT VAULTED CEILINGS (VENTILATED), TYPICAL U.O.N. PROVIDE R-30 MIN. SPRAY-APPLIED URETHANE INSULATION AT UNDERSIDE OF ROOF SHEATHING AT UNVENTILATED RAFTER SPACES, TYPICAL U.O.N.
6. FOUNDATION: REINFORCED CONCRETE SPREAD FOOTING/SLAB ON GRADE.

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REVISIONS	DATE	BY
DESIGN REVIEW COMPLETENESS	9-20-22	JF

Joseph Farrell
ARCHITECT
1 Commercial Blvd. Suite 106
Novato, CA 94949
Voice (415) 584-2860



New Residence & ADU
Hurley Hafen
1310 Hudson Ave.
St. Helena, California AP#: 009-311-022-000

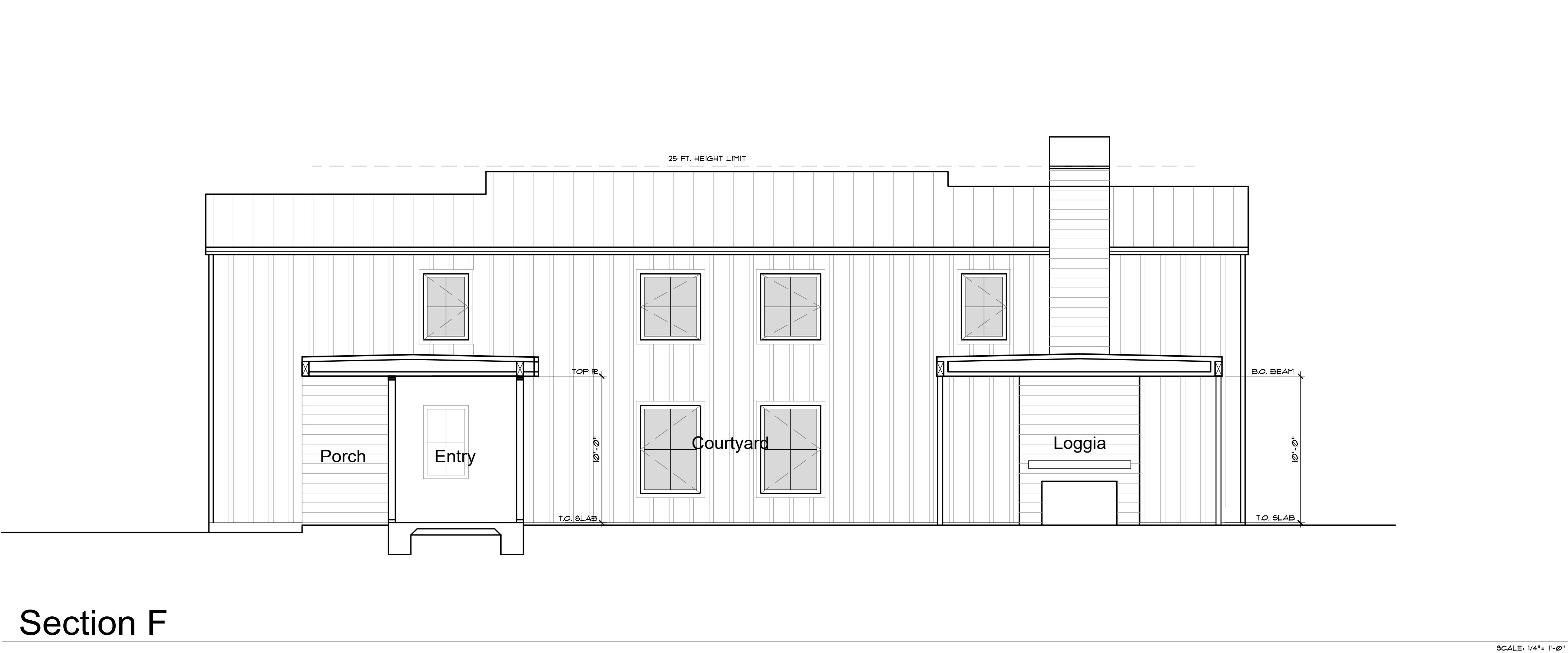
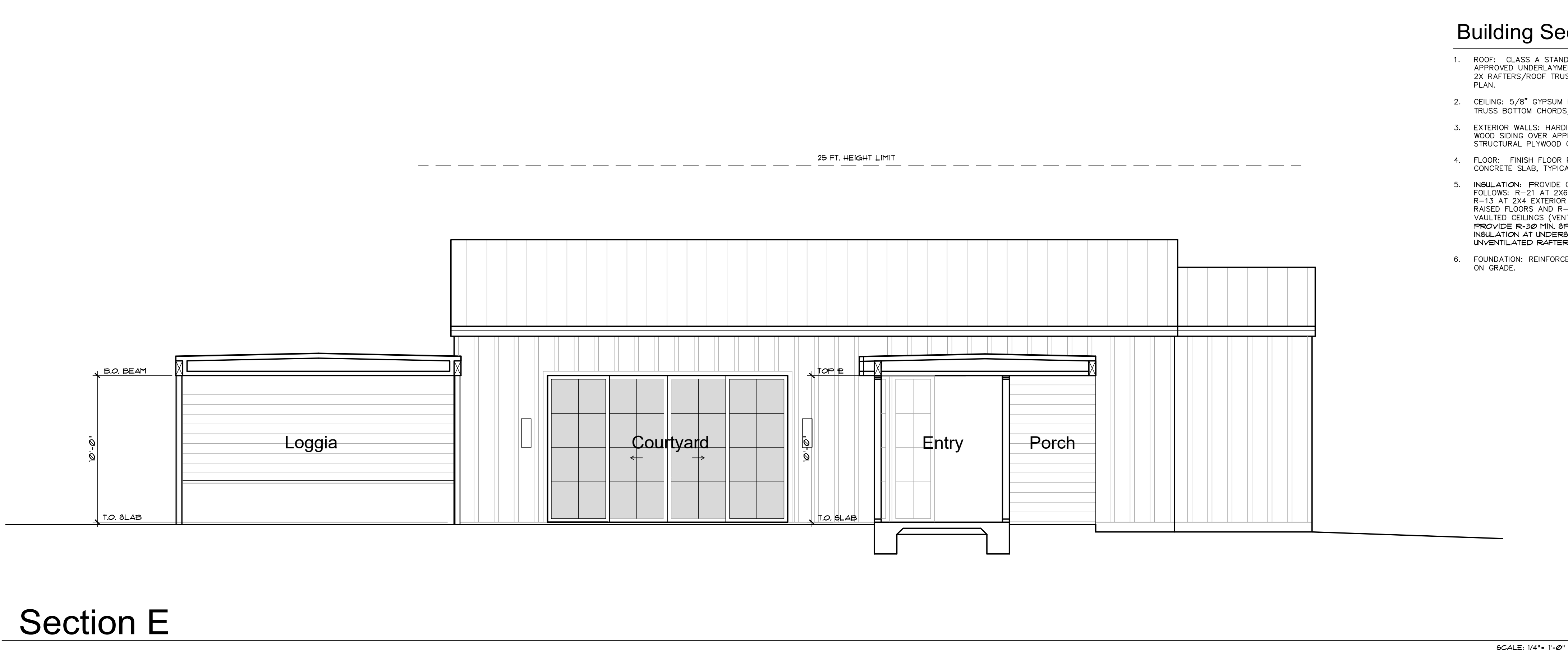
Proposed
Building
Sections

EXERCISE THE OWNER'S OBLIGATION TO NOT REUSE THE DRAWINGS FOR ANY REUSE OR REPRODUCTION WITHOUT THE WRITTEN PERMISSION OF JOSEPH P. FARRELL ARCHITECT.

DATE: 11-17-21
SCALE: 1/4" = 1'-0"
DRAWN: JF CK
JOB NO. 2107
SHEET NO:

A3.2
1310 Hudson Ave
St. Helena, CA

Preliminary
Not for Construction



Building Section Notes:

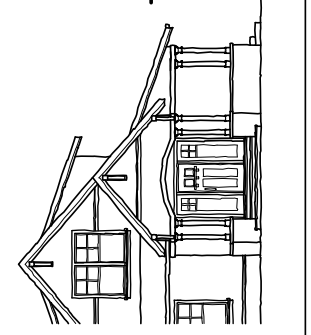
1. ROOF: CLASS A STANDING SEAM METAL ROOF OVER APPROVED UNDERLAYMENT OVER PLYWOOD SHEATHING OVER 2X RAFTERS/ROOF TRUSSES @ 24" O.C. PER ROOF FRAMING PLAN.
2. CEILING: 5/8" GYPSUM BOARD APPLIED TO UNDERSIDE OF TRUSS BOTTOM CHORDS/CEILING JOISTS, TYP. U.O.N.
3. EXTERIOR WALLS: HARDI PANEL VERTICAL OR HORIZONTAL WOOD SIDING OVER APPROVED BUILDING PAPERS OVER STRUCTURAL PLYWOOD OVER 2X6 RAFTERS, TYP. U.O.N.
4. FLOOR: FINISH FLOOR PER PLAN OVER REINFORCED CONCRETE SLAB, TYPICAL U.O.N.
5. INSULATION: PROVIDE GLASS-FIBER, BATT INSULATION AS FOLLOWS: R-21 AT 2X6 EXTERIOR WOOD FRAMED WALLS, R-13 AT 2X4 EXTERIOR WOOD FRAMED WALLS, R-19 AT RAISED FLOORS AND R-30 AT DROP CEILINGS, R-30 AT VAULTED CEILINGS (VENTILATED), TYPICAL U.O.N. PROVIDE R-30 MIN. SPRAY-APPLIED URETHANE INSULATION AT UNDERSIDE OF ROOF SHEATHING AT UNVENTILATED RAFTER SPACES, TYPICAL U.O.N.
6. FOUNDATION: REINFORCED CONCRETE SPREAD FOOTING/SLAB ON GRADE.

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REVISIONS	DATE	BY
DESIGN REVIEW	9-20-22	JF
COMPLETENESS		

Joseph Farrell
ARCHITECT

1 Commercial Blvd, Suite 106
Novato, CA 94949
Voice (415) 884-2860



New Residence & ADU
Hurley Hafen
1310 Hudson Ave.
St. Helena, California AP#: 009-311-022-000

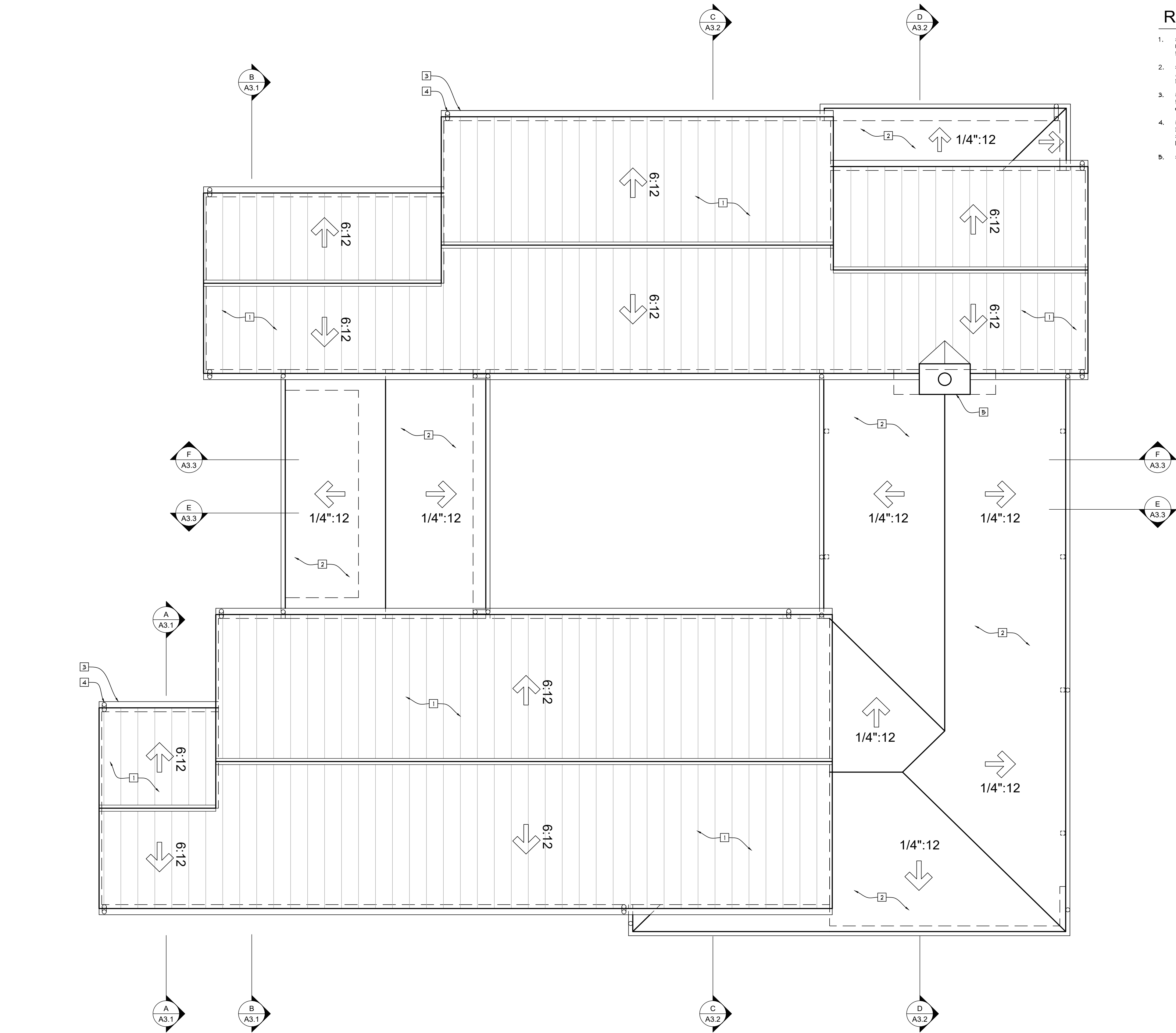
Proposed
Building
Sections

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

DATE: 11-17-21
SCALE: 1/4" = 1'-0"
DRAWN: JF CK
JOB NO. 2107
SHEET NO:

A3.3
1310 Hudson Ave
St. Helena, CA

Preliminary
Not for Construction



Roof Plan Notes: #

1. STANDING SEAM METAL ROOFING OVER APPROVED UNDERLAYMENT OVER PLYWOOD SHEATHING OVER 2X RAFTERS/ROOF TRUSSES.
2. SINGLE PLY T.P.O. ROOFING (25 YEAR WARRANTY MIN) OVER APPROVED UNDERLAYMENT OVER PLYW. SHTG. W/ RAD. BARRIER OVER ENGINEERED ROOF JOISTS/ROOF TRUSSES.
3. HEAVY DUTY (24 GA) PAINTED GALV. SHEET METAL 6" HALF ROUND GUTTER OVER 2X FASCIA BOARD WITH CONTINUOUS LEAF GUARDS.
4. HEAVY DUTY (26 GA) PAINTED GALV. SHEET METAL DOWNSPOUTS. CONNECT ROOF DRAINS TO PERIMETER DRAIN SYSTEM. SEE CIVIL PLANS BY OTHERS FOR DRAINAGE PLANS INFORMATION.
5. SHIELDED EXHAUST VENT TERMINATION FOR GAS FIREPLACE.

