City of St. Helena
Planning Commission
Regular Meeting
Tuesday, November 15, 2022 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena

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

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

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

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1. PLEDGE OF ALLEGIANCE

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

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

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

4. PUBLIC HEARINGS

   4.1. Request by David Walker on behalf of 1381 Main Street, LLC for Design Review in order to modify the storefront and exterior elevations of the building located at 1381 Main Street in the Central Business (CB) zoning district. As a part of the project, some on-site parking spaces will be reconfigured and restriped; however, there will be no net loss of on-site parking spaces. There is no change or expansion of use associated with this request. — 5 - 70
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CEQA Determination: The project is categorically exempt from the requirements of CEQA pursuant to Section 15301 of the CEQA Guidelines.
Prepared By: Jennifer Williams, Planning Consultant
Recommendation:
For the reasons described above, staff recommends that the Planning Commission:

1. Determine that the project is categorically exempt from CEQA pursuant to Section 15301, Existing Facilities, of the CEQA Guidelines; and
2. Accept the required findings and approve the attached resolution granting Design Review approval for the proposed storefront remodel and site improvements for the property located at 1381 Main Street.

Staff Report- 1381 Main

4.2. Request by Lori Clancy & Al Warmerdam for adoption of a resolution approving Design Review in order to remodel an existing single-family residence including the construction of a new second story on the property located at 1386 Community Drive in the Medium Density Residential zoning district. 71 - 110

CEQA Determination: Exempt pursuant to CEQA Guidelines Section 15301 and 15303.
Prepared By: Aaron Hecock, Senior Planner
Recommendation:
For the reasons described above, staff recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Sections 15301 and 15303; and
2. Accept the required findings and approve the attached resolution granting design review approval for the proposed additions to the existing single-family home on the property located at 1386 Community Drive.

Staff Report- 1386 Community Dr.
Community Drive Photos

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

6. 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.

7. ADJOURNMENT

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

This agenda was posted at City Hall, 1572 Railroad Ave., and at Vintage Hall, 465 Main Street, St. Helena, California on November 4, 2022.



Maya DeRosa, Planning & Building Director

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

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

PUBLIC TESTIMONY PROCEDURES

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

CHALLENGING DECISIONS OF CITY ENTITIES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City of St. Helena is governed by

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

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

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

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

PLANNING COMMISSION REPORT

Planning Commission Meeting of November 15, 2022

FILE NUMBER: PL22-047

SUBJECT: Request by David Walker on behalf of 1381 Main Street, LLC for Design Review in order to modify the storefront and exterior elevations of the building located at 1381 Main Street in the Central Business (CB) zoning district. As a part of the project, some on-site parking spaces will be reconfigured and restriped; however, there will be no net loss of on-site parking spaces. There is no change or expansion of use associated with this request.

PREPARED BY: Jennifer Williams, Planning Consultant

REVIEWED BY: Maya DeRosa, Community Development Director

APPROVED BY: Maya DeRosa, Community Development Director

APPLICATION FILED:09/16/22 **ACCEPTED AS COMPLETE:**10/20/22

LOCATION OF PROPERTY: 1381 Main Street

APN: 009-240-021

GENERAL PLAN/ZONING: Central Business (CB)

APPLICANT: David Walker on behalf of 1381 Main Street LLC **PHONE:** 310-625-7009

BACKGROUND

The subject property at 1381 Main Street supports a prominent historical commercial building, commonly known as Vasconi's Pharmacy, which is located at the corner of Main Street and Adams Street in the downtown district. The building currently provides for a retail tenant space on the ground floor (approximately 2,756 square feet) and an office tenant space on the second floor (approximately 1,966 square feet). Six (6) on-site parking spaces are provided at the rear of the building. The building was originally built in

1884 and has served multiple tenants and been subject to multiple alterations over the years.

According to the Historic Resources Evaluation prepared by Painter Preservation, four ground-floor arched openings were present on the building when it was constructed in 1884. The arched openings were removed in 1897 when the owner, Walker Hardware Co., remodeled the storefront to look like what was popular at the time, with large glass display windows, large transom windows, a recessed main entry between the flanking storefront windows, and a narrower second floor access point on the left-hand side. At that time, a large, ornate cornice with pronounced corbels on each side was added.



1381 Main Street, when it belonged to Joseph Kettlewell, ca 1884



1381 Main Street, Walker Brothers Hardware Inc., ca 1897

In 1967 Vasconi's Pharmacy bought the building and made many of the changes that are present on the building today. The bay organization was modified such that an offset entry bay was flanked by one window to the left and two to the right, with an equal-sized opening located on the far left side, where the entry door to the upper floor was formerly

located. The windows had round arches at the top and metal frames, with solid infill spandrel panels and low bulkheads. The far left bay was a window, rather than a door, so the only entry on the front façade was at the center of this retail storefront. The globe-shaped sconce lighting on the front of the building today was added at this time as well. New signage with raised letters spelling out “Vasconi’s Pharmacy” on a broad wood panel above the storefront was added as well.



May 1 ..... 89 34
May 2 ..... 71 37 VOL. LXXXXII ST. HELENA, CALIFORNIA THURSDAY, MAY 4, 1967 TEN CENTS NO. 32

THE OLD—The building at 1391 Main Street, corner of Adams and Main, which was occupied by Taylor Electric from 1950 to the present year when it was vacated so that renovation could begin before the new owners moved in.

THE NEW—The building at 1391 Main Street, corner of Adams and Main, which Mario and Gertrude Vasconi purchased to house one of the finest drug stores in the valley. This picture shows it in its sandblasted condition and with a new front, as it looked Monday, second building on the street to be renovated in recent months.

1381 Main Street when it was remodeled for Vasconi’s Pharmacy in 1967

In 2009 the retail storefront was renovated again. There were fewer external changes at this time. However, the far left bay was opened up to restore a second-floor entry, and a new two-leaf French entry door with transoms added at the main entry. The work that was not visible on the exterior of the building was the full seismic upgrade, finishing the second floor in a series of offices, and restoring the upper level wood windows.



Pharmacy in 2008



Pharmacy in 2022, note new door opening on left

PROJECT DESCRIPTION

The applicant recently purchased the building and is proposing a storefront remodel to visually enhance the storefront and reflect a more historically accurate and improved aesthetic design in conjunction with re-tenanting. The proposed changes are cosmetic in nature only and do not require any structural changes to the building.



1 PROPOSED MAIN STREET ELEVATION



4 PROPOSED MONEY WAY ELEVATION

The proposed building modifications are described in detail below:

1. Utilizing the same first floor bay structure, the arched openings at the three windows and second floor access door will be removed and replaced with rectilinear openings that echo the proportions seen in the historic ca 1897 version of the storefront. The spacing of the bays that was developed in 1967 will be retained. The proposed doors, display windows, and transom windows will of necessity conform to the horizontal limits between the first and second floor required by the moment frame, which was installed in 2009 as part of the seismic retrofit.
2. Windows will be wood frame and have true divided lights. The frames will be painted black. The new double French door at the main entry will be similar to the door seen today, with similar transom proportions. The door to the second floor level will be consistent in design with the main entry door. Both will be wood with wood-frame transoms and painted black. All will have true divided lights.
3. The signage panel, upper level window frames, cornice, and parapet trim band will be painted black. The diamond pattern on the cornice will be painted a contrasting gray to contrast with the black background on the remainder of the cornice.
4. The trim on the rear of the building, including roof access ladder, handrails, and egress ladder, as well as the rear doors will also be painted black.
5. The existing wood panel backing the Vasconi's Pharmacy sign will be repaired or replaced as necessary. If replaced, it will occupy the same space as the current signage panel when the new signage is installed. New tenant signage will be reviewed under a separate permit.
6. The existing brickwork will be repointed and any necessary repairs made but with otherwise remain unchanged.

7. No other changes in grade or configuration will be made to the existing entries on the front façade so as not to impact the design and historic value of the front façade.

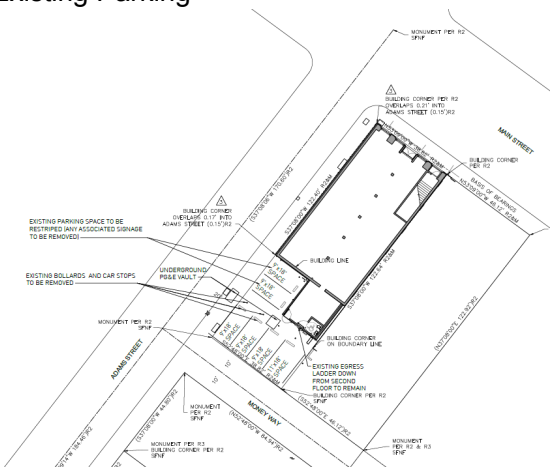
Upon review of the application, it came to staff's attention that two (2) of the existing six (6) on-site parking spaces currently exit onto the public sidewalk and off the curb onto Adams Street. Access to those spaces is not provided via a driveway approach and would require a vehicle to drive over the curb and sidewalk. The use of Google Maps Street View indicates that this has been an existing condition since at least 2007, which is the oldest Google Street View available.



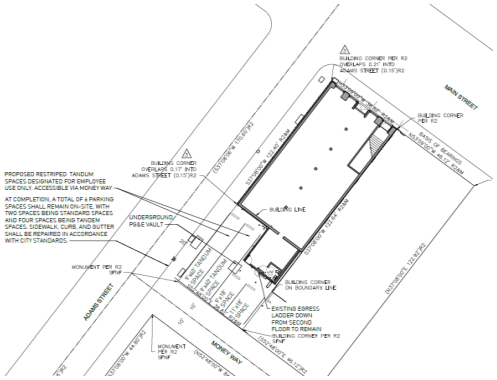
In consultation with the Public Works Department, staff identified necessary site modifications to correct this existing substandard condition while retaining the same number of on-site parking spaces. The site modifications listed below are required as part of the conditions of approval. The applicant has demonstrated understanding and acceptance of the required modifications and conditions, which are listed below as well as contained within the draft resolution:

1. All parking spaces on-site will be required to exit onto Money Way.
2. The two existing parking spaces that exit onto Adams Street without a driveway apron shall be restriped accordingly. Any bollards and signage associated with those spaces shall also be removed.
3. The two parking spaces on-site that are nearest to Adams Street which currently exit onto Money Way shall be extended and restriped to allow for tandem parking so that the net result remains a total of six (6) parking spaces being provided on-site, with no net loss of parking spaces. At completion, a total of six (6) parking spaces shall remain on-site, with two (2) spaces being standard spaces and four (4) spaces being tandem spaces.
4. New signage shall be provided indicating the spaces on-site are for employees and patrons of the building only. The tandem spaces shall be marked for employee use only.
5. Sidewalk, curb, and gutter shall be repaired in accordance with City standards.

Existing Parking



Proposed Parking



ANALYSIS

CEQA

Staff has conducted the requisite environmental analysis and concluded that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1, Existing Facilities of the CEQA Guidelines. The project consists of the minor alteration of an existing private structure and involves no change or expansion of use. 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, as the project will not contribute to a significant cumulative impact, the site is not located in or near an environmentally sensitive area, the project will not be visible from a scenic highway, the site is not included on a hazardous waste list, the project will not cause a substantial adverse change in the significance of a historical resource, and the project will not otherwise generate or contribute to any potentially significant impacts.

GENERAL PLAN

The subject property has a General Plan Land Use designation of Central Business (CB). The CB land use designation provides for retail and commercial uses that serve local residents and the surrounding area. Typical CB uses include offices, restaurants, specialty retail and lodging, with particular emphasis on pedestrian-oriented retail and service uses on the ground floor level and offices located on upper floors. Residential uses can be considered for upper floor areas but are subject to discretionary use permit review and approval.

The subject building is also a historic resource and is referenced in Appendix A of the 2040 General Plan Update. It is locally listed and also eligible for National Register status. Detailed analysis on historic considerations is contained further down in this report.

The following policies within the 2040 St. Helena General Plan Update are applicable to the project:

- LU3.1 - Strengthen the downtown as the City's social and cultural core, and as the primary center of retail services. Facilitate a healthy mix of retail and commercial uses, residential development, entertainment, and lodging.
- LU3.2 - Enhance the pedestrian-oriented character of commercial areas and provide for convenient pedestrian and bicycle connections to encourage walking and reduce vehicle trips within the commercial area.
- LU3.4 - Protect historic resources in the commercial areas and encourage appropriate rehabilitation and reuse.
- LU3.9- In Mixed Use, Service Commercial, and Central Business districts, encourage residential and office uses in upper-story locations or locations along the periphery of the retail district. This will facilitate active and pedestrian-oriented commercial areas.
- CR2.4 - Preserve and enhance pedestrian connectivity and safety throughout St. Helena.
- HR1.1 - Preserve the City's historic and cultural resources, so that they may contribute to the special character and quality of the City and support its economic base.
- HR1.2 - Protect the historic resources that existing in the downtown commercial area.
- CD1.1 - Ensure high-quality design and construction through a robust design review process.
- CD2.1 - Maintain the character and identity of the downtown by emphasizing strong street definition, creating active front setbacks with outdoor seating, locating parking on the side and behind buildings, and maximizing entrances and transparency on building façades.
- CD6.1 - Ensure a connected circulation system that maximizes pedestrian and bicycle connectivity.
- CC1.1 Promote a "walkable" and "bikeable" city.

Staff Response: The project consists of a storefront remodel and does not include any change, expansion, or increase in the intensity of the existing and historic uses. A water demand analysis is not triggered or required. The ground floor has historically been used for retail purposes and will continue as such, while the second floor has historically been used for office purposes and will continue as such. Maintaining this mix and split is directly in conformance with the General Plan policies listed above. Restoring a pedestrian door for access to the second floor office will enhance pedestrian accessibility and connectivity, contributing to the ease and pleasantry of pedestrian movements and contributing to a walkable environment.

ZONING

Like the General Plan land use designation, this site has a zoning designation of Central Business (CB). This designation provides for retail, personal service uses, offices, restaurants, hotels/motels, service stations, public and quasi-public uses, and similar and compatible uses that serve local residents and the surrounding area. St. Helena Municipal

Code (SHMC) Section 17.48.070 establishes the development standards for the Central Business District. The following summarizes the applicable standards for informational purposes, though no changes to any of the following are proposed as a part of this project:

STANDARD	MIN/MAX	EXISTING	PROPOSED
Lot Size	5,000 sf minimum	5,424 sf	No Change
Front Setback (Main)	0 feet minimum	0 feet	No Change
Side Setback (Adams)	0 feet minimum	0 feet	No Change
Side Setback (Interior)	0 feet minimum	0 feet	No Change
Rear Setback	0 feet minimum	Approximately 25 feet	No Change
Height	35 feet maximum	35 feet to top of parapet; roof pediment extends an additional 5' 6" to a total of 40' 6"	No Change
Floor Area Ratio	2.0 maximum	.87	No Change

Staff Response: No changes are proposed to the lot size, setbacks, height, or floor area ratio. With the exception of height, the existing building meets all development standards as required by Section 17.48.070 of the Municipal Code including lot size, setbacks, and floor area ratio. The building is permitted to remain non-conforming to the height limit.

Landscaping Requirements

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

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

Wastewater Generation

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

Staff Response: The uses at 1381 Main Street are limited to 600 gpd per the code section referenced above. A condition of approval is included in the attached resolution noting this requirement.

WATER

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

Staff Response: No changes are being proposed to the existing building and no new square footage is being added, and the proposed use changes do not constitute new development as defined above; therefore, the project is not subject to St. Helena Water neutrality requirements.