REVISIONS		DATE	BY
DESIGN REVIEW	COMPLETENESS	9-20-22	JF

Joseph Farrell
ARCHITECT

1 Commercial Blvd. Suite 106
Novato, CA 94949
Voice (415) 584-2860

New Residence & ADU
Hurley Hafen
1310 Hudson Ave.
St. Helena, California AP#: 009-311-022-000

Proposed
Roof Plan
Main House

DATE: 11-17-21
SCALE: 1/4" = 1'-0"
DRAWN: JF, CK
JOB NO. 2107
SHEET NO:

A4.1
1310 Hudson Ave
St. Helena, CA

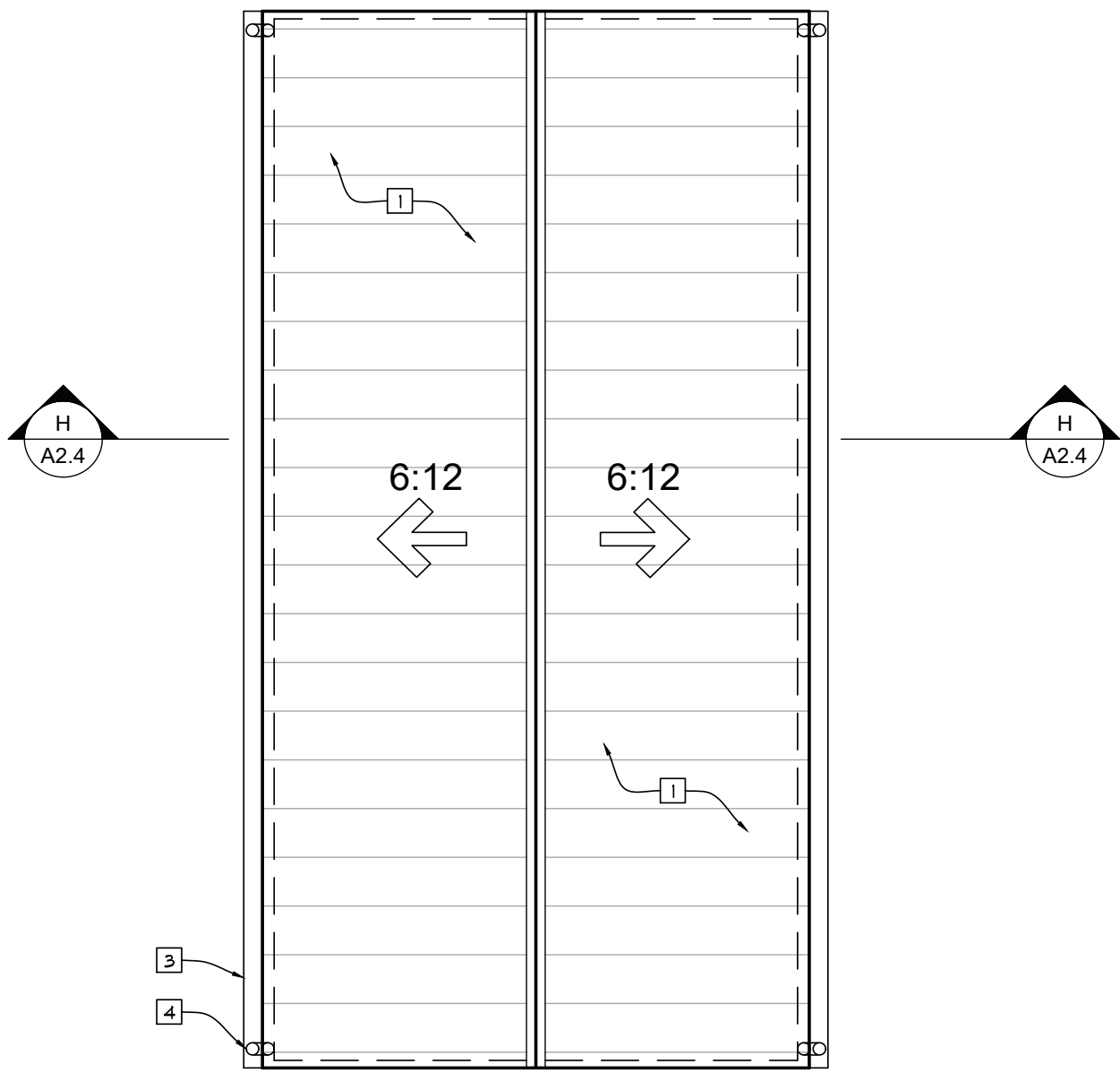
Preliminary
Not for Construction



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

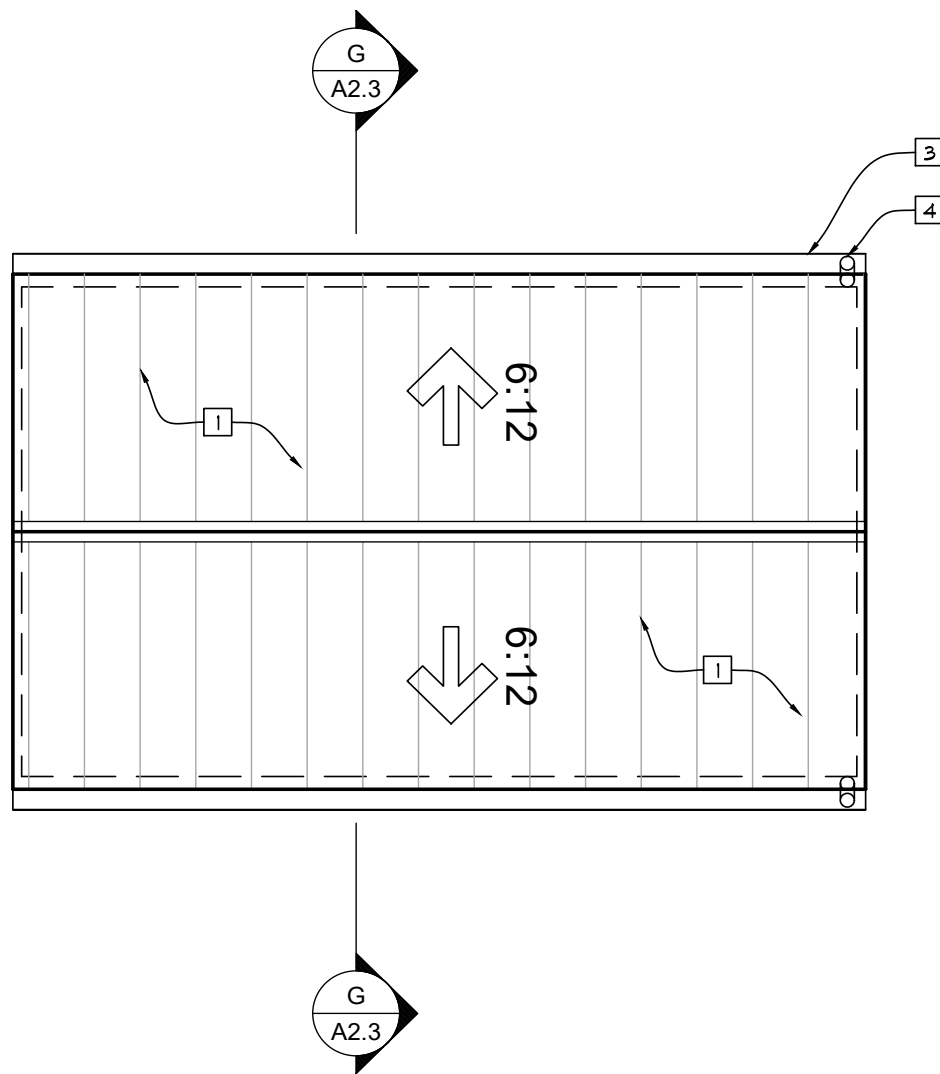
Proposed Roof Plan - Main House

Roof Plan - A.D.U.



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

Roof Plan - Garage



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

Roof Plan Notes: #

1. STANDING BEAM METAL ROOFING OVER APPROVED UNDERLAYMENT OVER PLYWOOD SHEATHING OVER 2X RAFTERS/ROOF TRUSSES.
2. SINGLE PLY T.P.O. ROOFING (25 YEAR WARRANTY MIN) OVER APPROVED UNDERLAYMENT OVER PLY. SHTG. W/ RAD. BARRIER OVER ENGINEERED ROOF JOISTS/ROOF TRUSSES.
3. HEAVY DUTY (24 GA.) PAINTED GALV. SHEET METAL 6" HALF ROUND GUTTER OVER 2X FASCIA BOARD WITH CONTINUOUS LEAF GUARDS.
4. HEAVY DUTY (26 GA.) PAINTED GALV. SHEET METAL DOWNSPOUTS, CONNECT ROOF DRAINS TO PERIMETER DRAIN SYSTEM. SEE CIVIL PLANS BY OTHERS FOR DRAINAGE PLANS INFORMATION.
5. SHIELDED EXHAUST VENT TERMINATION FOR GAS FIREPLACE.

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REVISIONS	DATE	BY
DESIGN REVIEW COMPLETENESS	9-20-22	JF

Joseph Farrell
ARCHITECT

1 Commercial Blvd, Suite 106
Novato, CA 94949
Voice (415) 584-2860

New Residence & ADU
Hurley Hafen
1310 Hudson Ave.
St. Helena, California AP#: 009-311-022-000

Proposed
Garage
& ADU
Roof Plan

DISCLAIMER: THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A CONTRACT. ANY DECISIONS MADE BY THE CLIENT OR ANY OTHER PARTY BASED ON THIS INFORMATION ARE SOLELY THEIR OWN RESPONSIBILITY. THE ARCHITECT ASSUMES NO LIABILITY FOR SUCH DECISIONS.

DATE: 11-24-21
SCALE: 1/4" = 1'-0"
DRAWN: JF, CK
JOB NO. 2107

SHEET NO:
A4.2
1310 Hudson Ave
St. Helena, CA

Preliminary
Not for Construction

Color/Materials

1837 Madrona Avnue

Vertical Siding
Hardipanel w/ 1x3 battens
(smooth)



Horizontal Siding
Hardiplank-Colonial
(smooth)



Color-Benjamin Moore- Black
Forest Green (HC-187)



Roof
Standing Seam Metal Roof
Taylor Metals-Black



Rear Yard Fences
Cedar



Front Yard Fences
Cedar

Fence(s)
Cedar Wood



Entry Fountain and Random Paving
Napa Syar Random Flagstone

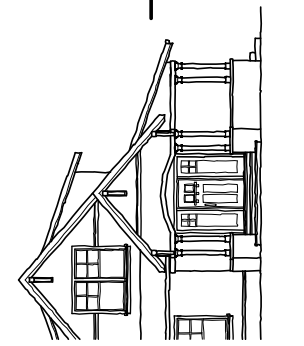
Stone Wall Veneer
Napa Syar Stone

Windows/Patio Doors
Metal Clad-Southland Windows-Black

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REVISIONS	DATE	BY
DESIGN REVIEW	9-26-22	JF
COMPLETION		

Joseph Farrell
ARCHITECT
1 Commercial Blvd., Suite 106
Novato, CA 94949
Voice (415) 884-2260



New Residence & ADU
Hurley Haven
1310 Hudson Ave.
St. Helena, California
AP#: 009-311-022-000

Exterior
Color/
Materials

REVIEW THE DRAWINGS CAREFULLY.
DO NOT SCALE THE DRAWINGS. ANY DISCREPANCIES IN DIMENSIONS AND DETAILS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF JOSEPH P. FARRELL, ARCHITECT.

DATE:	2-11-19
SCALE:	NONE
DRAWN:	JF
JOB NO.	2107
SHEET NO:	

CM
1310 Hudson Ave
St. Helena, CA

Preliminary
Not for Construction

Notes:

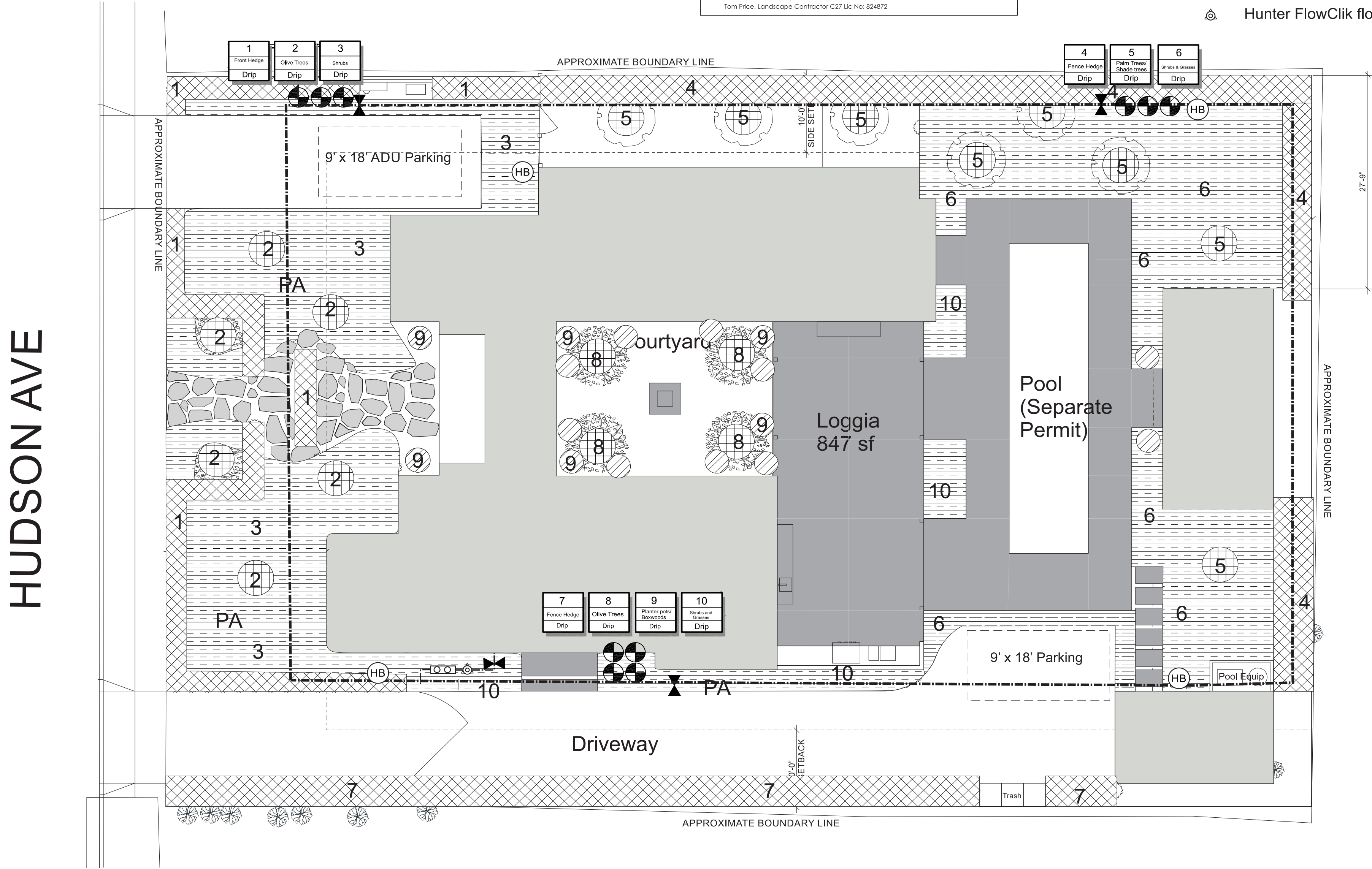
1. Irrigation mainline to be sch 40 PVC buried at minimum depth of 24". Lateral lines to be buried at depth 18" below finished grade.
2. All irrigation valves to be located in in-ground valve boxes.
3. All irrigation zones to be irrigated via inline drip w/ emitters sized per plant, or via techline (down) and controlled via Smart Clock with weather sensing capabilities, monitored by water meter and master shut off valve.
4. Mainline depth to be minimum of 24", lateral depth to be minimum 18" below top of grade.
5. All drip lines to be covered w/ weed fabric secured with landscape staples and 1-2" gravel mulch.

I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them for the efficient use of water in the Irrigation Design Plan

Tom Price, Landscape Contractor C27 Lic No: 824872

Irrigation Schedule:

-  1" Sch 40 PVC Irrigation mainline
-  3/4" Nebco Brass Hose Bib mounted on 4x4 Redwood Post
-  1" Hunter ICV Drip Control Valve w/ filter and 30 PSI pressure reducer
-  1" Brass gate valve
-  Hunter Pro-HC WiFi enabled Smart Clock 12 station
-  FEBCO 1" back flow preventer
-  Hunter FlowCliik flow sensor



REVISIONS
Rev 1: 8/26/22



Price Landscape Services, Inc.
583 California Boulevard, Napa CA 94559
Tel: (707) 252-6319 fax: (707) 252-2421
www.pricelandscapeservices.com

1310 Hudson Ave
St Helena, CA 94574

WELO Plan

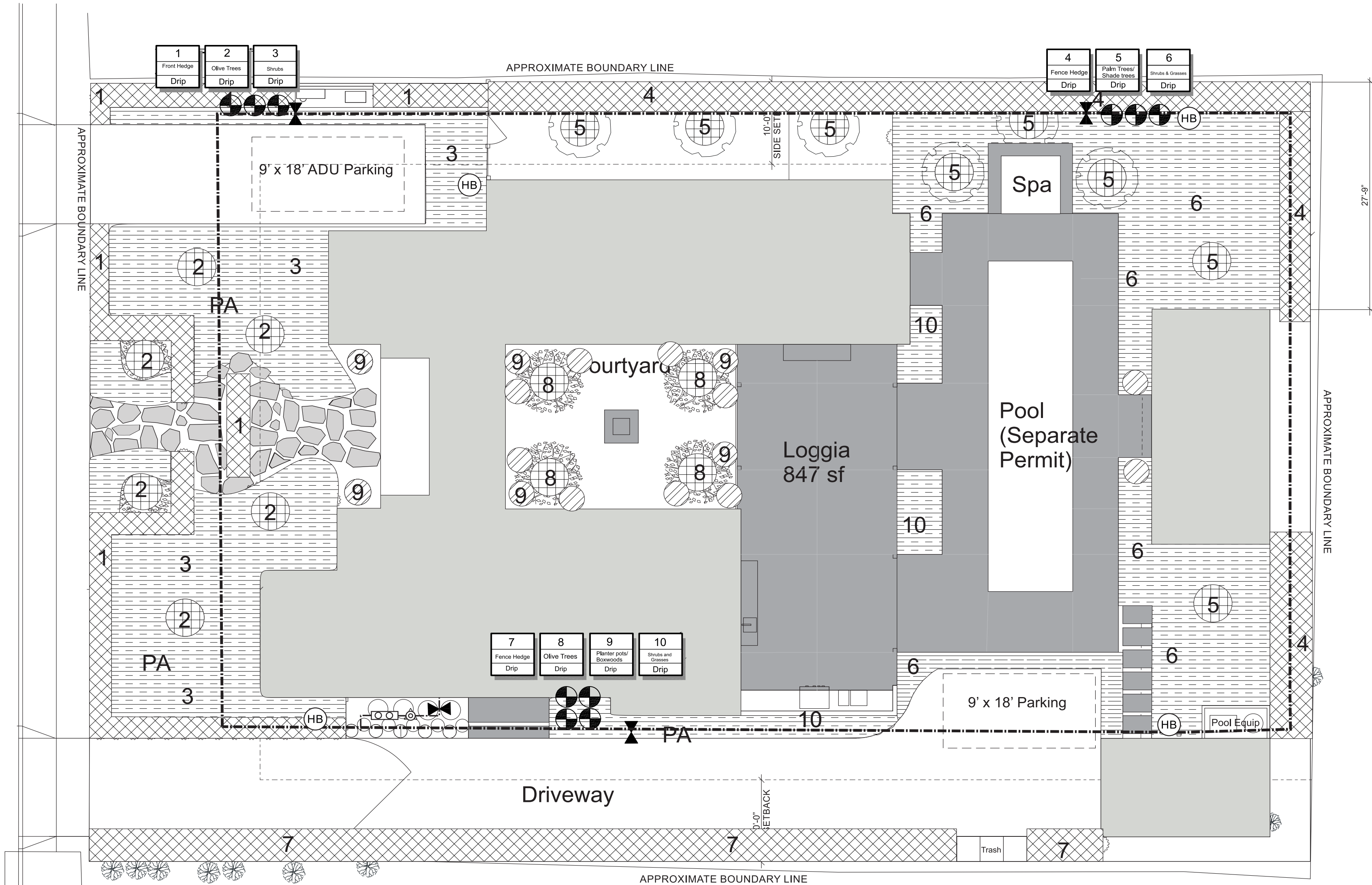
Scale: 1/4" = 1'-0"