PARKING

The existing building is within the City's parking impact overlay district which is governed by SHMC Chapter 17.104. The purpose of the parking impact overlay district is to establish parking standards for portions of the City generally located within the central business district. This area of the City is impacted by a lack of off-street parking because the buildings are of historic and unique character and were constructed in the early history of the City when automobiles were not as common.

Staff Response: As previously discussed, the applicant is not proposing any change or expansion of use, and therefore the existing number of parking spaces provided is permitted to remain as is. Six parking spaces are currently provided on-site. Due to the existing substandard condition of the orientation and access of the parking as described in detail in the Background Section of this report, staff has included conditions of approval to require the applicant/developer to re-stripe the parking area to correct the issues, while still retaining a total of 6 on-site parking spaces.

SIGNS

SHMC Chapter 17.148 provides sign regulations for the Central Business District. Even though signage is shown on the building elevations proposed, no signage approval is part of this application.

Staff Response: Signage is not a part of this review and will be applied for under a separate sign permit. The applicant has indicated that, as a part of a new sign package, they intend to repair or replace (if necessary) the existing wooden sign board to the same size and location, and paint it black to coordinate with the storefront remodel.

HISTORIC RESOURCES

As described in the attached Historic Resources Evaluation provided by architectural historian consultants Painter Preservation, the subject building was surveyed and evaluated in 2008-2009 and assigned a California Historical Resources Status Code of "1D" meaning that it contributes to a National Register historic district (St. Helena Commercial Historic District) as determined by the National Park Services and is also listed in the California Register. Today it is listed in the California Office of Historic Preservation's Built Environment Resource Directory (BERD) with a status code of "3s" meaning "appears eligible for NR as an individual property through survey evaluation." The 2008-2009 survey was conducted in response to planned changes that included a comprehensive seismic upgrade, the addition of a new rear access to the second floor, and a renovation of the second floor into offices. The building was also documented on a reconnaissance level with a one-page DPR Primary Form in 2019 for planned pedestrian improvements on Main Street. As a part of the analysis for the current proposed project, Painter Preservation provided an addendum/Continuation Sheet to the existing DPR form (historic report) prepared in 2008-2009.

The Historic Resources Evaluation provides a detailed history of both the use of the building and the architectural modifications to the building since it was constructed in 1884 and documents numerous changes to the storefront over time. Please reference both the Background Section of this report and the Historical Resources Evaluation, provided as an attachment below, for further details.

The report analyzed the applicant's proposed storefront changes and its consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and found that the proposed renovations and removal of the storefront treatment added in 1967 does not impact the historic character of the building, and that the proposed changes meet the Secretary of the Interior's Standards for Rehabilitation and therefore do not represent an impact to historic resources under CEQA.

Staff Response: Staff independently reviewed the report provided by Painter Preservation and concurs with the architectural historian's analysis and findings.

DESIGN REVIEW

Section 17.48.040 of the SHMC requires design review approval for all signs, new structures or buildings, or exterior revisions (including, but not limited to, change in exterior color) of any existing structures or buildings for both permitted and conditional uses in the Central Business District. As the applicant wishes to make exterior modifications to the existing building, design review is required. The Planning Commission must find that the project takes reasonable account of the design criteria prescribed in SHMC Section 17.164.030 (listed below) in review of this application:

1. Consistency and compatibility with applicable elements of the general plan;
2. Compatibility of design with the immediate environment of the site;
3. Relationship of the design to the site;

4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
5. Whether the design promotes harmonious transitions in scale and character in areas between different designated land uses;
6. Compatibility with future construction both on and off the site;
7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;
8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
10. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
11. Whether natural features and vegetation are appropriately preserved and integrated with the project;
12. Whether the materials, textures, colors, and details of the construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structures and functions;
13. Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors, create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;
14. Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials.

Staff Response: The proposed project would rehabilitate the storefront to a more aesthetically pleasing and historically accurate presentation, similar to how it appeared in 1897 when Walker Brothers Hardware purchased and renovated the building. The proposed project has been designed by a team of architectural professionals in consultation with an architectural historian to improve the physical appearance of the building while maintaining its historical integrity. High-quality materials are proposed, including decorative light fixtures and true divided light, energy efficient windows constructed of wood frames and mullions with double-pane glass. Paint colors and their application were thoughtfully selected to highlight architectural features of the building, including the diamond detail on the cornice. Furthermore, the reintroduction of a pedestrian door to access the upper floor office tenant space from Main Street enhances pedestrian access in accordance with General Plan policies. For these reasons, staff finds that the proposed project is consistent with the applicable design review criteria listed above. Per SHMC Section 17.164.040(C), only the proponent's failure to take reasonable account of the items discussed in Sections 17.164.010 through 17.164.030 shall justify the commission's disapproving a proposal solely on the basis of design.

ISSUES

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

CORRESPONDENCE

At the time of 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 categorically exempt from CEQA pursuant to Section 15301, Existing Facilities, of the CEQA Guidelines; and
2. Accept the required findings and approve the attached resolution granting Design Review approval for the proposed storefront remodel and site improvements for the property located at 1381 Main Street.

ATTACHMENTS

Resolution
Project Narrative
Plans
Historic Resources Evaluation

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION NO. 2022-

GRANTING APPROVAL OF A DESIGN REVIEW TO 1381 Main Street (File No. PL22-047)

PROPERTY OWNER: David Walker for 1381 Main Street, LLC **APN:** 009-240-021

Recitals

1. A request was made by David Walker on behalf of 1381 Main Street, LLC, for approval of a design review application for a façade remodel to an existing multi-tenant historical commercial building located at 1381 Main Street in the Central Business (CB) 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 November 15, 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 October 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 15301 of the CEQA Guidelines, which exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures involving negligible or no expansion of existing or former use.

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

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

The proposed is consistent with General Plan Policies LU3.1, LU3.2, LU3.4, LU3.9, CR2.4, HR1.1, HR1.2, CD1.1, CD2.1, CD6.1, AND CC1.1 as outlined in the staff report.

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

   No change is proposed to the massing or size of the building, no square footage will be added, and there is no proposed change or expansion of use. The project proposes commercial storefront modifications using high-quality, durable materials which are in keeping with the historical form and function of the building and the surrounding environment.

3. Relationship of the design to the site;

   The project meets the zoning code requirements for floor area ratio, setbacks, and parking, and is permitted to remain existing non-conforming for height and landscaping standards. The proposed storefront modifications fit into the existing building and site design and enhance pedestrian site access via the addition of a pedestrian door to the upper floor office tenant from Main Street.

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

   The subject site is listed on the St. Helena Master List of Historic Resources and is located within the St. Helena Historic Commercial District. It is located at a prominent corner location and is a contributing structure to the historic district. A careful and thoughtful design approach was given to the storefront remodel, which will retain the spacing of the bays that has been in place since around 1967, but remove the arched openings at the three windows and second floor access door and replace them with rectilinear openings that echo the proportions seen in the historic storefront when the building was renovated in 1897 (traditional commercial vernacular style). Windows will be wood frame and have true divided lights and, paired with transom proportions overhead at the windows and doors, will allow for greater visibility into the retail space. The applicant sought consultation with a qualified architectural historian who analyzed the proposed changes against the Secretary of the Interior's Guidelines for Historic Preservation. The architectural historian independently reviewed the proposal and found that the proposed modifications met the standards and would not result in an impact to historic resources.

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

   The project is located in and completely surrounded by CB district land uses. The storefront modifications and paint changes will have no impact on the scale or character in areas between different designated land uses.

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

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

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

   The proposed architectural design, materials, and colors used for the project are appropriate to the function of the project as a historical commercial building with a retail use on the ground floor and office use on the upper floor. The storefront modifications are compatible with the historic appearance of the storefront and emulate the geometry and proportions of the 1897 storefront doors and windows. The storefront modifications will increase visibility into the retail space through the combination of display windows, access doors, and transom windows.

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;

   No changes are proposed to the building siting; however, the storefront design lends itself to an improved order in that it will allow employees and visitors of the upstairs office tenant to have direct pedestrian access from Main Street, improving pedestrian circulation. The rhythm of the storefront bays has been present on the site since 1967.

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

   No changes are proposed to open space or landscaping as a part of this project; this project consists of a façade remodel.

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

    The proposed modifications will improve pedestrian circulation by providing for direct pedestrian access to the upper floor office tenant space from Main Street. Additionally, the conditions of approval which require the substandard condition of vehicles entering and exiting into a sidewalk and off a curb onto Adams Street to be corrected will improve pedestrian, bicycle, and vehicular safety.

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

This façade project does not propose any changes to any natural features of vegetation. The site was developed in 1884 and is constrained in terms of available land area to incorporate new vegetation. The site is recognized as existing non-conforming in terms of landscaping and open space.

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 proposed materials, textures, colors, and details of the construction are an appropriate expression of the design concept and function and are compatible with the adjacent and neighboring structures and functions. The primary building material consists of exterior brickwork, which will remain unchanged apart from any necessary brick pointing repairs, should it be determined to be necessary. The new windows will be wood frame and have true divided lights. The French doors which enter into the ground floor retail space will have a matching window pattern to the new entry door which is being provided to access the upper floor office space. Transom windows are proposed along the storefront in an appropriate pattern. The resulting design is of an attractive quality and in a vernacular commercial style which is compatible to and enhances the adjacent and surrounding commercial structures.

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 façade and painting project does not include a landscaping plan. The site was developed in 1884 and is constrained in terms of available land area to incorporate new vegetation. The site is recognized as existing non-conforming in terms of landscaping and open space.

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

    The project is required by State law and conditioned to comply with the Title 24 Energy Standards and the California Green Code.

Planning Department Conditions of Approval

D. The Planning Commission approves a design review for the above-described project with the following conditions of approval. The conditions noted below are

particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

1. The approval issued by the Planning Commission and all associated conditions of approval provided by all City departments are based upon the project request as proposed in the application materials and plans. The building architecture and site plan submitted to the Planning, Building, Fire, and Public Works departments for plan checks and permits shall be in substantial conformance with the plans presented to and approved by the Planning Commission. Any changes to the plans may result in additional requirements and improvements by one or several departments.

2. Substantive changes to the plans may require a new entitlement.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unlessanother time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.

9. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of the applicant's Project, in whole or in part, the applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely

indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.

10. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.

11. 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.

12. 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.

13. Construction shall be in compliance with plans submitted and reviewed by thePlanning Commission on November 15, 2022, except as modified herein.

14. During construction, the project site shall be adequately fenced and secured to prevent trespassing.

15. Exterior lighting shall be directed or shielded to prevent glare onto public roadways or adjacent properties.

16. The City recognizes that the existing building was constructed before current landscaping requirements and height limits were in place and that the building is legal non-conforming.

17. Prior to approval of a building permit, the applicant shall submit detailed plans for the proposed building signage as part of a sign permit. No change to the existing signage is approved by this Design Review Permit.

18. The following conditions related to the on-site parking lot area shall be addressed prior to occupancy:

    a. All parking spaces on-site shall exit onto Money Way.
    b. The two existing parking spaces that exit onto Adams Street without a driveway apron shall be restriped accordingly. Any bollards and signage associated with those spaces shall also be removed.
    c. The two parking spaces on-site that are nearest to Adams Street which currently exit onto Money Way shall be extended and restriped to allow for tandem parking so that the net result remains a total of six (6) parking

spaces being provided on-site, with no net loss of parking spaces. At completion, a total of six (6) parking spaces shall remain on-site, with two (2) spaces being standard spaces and four (4) spaces being tandem spaces.

d. New signage shall be provided indicating the spaces on-site are for employees and patrons of the building only. The tandem spaces shall be marked for employee use only.
e. Sidewalk, curb, and gutter shall be repaired in accordance with City standards.

19. All trash and recycling areas shall be screened from view.

20. The uses at 1381 Main Street are limited to 600 gallons per day of wastewater.

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

Public Works Department Conditions of Approval

22. The applicant shall repair all public improvements that are damaged by the construction process in accordance with the City Water/Sewer/Street/Storm Drain/Sidewalk Standards prior to Certificate of Occupancy.

23. The applicant shall be required to obtain an encroachment permit for installations or obstructions on the public right-of-way prior to receiving a grading or building permit authorizing site work or construction activities on the site. A pedestrian/traffic/safety control plan will need to be submitted.

24. All parking spaces on-site shall exit to Money Way. The two existing parking spaces that exit onto Adams Street without a driveway apron shall be restriped accordingly. Any associated signage shall also be removed. Sidewalk, curb and gutter shall be repaired in accordance with City Standards.

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 code series.

27. When submitting for a building permit, the application shall include all applicable items listed on the building permit application checklist.

28. The plans for construction shall include a checklist for compliance with the California Green Buildings Standards Code mandatory measures.

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

30. Building permit application materials and plans shall include any documentation 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 deferred item of submittal shall have prior approval of the Building Official, however, deferral of fire sprinkler design is not allowed.

Fire Department Conditions of Approval

31. Plans submitted for building permit shall exhibit compliance with the current St. Helena Fire Code, as adopted and codified in St. Helena Municipal Code Chapter 15.36.

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

33. Fire Sprinklers shall be required if scope of work requires demolition of 50% or more of the existing floor area in accordance with St. Helena Municipal Code 903.2.3 - Alterations or Repairs. For alterations or repairs to existing buildings involving demolition of more than 50% of the existing floor area or removal of 50% or more of the existing ceiling covering (i.e.sheetrock, lath and plaster, suspended ceiling etc.), or removal of 50% or more of the existing roof structure or roof sub-structure (excluding roof covering material) the building shall meet the sprinkler requirements for a newly constructed building.

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 November 15, 2022 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

John Ponte
Chair, Planning Commission

ATTEST:

Maya DeRosa, AICP
Planning and Building Director

September 16, 2022

1381 Main Street Building (former Vasconi's Pharmacy)
1381 Main Street
St. Helena, CA 94574

Project Summary: Exterior Rehabilitation Plan Overview – Written Statement
(REVISED 10/13/22 AS PER CITY OF ST. HELENA OUTSTANDING ISSUES LETTER)

I acquired the property at 1381 Main Street (the former Vasconi's Pharmacy building) in late July of 2022. The property was last renovated in 2009-2010 when the Vasconi's had renovated the 2nd floor offices as well as performed a complete seismic upgrade of the building. In connection with the acquisition, I plan to renovate the 1st floor Tweed & Vine (former pharmacy) space and keep the space as retail to accommodate a women's clothing boutique. I plan to keep the 2nd floor as offices, albeit with a modest interior renovation given the 10+ years since the last renovation was completed. Of note, the 1st floor retail interior has not been renovated in any substantive way (other than the seismic upgrade 10 years ago) since the Vasconi's Pharmacy opened its doors in the late 1960's. Separate TI permits will be applied for the work to be performed on the interior renovation of the 1st and 2nd floors. To reiterate, there will be no change of use or any modifications to the building square footage.

In connection with re-tenanting plan and freshening up of the interior spaces, I desire to upgrade the current buildings storefront for which I am applying for a Design Review Permit as well as a building permit. The goal of the storefront rehabilitation will be to bring the storefront back to an earlier, more historically accurate aesthetic design (see former Walker Brothers Hardware photos prior to the Vasconi's Pharmacy tenancy) through cosmetic upgrades and without making any structural changes to the building. See attached Historical Resource Survey dated August 2022 and updated October 2022 for historian Diana Painter's opining on the storefront rehabilitation.