Date: 1/04/2022
Drawn By: Wesley Price

L-3

Total Landscaped Area: 4,581 sqft
Non pourous area (concrete/stone): 1,681 sqft
Special Landscape Area: Pool: 449 sqft

Hydrozone 1: Hedge plants Low Water 1,426 sqft
Hydrozone 2: Grasses and Shrubs Low Water 2,796 sqft
Hydrozone 3: Trees Low Water 112 sqft
Hydrozone 4: Olive trees Very Low Water 163 sqft
Hydrozone 5: Potted plants/Boxwood Medium water 80 sqft
Hydrozone 6: SLA Pool/Spa 449 sqft



MAWA= (ETo)(0.62)[(ETAF x LA) + (1.0- ETAF) x SLA)]
ETWU=ETo x 0.62 x ETAF x Area
St Helena ETo=44.1
ETAF for residential areas is .55

APPROXIMATE BOUNDARY LINE									
Hydrozone:	Description:	Irrigation Type:	Irrigation Efficiency (IE):	Water Use:	Plant Factor (PF):	ETAF: (PF/IE-ETAF)	Landscaped Area (sqft):	ETAF x Area:	ETWU (gallons per year): Eto x 0.62 x ETAF x LA = ETWU
1	Fence Hedge	Drip	0.81	Low	0.3	0.37	1,426	528	14,437
2	Shrubs/Grasses	Drip	0.81	Low	0.3	0.37	2,796	1,035	28,299
3	Trees	Drip	0.81	Low	0.3	0.37	112	41	1,121
4	Olive Trees	Drip	0.81	Very Low	0.1	0.12	163	20	546
5	Potted Boxwoods	Drip	0.81	Medium	0.5	0.62	80	50	2,187
7	Pool/Spa	Auto-Fill	1.0	High/SLA	1.0	1.0	449	449	12,277
Total Landscaped Area: 4,577 sqft									
Total SLA (pool/spa): 449 sqft									
Total planting area: 4,577 sqft									
Total Landscaped Area + SLA (pool): 5,026 sqft									
Average ETAF: .45									
Sitewide ETAF: .40									
Maximum Applied Water Allowance (MAWA): 51,291 gallons/year									
Estimated Total Water Use (ETWU): 45,771 gallons/year									
ETWU complies with MAWA									
Totals:							4,577	1,674	46,590
SLA Totals:							449	449	12,277

Notes:
1. Irrigation mainline to be sch 40 PVC buried at minimum depth of 24". Lateral lines to be buried at depth 18" below finished grade.
2. All irrigation valves to be located in in-ground valve boxes.
3. All new irrigation zones to be irrigated via inline drip w/ emitters sized per plant, or via techline (lawn) and controlled via Smart Clock with weather sensing capabilities, monitored by water meter and master shut off valve.
4. Mainline depth to be minimum of 24", lateral depth to be minimum 18" below top of grade.
5. All drip lines to be covered w/ weed fabric and 1-2" gravel mulch.

I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them for the efficient use of water in the Irrigation Design Plan
Tom Price, Landscape Contractor C27 Lic No: 824872

REVISIONS
Rev 1: 8/26/22



Price Landscape Services, Inc.

583 California Boulevard, Napa CA 94559
Tel: (707) 252-6319 fax: (707) 252-2421
www.pricelandscapeservices.com

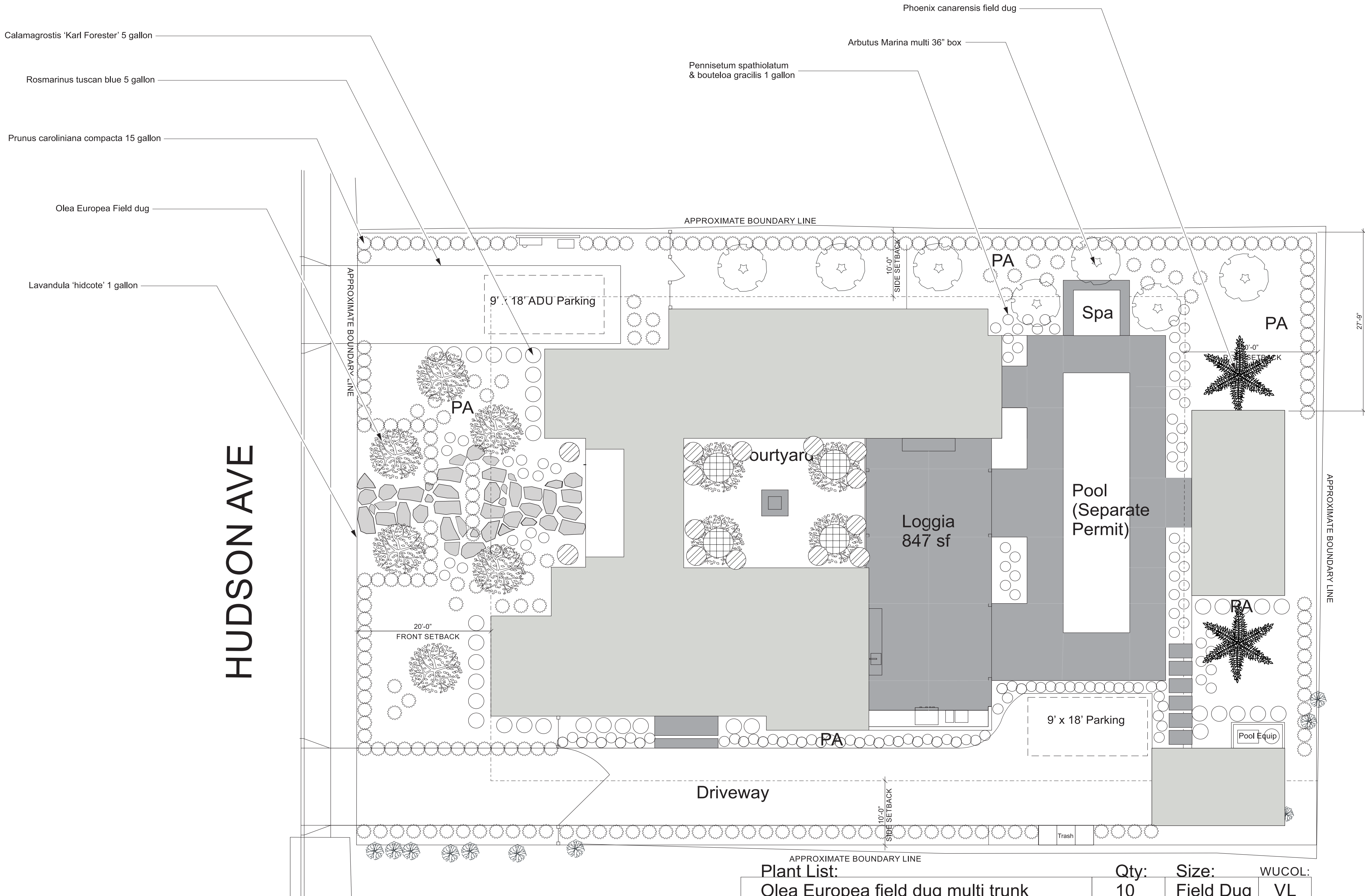


Planting Plan

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

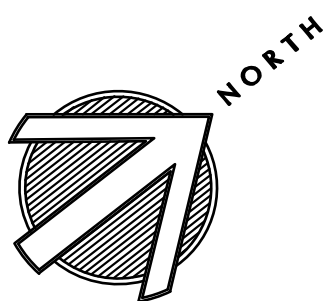
Date: 1/04/2022
Drawn By: Wasley Price

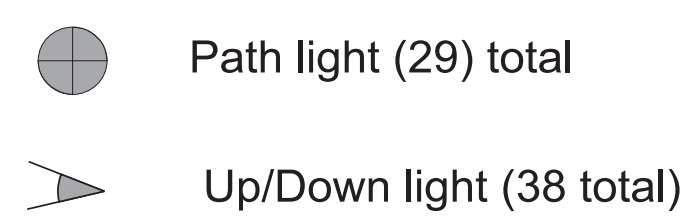
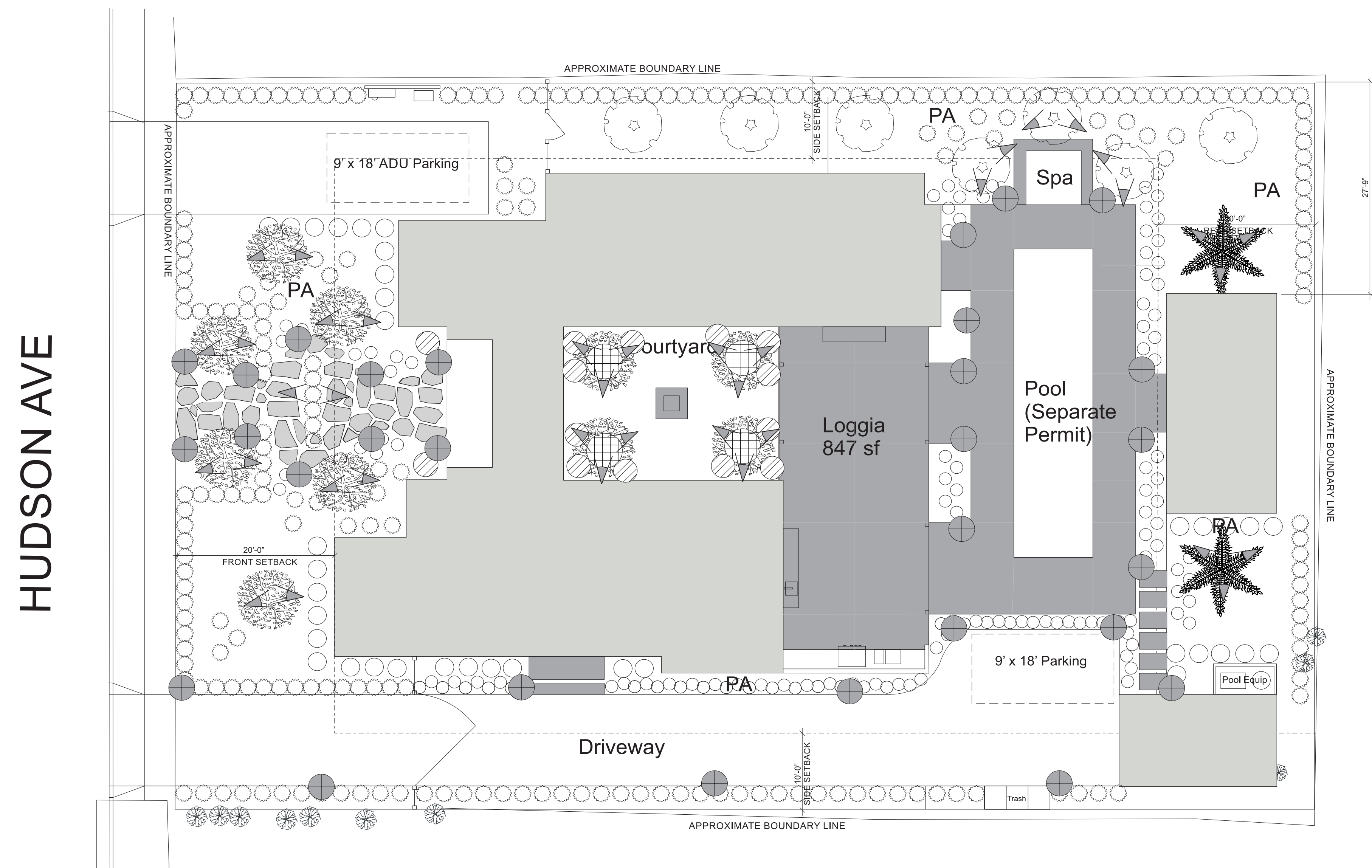
L-4

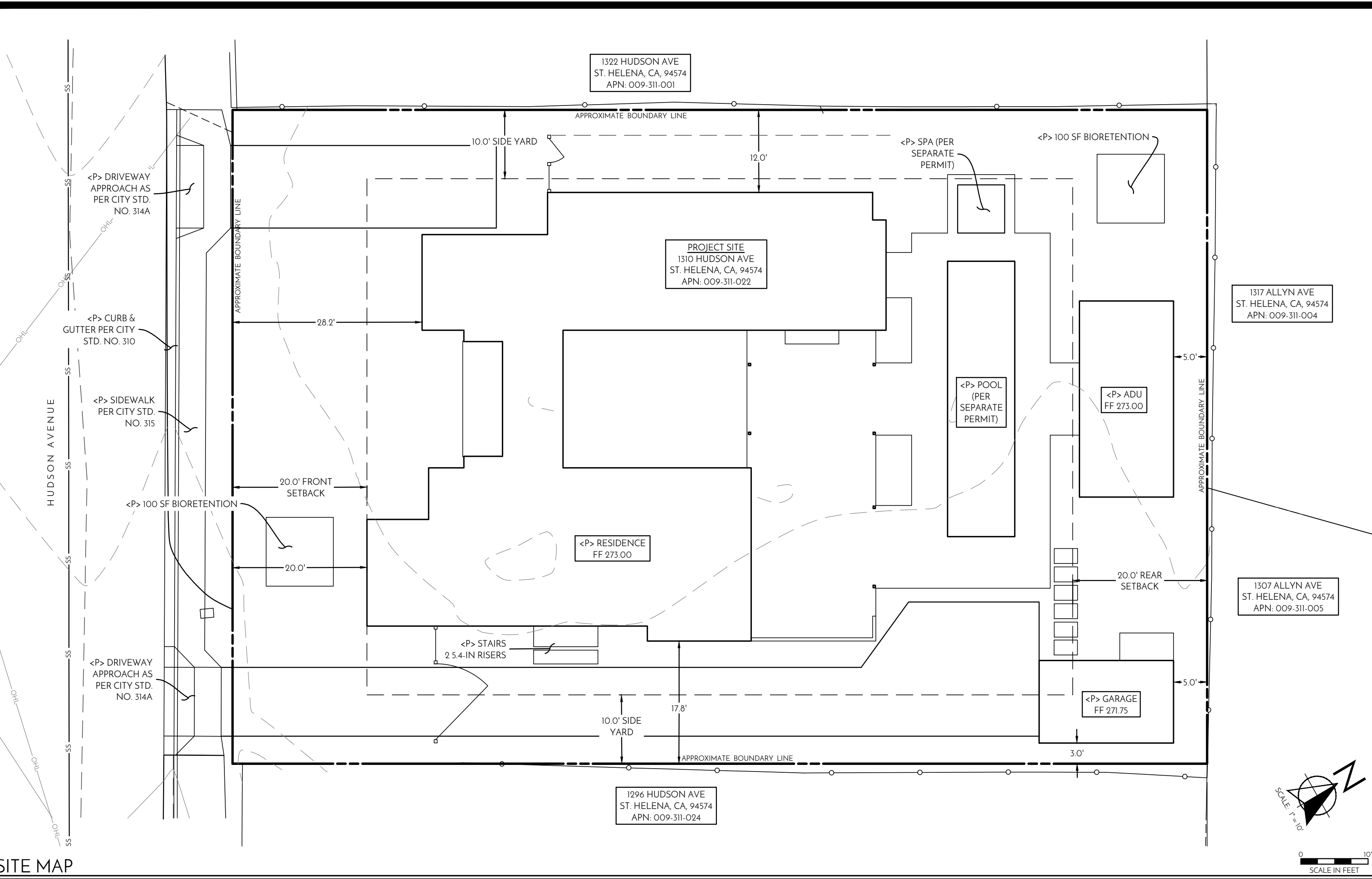


- Notes:
1. Entry hedge to be 42" max height
 2. Plant layout diagramatic only; plants to be laid out in field.
 3. Plants to be irrigated by zones based on water use classification, with drip irrigation emitters sized to plant.
 5. All planting areas to have 2-3" layer of gravel mulch.