The proposed rehabilitation of the storefront and building exterior will include the following:

1. Replacement of the existing 3 arched windows with 3 squared off rectangular windows. The proposed windows will be true-divided light energy efficient windows constructed of wood frames and mullions with double-pane glass. The window frames would be painted black. None of the structural supports will be impacted by these proposed changes as the existing archways are manufactured from stucco applied when Vasconi's initially renovated the building, and which are all cosmetic and non-historical in nature. There is an underlying moment frame behind the existing storefront (installed as part of the seismic upgrade in 2009) that will remain untouched. The new storefront glass will conform to the existing height which is limited by the Structural Moment Frame installed 10 years ago.

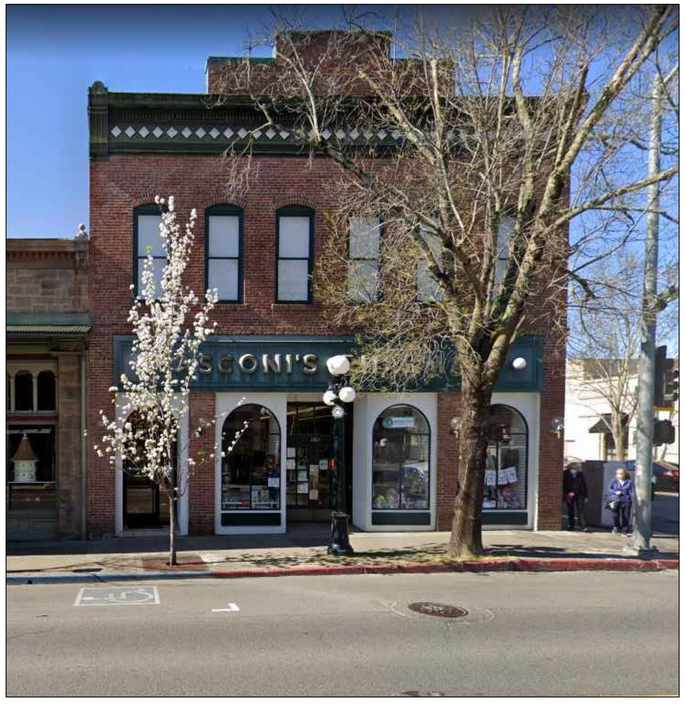
2. The front entry door within the vestibule into the 1st floor retail space will be replaced with a similar style true-divided light door but painted black to match the window frames, with the vestibule maintained. Minor Sloped Entrance at new Storefront Entrance is not completely ADA code compliant as that would require significant building modification that would compete with historic preservation.
3. The entryway door leading to the 2nd floor offices will be squared off to remove its arch way and to be consistent with the remainder of the storefront. Of note, the 2nd floor lobby door is one step up before encountering entrance door. It is not possible to change that to meet ADA code without significant historic impact.
4. The existing 6 parking spaces will remain in place in the rear of the property and given no change in use, however, the 2 spaces that exit onto Adams will be re-striped and converted to 2 tandem spaces such that all spaces will exit onto Money Way. Proper signage indicating "Parking for Employees and Patrons Only" will be added where missing.
5. The 2nd floor windows on all four sides of the building, which were previously beautifully renovated in the 2009-2010 renovation, will remain unchanged apart from painting the exterior black to match the 1st floor storefront color.
6. The cornice and parapet trim band around the full building will be painted black to match the theme of the storefront and windows. The inset diamond shapes will be painted the same grey/silver color to match the signage color and to provide contrast to the remainder of the solid black color and to highlight this architectural detail.
7. The exterior brickwork will remain unchanged apart from any necessary brick pointing repairs should this be determined as necessary.
8. The rear roof access ladder, rear doors and all hand rails will be painted black to match all other trim.
9. The second means of Egress from the 2nd Level is "Existing Non-Conforming" and would require significant modification, to fully comply, thereby impacting the Historic character. As such, no changes are proposed to the exterior egress areas other than painting black to match all trim color.

No new signage is requested as part of this Design Review Application. A separate Sign Permit Application will be applied for and submitted to the City of St. Helena under separate cover and application.

The attached submission, elevations, and renderings depict the proposed scope of the rehabilitation and the desired design for which we will apply for a permit.



1 ORIGINAL 1890s WALKER HARDWARE



2 EXISTING STOREFRONT 2022

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601 4th Street
Suite 110
San Francisco
California 94107
415.305.6268

CONSULTANTS

VANDERBYL DESIGN

511 Tokay LN
St. Helena
California 94574
415.543.8447
Vanderbyl.com

ST. HELENA
DESIGN REVIEW

1381 MAIN STREET
ST. HELENA , CALIFORNIA, 94574

OWNER
DAVID WALKER
1360 MAIN STREET
SUITE D, 2ND FLOOR
ST. HELENA, CA 94574
310-625-7009
DAVID@ENGINEREALESTATE.COM

MARK	DATE	DESCRIPTION
	9/16/22	DESIGN REVIEW
	10/18/22	DESIGN REVIEW RESPONSE

PROJECT NO:	2206
CAD DWG FILE:	2206.08.03 A01 – RENDERINGS.DWG
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CHK'D BY:	MICHAEL GUTHRIE
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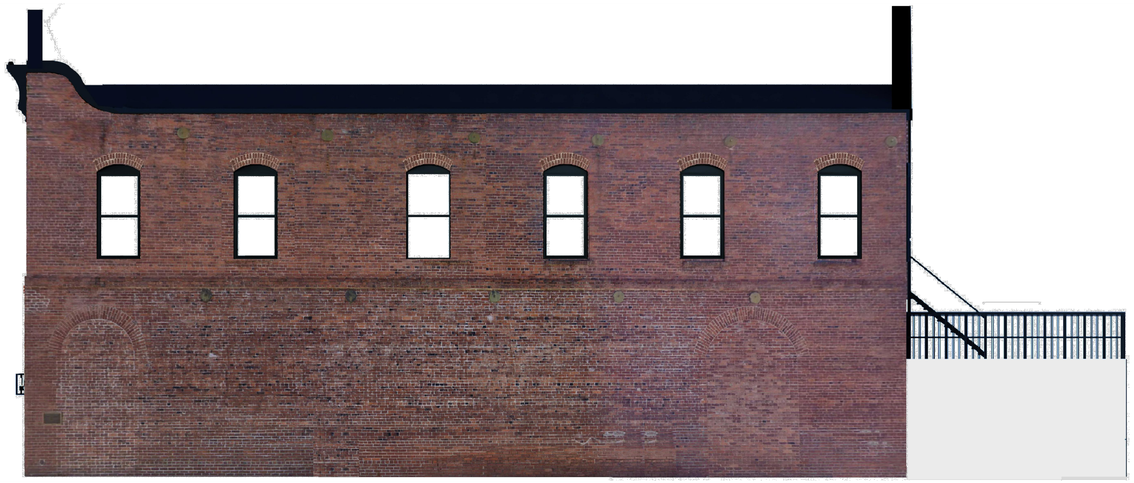
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A01

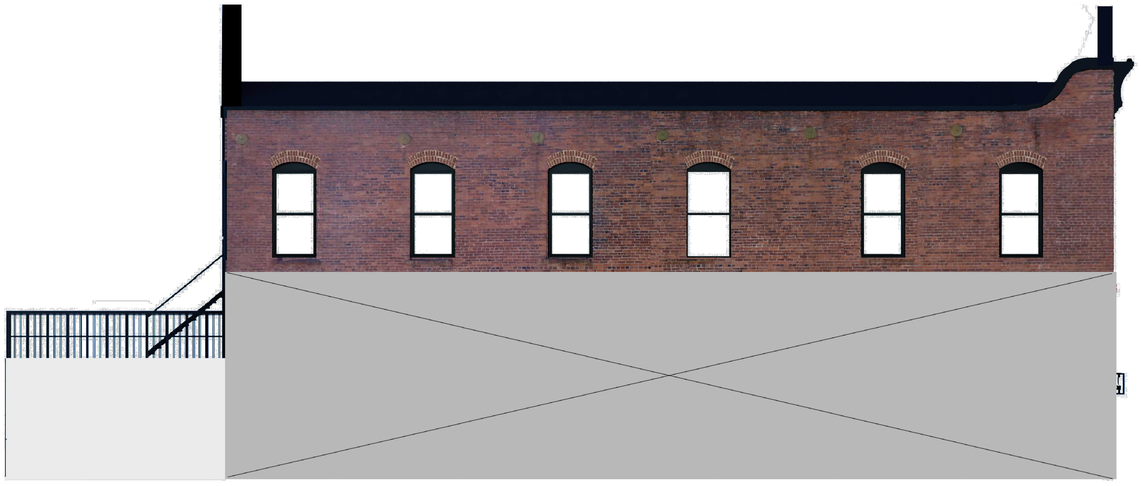
SHEET OF



1 PROPOSED MAIN STREET ELEVATION



2 PROPOSED ADAMS STREET ELEVATION



3 PROPOSED SOUTH ELEVATION



4 PROPOSED MONEY WAY ELEVATION

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mgandco.com

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VAN DER BYL DESIGN

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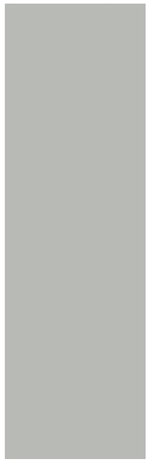
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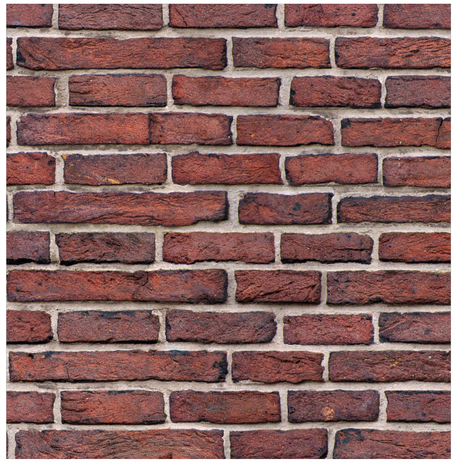
Paint
Benjamin Moore
Semi-gloss 2132-10 Black



Secondary Paint (Diamonds & Type)
Benjamin Moore
Coventry Gray HC-169



Brick (Existing)



Livex Lighting
Lexington 4
Light Outdoor
Wall Lantern



Livex Lighting
Lexington 4
Light Outdoor
Flush Mount









Storefront Wooden Window Style With Double Pane Glass



1 MATERIALS AND FINISHES

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MICHAEL GUTHRIE
+ CO. ARCHITECTS

mgandco.com

601 4th Street
Suite 110
San Francisco
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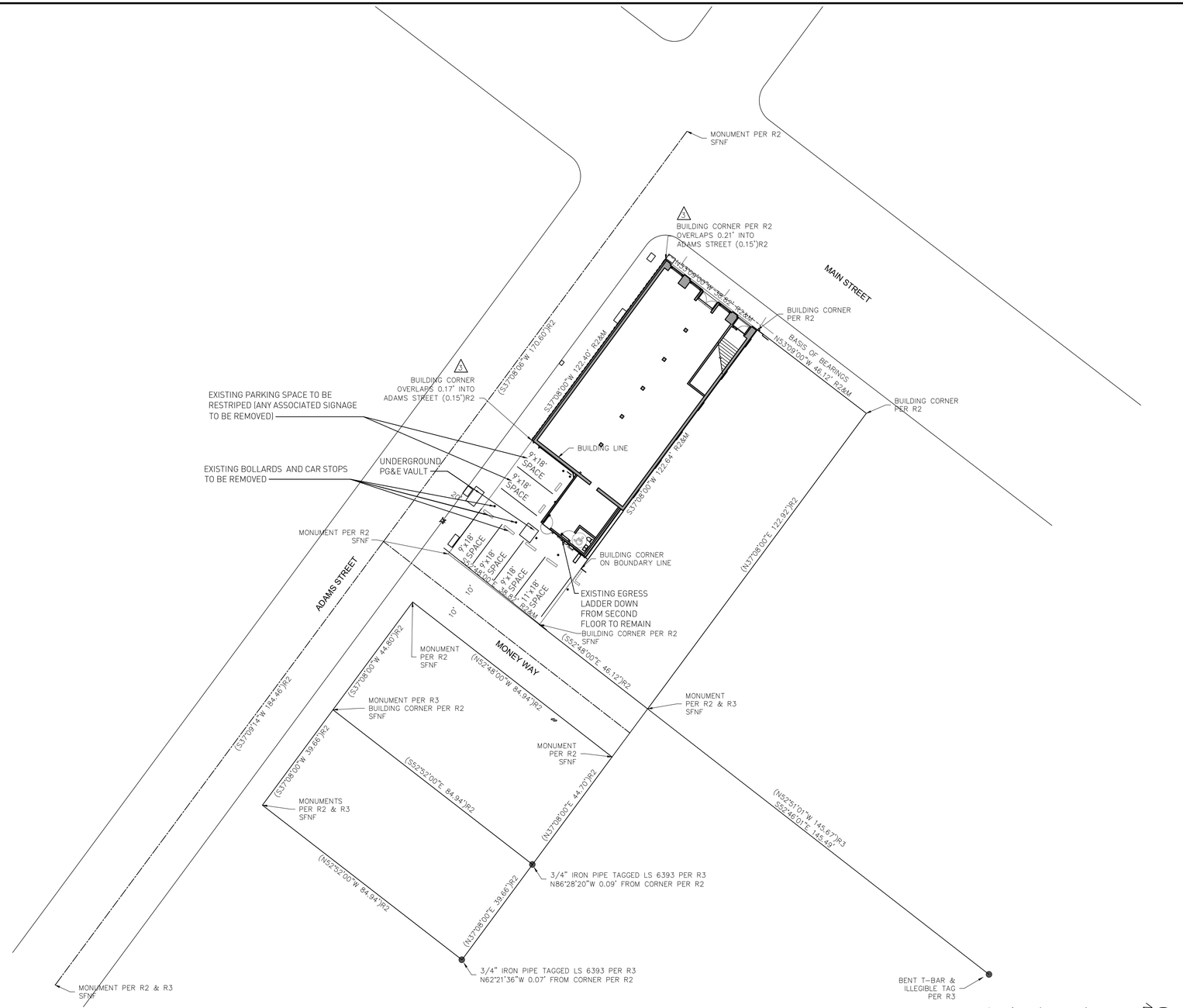
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MATERIALS & FINISHES

A03

SHEET OF



1 EXISTING SITE PLAN

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+ CO. ARCHITECTS

mgandco.com

601 4th Street
Suite 110
San Francisco
California 94107
415.305.6268

CONSULTANTS

VAN DER BYL DESIGN

511 Tokay LN
St. Helena
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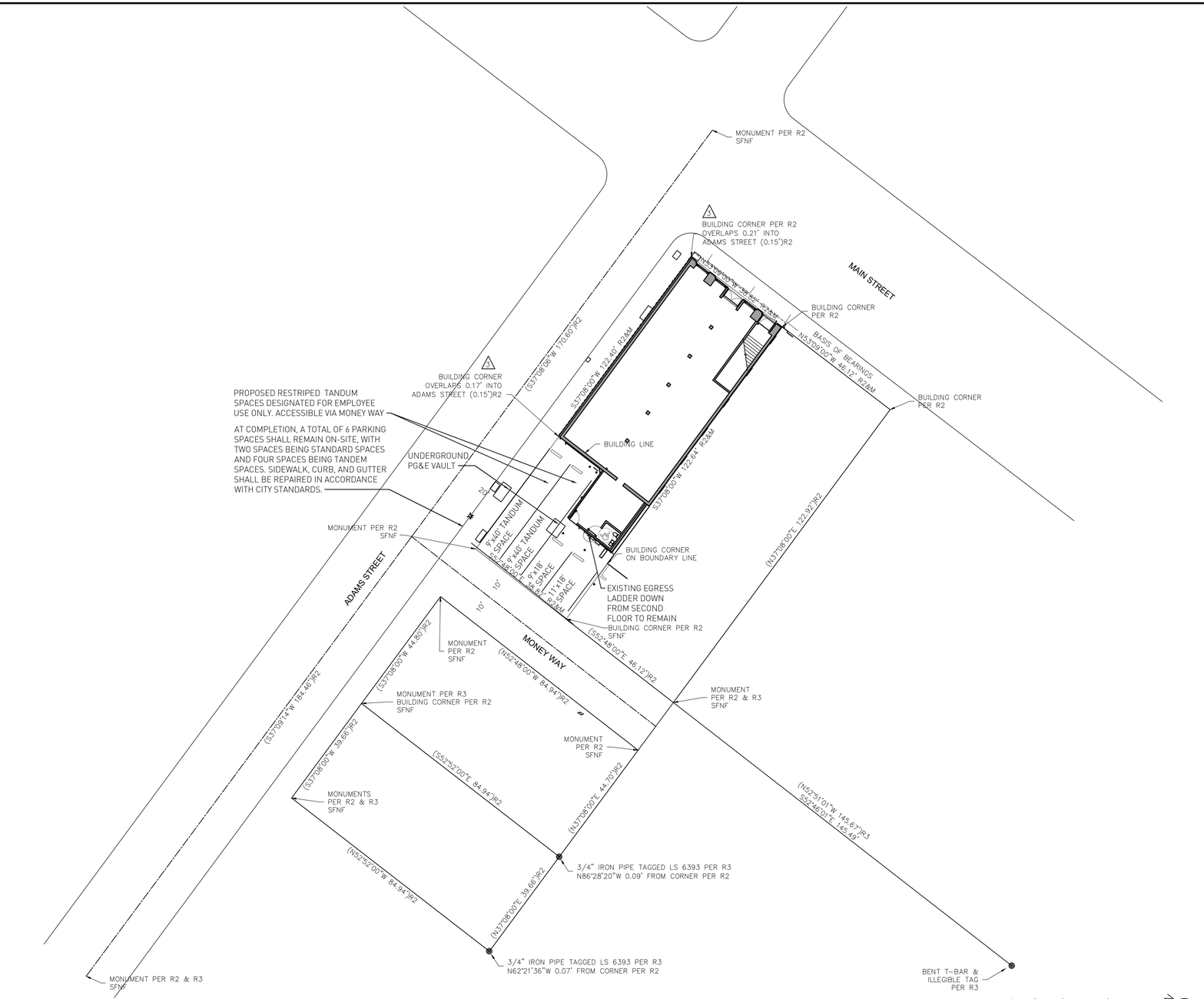
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EXISTING SITE PLAN

A100

SHEET OF



1 PROPOSED SITE PLAN

MG CO

MICHAEL GUTHRIE
+ CO. ARCHITECTS

mgandco.com

601 4th Street
Suite 110
San Francisco
California 94107
415.305.6268

CONSULTANTS

VANDERBYL DESIGN

511 Tokay LN
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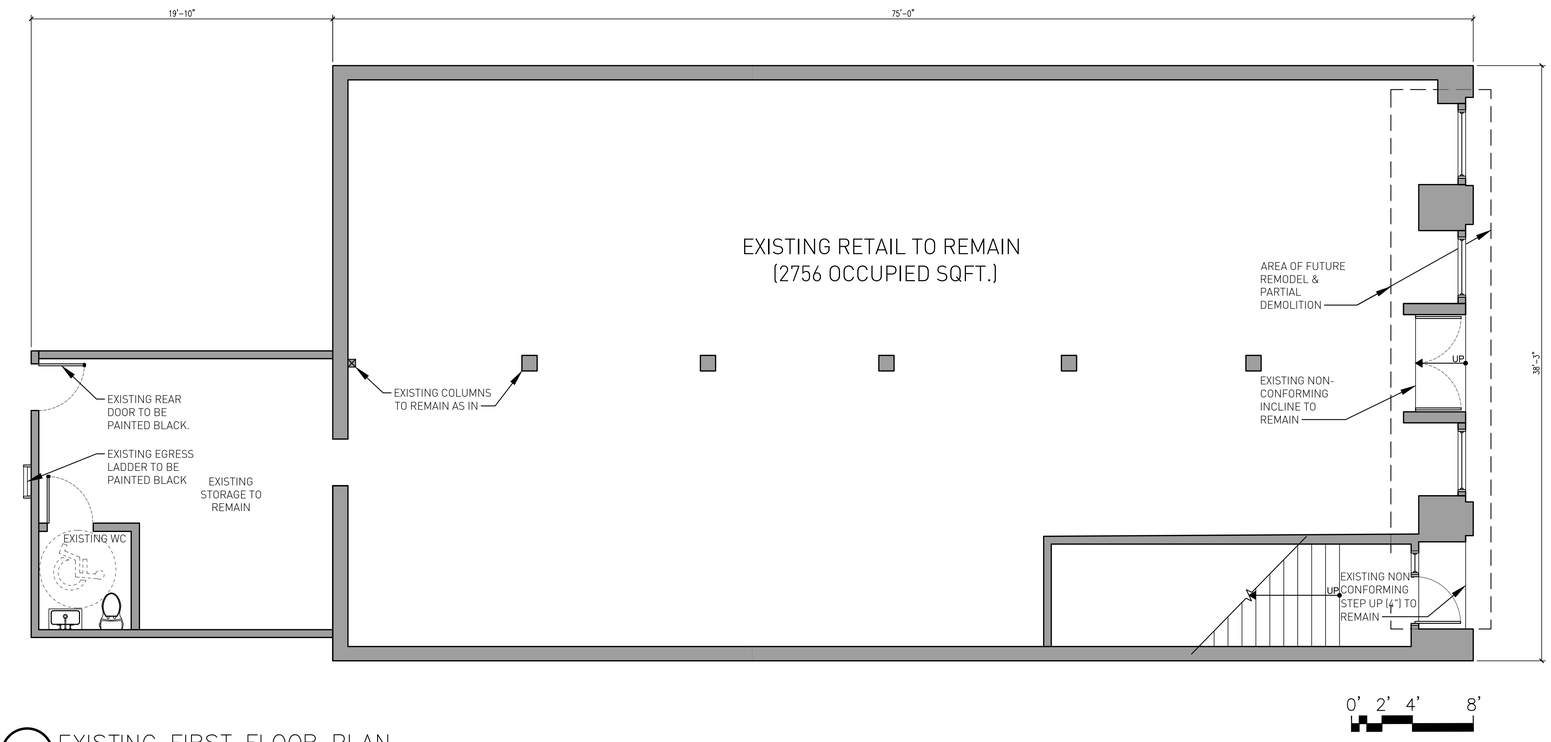
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PROPOSED SITE PLAN

A100

SHEET OF



1 EXISTING FIRST FLOOR PLAN

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MICHAEL GUTHRIE
+ CO. ARCHITECTS

mgandco.com

601 4th Street
Suite 110
San Francisco
California 94107
415.305.6268

CONSULTANTS

VANDERBYL DESIGN

511 Tokay LN
St. Helena
California 94574
415.543.8447
Vanderbyl.com

ST. HELENA
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1381 MAIN STREET
ST. HELENA , CALIFORNIA, 94574

OWNER
DAVID WALKER
1360 MAIN STREET
SUITE D, 2ND FLOOR
ST. HELENA, CA 94574
310-625-7009
DAVID@ENGINEREALESTATE.COM

MARK	DATE	DESCRIPTION
	9/16/22	DESIGN REVIEW
	10/18/22	DESIGN REVIEW RESPONSE

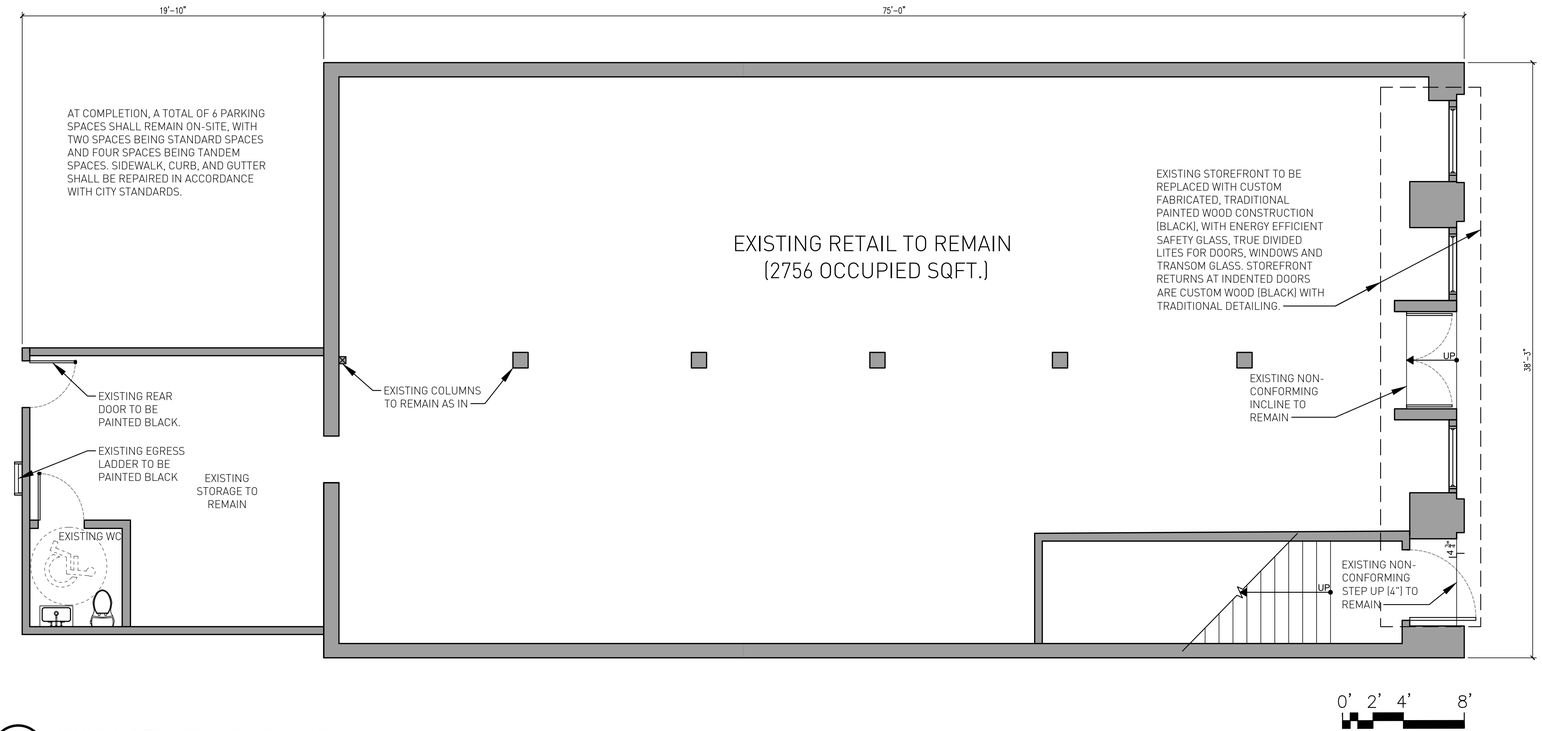
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CAD DWG FILE:	2206.08.03 A200 – FLOOR PLAN 1 EXISTING.DWG
DRAWN BY:	LALO CALDERON
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SHEET TITLE

EXISTING FIRST FLOOR PLAN

A200

SHEET OF



1 PROPOSED FIRST FLOOR PLAN

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CONSULTANTS

VANDERBYL DESIGN

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California 94574
415.543.8447
Vanderbyl.com

ST. HELENA
DESIGN REVIEW

1381 MAIN STREET
ST. HELENA , CALIFORNIA, 94574

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MARK	DATE	DESCRIPTION
	8/16/22	DESIGN REVIEW
	10/18/22	DESIGN REVIEW RESPONSE

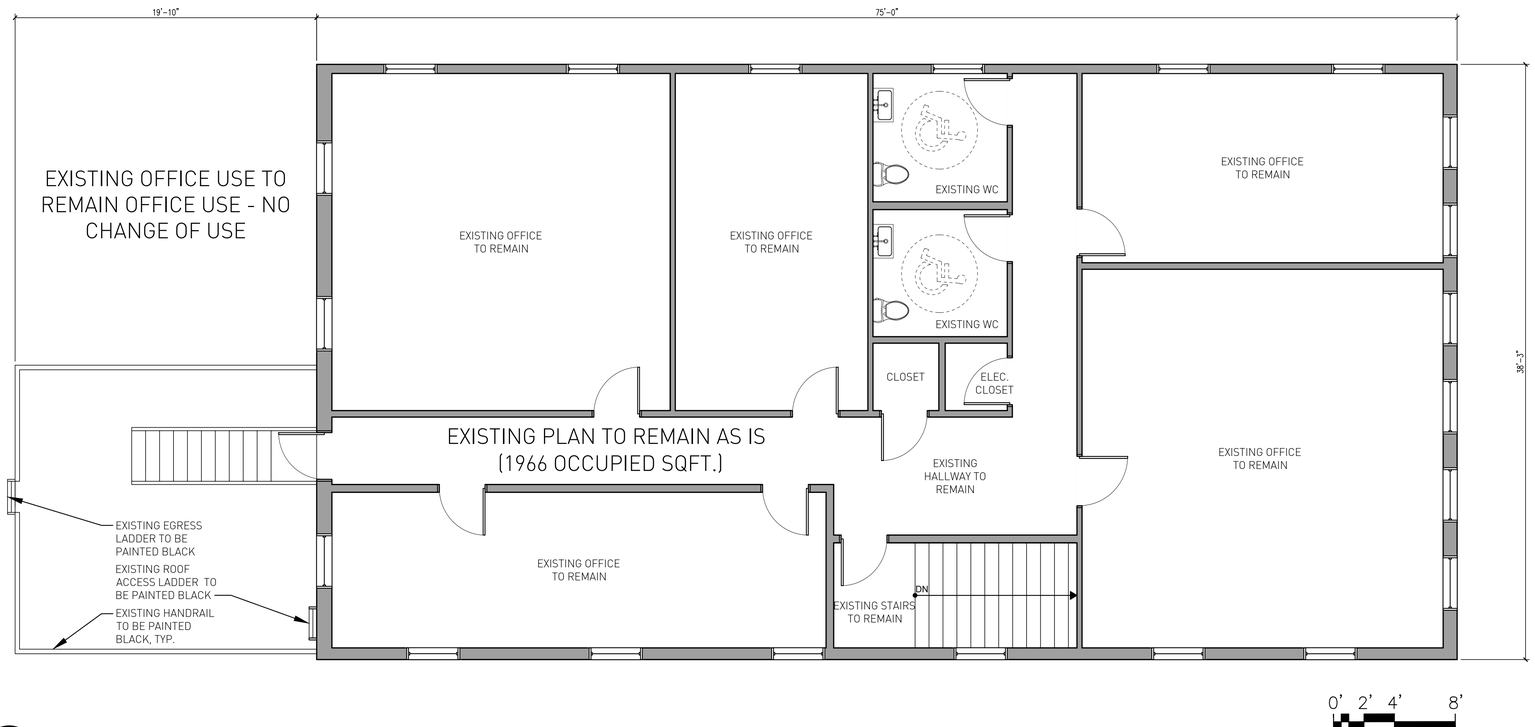
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CAD DWG FILE:	2206.08.03 A201 – FLOOR PLAN 1 PROPOSED.DWG
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SHEET TITLE

PROPOSED FIRST FLOOR PLAN

A201

SHEET OF



1 EXISTING SECOND STORY FLOOR PLAN

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California 94574
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ST. HELENA
DESIGN REVIEW

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ST. HELENA , CALIFORNIA, 94574

OWNER
DAVID WALKER
1360 MAIN STREET
SUITE D, 2ND FLOOR
ST. HELENA, CA 94574
310-625-7009
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MARK	DATE	DESCRIPTION
	8/16/22	DESIGN REVIEW
	10/18/22	DESIGN REVIEW RESPONSE

PROJECT NO:	2206
CAD DWG FILE:	2206.06.03 A202 – FLOOR PLAN 2 EXISTING.DWG
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SHEET TITLE

EXISTING SECOND STORY FLOOR PLAN

A202

SHEET OF

NOTES

GENERAL NOTES:

1. EXISTING STOREFRONT TO BE REPLACED WITH CUSTOM FABRICATED, TRADITIONAL PAINTED WOOD CONSTRUCTION (BLACK), WITH ENERGY EFFICIENT SAFETY GLASS, TRUE DIVIDED LITES FOR DOORS, WINDOWS AND TRANSOM GLASS. STOREFRONT RETURNS AT INDENTED DOORS ARE CUSTOM WOOD (BLACK) WITH TRADITIONAL DETAILING.