Plant List:	Qty:	Size:	WUCOL:
Olea Europea field dug multi trunk	10	Field Dug	VL
Phoenix canarenensis date palm	2	Field Dug	L
Buxus suffruticosa sempervirens'globe'	14	15g	M
Prunus Caroliniana 'compacta'	197	15g	L
Calamagrostis Karl Forester	44	5g	L
Rose Iceberg	20	5g	L
Rosmarinus 'Tuscan blue'	32	5g	L
Rosmarinus 'Collingwood Ingram'	45	5g	L
Perovskia atriplicifolia Russian Sage	48	1g	L
Bouteloa gracilis 'Blonde ambition'	72	1g	L
Pennisetum spathiolatum	72	1g	L
Lavandula 'hidcote'	64	1g	L



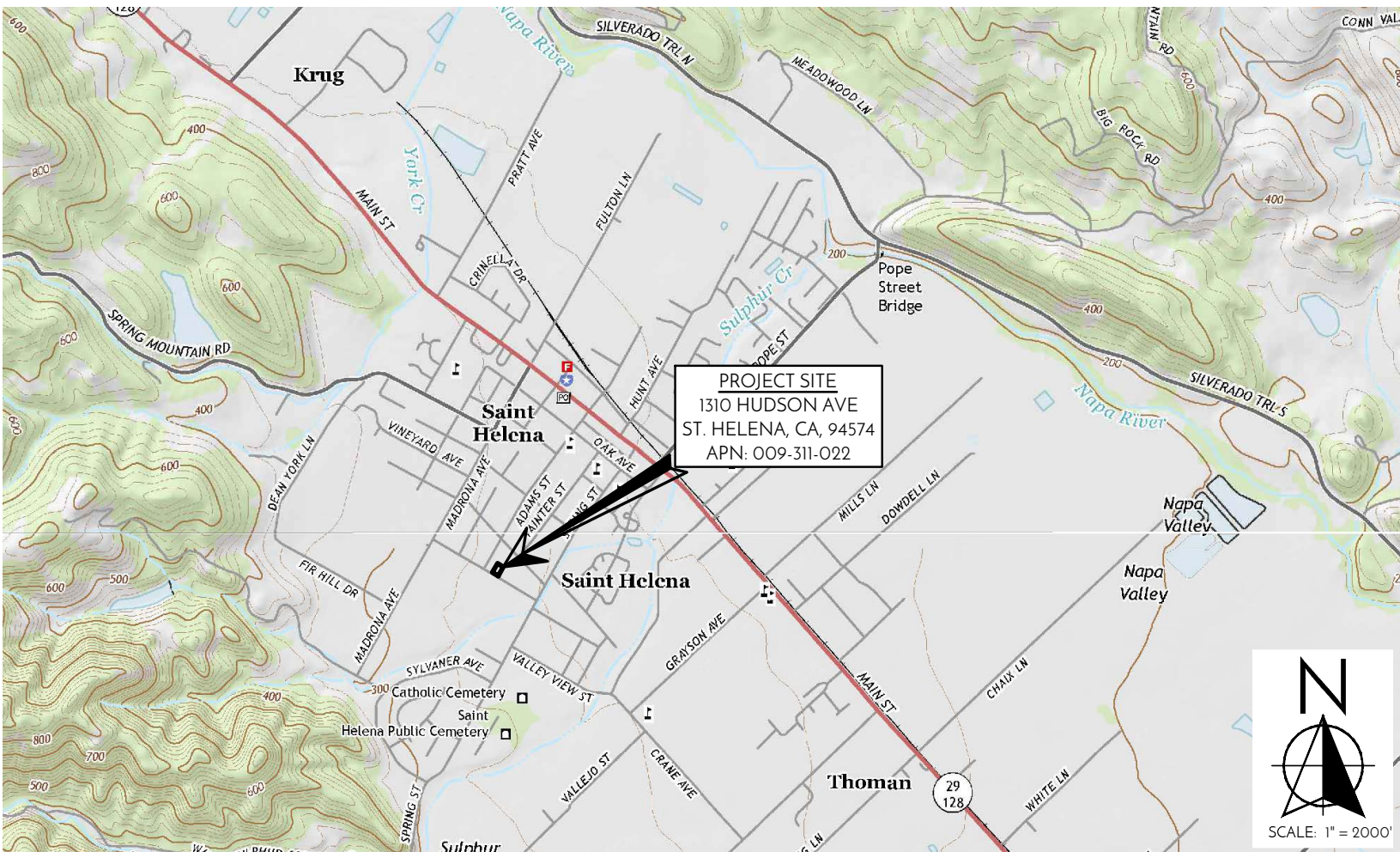




SITE MAP

FOR OFFICIAL USE ONLY

CIVIL IMPROVEMENT PLANS FOR:
1310 HUDSON AVE.
ST. HELENA, CA, 94574



VICINITY MAP

MAPS FROM USGS 7.5 MIN SERIES MAP NAME: ST. HELENA & RUTHERFORD

PROJECT STATEMENT

THE PURPOSE OF THIS PROJECT IS TO OBTAIN DESIGN REVIEW APPROVAL FOR A NEW RESIDENCE AT 1310 HUDSON AVENUE. THIS PROJECT ALSO PROPOSES TO CONSTRUCT A NEW DETACHED GARAGE, AND AN ADU, AS WELL AS DRIVEWAY AND RELATED UTILITY IMPROVEMENTS.

SURVEY NOTES

- THE BOUNDARY ON THESE DRAWINGS DOES NOT REPRESENT A PROPERTY LINE. SURVEY LINES SHOWN HEREON ARE BASED ON RECORD DATA, AND MAY NOT REPRESENT THE TRUE POSITIONS OF THE LINES.
- THE TOPOGRAPHY IS BASED ON A FIELD SURVEY OF APRIL, 2019 PERFORMED BY ALBION SURVEYS.
- THIS SURVEY IS ON A VERTICAL DATUM BASED ON NAVD83 AND A HORIZONTAL DATUM BASED ON NAD 83 CALIFORNIA COORDINATE SYSTEM ZONE II PER TRIMBLE GPS OBSERVATIONS USING OPUS SOLUTION.
- SITE BENCHMARK DESCRIPTION: NOT APPLICABLE.
- MADRONE ENGINEERING ASSUMES NO LIABILITY, REAL OR ALLEGED, REGARDING THE ACCURACY OF THE TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS.
- CONTRACTOR SHALL PROTECT EXISTING SURVEY MONUMENTS OR REPLACE THEM AT HIS OWN EXPENSE.

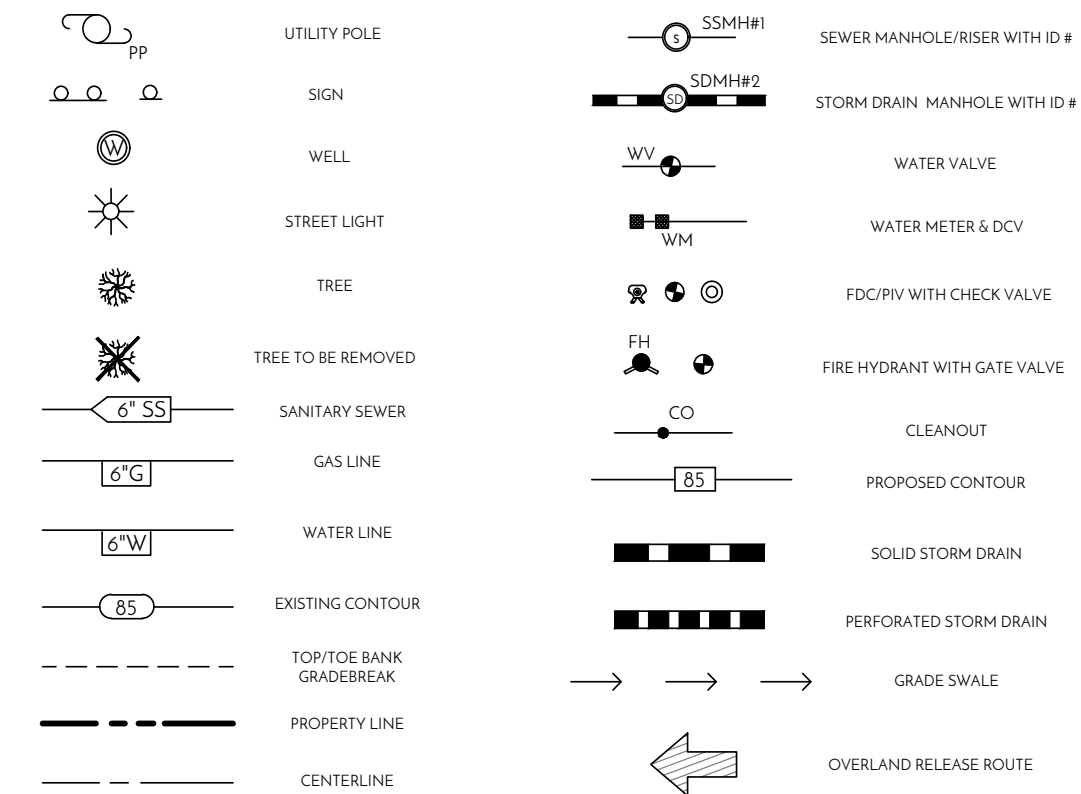
ESTIMATED EARTHWORK QUANTITIES

- THE EARTHWORK QUANTITIES LISTED BELOW ARE ESTIMATES ONLY AND MAY VARY DUE TO SOIL TYPE, COMPACTION AND BULKING FACTORS, GRADING PRACTICES, AND COMPACTION VALUES.
- THE UNADJUSTED QUANTITIES HAVE BEEN DERIVED USING A VOLUMETRIC ANALYSIS BETWEEN THE EXISTING AND PROPOSED FINISHED GRADE ELEVATIONS.
- THE FOLLOWING ASSUMPTIONS HAVE BEEN MADE WHEN DEVELOPING ADJUSTED QUANTITY ESTIMATES:
 - QUANTITIES FROM UTILITY TRENCHES, FOUNDATION TRENCHES, AND STORMWATER DETENTION BASINS HAVE NOT BEEN ESTIMATED.
 - QUANTITIES RELATED TO OVEREXCAVATION AND RECOMPACTION HAVE BEEN ESTIMATED ASSUMING A 20% VOLUME LOSS DURING RECOMPACTION, AND ASSUMING AN AVERAGE DEPTH OF EXCAVATION OF 3.0'.
- CONTRACTOR SHALL WORK WITH THE PROJECT GEOTECHNICAL ENGINEER TO DETERMINE IF COMPACTION AND BULKING FACTORS ARE APPLICABLE FOR THE PROPOSED GRADING ACTIVITIES. THESE FACTORS HAVE THE POTENTIAL TO SIGNIFICANTLY ALTER THE CUT & FILL QUANTITIES IDENTIFIED IN THIS ANALYSIS.
- SEE THE TABLE BELOW FOR THE ESTIMATED EARTHWORK QUANTITIES FOR THE PROJECT.

ESTIMATED PROJECT EARTHWORK		
	UNADJUSTED QUANTITIES (CY)	ADJUSTED QUANTITIES (CY)
CUT	50	100
FILL	975	200
ESTIMATED NET EARTHWORK		100 (IMPORT)

THE APPROXIMATE AREA OF DISTURBED SOIL IS 13,360 SF (0.31 AC).

SYMBOL LEGEND



PROJECT INFORMATION

OWNER: HURLEY HAFEN
1119 3RD AVENUE
NAPA, CALIFORNIA 94558

SITE ADDRESS: 1310 HUDSON AVENUE
ST. HELENA, CA

ASSESSOR PARCEL #: 009-311-022
PARCEL SIZE: 0.33 ACRES
CITY ZONING: MR

SURVEYOR: ALBION SURVEYS
1113 HUNT AVE
ST. HELENA, CA 94574
JON M WEBB, P.L.S.
707/963-1217

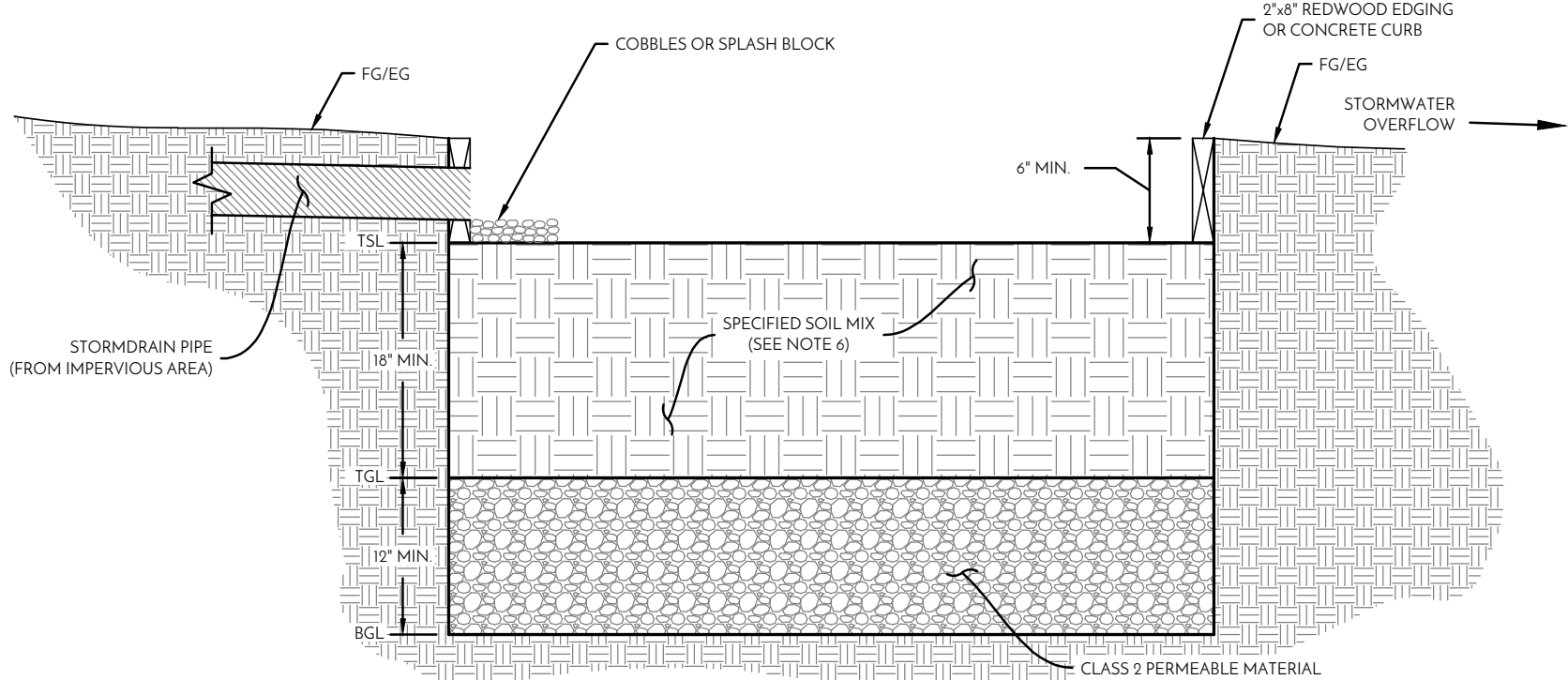
CIVIL ENGINEER: MADRONE ENGINEERING
1485 MAIN STREET, SUITE 302
ST. HELENA, CA 94574
JOEL DICKERSON, P.E.
707/302-6280

ARCHITECT: JOSEPH FARRELL ARCHITECT
1 COMMERCIAL BLVD, SUITE 106
NOVATO, CA 94949
JOSEPH FARRELL
(415) 884-2860

GEOTECHNICAL ENGINEER: YOUNGDAHL CONSULTING GROUP, INC.
1234 GLENHAVEN COURT
EL DORADO HILLS, CA 95762
MATTHEW J. GROSS, P.E., G.E.
(916) 953-0633

SHEET INDEX

C1.0 COVER SHEET
C2.0 HSCP & GRADING PLAN
C3.0 UTILITY PLAN



- NOTES
- FACILITIES LOCATED WITHIN 10 FEET OF STRUCTURES SHALL INCORPORATE AN IMPERVIOUS CUTOFF WALL.
 - FACILITIES LOCATED IN AREAS OF HIGH GROUNDWATER, HIGHLY INFILTRATIVE SOILS, OR WHERE CONNECTION OF THE UNDERDRAIN TO A SURFACE DRAIN OR SUBSURFACE STORM DRAIN ARE INFEASIBLE MAY OMIT THE UNDERDRAIN.
 - NO LINER, NO FILTER FABRIC, NO LANDSCAPE CLOTH.
 - MAINTAIN BGL, TGL, TSL AT LEVEL ELEVATIONS AS SPECIFIED ON THE PLANS.
 - CLASS 2 PERMEABLE LAYER MAY EXTEND BELOW AND UNDERNEATH DROP INLET.
 - REQUIRED SOIL MIX: 60% 70% FINE SAND, 30% 40% COMPOST (VOLUME BASIS). SOIL SHALL BE CAPABLE OF ACHIEVING A LONG-TERM, IN-PLACE INFILTRATION RATE OF AT LEAST 1 INCHES PER HOUR. SOIL SHALL ALSO SUPPORT VIGOROUS PLANT GROWTH.

BIORETENTION FACILITY
NO SUBDRAIN

NOT TO SCALE

NOT FOR CONSTRUCTION

CONTRACTOR SHALL PROTECT EXISTING SURVEY MONUMENTS OR REPLACE THEM AT HIS OWN EXPENSE.

madrone
ENGINEERING
1485 Main Street, Suite 302
St. Helena, California 94574
Tel: 707.302.6280

CIVIL IMPROVEMENT PLANS
COVER SHEET

1310 HUDSON AVE
ST. HELENA, CA 94574
APN: 009-311-022
PROJECT: 22-003



EVERY PERSON PLANNING TO DIG
CALL 811 OR 811-ON-TO-REPAIR

FOR HIGH PRESURE
SEE WWW.USNORTH.ORG

DATE: 02/24/22
ISSUE: DESIGN REVIEW

SHEET: C1.0

	TYPE OF IMPERVIOUS SURFACE	AREA DESCRIPTIONS	AREA (SF)	TYPICAL SECTION	PERVIOUS/ IMPERVIOUS
	BUILDINGS, GARAGES, CARPORTS, OTHER STRUCTURES WITH ROOFS	BUILDINGS	4,650	N/A	IMPERVIOUS
		WALLS	0	N/A	IMPERVIOUS
	PATIO, IMPERVIOUS DECKING, PAVERS AND IMPERVIOUS LINERS	CONCRETE	1195	N/A	IMPERVIOUS
	SIDEWALKS AND PATHS	GRAVEL	0	6" CL 2 AB	IMPERVIOUS
	ROADWAYS AND DRIVEWAYS	ASPHALT CONCRETE	1,910	2.5" AC OVER 6.0" CL 2 AB	IMPERVIOUS
		CONCRETE	620	4" CONC OVER 4" CL 2 AB	IMPERVIOUS
		GRAVEL	0	10" CL 2 AB	IMPERVIOUS
	OTHER PERVIOUS SURFACE	DECOMPOSED GRANITE	0	N/A	PERVIOUS
		PLANTING	0	N/A	PERVIOUS
		LAWN	0	N/A	PERVIOUS
		BIORETENTION	200	N/A	PERVIOUS
		TOTAL	8,575		

[illegible]

OWNERSHIP OF DOCUMENTS. THE IDOL INCORPORATED HEREIN AS AN INSTRUMENT OF THE USER'S OWNERSHIP OF THE INFORMATION CONTAINED HEREIN, AND THE USER'S MAJOR ENGINEERING AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF MADRONE ENGINEERING. MADRONE ENGINEERING WILL BE RESPONSIBLE FOR ANY CHANGES TO THESE PLANS, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS, CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY MADRONE ENGINEERING. IT SHALL BE THE USER'S SOLE RESPONSIBILITY TO VERIFY THAT THIS DRAWING REPRESENTS THE LATEST INFORMATION RELATIVE TO THE PROJECT.



CIVIL IMPROVEMENT PLANS

HDSCP & GRADING PLAN

1.00

1310 HUDSON AVE
ST. HELENA, CA 94574
APN: 009-311-022
PROJECT: 22.003



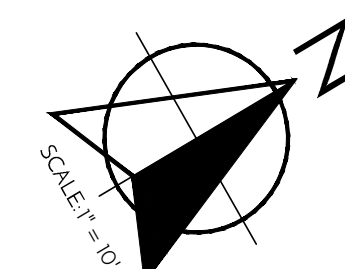
EVERY PERSON PLANNING TO DIG
CALL USA AT 811 PRIOR TO EXCAVATION



DATE:	ISSUE:
02/24/22	DESIGN REVIEW

SHEET: _____

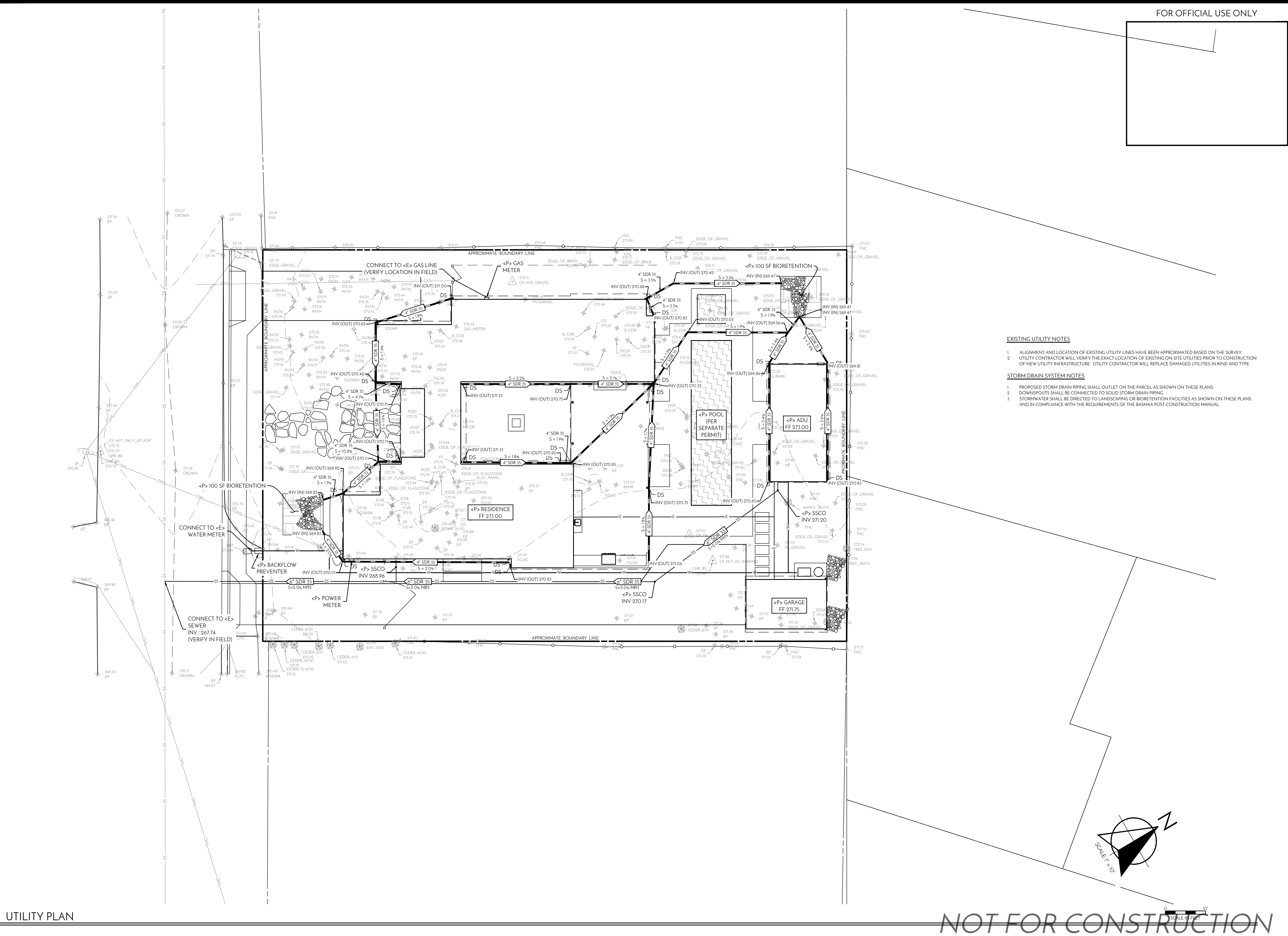
C2.0



A horizontal scale bar with a black and white alternating pattern. It is labeled '0' at the left end and '10'' at the right end.

HARDSCAPE & GRADING PLAN

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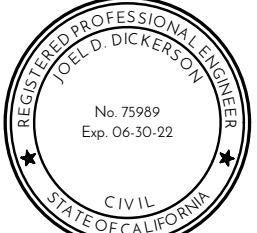
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CIVIL IMPROVEMENT PLANS
UTILITY PLAN

1310 HUDSON AVE
ST. HELENA, CA 94574
APN: 009-311-022
PROJECT 22-003

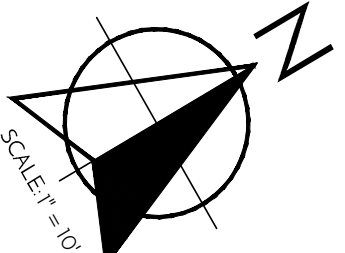


DATE: 02/24/22
DESIGN REVIEW

SHEET:

C3.0

- EXISTING UTILITY NOTES**
1. ALIGNMENT AND LOCATION OF EXISTING UTILITY LINES HAVE BEEN APPROXIMATED BASED ON THE SURVEY.
 2. UTILITY CONTRACTOR WILL VERIFY THE EXACT LOCATION OF EXISTING ON-SITE UTILITIES PRIOR TO CONSTRUCTION OF NEW UTILITY INFRASTRUCTURE. UTILITY CONTRACTOR WILL REPLACE DAMAGED UTILITIES IN KIND AND TYPE.
- STORM DRAIN SYSTEM NOTES**
1. PROPOSED STORM DRAIN PIPING SHALL OUTLET ON THE PARCEL AS SHOWN ON THESE PLANS.
 2. DOWNSPOUTS SHALL BE CONNECTED TO SOLID STORM DRAIN PIPING.
 3. STORMWATER SHALL BE DIRECTED TO LANDSCAPING OR BIORETENTION FACILITIES AS SHOWN ON THESE PLANS AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE BASHAM POST CONSTRUCTION MANUAL.



SCALE = 1\"/>



**Joseph Farrell
Architecture**
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Novato, California 94949
(415) 884-2860

**Demo and Design Review Project Statement
Hudson Residence
1310 Hudson Ave**

**DATE: 3/17/2022
APN: 009-311-022
ZONING: MR - Medium Density Residential
PARCEL SIZE: 13,775 sq ft**

Project Site:

The Hudson residence is located at 1310 Hudson Ave, in the city of St. Helena between Adams St and Spring Street. The property is on a lot with an area of approximately 13,775 sq ft. The existing house was built in 1922. We will be demolishing the current structures on the property to make way for a new residential structure and an ADU. The current structures to be demolished are: 1318 sq ft conditioned residence, 228 unconditioned shed, and a 465 sq ft unconditioned covered deck.

Proposed Project:

The Hudson residence will be a new residential structure, ADU, detached garage, and a pool (under separate permit). The main residence will be 3,698 sq ft of conditioned space and 943 sq ft of unconditioned space for the loggia and front porch. Of that conditioned space, 2737 sq ft will be on the primary floor and 961 sq ft will be on the second floor. The main house floor plan includes: 3 bedrooms (one being the primary), powder room, great room, kitchen, scullery, and outdoor loggia. The maximum height of the residential structures is 25 ft. Occupancy group is R-3. Access to the property will be either through the front door or through the driveway to the south of the main residence.

The ADU will be 400 sq ft of conditioned space which includes a bathroom and shared kitchen and living area. The detached garage will be 240 sq ft of unconditioned space. The project proposes three offsite parking spaces. There will be one parking space in the garage, another adjacent to the garage and a separate ADU parking space at the front yard with its own driveway access.

The new residential construction includes the following finish elements:

- Black standing seam roofing on the pitched roofs
- Gray membrane roofing on the flat roofs
- Board and batten siding painted a dark gray/black color
- Concrete floors throughout the main residence, ADU, and garage
- High efficiency appliances
- Low flow plumbing fixtures
- Rear yard cedar fence
- Black metal clad windows and door - Southland
- Napa Syar stone veneer
- Flagstone pavers at the front entry
- Landscaping will consist of drought tolerant grasses, plants, and trees, decorative gravel and stone. Landscape irrigation will have integral weather sensors that adjust irrigation

usage in response to current conditions.

Architectural Design:

The proposed design of the new residence 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:

- Construction of a single family dwelling on a parcel on record
- One accessory dwelling unit defined under the MR district
- One ADU allowed on the property

Summary:

The proposed Hudson 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 St. Helena.

RECEIVED

By xgamero at 3:34 pm, Mar 18, 2022

Historic Resource Evaluation
1310 Hudson Avenue, St. Helena,
Napa County, California
(APN 009-311-022-000)



Prepared for:

Joseph Farrell
1 Commercial Blvd., Suite 106
Novato, CA 94949



Prepared by:

Alice P. Duffee, Historic Preservation Planner
APD Preservation LLC
April 2019

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Project Overview & Executive Summary

The owners of 1310 Hudson Avenue in St. Helena, California, are assessing the historic character of the house on this property. They hired Alice P. Duffee, an architectural historian and preservation planner with APD Preservation LLC, to evaluate the historic character of the property and identify what features, if any, render the property historically significant. This report is the result of that evaluation.

The lot that contains 1310 Hudson Avenue was originally part of 26.36-acre parcel that David Hudson, a Bear Flagger, purchased from Edward Bale and later transferred to his niece, Elizabeth Hastie, and her husband, Robert, in 1865. The Hasties subdivided the strip of land along the north side of Hudson Avenue into 22 residential parcels. A building was erected on the project area (lot 9 of "Hastie's Addition") between 1892 and 1899, though this original structure was later incorporated into the existing building when the house was substantially enlarged by the Maker Family between 1921 and 1922.

The property served as a rental property from 1943 until 1963. The current owners purchased the property in 2019.

The house at 1310 Hudson Avenue is roughly 98 years old, and is not included in either St. Helena's 1978 "Historic Resources Inventory" or Page & Turnbull's 2006 "Historic Resource Survey" of St. Helena. It is not associated with any significant event or person and is not architecturally distinctive. It possesses little potential to yield archeological resources given that most of the site has been previously disturbed. **Therefore, the house DOES NOT qualify as an historic resource under the California Environmental Quality Act (CEQA).**

Methodology

On April 7, 2019, Alice P. Duffee undertook a field survey of the property to conduct a visual review and assessment of the house. Records searches were conducted at the following repositories, as well as a variety of online research websites:

- Napa County Recorder's office
- St. Helena Historical Society
- San Francisco Public Library (SFPL) online research databases
- Napa County Library
- St. Helena Administrative Offices (Building and Planning departments)
- California Digital Newspaper Collection
- Online Archive of California

Evaluator qualifications

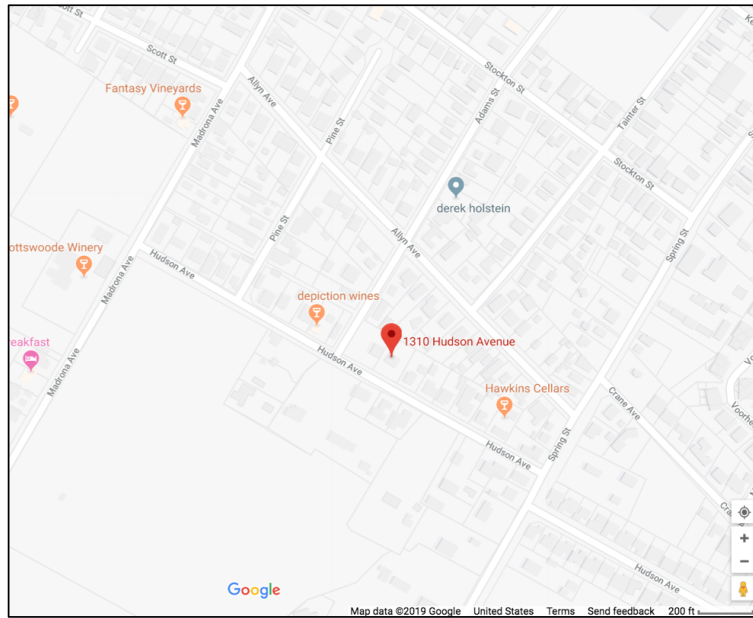
Alice P. Duffee of APD Preservation LLC conducted the evaluation of the historic character of the house at 1310 Hudson Avenue in St. Helena, California. Ms. Duffee is a qualified architectural historian as defined by the Code of Federal Regulations (36 CFR Part 61) and is listed in the California Historical Resources Information System (CHRIS) as a consultant qualified to work in the fields of Architectural History and History. She holds a Master of Science degree in Historic Preservation from the University of Pennsylvania and a Bachelor of Arts in Architectural History from the University of Virginia.

Site Location

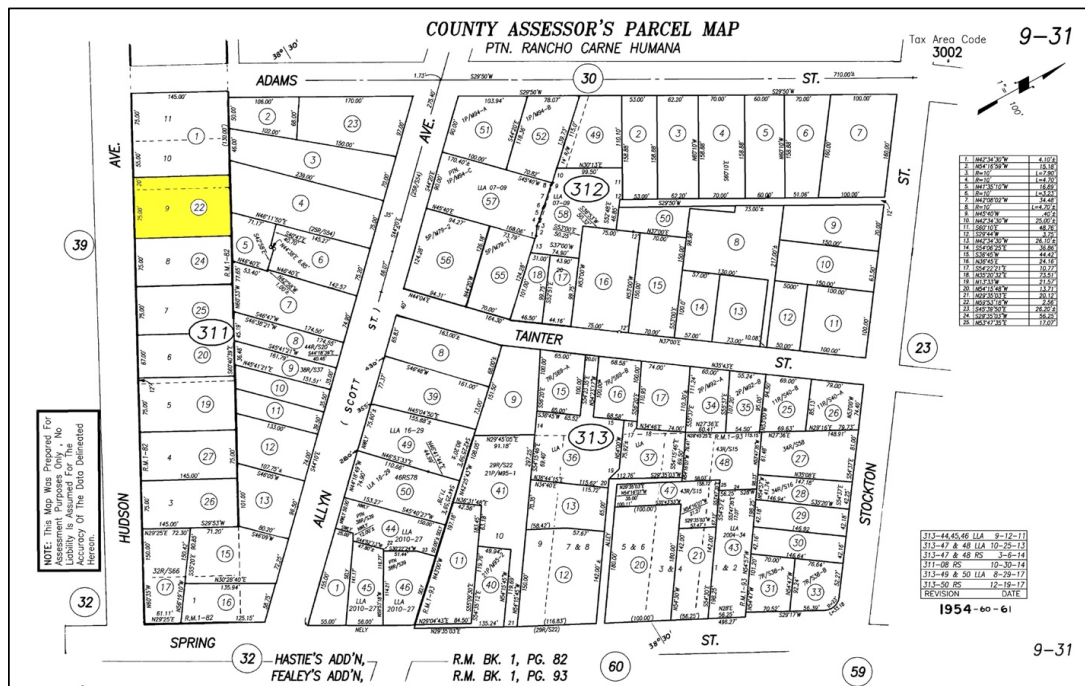
The house at 1310 Hudson Avenue sits on the north side of Hudson Avenue, east of Adams Street, in the City of St. Helena. The streetscape is established mature landscaping around single-family residences from the nineteenth through twenty-first centuries. This section of Hudson Avenue has two lanes of traffic (two-way) with limited street parking on both sides.



1310 Hudson Avenue, St. Helena, CA
Historic Resource Evaluation



Location of 1310 Hudson Avenue (Google Maps, 2019)



1310 Hudson Avenue Parcel Map



Description

This modest, one-story, cross-gable house is faced in channel rustic wood siding and covered with a variety of modern roofing materials (composition shingle roof and asphalt sheeting). The footprint is square. A modern, flat-roofed porch with a handicap ramp extends off the rear, northeast corner of the gable-facing section. All of the windows have been replaced with modern, aluminum, casement windows in new openings; all of the doors have also been replaced.