TOP OF PARAPET

CEILING LINE

SECOND FLOOR LINE

FIRST FLOOR LINE



0' 2' 4' 8'

1 EXISTING EAST ELEVATION

EXISTING DOUBLE ROOF PARAPET MOULDING WOOD TO BE PAINTED BLACK

EXISTING WOOD INFILL TO BE PAINTED BLACK, TYP.

EXISTING SECOND FLOOR CUSTOM FABRICATED, TRADITIONAL DOUBLE HUNG WINDOWS TO REMAIN "AS IS" WITH NEW BLACK PAINT TO MATCH NEW STOREFRONT. TYP.

SIGN BANNER REPLACEMENT TO BE CUSTOM WOOD FABRICATION, PAINTED BLACK TO MATCH STOREFRONT DETAILING AND COLOR. SIGN PERMIT APPLICATION IS SEPARATE AND ATTACHED.

EXISTING SANDBLASTED BRICK TO REMAIN "AS IS." TYP.

NEW BLACK ADA COMPLIANT LIGHT FIXTURES. TYP.

NEW ADA COMPLIANT ENTRANCE DOORS WITH PANIC HARDWARE, ADA PULLS, 12 INCH HIGH BOTTOM RAIL, AND SAFETY GLASS.

EXISTING NON-CONFORMING STEP UP (4") TO REMAIN

EXISTING NON-CONFORMING INCLINE TO REMAIN

EXISTING CORNICE MOLDING TO BE PAINTED BLACK, TYP.

EXISTING DIAMOND DETAIL TO BE PAINTED COVENTRY GRAY

EXISTING SANDBLASTED BRICK TO REMAIN "AS IS." TYP.

SIGN LETTERING TO BE COVENTRY GREY TO MATCH DIAMOND DETAIL.

NEW ADA COMPLIANT ENTRANCE DOORS WITH PANIC HARDWARE, ADA PULLS, 12 INCH HIGH BOTTOM RAIL, AND SAFETY GLASS.

NEW WOOD FRAMED SAFETY GLASS WINDOWS, TYP.

4" MAX PROJECTION TO COMPLY WITH ADA STANDARDS

6'-8" MIN.



0' 2' 4' 8'

2 PROPOSED EAST ELEVATION

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Suite 110
San Francisco
California 94107
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California 94574
415.543.8447
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ST. HELENA
DESIGN REVIEW

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OWNER
DAVID WALKER
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SUITE D, 2ND FLOOR
ST. HELENA, CA 94574
310-625-7009
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MARK	DATE	DESCRIPTION
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	10/18/22	DESIGN REVIEW RESPONSE

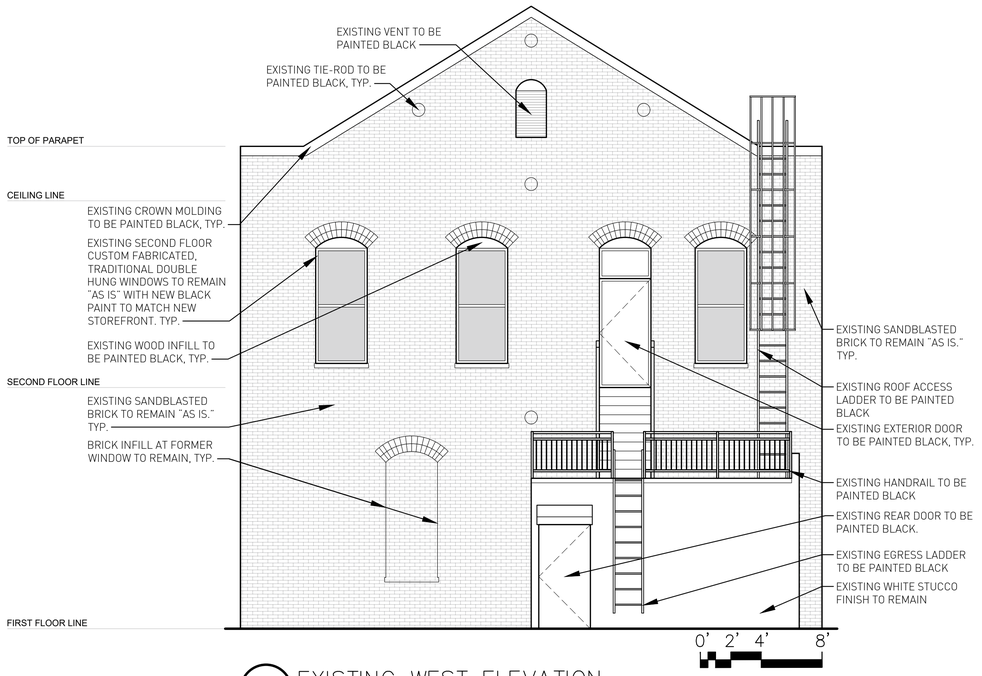
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CAD DWG FILE:	2206.08.03 A300 – ELEVATIONS EXISTING.DWG
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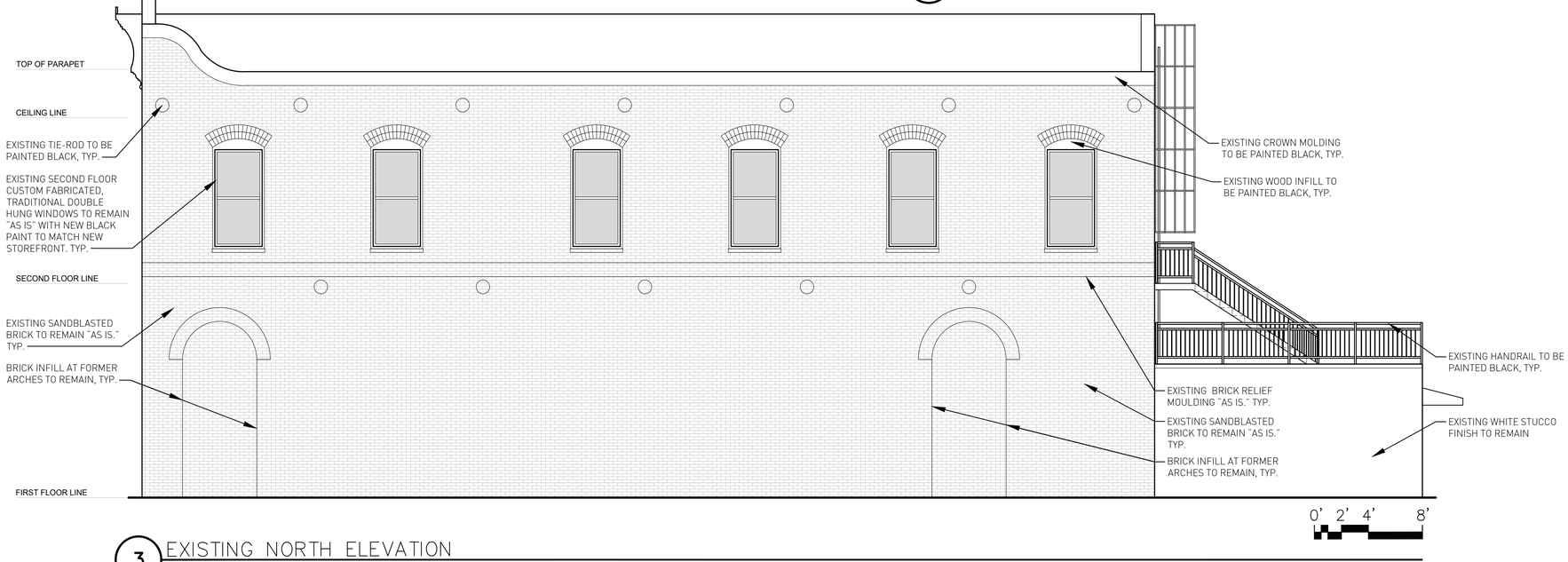
EAST ELEVATIONS

A300

SHEET OF



4 EXISTING WEST ELEVATION



3 EXISTING NORTH ELEVATION

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San Francisco
California 94107
415.305.6268

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St. Helena
California 94574
415.543.8447
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ST. HELENA
DESIGN REVIEW

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ST. HELENA , CALIFORNIA, 94574

OWNER
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MARK	DATE	DESCRIPTION
	8/16/22	DESIGN REVIEW
	10/18/22	DESIGN REVIEW RESPONSE

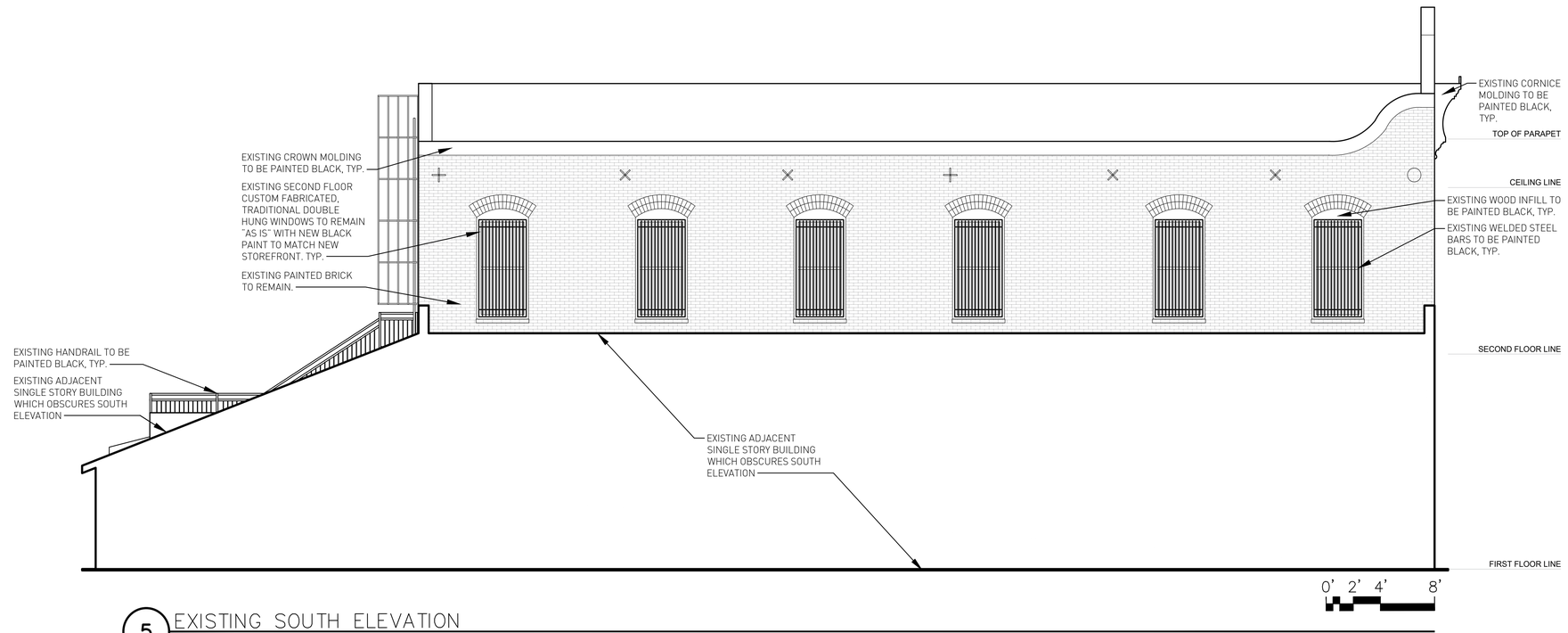
PROJECT NO:	2206
CAD DWG FILE:	2206.08.03 A301 - ELEVATIONS PROPOSED.DWG
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SHEET TITLE

ELEVATIONS

A301

SHEET OF



5 EXISTING SOUTH ELEVATION

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California 94574
415.543.8447
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ST. HELENA
DESIGN REVIEW

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MARK	DATE	DESCRIPTION
	9/16/22	DESIGN REVIEW
	10/18/22	DESIGN REVIEW RESPONSE

PROJECT NO:	2206
CAD DWG FILE:	2206.08.03 A302 - ELEVATIONS PROPOSED.DWG
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SHEET TITLE

EXISTING SOUTH ELEVATION

A302

SHEET OF

1381 MAIN STREET

St. Helena, California

HISTORIC RESOURCE SURVEY UPDATE & COMPLIANCE REVIEW

Prepared *for*

David Walker &
the City of St. Helena

Prepared *by*

Painter Preservation
Santa Rosa, California

August 2022; rev October 2022

Painter Preservation
HISTORIC PRESERVATION & URBAN DESIGN

August 24, 2022; rev. 10-13-2022

Mr. David Walker
Engine Real Estate
1360 Main Street, Suite D, 2nd Floor
St. Helena, CA 94574

Re Historic Resource Survey Update and Review for Compliance with the Secretary of Interior's Standards

Dear Mr. Walker,

Attached please find updated Department of Parks and Recreation 523 (DPR) forms for the commercial property at 1381 Main Street in St. Helena, Napa County. These forms and this cover letter comprise a review of proposed changes to the building for compliance with the Secretary of Interior's Standards for Rehabilitation, as required due to the building's status as a contributing resource to the 1998 National Register-listed St. Helena Historic Commercial District in downtown St. Helena.

Previous surveys

The building, commonly known as Vasconi's Pharmacy, was surveyed and evaluated by Painter Preservation in 2008-2009 and assigned a California Historical Resource Status Code of "1D," meaning that it contributes to a National Register historic district as determined by the National Park Service and is also listed in the California Register. Today it is listed in the California Office of Historic Preservation's Built Environment Resource Directory (BERD) with a status code of "3s," meaning "Appears eligible for NR as an individual property through survey evaluation."

The last intensive-level survey of the building completed in 2008-2009 was in response to planned changes that included a comprehensive seismic upgrade, the addition of new access to the second floor (it had not been accessible since 1967), and a renovation of the second floor into offices. The main façade on the ground level and the upper-level façade were not altered otherwise, with the exception of rehabilitating the double-hung windows on the second floor.

Since this evaluation, which occurred in 2008-2009, the building was documented in 2019 at the reconnaissance level with a one-page DPR Primary Form for planned pedestrian improvements on St. Helena's Main Street. The initial survey for the building was conducted in 1997 in conjunction with its nomination to the National Register as part of the St. Helena Historic Commercial District.