The landscaping at the front of the house consists of gravel and mulch beds with limited plantings and a mature redwood tree. A gravel walk leads from the street to the front door, which is sheltered under a shed roof porch that extends the width of the gable-facing block. Simple square posts support the porch; the interior ceiling of the porch is clad in wood siding with exposed rafters (see figure 3). A modern door with a screen door are off-center to the east; a modern casement window sits to the west of the door. A modern louvered vent is centered in the gable peak (see figure 2).

A side-gabled wing extends off the west and has a shed-roof porch extending across its length. Simple square posts support this shallow porch and simple wood braces support the roof (see figure 7). A shed roof addition that projects slightly from the plane of the building fills in the space between the gable-facing and side-facing wings. Variations in the wood siding and numerous patches suggest that the windows and doors have been totally reconfigured on this shed roof section (see figures 4, 5, and 6).

The east elevation has two modern casement windows set in modern frames and new openings. A vertical piece of trim towards the rear of the elevation and the misalignment of the siding indicate an earlier wing shown in the 1899 Sanborn map (see figures 8, 9, and 11). A modern, flat-roof porch with plywood half walls, plywood awnings, and a handicap ramp extends northward off the rear of the house (see figures 8, 10 and 13).

The gable end at the rear of the house has a modern, louvered vent in the gable peak and a modern sliding glass door roughly centered on the gable (see figures 12 and 15).

A shed-roof roof addition fills the junction of the gable-facing section and its side-gabled wing at the rear of the house. The northwest corner of this section has vertical wood siding and a modern, hollow-core door behind a half-screen door (see figure 18). The section has two modern windows of varying sizes. Based on the corner with horizontal siding and the 1944 Sanborn map, it appears that this corner section was infilled after 1944 bring the exterior wall into a single plane. Where this section meets the gable-facing block, the siding over the shed-roof has been patched with unadorned plywood (see figure 14).

The west elevation reveals the gabled end of the side-gable wing, the two shed-roof sections and a variety of modern windows (see figures 19 and 20).

On the western edge of the property, north of the residence, there is a gabled roof garden shed with channel groove siding. A single door is roughly centered on the east elevation, and the pitch of northern slope of the roof appears to be at a slightly different angle than the southern slope. On both the north and south sides of the shed, two pairs of wood casement windows are framed as a single unit. A modern aluminum casement window has been added to the south elevation, as well. The building appears to have a failing foundation and severe dry rot and is in a precarious state of disrepair.

The rear of the property is freshly landscaped with mulch beds defined by gravel walkways (see figure 26). The property is enclosed with a wood board fence; an asphalt driveway runs up the east side of the property to a large paved area at the southeast corner of the property (see figure 25).

Historical Context of St. Helena

The area that is now St. Helena in Napa County was originally settled by the Wappo people, a Native American tribe who had a settlement at the junction of what are now known as Sulphur Creek and Napa River. Later the Mexican government granted the land to Dr. E. T. Bale as part of his 17,962-acre "Carne



Humana Rancho.” More permanent settlers arrived in 1848 from Missouri and bought land from Dr. Bale to establish their farming and ranching community. In the early 1850s, J.H. Still, an Englishman, established a small general store and laid out a road to his store, establishing the site of what would become the commercial center of the embryonic town. Other enterprises quickly followed, including a hotel, blacksmith, wagon manufacturer and saddlery.¹

The Napa Valley Railroad reached St. Helena in 1868, further fueling its already burgeoning commercial and residential growth. St. Helena was incorporated as a town on March 24, 1876. It was a commercial center for the rapidly developing countryside and a shipping hub from whence local farmers and ranchers could send their goods via train to Napa City and then by train or boat to San Francisco.

By 1886, the population of St. Helena had swelled to 1,800, with the widely undeveloped fertile land attracting immigrants from other parts of the United States as well as abroad.² By this time, the architectural character of the crossroads town had begun to take shape with a wide variety of the period’s most popular revival styles including: Greek Revival, Gothic, Italianate, Second Empire.

The area southwest of the commercial center was one of the early neighborhoods developed in St. Helena, and included various sized houses built on small lots, set back from their lot lines.³ The area features a variety of the most popular vernacular styles of the period. Spring Street, originally “Sulphur Spring Street,” was the eastern border of this residential area,

By the turn of the twentieth century, St. Helena was experiencing a massive period of growth, both commercially and residentially. Significant populations of German, Italian, and Chinese immigrants moved into the area to support the growing commercial and agricultural enterprises. The Italian population, for example, went from 25 in 1870 to 1,017 in 1910.⁴ Previously undeveloped lots quickly sprouted houses and the southwest section of town, including the project area, became a veritable neighborhood.

History of 1310 Hudson Avenue

The lot that contains 1310 Hudson Avenue was originally part of Edward Bale’s 1841 “Rancho Carne Humana.” This vast tract of land at the northern end of what is now Napa County stretched from Rutherford to Calistoga and included all of present-day St. Helena.

In 1850, David Hudson (1820-1888), a Bear Flagger, purchased a 300-acre parcel from Bale. In 1857 Hudson transferred it to his partner, John York.⁵

In 1864, the parcel was whittled down when John and Lucinda York sold a 26.36-acre parcel back to David Hudson.⁶ A year later, Hudson sold the parcel to his niece, Elizabeth Hudson Hastie (1843-1898).

Elizabeth Hudson was born in Dade County, Missouri, in 1843, the 5thth child of William and Sarah Ann Smith Hudson. The family came across the Oregon Trail and initially settled in



June 9, 1873, Napa Register

¹ Marguerite Gunn, History of St. Helena, CA (Chicago, IL: The S.J. Publishing, Co, 1926).

² Page & Turnbull, Historic Resources Survey, City of St. Helena (San Francisco, CA: August 2006), page 9.

³ Page & Turnbull, page 18.

⁴ United States Census, 1870 and 1910. Page & Turnbull, “St. Helena Historic Resources Inventory,” 2006.

⁵ Napa County Records, Deed Book A, page 47.

⁶ Napa County Records, 1002-0009009 (Deed Book 9, page 9).

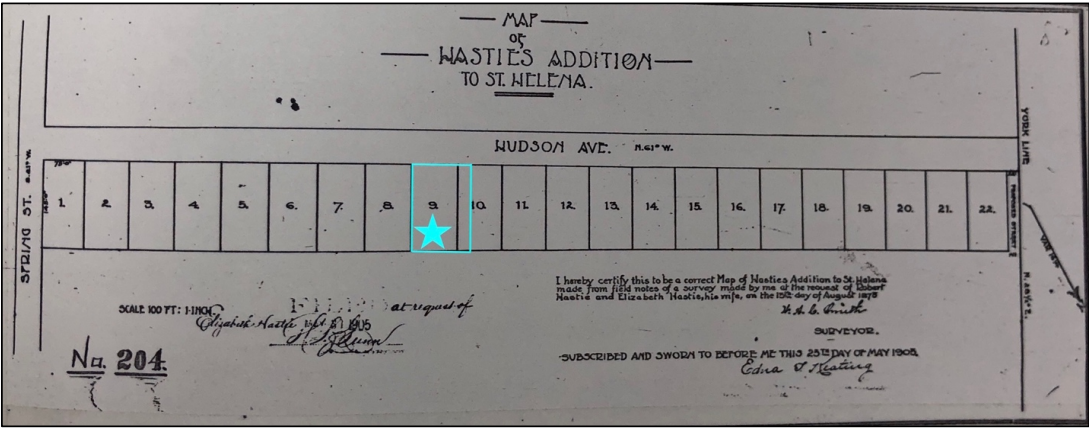


1310 Hudson Avenue, St. Helena, CA
Historic Resource Evaluation

Sonoma, where William Hudson and his brother David Hudson participated in the Bear Flag Revolt in July 1846. William Hudson relocated from Sonoma to St. Helena with his children (including Elizabeth) and his second wife around 1858. In 1861 Elizabeth Hudson married Robert Hastie (1832-1883) in St. Helena.

Robert Hastie was born in Scotland in 1832. By 1860 he had established himself as a merchant in the blossoming town of St. Helena.⁷ He became a naturalized citizen in 1863, and was listed as a carpenter in the years 1866 and 1867.

Shortly after purchasing the 26-acre lot from David Hudson, the Hasties had the land surveyed into 22 roughly identical lots on the north side of Hudson Ave. Early advertisements for the lots declare them to be situated “in one of the finest locations in St. Helena.”



1875 Map of Hastie's Addition (filed 1905)⁸



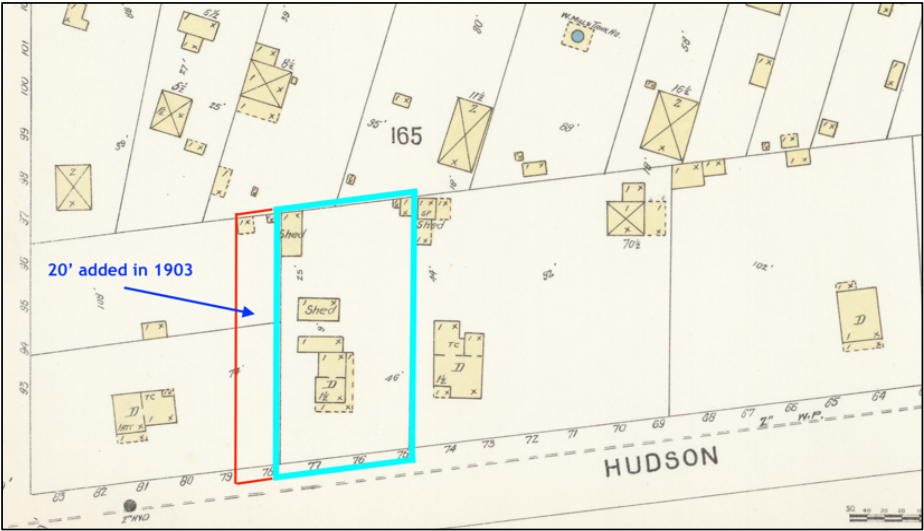
1881 Map of St. Helena (courtesy of St. Helena Historical Society)

⁷ U.S. Federal Census, 1860 (www.ancestry.com).
⁸ Napa County Records, Map Book 1, page 82.

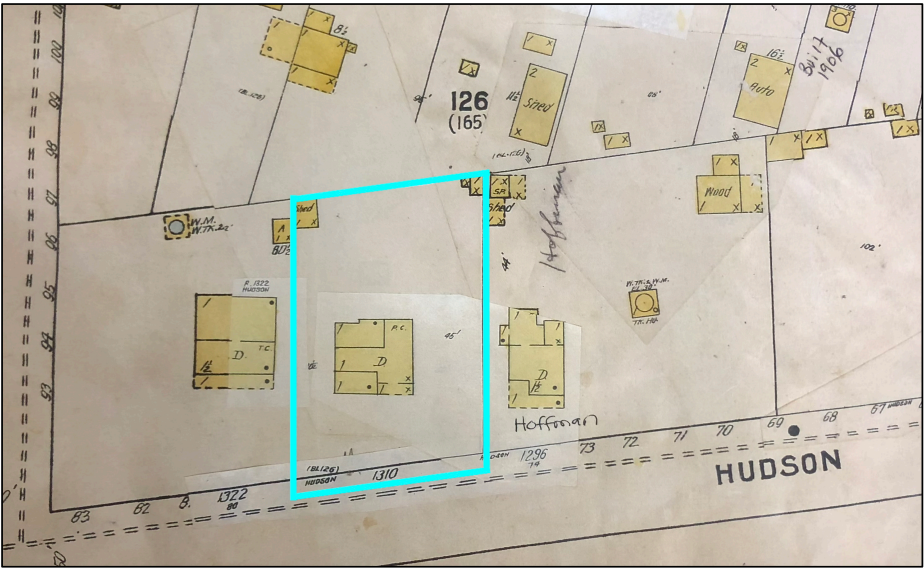


1310 Hudson Avenue, St. Helena, CA
Historic Resource Evaluation

The Hasties sold lots 7, 8 9, 10, and 11 to the St. Helena Lodge No 167 of the International Order of Odd Fellows (IOO F) in 1876.⁹ The project area remained undeveloped until at least 1892 when Frank and Katie Romer purchased lot 9.¹⁰ By 1899 the Romers had erected a modest, one-story, wood frame house on lot 9 according to the 1899 Sanborn Fire Insurance Map. They also constructed three sheds of various sizes. In 1900 the Romers sold the property (still just lot 9 at this time) to Anna Wegelend, a widow from St. Helena.¹¹ Romer and his wife relocated to San Francisco where he worked as a teamster.



1899 Sanborn Fire Insurance Map of St. Helena



1944 Sanborn Fire Insurance Map of St. Helena

⁹ Napa County Records, document 1002-0022396 (Deed Book 22, page 396).
¹⁰ Napa County Records, document 1002-0051015 (Deed Book 51, page 15).
¹¹ Napa County Records, document 1002-0065100 (Deed Book 65, page 100).



1310 Hudson Avenue, St. Helena, CA
Historic Resource Evaluation

Mr. Gans has also sold for A. H. March to A. Maker a lot on Hudson avenue, 90x145 feet with improvements thereon. Mr. Maker and family will soon occupy their newly-acquired property.

November 5, 1920, St. Helena

In March 1903, Wegeland sold the property to Marie Glos of St. Helena.¹² In November 1903 Marie Glos purchased 20' of her western neighbor's land to enlarge her parcel into its current configuration.¹³

The property changed ownership several more times over the first two decades of the twentieth century. Archelaus Baker purchased the parcel in November 1920.¹⁴

Maker was newly married to his second wife, Bertha Maggie Turner Deveau, and the couple was creating a blended family of seven children from age 22 to 4. "Archie" Maker was a lineman with the Napa Valley Gas & Electric Company and Bertha Maker was a seamstress.

The Makers' new property contained a small cottage (as it appears on the 1899 map), which they promptly enlarged. They incorporated the gable-facing, wood-frame house into their new home, adding a side-facing gable wing off the west side. They also removed the porch along the east side and the addition on the south. Some time between 1920 and 1944, they also added shed roof additions off the north and south sides of the new side-gabled wing, creating the square footprint that exists today (see 1944 Sanborn map). Construction dates for these changes are unknown.

The assessor's records indicate that the house was built in 1922, though it is entirely possible that the Makers completed their renovation in 1921.

The Makers stayed in the house for 23 years, finally selling it in 1943 to Daile and Ethel Prettyman, who kept the house as an investment rental property.¹⁵ The property remained in the rental market for the next twenty years, under two different owners, until Jesus and Hortensia Torres purchased the property in 1963.¹⁶ Jesus Torres was a veteran of the Korean War who worked at the Slinsen Construction company for three decades. Hortensia died in 2008, followed by Jesus in 2015. Their son, Richard Torres, inherited the property and sold it to the current owners in 2019.

Determination of Eligibility

The California Environmental Quality Act (PRC §21084.1) and its associated guidelines for implementation (CCR Title 14, Chapter 3, sections 15000 et seq.) defines historic resources as any object, building, structure, site, area, place, record or manuscript that, in general, meets at least one of the following four criteria:¹⁷

1. listed in the California Register of Historical Resources (PRC §5024.1 Title 14 CCR, Section 4850 et sq.);
2. determined eligible for listing the California Register by the State Historic Preservation office;
3. included in a local register of historical resources (as defined in PRC §5024.1(g)); OR

¹² Napa County Records, document 1002-0074257 (Deed Book 74, page 257).

¹³ Napa County Records, document 1002-0075188 (Deed Book 75, page 188).

¹⁴ Napa County Records, document 1002-0131057 (Deed Book 131, page 57).

¹⁵ Napa County Records, document 1943-0003678.

¹⁶ Napa County Records, document 1002-00678134 (Deed Book 678, page 134).

¹⁷ [https://govt.westlaw.com/calregs/Document/IFFC7DA00D48511DEBC02831C6D6C108E?viewType=Full&transitionType=Default&contextData=\(sc.Default\)](https://govt.westlaw.com/calregs/Document/IFFC7DA00D48511DEBC02831C6D6C108E?viewType=Full&transitionType=Default&contextData=(sc.Default))



4. determined by the lead agency, through the presence of substantial evidence, to be historically significant because of its association with significant events, association with significant persons, architectural distinction, or potential to yield information important in history or prehistory.

At the same time, the resource must retain sufficient integrity to convey the reasons for which it is historic.

The house at 1310 Hudson Avenue is approximately 98 years old, but is not included in either St. Helena's 1978 "Historic Resources Inventory" or Page & Turnbull's 2006 "Historic Resource Survey" of St. Helena. it. Helena.

CRITERIA

According to the California Office of Historic Preservation (OHP), a building, structure or object is eligible for listing in the California Register if it meets one or more of the four following criteria:¹⁸

Criteria	1310 Hudson Avenue
1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.	It was not directly associated with a major local or regional development trend or event.
2. Associated with the lives of persons important to local, California or national history.	It was not directly associated with any people of local, regional, or national significance.
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.	The house is not architecturally distinctive and has been radically altered from its origins as a late-nineteenth century cottage.
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation	The area has been significantly disturbed by ongoing and repeated development on the lot, and is not known to contain any archeological resources.

Conclusion

The house at 1310 Hudson Avenue is roughly 98 years old, but is not included in either St. Helena's 1978 "Historic Resources Inventory" or Page & Turnbull's 2006 "Historic Resource Survey" of St. Helena.

The modest 1921 house is not associated with any significant event or person and is not architecturally distinctive. It possesses little potential to yield archeological resources given that most of the site has been previously disturbed. **Therefore, the house DOES NOT qualify as an historic resource under the California Environmental Quality Act (CEQA).**

¹⁸ Pub. Res. Code 5024.1, Title 14 CCR, Section 4852.



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1310 Hudson Avenue, St. Helena, CA
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www.archives.com	www.cdnc.ucr.edu	www.proquest.com
www.archives.org	www.genealogybank.com	www.ohp.parks.ca.gov
Napa Register (https://dr6e.bmiimaging.com/index/index?datasetName=Napa%20County%20Library#)		
https://citizen.countyofnapa.org/citizenaccess/		



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1310 Hudson Avenue, St. Helena, CA
Historic Resource Evaluation



Figure 1: South elevation (front)



Figure 2: South elevation, gable-facing wing

1310 Hudson Avenue, St. Helena, CA
Historic Resource Evaluation



Figure 3: South elevation, porch roof by gable-facing wing



Figure 4: South elevation, infilled porch



Figure 5: South elevation, infilled porch, patched siding



Figure 6: South elevation, detail of patched siding

1310 Hudson Avenue, St. Helena, CA
Historic Resource Evaluation



Figure 7: South elevation, overhanging eave



Figure 8: East elevation

1310 Hudson Avenue, St. Helena, CA
Historic Resource Evaluation



Figure 9: East elevation, front section



Figure 10: East elevation, porch and handicap ramp

1310 Hudson Avenue, St. Helena, CA
Historic Resource Evaluation



Figure 11: East elevation, siding detail



Figure 12: North elevation, rooflines

1310 Hudson Avenue, St. Helena, CA
Historic Resource Evaluation



Figure 13: North elevation, contemporary porch and deck



Figure 14: North elevation, plywood patch at roof junction

1310 Hudson Avenue, St. Helena, CA
Historic Resource Evaluation



Figure 15: North elevation, sliding glass doors on gable end



Figure 16: North elevation, gable vent

1310 Hudson Avenue, St. Helena, CA
Historic Resource Evaluation



Figure 17: North elevation, infilled porch



Figure 18: North elevation, back door on infilled porch

1310 Hudson Avenue, St. Helena, CA
Historic Resource Evaluation



Figure 19: West elevation, front section



Figure 20: West elevation, rear section

1310 Hudson Avenue, St. Helena, CA
Historic Resource Evaluation



Figure 21: West elevation, siding detail at northwest corner



Figure 22: Auxiliary building, east elevation

1310 Hudson Avenue, St. Helena, CA
Historic Resource Evaluation



Figure 23: Auxiliary building, south elevation



Figure 24: Auxiliary building, north elevation



Figure 25: Setting rear yard, northeast corner



Figure 26: Rear yard, northwest corner

1310 Hudson Avenue, St. Helena, CA
Historic Resource Evaluation



Figure 27: Rear yard



Figure 28: Neighbor to the west (1322 Hudson Ave.)



Figure 29: Neighbor to the east (1296 Hudson Ave.)



Figure 30: Neighbor across the street (1295 Hudson Ave.)

1310 Hudson Avenue, St. Helena, CA
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Figure 31: Neighbor across the street (1285 Hudson Ave.)



Figure 32: Setting, looking east on Hudson Ave.



Figure 33: Setting, looking west on Hudson Ave.

WATER USE ANALYSIS

1310 HUDSON AVE, ST. HELENA, CA 94574

APN: 009-311-022

FEBRUARY 24, 2022

REVISED APRIL 26, 2022



PREPARED BY:

MADRONE ENGINEERING

1485 MAIN STREET, SUITE 302

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I. Introduction & General Overview

A. Introduction

Madrone Engineering has prepared this report to assist the 1310 Hudson Ave project with compliance with the City of St. Helena water use requirement. As of March 22, 2011, a water demand analysis must be completed to demonstrate that all proposed projects are water neutral (City of St. Helena Code 13.12).

B. Project Description

The owner of the property at 1310 Hudson Ave is proposing to construct a new residence, ADU, pool, driveway, and related infrastructure and utilities. There is an existing 3-bedroom residence currently on the parcel.

This report will analyze and estimate existing water usage (pre-project) and future water usage (post-project) to determine the net increase (or decrease) in water usage. If water use is projected to increase, mitigation measures will be detailed that will bring the project into compliance with the City's "no net increase" policy for water use.

II. Existing Water Use Analysis

The existing residence at 1310 Hudson Ave is a 3-bedroom constructed in 1922. According to the "St. Helena Water Neutral Policy for Development", a reasonable estimate of baseline existing demand is 150 gallons of water per bedroom per day. Therefore, existing residential water use on the property can be estimated at **450 gallons per day**.

Based on the above calculations, the existing **baseline water usage** for the parcel can be estimated at **450 gallons per day**.

III. Proposed Water Use Analysis

The project proposes the construction of a 3-bedroom residence, 1-bedroom ADU, and a pool.

The new residence will have 4 toilets, 6 bathroom sinks, 2 kitchen faucets, 3 showers, 1 bath, as well as a clothes washer and 2 dish washers.

Please see Table 1, below, for a summary of the proposed water use generated by the construction of the main residence.

TABLE 1 - PROPOSED RESIDENCE DAILY WATER USE

	Qty	Average Flow	Duration	Daily Use	Occ.	Total Daily Water Use	Total Annual Water Use	Total Annual Water Use
Low Flow Toilet	4	1.28 gal		4	6	31 gal	11213 gal	0.03 af
Low Flow Lavatory Faucet	6	1.5 gpm	0.50 min	4	6	18 gal	6570 gal	0.02 af
Low Flow Kitchen Faucet	2	1.5 gpm	8 min	1	6	72 gal	26280 gal	0.08 af
Low Flow Shower Head	3	1.5 gpm	8 min	1	6	72 gal	26280 gal	0.08 af
Bath	1	35 gal		0.14	6	30 gal	10950 gal	0.03 af
Clothes Washer	1	12 gal per load		0.37	6	27 gal	9724 gal	0.03 af
Dish Washer	2	4 gal per cycle		0.25	6	6 gal	2190 gal	0.01 af
Total						255 gal	93,206 gal	0.29 af

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

TABLE 2 - PROPOSED ADU DAILY WATER USE

	Qty	Average Flow	Duration	Daily Use	Occ.	Total Daily Water Use	Total Annual Water Use	Total Annual Water Use
Low Flow Toilet	1	1.28 gal		4	2	10 gal	3738 gal	0.01 af
Low Flow Lavatory Faucet	1	1.5 gpm	0.50 min	4	2	6 gal	2190 gal	0.01 af
Low Flow Kitchen Faucet	1	1.5 gpm	8 min	1	2	24 gal	8760 gal	0.03 af
Low Flow Shower Head	1	1.5 gpm	8 min	1	2	24 gal	8760 gal	0.03 af
Dish Washer	1	4 gal per cycle		0.25	2	2 gal	730 gal	0.00 af
Total						66 gal	24,178 gal	0.07 af

The proposed pool will be filled with trucked water rather than City water. Based on the above calculations, the **proposed water usage** for the parcel can be estimated at **322 gallons per day**.

IV. Conclusion

Table 3, below, provides a summary of the existing water use, proposed water use, and net effect of the project on total usage of City water.

TABLE 3 - ESTIMATED TOTAL WATER USE			
Use	Gallons		Acre-Feet
	Daily	Annual	Annual
Existing Water Use	450	164,250	0.504
Proposed Water Use	322	117,384	0.360
Net Water Usage	-128	-46,866	-0.144

This report demonstrates that the proposed project is in compliance with City of St. Helena water use requirements; specifically, the requirement that all proposed projects are water-neutral with respect to City water use.



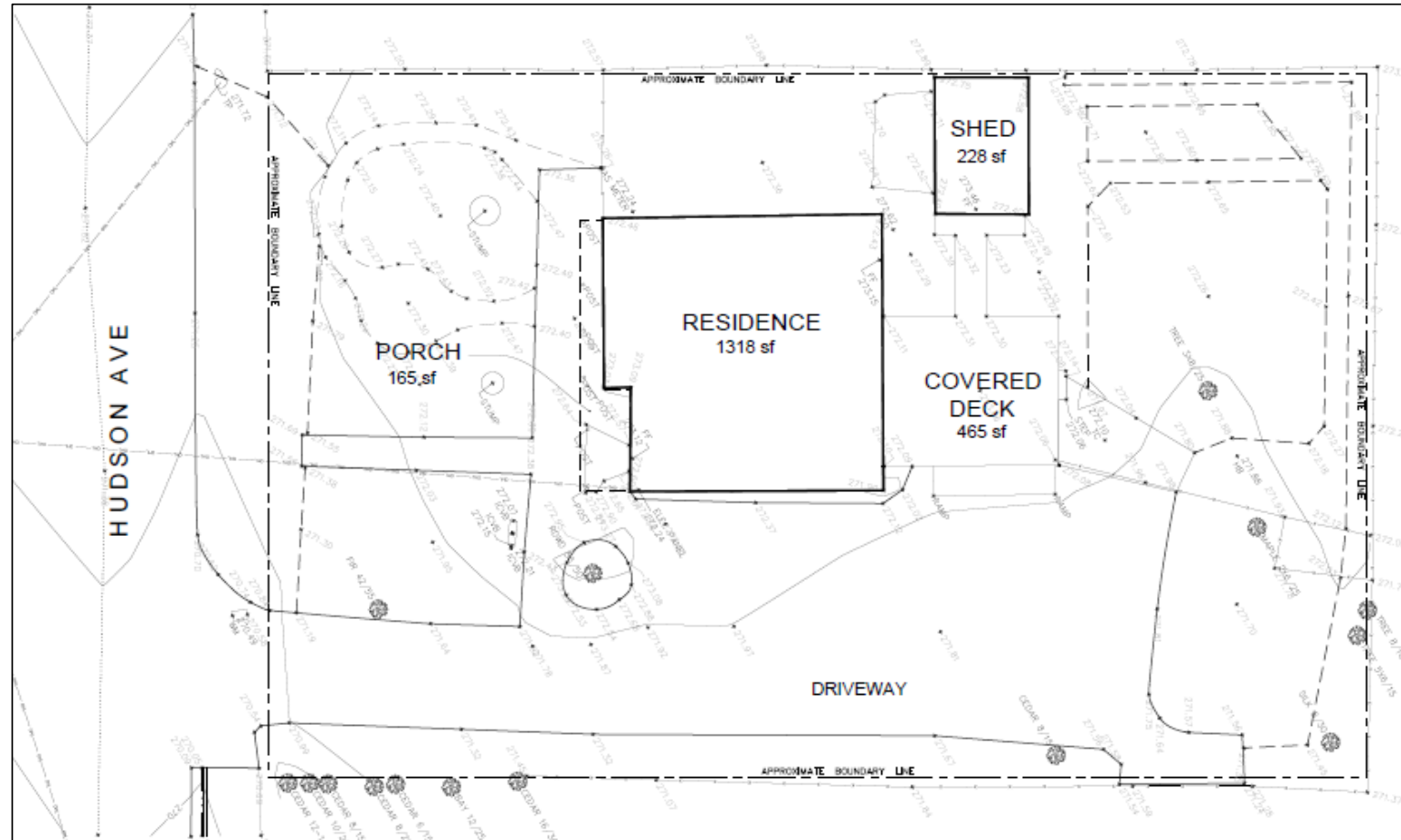
Planning Commission October 18, 2022 Demolition Permit and Design Review File #PL22-010

- **1310 Hudson Avenue**
- **General Plan District: Medium Density Residential (MDR)**
- **Zoning District: Medium Density Residential (MR)**
- **Request to demolish an existing single-family dwelling, porch, deck, and shed totaling 2,176 square feet to accommodate the construction of a new 3,698 square foot single-family residence, 400 square ADU, and 240 square foot garage**



Existing Site Plan

Lot Size: 13,775 SF
(E) Lot Coverage:
 SFR: 1,483 SF
 Deck: 465 SF
 Shed: 228 SF
 Total: 2,176 SF
 15.8% (45% allowed)
(E) F.A.R.: 1,546 SF
 (3,748 SF allowed)





Existing Site Photos



Existing Front View



Existing Side Left View



Existing Side Right View



Existing Side Right Back View



Existing Back View



Existing Back Unit



Existing Side Left View



Existing Backyard View



Existing Backyard View



Site Plan

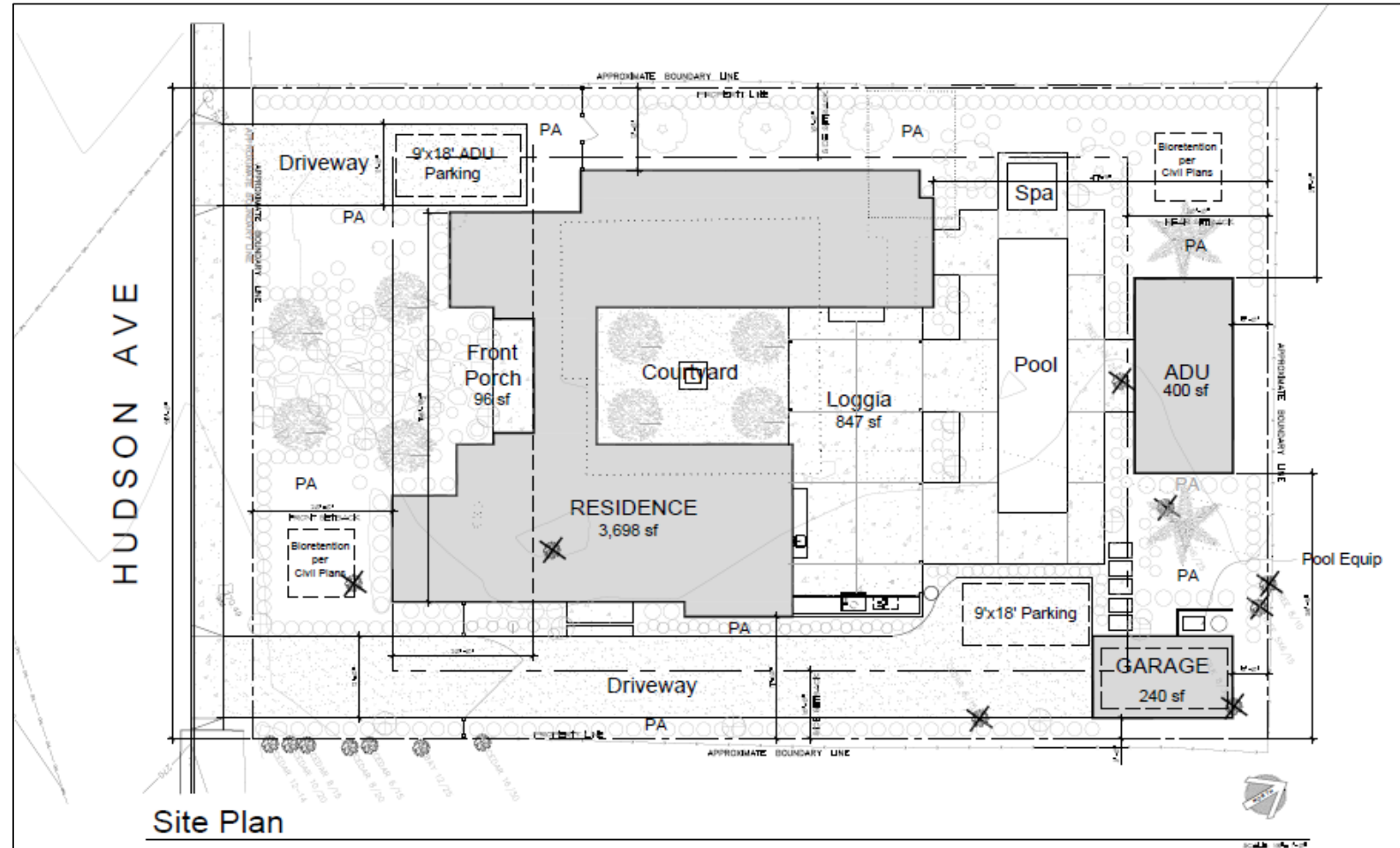
Lot Size: 13,755 SF

(P) Lot Coverage:

SFR: 3,698 SF
Porch: 96 SF
Garage: 240 SF
Loggia: 847 SF
ADU: 400 SF
Total: 5,281 SF
38.3% (45% allowed)

(P) F.A.R.:

SFR + Garage + ADU=
4,338 SF
- 200 SF
(covered parking)
- 400 SF
(proposed ADU)
3,738 SF (3,748 SF allowed)