Research methodology

As Principal Architectural Historian for Painter Preservation, I visited the site on July 15, 2022 and took updated photographs of the building and surroundings, as well as noting changes that had taken place since it was last recorded. I also met with the project team, reviewed preliminary plans for the exterior of the building, and made a few suggestions. The plans appended to this letter incorporate the suggested changes.

MAILING ADDRESS: 3518 NORTH C STREET • SPOKANE, WA 99205 • 707.763.6500
CALIFORNIA OFFICE: 2681 CLEVELAND AVENUE • SANTA ROSA, CA 95403 • 707.763.6500
WEBSITE: WWW.PRESERVATIONPLANS.COM

Documentation of 1381 Main Street occurred in 2008 and a full evaluation of the property was undertaken by Painter Preservation in 2009. This documentation as it pertains to the building exterior is largely accurate today, with the exceptions noted above. As a result, the DPR form prepared in 2008-2009 will be updated here by attaching an addendum or Continuation Sheet to the existing historic report. This addendum supplies new (2022) photographs that can be compared to the 2008 photos. Other changes also include new historic photos and a 1967 newspaper article announcing the grand opening Vasconi's that were not available before.

Changes to the storefront over time

Substantial changes to the ground-floor storefront of the building at 1381 Main Street have occurred over the years. The four ground-floor arched openings, which were equal in size, which were present on the building when it was constructed ca 1884 were removed ca 1897. At that time, the owner (Walker Hardware Co.) remodeled the storefront to look more like what was popular at the time, with large glass display windows, large transom windows, a recessed main entry between the flanking storefront windows, and a narrower second floor access point on the left-hand side. At that time a large, ornate cornice with pronounced corbels on each side was added. The building was also white-washed.

In 1967 Vasconi's Pharmacy bought the building and made many of the changes you see today on the building. They changed the bay organization such that an offset entry bay was flanked by one window to the left and two to the right, with an equal-sized opening located on the far left side, where the entry door to the upper floor was formerly located. The windows had round arches at the top and metal frames, with solid infill spandrel panels and low bulkheads. The far left bay was a window, rather than a door, so the only entry on the front façade was at the center of this retail storefront. The globe-shaped sconce lighting on the front of the building today was added at this time as well. New signage with raised letters spelling out "Vasconi's Pharmacy" on a broad wood panel above the storefront was added as well.

In 2009 the retail storefront was renovated again. There were fewer external changes at this time. However, the far left bay was opened up to restore a second-floor entry here, and a new two-leaf French entry door with transoms added at the main entry. The work that was not visible on the exterior of the building was the full seismic upgrade, finishing the second floor in a series of offices, and restoring the upper level wood windows.

Project description

As the present owner of the property, which you purchased in July 2022, you would like to make the following changes as they affect the exterior of the building. As you expressed, the goal of the storefront rehabilitation will be to bring the storefront back to an earlier and more appropriate aesthetic, as seen in the Walker Hardware Co. photos, through cosmetic upgrades and without making any structural changes to the building.

The ground floor will be renovated with a new storefront insert that more closely echoes the geometry and proportions of the second known iteration of the building storefront, ca 1897, after Walker Brothers Hardware Co. moved into it. The ca 1897 storefront shows the proportions and details of retail storefronts that were popular at that time, with large display windows, large transom lights, and recessed openings to maximize display opportunities, and heavy cornices that cap the building. Planned changes are as follows.

- Utilizing the same first floor bay structure, remove the arched openings at the three windows and second floor access door and replace them with rectilinear openings that echo the proportions

seen in the historic ca 1897 version of the storefront. The spacing of the bays that was developed in 1969 will be retained.

- The proposed doors, display windows, and transom windows will of necessity conform to the horizontal limits between the first and second floor required by the moment frame, which was installed in 2009 as part of the seismic retrofit
- Windows will be wood frame and have true divided lights. They will be painted black. The new double French door at the main entry will be similar to the door seen today, with similar transom proportions. The door to the second floor level will be consistent in design with the main entry door. Both will be wood with wood-frame transoms and be painted black. All will have true divided lights.
- The trim on the rear of the building, including roof access ladder, handrails, and egress ladder, will also be painted black.
- No other changes in grade or configuration will be made to the existing entries on the front facade, as to do so would impact the design and historic value of the front facade.
- The existing wood panel backing the Vasconi's Pharmacy sign will repaired or replaced as necessary and will occupy the same space as the current sign when the new signage is installed.
- The existing signage panel, upper level window frames, and cornice will be painted black to complement other building details. The diamond pattern on the cornice will be painted gray to contrast with the black background on the remainder of the cornice.
- Existing brickwork will be repointed and any necessary repairs made but will otherwise remain unchanged.

Removal of the storefront treatment added in 1967 does not impact the historic character of the building, as this treatment was uncharacteristic of the historic nature of the building. It was not removed with the ca 2009 remodel, as the owner at that time was not obligated to make changes to what were at that time existing conditions.

Project evaluation

In order to ensure that changes to a historic building do not create a negative impact under CEQA, they must meet the Secretary of Interior's Standards for the Treatment of Historic Properties, typically the Standards for Rehabilitation. These standards are noted below, along with a response based on the proposed project as shows in the attached rendering from July 18, 2022.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

   The property will be used as it has been throughout much of its history, as a commercial storefront with office spaces above.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

   No historic materials or spaces will be removed in conjunction with this project. The ground floor storefront will be removed and the ground floor door to the second level will be replaced. Neither of these features are historic (see 2008-2009 evaluation).

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

   Changes that are proposed here are compatible with the historic appearance of the storefront, emulating the geometry and proportions of ca 1897 storefront doors and windows.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

   The storefront features (the bay spacing, the window openings, and the doors) that are present on the building now were determined to be non-historic in 2008-2009. The changes that are seen at present on the storefront were made about 1967 but have not acquired significance in themselves, as they were inconsistent with the historic character of the building when constructed.

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

   No distinctive materials, features, finishes or elements that represent distinctive historic construction techniques will be removed.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

   No historic features of the building will be removed.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

   Not applicable. The building was white-washed at one time and the brick was sandblasted ca 1967. No further invasive treatments will be made to the building.

8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

   Not applicable.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

   No historic materials, features or spatial relationships that characterize the property will be removed. The plan to re-construct an entry to the second floor in the first bay of the building will re-instate this feature of the building. In the absence of detailed knowledge of the

appearance of the original door, the proposed door will be similar in character to tthat of the existing storefront door, which was installed in conjunction with the 1967 renovation.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

    The new windows, doors, and transoms proposed here could be removed in the future if the planned storefront was to be removed. No other historic features of the building will be altered in the design of this rehabilitation. .

Findings

The planned changes to the building at 1381 Main Street meet the Secretary of Interior's Standards for Rehabilitation and therefore do not represent an impact to historic resources under CEQA.

Recommendations

It is planned to paint the cornice background black with a contrasting gray in the diamond pattern.

Evaluator qualifications

Diana Painter, who undertook preparation of this report, is a qualified architectural historian whose credentials meet the Secretary of the Interior's Professional Qualification Standards in the area of Architectural History (36 CFR Part 61). Ms. Painter holds a PhD in Architecture and has a Master's Degree in Urban Design/Urban Planning. She has 40 years of professional experience in historic preservation and urban design. She is the owner of Painter Preservation, a full-service historic preservation consulting firm established in Petaluma in 2002, which is a Disadvantaged Business Enterprise and State Woman Business Enterprise, certified by the California Department of Transportation. She is listed as an architectural historian on the roster of consultants on file with the California Historical Resource Information System at the University of California, Riverside.
Please do not hesitate to contact me if you have any comments or questions.

Sincerely,

Diana Painter

Diana J. Painter, PhD
Owner/Principal Architectural Historian

Attachments:
- Rendering of planned exterior improvements, July 18, 2022
- DPR 523 forms from 2008-2009
- Addendum to DPR f523 forms, dated August 24, 2022



Proposed storefront renovations, October 2022

State of California — The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI #**
PRIMARY RECORD
Trinomial
NRHP Status Code
Other Listings
Review Code **Reviewer** **Date**

Page 1 **of** 9 ***Resource Name or #:** 1381 Main Street

P1. Other Identifier: Vasconi's Pharmacy
***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Napa
and
***b. USGS 7.5' Quad:** St. Helena **Date:** January 1999 **T** ; **R** ; **¼ of** **¼ of Sec** ; M.D. **B.M.**
c. Address: 1381 Main Street City: St. Helena Zip: 94574
d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
e. Other Locational Data:
Corner of Adams and Main Streets

***P3a. Description:**
The building at 1381 Main Street in St. Helena, Vasconi's Pharmacy, is a two-story brick masonry structure located at the corner of Adams and Main Streets in downtown St. Helena. The building has a rectangular footprint and extends from property line to property line on the side facades, and from the back-of-sidewalk on Main Street to approximately 25' from Money Way. The building faces northeast onto Main Street. Constructed 1884, it is a contributing building to the St. Helena Historic Commercial District.

The building is structural brick masonry with a brick foundation (note that there appears to be a partial stone foundation, visible at the left side of the front facade) and a gable roof. To the rear of the building is a one-story, wood-frame structure with a flat roof that takes up approximately half the width of the rear lot. The front façade exhibits a stepped parapet and a heavy, decorative cornice described as follows in the 1997 historic inventory: "Atop the symmetrical front elevation is an entablature with a banded cornice, a frieze with a course of diamond ornament, and curved brackets at each end" *(Napoli, 1997:18).* The rear façade has a moderately-pitched, gable-shaped parapet with metal coping. The building is a two-part commercial block, meaning that the building is divided into two parts; the lower level retail storefront, and the upper level, with offices or other rooms *(Longstreth, 2000:24).* (continued page 2 of 9)

***P3b. Resource Attributes:** (HP6) – 1-3 story commercial building
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo or Drawing



P5b. Description of Photo: Front and side facades, February 4, 2009

***P6. Date Constructed/Age and Sources:** ■Historic ☐Prehistoric ☐Both 1884 (1891 history)

***P7. Owner and Address:**
Mr. Mario Vasconi
Vasconi's Drugs - Pharmacy
1381 Main Street
St. Helena, CA 94574

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation & Planning
7 Fourth Street, Suite 44
Petaluma, California 94952
Tel: (707) 763-6500

***P9. Date Recorded:** October 28, 2008
***P10. Survey Type:** Update

***P11. Report Citation:** Napoli, Don, *St. Helena Historic Commercial District National Register Nomination*. Prepared for City of St. Helena, October 10, 1997.

***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):

State of California — The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI#
CONTINUATION SHEET	Trinomial

Page 2 **of** 9 ***Resource Name or #** 1381 Main Street

***Recorded by:** Diana J. Painter, PhD ***Date:** October 28, 2008 ■ Continuation ■ Update

The front façade of the building is a retail storefront, with four tall, two-part storefront windows topped by a single round-arched light, or lunette, above. The entry, which is centrally placed within this façade, is recessed. Two French doors with ten lights each open into the pharmacy. They are topped by an eight-light transom window. The storefront windows have metal frames and slightly reflective, tempered glass. The French doors and transom window has wood frames.

Above the storefront is a large sign extending nearly the width of the building with raised letters spelling "Vasconi's Pharmacy." Above this, at the second level, are six regularly spaced, one-over-one-light, double-hung windows within shallow-arched openings. These windows have wood frames and are typical of the windows at the second level throughout the building.

The first floor of the building on the Adams Street façade has two large, bricked-in, round-arched openings at the street level. At the upper level are six, relatively regularly spaced, double-hung windows of the same design as the windows on the front façade. These are matched by similar windows on the opposite side façade.

On the rear of the building is one bricked-in opening of the same size as the building's smaller windows at the ground level. The rest of the façade in this location is obscured by the one-story addition. At the second level are four openings. At either end these are taken up by double-hung windows. One of the middle openings is filled with a wood louvered vent. The other middle opening has a metal door with filled-in transom window above. It is accessed via a metal fire stair mounted on the one-story addition to the rear of the building. A large louvered vent with shallow-arched opening is located on the gable end. There is evidence of a former chimney on this rear façade.

Changes over time. A photograph taken shortly after the building was constructed shows four round-arched openings within the brick façade at the ground level. Within the openings are windows with wood paneling below, recessed within the arches. Surmounting the building is a sign that says "Hardware" and "Agricultural Implements." The upper façade looks the same as the building today.

A later, undated photograph of the building shows a rectilinear arrangement of retail storefront windows with three-part transom windows above. A canted, recessed opening was placed between two storefront windows, which displayed large, undivided, fixed windows. To the left of the storefront was the doorway to the second level, which was slightly recessed and topped by a two-part transom window. The rear arched opening on the building was in place on the Adams Street facade, but no corresponding opening was apparent toward the front of this facade. A one-story gabled addition to the rear, which appears on the 1910 and 1944 Sanborn maps, is visible.

About 1967 the lower level of the front façade was remodeled to the appearance it has today, and the door to the second level on the left side of the front façade was removed. Four arched openings were added, flanking the double entry doors. The windows within these openings had metal frames, with wood paneling below. The spandrel panels were finished in stucco and the windows were slightly reflective, tempered glass. The one-story gabled addition to the rear, which was corrugated metal, was removed and the present wood-frame building added. Other than these changes and those noted above, the building remains relatively unchanged today. (continued 3 of 9)



Detail of parapet

State of California — The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI#**

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 **of** 9 ***CRHP Status Code** 1D
***Resource Name or #** 1381 Main Street

B1. Historic Name:
B2. Common Name: Vasconi's Pharmacy
B3. Original Use: Hardware store B4. Present Use: Pharmacy
***B5. Architectural Style:** Vernacular storefront
***B6. Construction History:**
The building was constructed in 1884. The storefront was dramatically remodeled some time after 1897. It was again remodeled ca 1967. A rear, one-story addition of corrugated metal was added some time before 1910 (or may have even predated the brick structure). A second addition housing a garage was added some time between 1910 and 1944. Both of these additions were removed and replaced by a one-story wood frame addition with a flat roof about 1967.

***B7. Moved?** ■ **No** ☐**Yes** ☐**Unknown** **Date:** **Original Location:**
***B8. Related Features:** None

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme:** **Area:**
Period of Significance: 1884 - 1967 **Property Type:** Commercial **Applicable Criteria:** 1, 3
The building is significant for its association with Joseph R. Kettlewell, an early and successful businessman in St. Helena. It is also significant as a good example of a vernacular, two-part storefront dating from the late nineteenth century. It is a contributing element to the National Register St. Helena Historic Commercial District.

Historic context. The historic survey for the St. Helena Historic Commercial District notes that Joseph Kettlewell constructed the building to house his hardware store, and that the building had offices on the second floor (these offices are still extant, although the door and stairway to the second floor have been removed). Two Sanborn Fire Insurance maps are available that show the building. The 1910 map shows that the building was a dry goods and a grocery store at this time, with the one-story addition being used for storage. The 1944 map shows a 32' wide shop front, with a one-story addition to the rear, used for storage, and a one-story garage to the rear of that. (continued page 4 of 9)

B11. Additional Resource Attributes: None

***B12. References:**
Interview with Hap Vasconi, February 4, 2009.
"Joseph R. Kettlewell," *Memorial & Biographical History of Northern California*. The Lewis Publishing Co., 1891, pp. 648-49.
Longstreth, Richard, *The Buildings of Main Street. Walnut Creek: AltaMira Press, 2000 (1978).*
Napoli, Don, *St. Helena Historic Commercial District National Register Nomination*. Prepared for City of St. Helena, October 10, 1997.
Sanborn Fire Insurance Maps, 1910 and 1944.