Proposed Site Renderings

Front view from Hudson Avenue

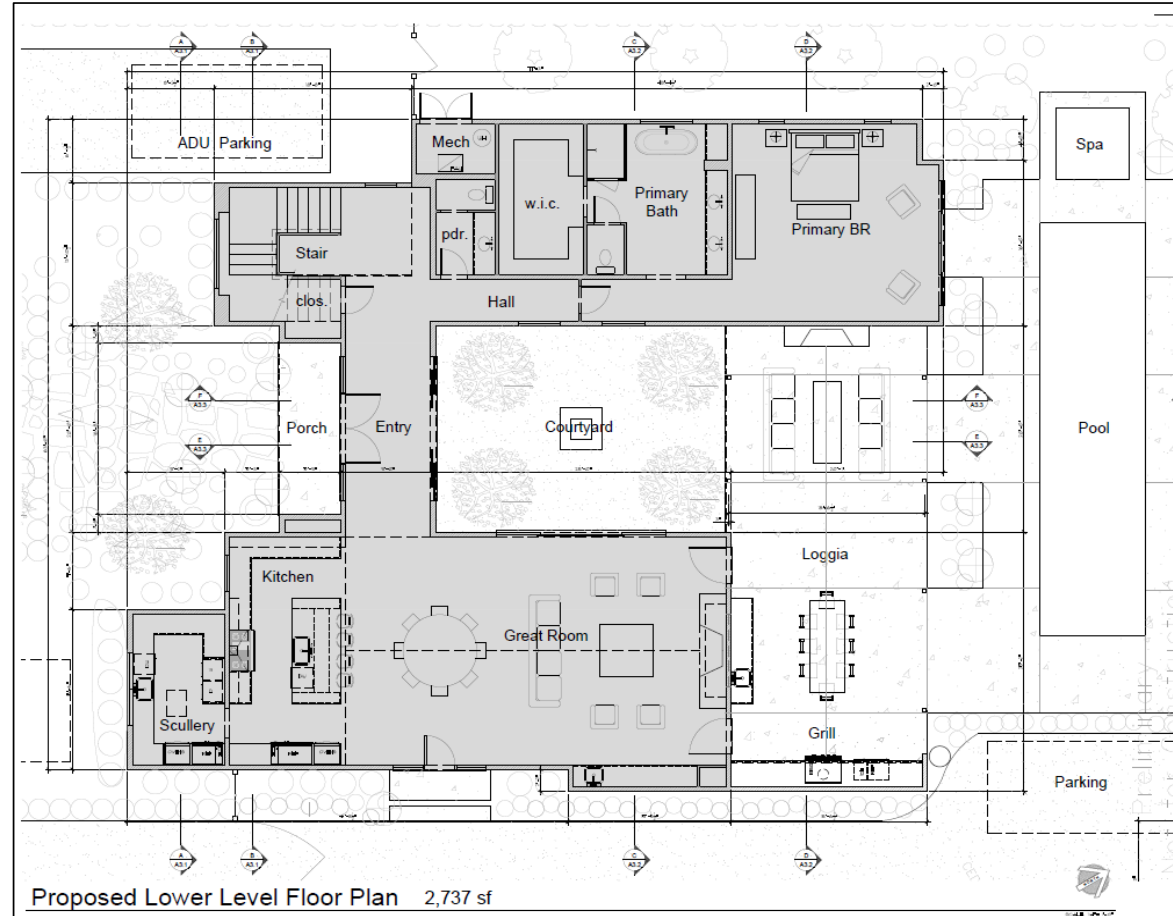


Aerial view



Floor Plan – Primary Residence, Lower Level

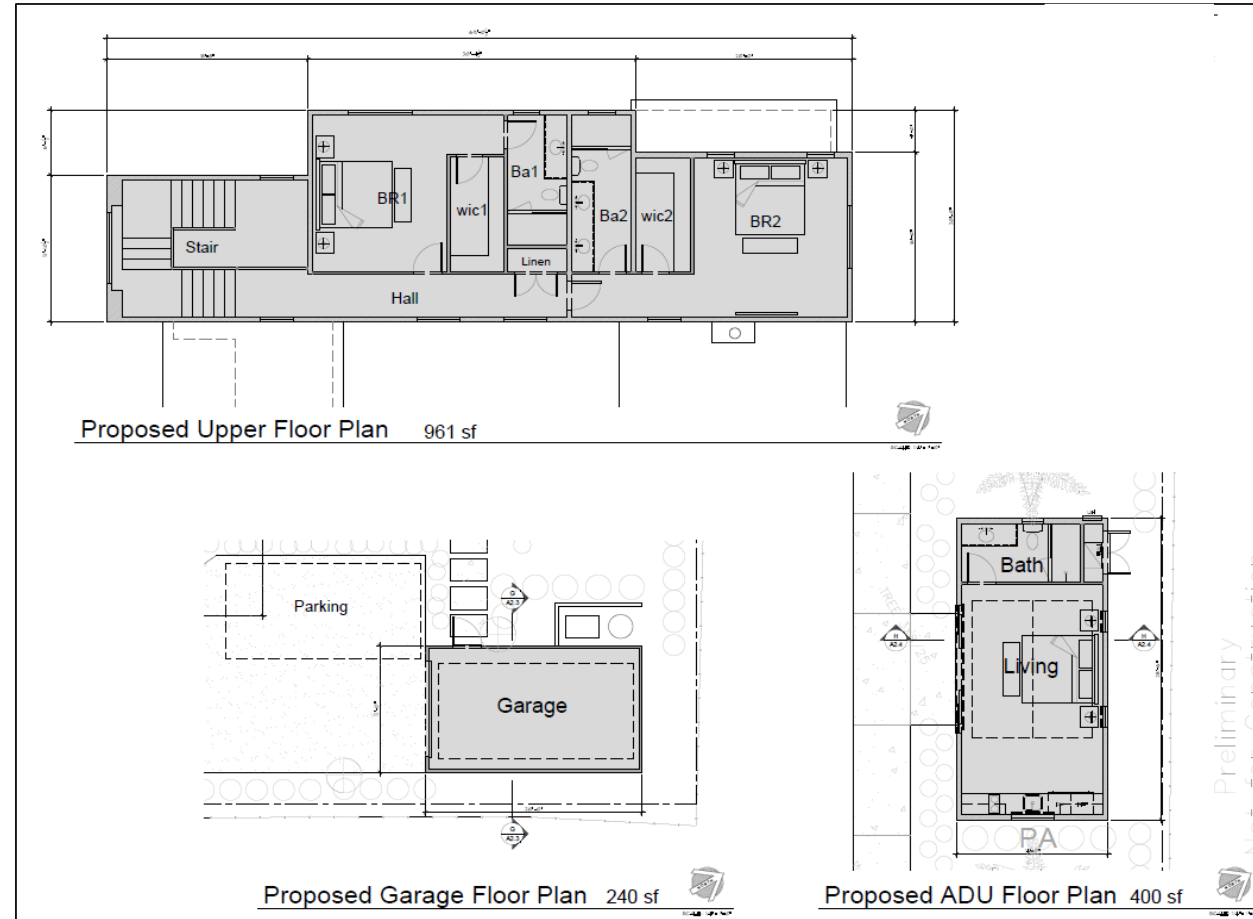
- Two wings separated by entry hall
- 1st floor of north wing consists of master bedroom, master bathroom, powder room and stairs
- South wing consists of a great room, kitchen and scullery





Floor Plan – 2nd Floor, Garage, and ADU

- 2nd floor of north wing two bedrooms and two bathrooms
- ADU consists of a open floor plan bedroom and kitchen and a separate bathroom

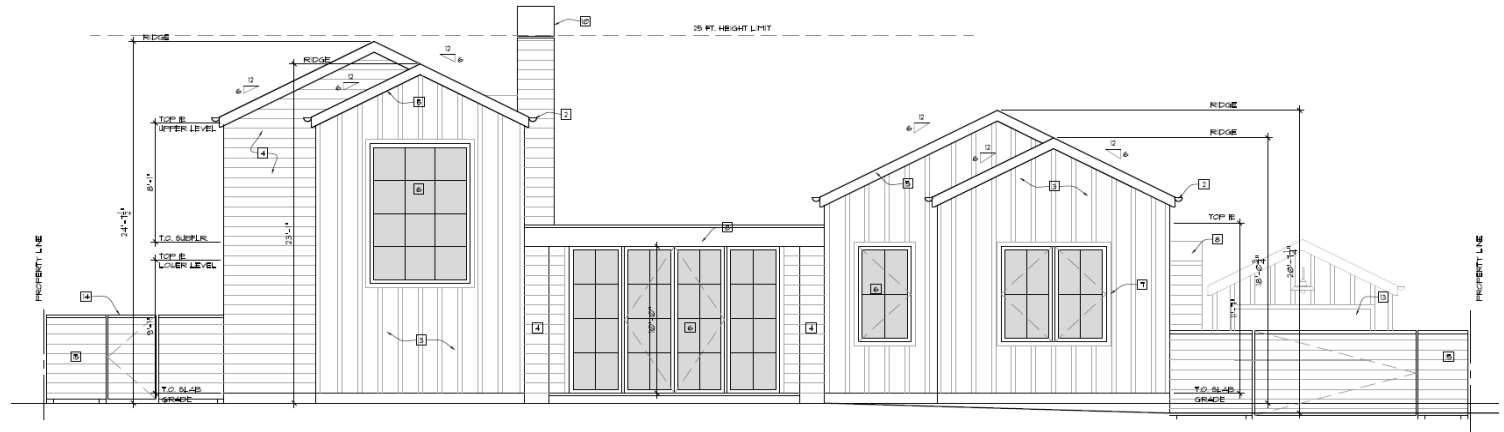




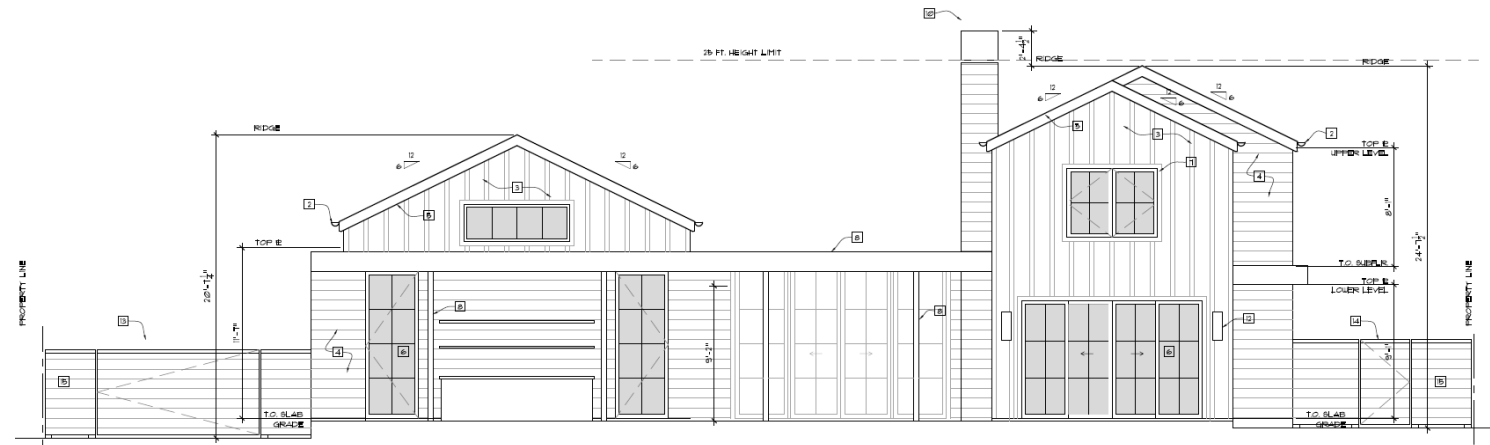
Elevations (Front & Rear) – (P) Primary Residence

Front Elevation

Standing seam
black metal roof,
off-white
hardipanel beige
hardiplank
vertical siding,
and black metal
clad windows



Rear Elevation





Elevations (East & West) - (P) Primary Residence

East

Vertical Siding
Hardipanel w/ 1x3 battens
(smooth)



Horizontal Siding
Hardiplank-Colonial
(smooth)



Exterior Siding
Standing Seam Metal Roof



Roof
Standing Seam Metal Roof
Taylor Metals-Black

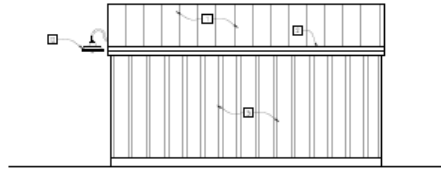
West



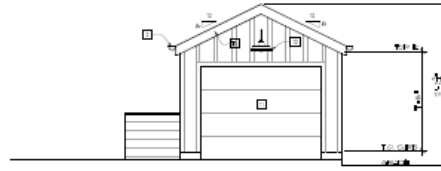


Elevations Garage & ADU

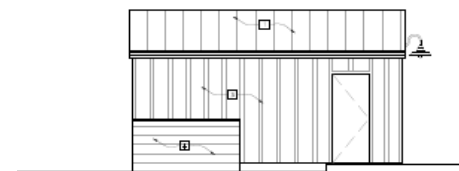
Garage



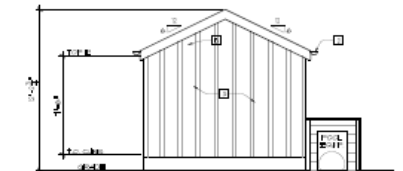
East Elevation - Garage



South Elevation - Garage



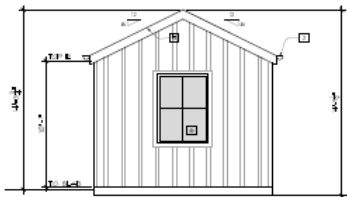
West Elevation - Garage



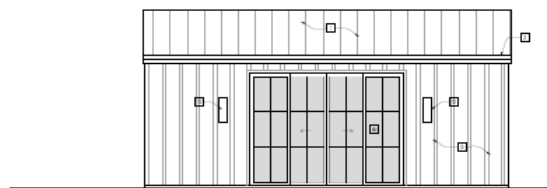
North Elevation - Garage

Garage and ADU will be constructed with the same color and material pallet as the proposed primary residence.

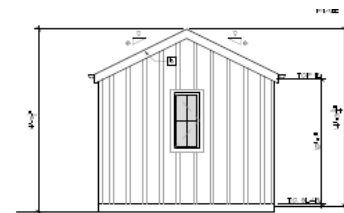
ADU



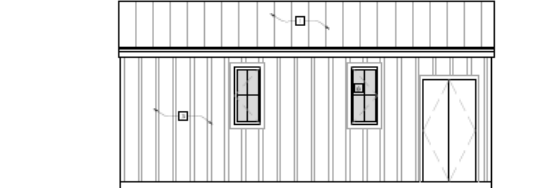
East Elevation - A.D.U.



South Elevation - A.D.U.



West Elevation - A.D.U.

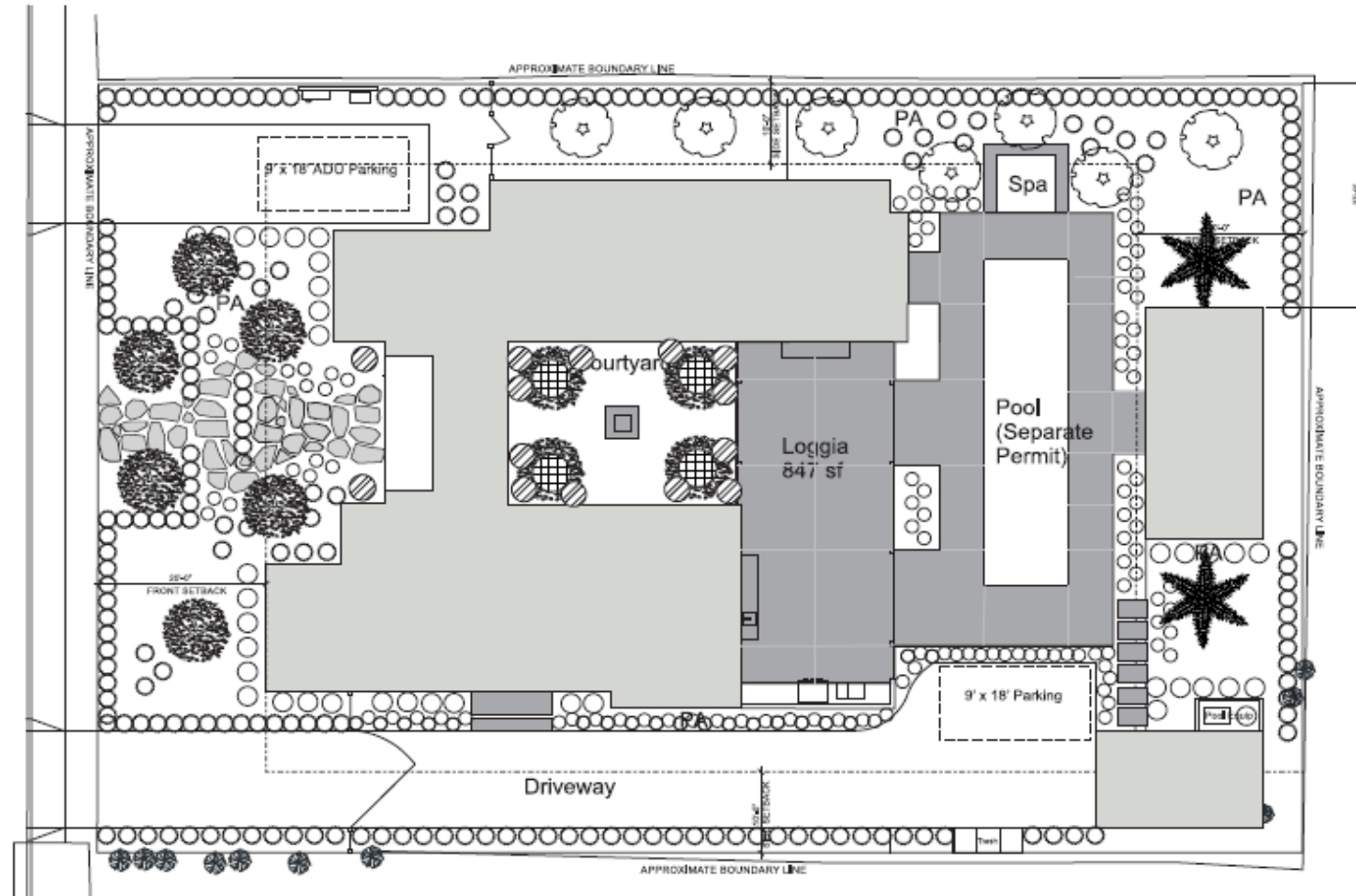


North Elevation - A.D.U.



- 8 existing trees will be removed and replaced with 6 olive trees, 7 strawberry trees, and 2 date palms
- The project has been conditioned to maintain 3 ½ foot height to shrubs at front of property

HUDSON AVE





Photos of existing surrounding homes

**1322
Hudson
Ave, NW
adjacent**



**1296
Hudson
Ave, SE
adjacent**



**1295
Hudson
Ave,
across
the street**



**1285
Hudson
Ave,
across
the street**





Recommendation

Staff recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15303; and
2. Accept the required findings and approve the attached resolution granting approval of a design review and demolition permit for the proposed construction on the property located at 1310 Hudson Avenue.