B13. Remarks: None

***B14. Evaluator:**
Diana J. Painter, PhD
Painter Preservation & Planning
7 Fourth Street, Suite 44
Petaluma, CA 94952
(707) 763-6500

***Date of Evaluation:** October 28, 2009

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

DPR 523B (1/95) ***Required information**

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CONTINUATION SHEET	Trinomial

***Recorded by:** Diana J. Painter, PhD ***Date:** October 28, 2008 ■ Continuation ■ Update

Previous articles and genealogical research on Joseph Kettlewell (see below) reveal that he was a blacksmith who was born in York, Pennsylvania about 1823. As a young man he moved to West Virginia, Ohio, Iowa, Nevada and San Francisco, before settling in St. Helena in 1872. He had a blacksmith shop on the present site until 1888, but opened a hardware store, also on the site, in 1878. The present building was constructed in 1884. He also owned a home, apparently across the street, and other properties in town, including a shoe store next door operated by one of his four sons. He had to sell the building for financial reasons in 1897 and it was purchased by a man named Henry Brown. Kettlewell died in 1908.

A historic photograph (n.d.) shows that the building was operated some time after 1897 as a hardware store by H.M. and J. M. C Walker, and called Walker Brothers Hardware Co. At the time of the photograph, an elaborate cornice had been added (the same cornice evident on the building today) and the storefront remodeled to contain three large bays (two storefront windows and one canted entry) and a smaller bay which held the access to the second floor. (Originally the storefront had four bays of equal size, with glazing set back from round-arched openings.) The third major remodel of the storefront occurred in the late 1960s when the Vasconis purchased the building.

The following sketch is taken from the 1891 *Memorial & Biographical History of Northern California.*

Joseph R. Kettlewell
One of the most prominent merchants and citizens of northern Napa County, is the gentleman whose name heads this article. During the seventeen years of his residence in St. Helena, he has seen that lively little town grow from a population of 300 persons to upward of 2,500, while the surrounding country has received a like or even greater accession – a progress and prosperity towards which he himself has aided not a little by his energy and public spirit.

Mr. Kettlewell was born May 13, 1825 in Washington County, Pennsylvania, his father being Joseph Kettlewell, a carpenter and builder as well as a farmer of that section. The family removed to Belmont County, Ohio, when the subject of this sketch was two years old, and resided there for six years when in 1833 they went to Wheeling, West Virginia. Here Joseph received his education and laid the foundations of diligence and economy that, with his natural good judgment, made him what he is today, a man of property and influence wherever known.

When eighteen years of age he started out in life for himself, carrying with him little but the paternal blessing and a good upbringing to make the beginning. He had in fact only the sum of “six bits,” in addition to his wardrobe, but he had energy and honesty, which are worth far more than anything else in making one’s way in the world. He went first to Wheeling, West Virginia and worked at his chosen trade of blacksmithing for one year, when he removed to Cincinnati, Ohio, and for ten years carried on a shop. In 1854 Mr. Kettlewell started West, removing to Iowa City, Iowa, where he carried on a prosperous business until in 1863 he determined to come to California, setting out for the journey over the plains with his young family in April of that year. For a year he tarried on the way, -- at Austin, Nevada, engaging in mining as well as his trade. Thence he came on down to San Francisco, reaching there in July, 1864.

For eight years Mr. Kettlewell carried on a lucrative trade until in 1872, the health of his wife being much impaired, he rented his shop and came up to St. Helena on a visit. Mrs. Kettlewell’s health being much better here, he determined to settle here, purchased the block on Main Street, which is still his property, and opened a shop. Having accumulated a comfortable living and being desirous to extend his opportunities, Mr. Kettlewell gave up work at his trade ten years ago, although the shop was not finally closed out until last year (1888).

Thirteen years ago he began a mercantile business on the site of his present fine store in general hardware, agricultural implements, paints, oils, etc. The present store was built in 1884 and is a handsome brick structure 39x75 feet in size, two stories in height. It cost $10,000 to build and 43,000 bricks were consumed in its erection. It is by far the best and finest building in St. Helena, well finished and fitted. Adjoining it is another structure equally as good of the fine sandstone that is a feature in St. Helena. Mr. Kettlewell owns 85x300 feet on the corner, fronting three streets, a most valuable property, upon the center of which his homestead is situated. In addition he owns much other valuable property both in the town and in the country adjoining.

Mr. Kettlewell was married April 15, 1847, to Miss Eliza Paul in Cincinnati. Mrs. Kettlewell was born August 11, 1825, but was left an orphan at an early age, her parents being carried off by cholera. They have four sons, all of whom are prosperously following in the footsteps of their father, and are all actively engaged in business. Joseph A., the eldest, carries on the leading boot and shoe store in St. Helena; George W., the second, is a well-to-do farmer in Franz Valley, Sonoma County; James O., has a large carriage and painting business in St. Helena; and Ben F., the youngest, is an equal partner with his father in the hardware business. All are happily married and the heart of Mr. Kettlewell is gladdened by the sight of promising grandchildren growing up at his knees. The youngest son, B. F., has been Town Trustee on two several occasions and has held other public positions. Mr. Paul, his wife’s brother, is a prominent editor and politician of Iowa City, and has represented his County in the State Legislature for sixteen years together. While residing in Iowa City, Mr. Kettlewell also took an active part in politics, but has confined himself strictly to business since his residence in St. Helena. (continued page 5 of 9)

*Recorded by: Diana J. Painter, PhD *Date: October 28, 2008 ■ Continuation ■ Update

In conclusion it should be stated that Mr. Kettlewell is one of the solid citizens of Napa County, and is equally respected for his business qualifications and goodness of heart. He is one of our best examples of a self-made man, one who has made his way by hard work, good judgment and strict integrity, and his career is one that can be wisely studied by the rising generation.

The following article is from the St. Helena Star.

St. Helena pioneers built what is now the Vasconi building
By Lin Weber, SPECIAL TO THE STAR
Thursday, December 08, 2005

A biographer writing for the Lewis Publishing Company in 1891 called the Kettlewell Building on the southwest corner of Main and Adams Streets -- today the home of Vasconi Pharmacy -- "by far the best and finest building in St. Helena."

Forty-three thousand bricks and $10,000 went into its creation, the writer said. Its owner, Joseph Kettlewell, was one of the "most prominent citizens," a "man of property and influence wherever known." Hyperbole aside, the building was a handsome thing, sporting a needle-like spire that pointed skyward above its false front. It was the crowning achievement of a hard-working, family-oriented metal worker whose fortunes rose and fell with the wine industry.

Joseph Richard Kettlewell was born in Pennsylvania in 1825 to an English father and an Irish mother. The family slowly moved west along the Ohio River Valley, sampling life in various cities along the way. When they reached Wheeling, W.Va., Joe's father died, and young Joe was forced to choose a trade, opting for blacksmithing.

He worked in Cincinnati helping to build train engines, and in 1847 married Eliza Paul, the pretty, diminutive daughter of another pioneering family. In 1854 he and Eliza pulled up roots once more. They got as far as Iowa City, Iowa, where they stayed until 1863, when the "westering" bug bit yet again.

Joe and Eliza and their four sons (Joseph, George, James and Ben) headed off for California. They were waylaid for a year in Austin, Nev., a desert town that boomed from zero to 10,000 people when a horse stepped on a piece of quartz, and silver suddenly glinted in the sun.

Kettlewell mined and did blacksmithing and seems to have thrived, because when the family arrived in San Francisco in 1864 he was able to conduct a "lucrative trade," according to the biographer. Blacksmiths, it should be noted, did (and still do) more than shoe horses: They were called upon to create and repair many of the tools essential to farming in the 19th and early 20th century.

Bought property for $8

In 1873, when he was not quite 47, Joe was ready to retire to the country. For $8 in gold, he bought a 55' x 300' lot on the southwest corner of Main and Adams Streets, and soon after, the 30' x 300' strip next to it. He set up a hardware store that also carried agricultural implements and carriages.

Along with many in St. Helena, he and his sons rode the thermals of a viticultural boom that wafted the Napa Valley's young wine industry to giddy new heights.

In 1884 he erected the landmark structure on his corner plot. Youngest son Ben joined him in the business and dabbled in local politics, and Jim was a carriage painter, a business akin to today's auto body shop. Joe Jr. set up a shoe and boot business in the building next door, and George, the second son, farmed in Franz Valley.

The senior Kettlewell also bought property across the street, currently the site of Crush, where he erected a family home built of lava rock. He invested in other real estate in both St. Helena and Napa, and bought the farm for George in Franz Valley.

Wine boom petered out

Like the silver rush in Austin, the wine boom in the Napa Valley petered out. A plague of root lice and a drop in the general economy took an enormous toll on St. Helena's economic mainstay in the 1890s, and many businesses failed. Joe borrowed money from the Napa Building and Loan Association, but by 1897 he was unable to keep up the payments, and on July 2 of that year, the lovely building and its big corner lot were sold at a public auction. The highest bidder was a man named Henry Brown, who walked away with the deed for $1,643.52.

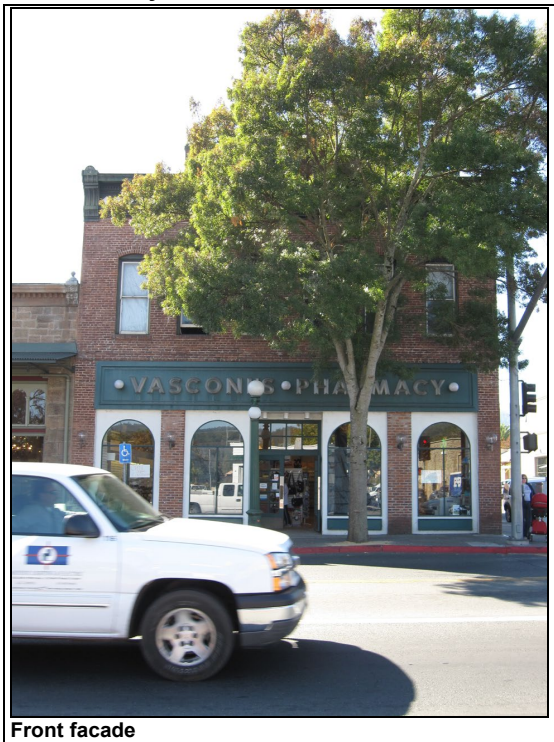
The family's misfortunes mounted when son George was killed in 1900 in an accident with a runaway horse. Jim closed his shop and moved to San Francisco. Eliza passed away in 1907, and Joe followed her a year later, at the age of 83.

The Kettlewell family of Franz Valley assisted with this article.

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Front facade



Retail storefront

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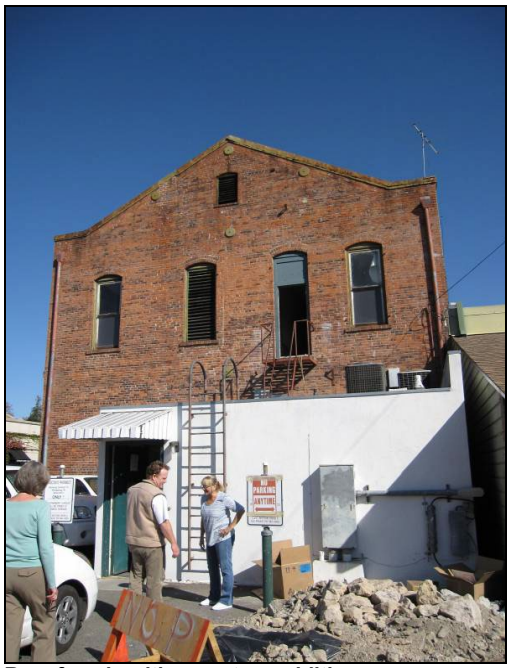
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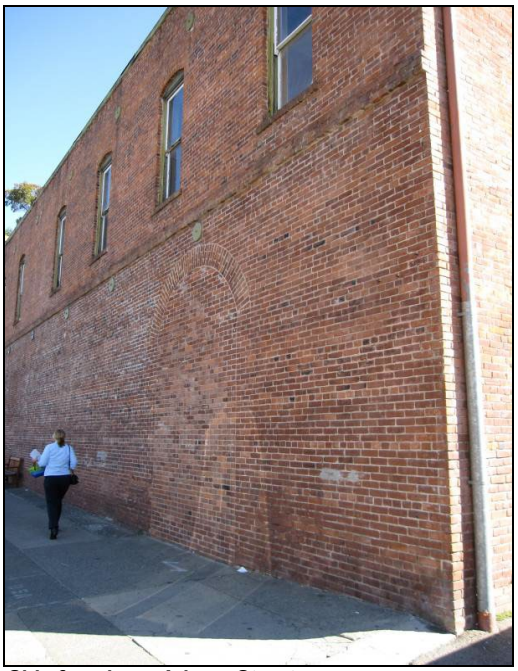
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Rear and side (Adams St) facades



Rear façade with one-story addition



Side façade on Adams Street

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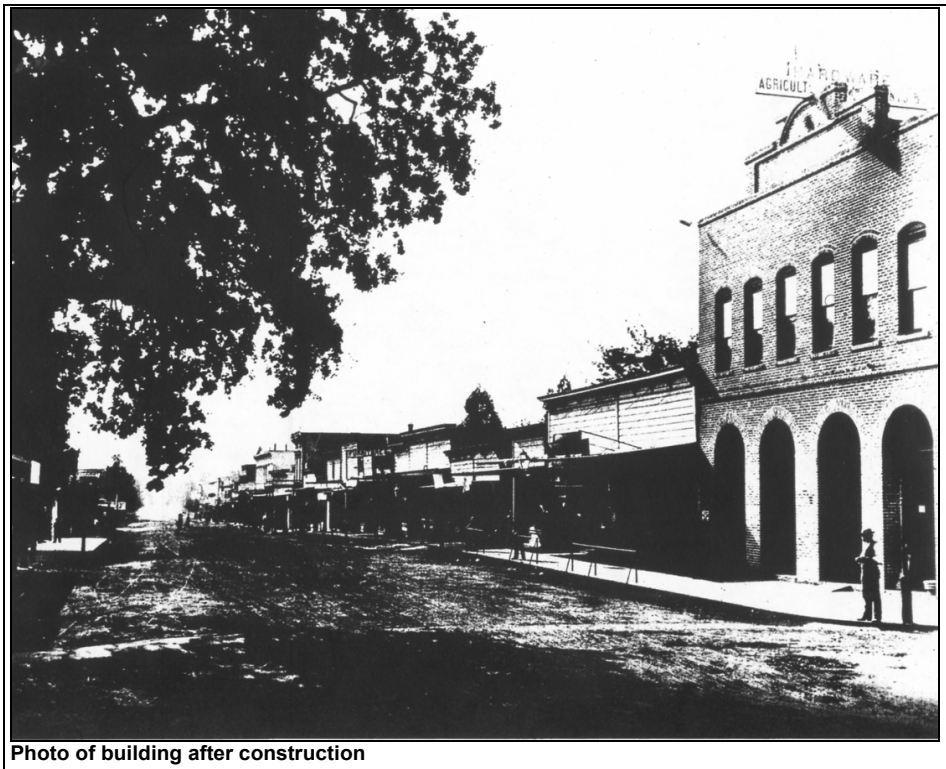


Photo of building after construction



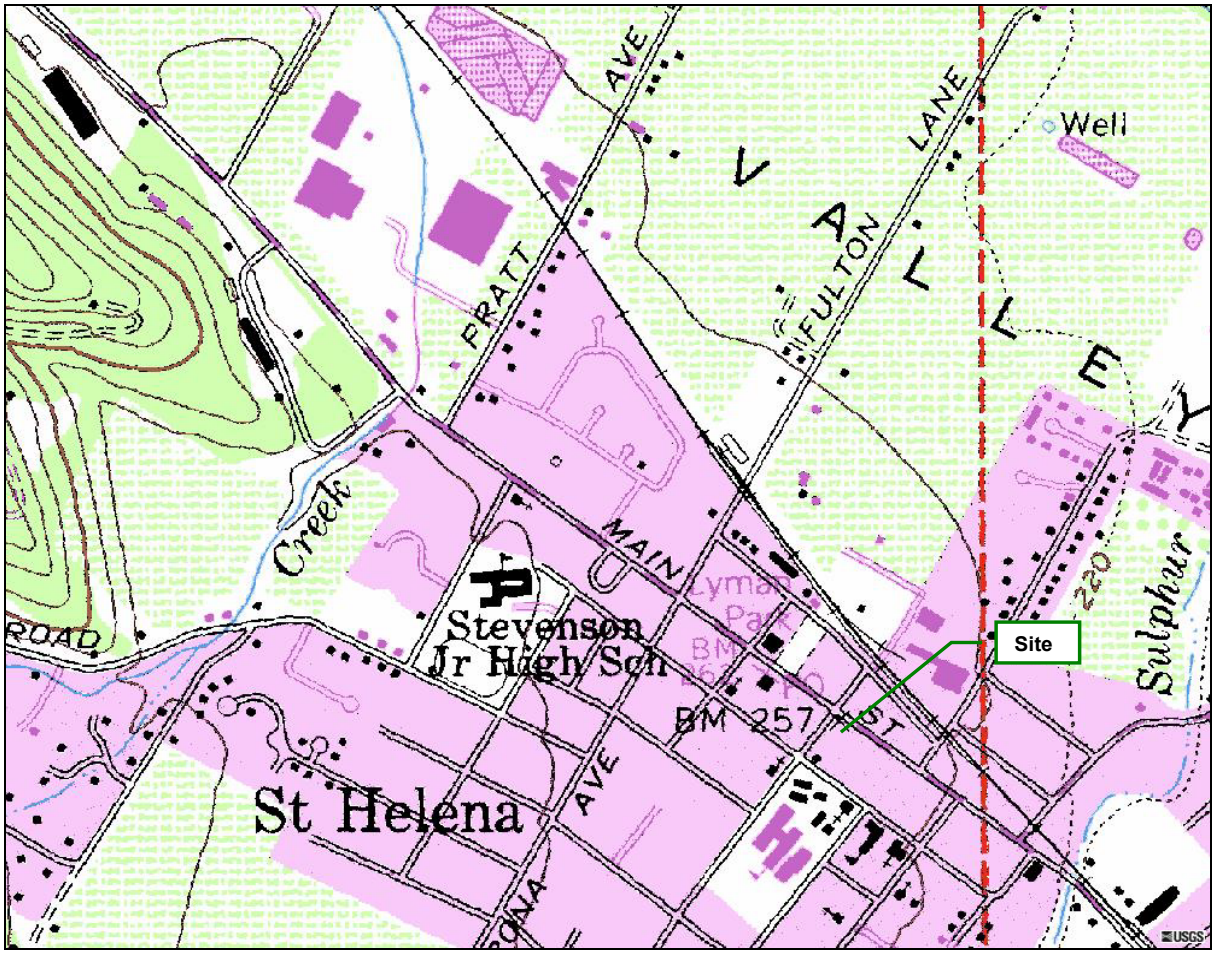
Later photo of building

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LOCATION MAP

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***Map Name:** St. Helena ***Scale:** ***Date of Map:** January 1999



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Update to October 28, 2008 DPR forms, August 24, 2022



1381 Main Street, when it belonged to Joseph Kettlewell, ca 1884

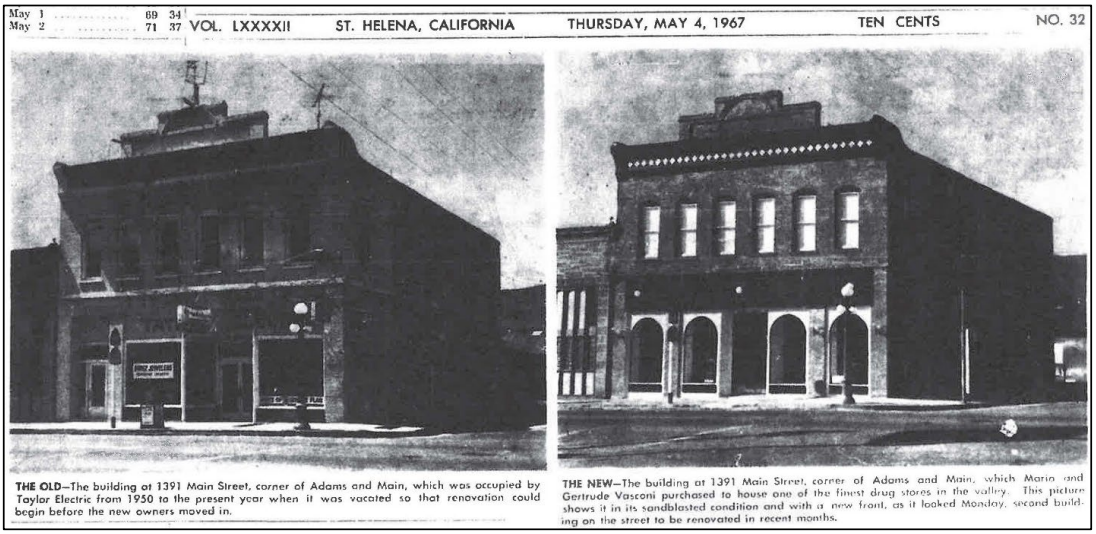


1381 Main Street, Walker Brothers Hardware Inc., ca 1897

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May 1 ..... 69 34
May 2 ..... 71 37 VOL. LXXXXII ST. HELENA, CALIFORNIA THURSDAY, MAY 4, 1967 TEN CENTS NO. 32

THE OLD—The building at 1391 Main Street, corner of Adams and Main, which was occupied by Taylor Electric from 1950 to the present year when it was vacated so that renovation could begin before the new owners moved in.

THE NEW—The building at 1391 Main Street, corner of Adams and Main, which Mario and Gertrude Vasconi purchased to house one of the finest drug stores in the valley. This picture shows it in its sandblasted condition and with a new front, as it looked Monday, second building on the street to be renovated in recent months.

1381 Main Street when it was remodeled for Vasconi's Pharmacy in 1967

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Lifelong Dream Come True

The dream and ambition that Mario Vasconi and his wife have had for years, in which his son with his family have joined them, will come true this weekend when the wonderful drugstore, better known as Vasconi's Pharmacy, is formally opened and officially dedicated. Those associated with the Vasconi's join in rejoicing over the opening of this drugstore which marks the beginning of the restoration of old buildings in St. Helena.

The new location for Vasconi's Pharmacy is 1381 Main Street, in the building occupied by Taylor Electric from 1950 to 1967, at the corner of Main and Adams across from the Bank of America.

The two-story building was constructed around 1883, supposedly by a man named Kettlewell. For whom is not known, nor is the name of an owner known prior to its purchase by Dr. E. L. Bruck. Next, Mr. and Mrs. Louis Stralla purchased the building and owned it until last fall when they sold it to Mr. and Mrs. Mario Vasconi.

The Walker Hardware Store was housed in the building near the turn of the century. Later, it was occupied by the G. W. Schmidt (uncle of Hayden Rule) Mercantile Company. When the mercantile store went out of business, J. P. Vasconi, a brother of Mario, opened a furniture store which he later moved to larger quarters on Main Street. Taylor Electric moved into the store and stayed until it was moved to another Main Street location.

The structure has been entirely renovated, inside and out. It has been sandblasted to restore it to its original red brick color; and a new front has been installed; the ground floor is now fully carpeted and fitted with modern lighting and fixtures; and air conditioning was installed.

The old frame buildings in the rear have been dismantled and customer parking space created. The P.G.&E. warehouse also has been taken over by Vasconi's.

Mario Vasconi was an employe of the Arighi Drug Co., located at the corner of Main and Hunt, in 1919. While learning the drug business, he studied pharmacy and eventually attended the Physicians and Surgeons College in San Francisco. He was graduated as a pharmacist and admitted to practice in California.

Returning to St. Helena after graduation, Mario practiced his profession with the Arighi Drug Company until he was transferred to Napa where the late Emile and William Arighi owned a second store. He was head pharmacist for 27 years, and when the Arighis decided to retire in 1951, they offered to sell either the Napa or St. Helena store to Mario. He chose the latter, and operated his pharmacy there until moving to the new location. And he and his family have lived in St. Helena since purchasing the Arighi Drug Store.

Mario will be complemented by his wife, Gertrude, and his son, Hap, daughter-in-law Patty and grandson Louis. Hap, a graduate of the school of pharmacy of the University of the Pacific, is a licensed pharmacist in both California and Nevada. The staff includes also Mrs. Elsa Black, Mrs. Ada Mori, Miss Holly Lutz and Miss Tini and Steve Spenser.

Both Mario and Hap are active in community affairs. Mario was a member of the St. Helena High School championship basketball team, and he played with the St. Helena semi-pro baseball nine during the time that Del Webb (well known financier and formerly owner of the New York Yankees) was one of the pitchers. Hap also played basketball in high school and baseball, the latter on U. O. P.'s Blue Sox Tigers team.

The new store has a special prescription, photography, drugs and cosmetics, hair care, candy and cards sections and a Men's Shoppe.

The Vasconis hope to make this the finest pharmacy in Northern California and will put forth every effort possible to achieve this end.

The Grand Opening will begin Thursday, May 4, and run through Friday and Saturday, the 5th and 6th. Prizes are being offered, and there are specials on merchandise, as well as free samples.

Vasconis are inviting the public to come in and help them to make this Grand Opening a memorable occasion for everybody in the area.

1967 article on the opening of Vasconi's Pharmacy

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Pharmacy in 2008



Pharmacy in 2022, note new door opening on left

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Front (northeast) and northwest side facade

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Front (northeast) facade

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Rear (southwest) facade



Historic plaque on northwest facade



Door to second floor

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Main entry door



Window, typical



Cornice, right side



Lighting on front façade, typical

PLANNING COMMISSION REPORT

Planning Commission Meeting of November 15, 2022

FILE NUMBER: PL22-021

SUBJECT: Request by Lori Clancy & Al Warmerdam for adoption of a resolution approving Design Review in order to remodel an existing single-family residence including the construction of a new second story on the property located at 1386 Community Drive in the Medium Density Residential zoning district.

PREPARED BY: Aaron Hecock, Senior Planner

REVIEWED BY: Maya DeRosa, Community Development Director

APPROVED BY: Maya DeRosa, Community Development Director

APPLICATION FILED:05/10/22 **ACCEPTED AS COMPLETE:**10/26/22

LOCATION OF PROPERTY: 1386 Community Drive

APN: 009-432-025

GENERAL PLAN/ZONING: Medium Density Residential (MR)

APPLICANT: Lori Clancy and Al Warmerdam **PHONE:** (510) 504-0172

BACKGROUND

The existing 4,104 square foot (sf) small lot is currently developed with an approximately 802 sf, single-story, 2 bed/1 bath single-family home. The existing single-family home was built in 1936 and is approximately 16' 6" in height. There is an 18-foot wide easement across the front of the property to accommodate Community Drive (a private street).

PROJECT DESCRIPTION

The applicant is seeking Design Review approval to remodel the existing home including the addition of a 400 sf second story with deck areas on two sides totaling approximately 490 sf. The second story addition would be to accommodate 1 bedroom and 1 bathroom

resulting in a 1,202 sf, 2 bedroom, 2 bathroom home. The first floor would consist of a one bedroom, a bathroom, laundry, kitchen, and living space. The second would consist of one bedroom and one bathroom with outdoor covered but unenclosed deck space on two sides.

The exterior would be finished with a variety of materials including stucco, stone veneer, wrought iron deck railings and metal ribbed roofing. The height of the proposed home at its highest point would 25' 6" feet which is approximately 9 feet taller than the existing 16' 6" high home.

ANALYSIS

CEQA

Staff has conducted the requisite analysis and concluded that the project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301 which exempts the minor alteration of existing private structures 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 located on or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts.

GENERAL PLAN

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

- LU1.4 - In order to minimize and postpone the need for expansion of the Urban Limit Line, encourage infill development within currently developed areas.
- LU2.1 - Promote a mix of housing types and price ranges that are consistent with the Housing Element RHNA categories of housing affordability.
- LU2.2 - Encourage new residential development that is consistent in design, size, color, and floor area ratio (FAR) with the older residences in the neighbor-hood.
- CD3.1 - Limit building envelope sizes and require adequate side and rear set-backs to preserve the character of existing residential areas and to avoid over-built lots. Require future development to conform to the pattern and density of the neighboring areas. In order to complement existing town character and protect against incursion into vineyard agricultural areas.

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

Staff Response: Staff finds that the proposed project is consistent with the General Plan policies listed above in that the proposed project is an infill project, keeps the same building footprint and proposes changes that are consistent with the development standards. Additionally, the home has been designed to suit the site and to be compatible with the surrounding area and would result in an updated and modernized structure on the site.

ZONING

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

STANDARD	**MAXIMUM**	**EXISTING**	**PROPOSED**
Lot Coverage	45%	22.2%	No Change
Height of Main Building	30 feet	16’ 6”	25’ 6”
Building Width	60%	52.6%	No Change
SIZE/SETBACKS	**MINIMUM**	**EXISTING**	**PROPOSED**
Lot Area1	7,000 sf	4,104 sf	No Change
Lot Width2	42 feet	38 feet	No Change
Front Setback3	20 feet	46’ 5”	46 feet
Side yard Setbacks3	5 feet	9’ / 7’	No Change
Rear Setback4	20 feet	17 feet	No Change
Density	5.1 du/acre = 1 unit	1 unit	1 unit

1The existing parcel is smaller than the 7,000 sf minimum prescribed in the MR development standards which is not an uncommon occurrence. SHMC Section 17.112.090 contains Small Lot Development Standards for lots 6,999 sf to 4,000 sf to address this situation.

2The Small Lot Development Standards permit a minimum lot width of 42 feet. The existing parcel is considered non-conforming as it doesn’t meet the existing code’s requirement for minimum lot width. No changes are being proposed to the parcel itself and the non-conformity is permitted to remain as the lot was created before the current code standard was in place.

3The Small Lot Development Standards require a 15 foot front yard setback for one-story homes and a 20 foot front setback for two-story homes. A 5 side yard setback is permitted provided that a minimum separation of ten (10) feet (at all points) be maintained between dwellings (an exhibit is attached to this report showing that the 10 foot separation has been maintained.

4The Small Lot Development Standards are silent on the required rear yard setback, as such, the standard in the MR district still applies (which is a 20 foot rear yard setback). The existing building is therefore considered non-conforming and is permitted to remain in its current location as the building was constructed before current code standards were in place. The non-conformity, however, can not be increased (meaning the rear yard setback must not be reduced in the future unless the code in effect at that time permits it).

As far as the Floor Area Ratio (F.A.R.) is concerned, a 4,104-sf parcel is permitted a maximum gross floor area of 1,800 sf (excluding any applicable F.A.R. exemptions for ADUs, covered parking, etc.). As described above, the home after the 400 sf addition would only be 1,202 sf which is below maximum allowed on the site. A balcony, porch, deck or other structure where at least one of the longest dimensions is unenclosed is exempt from F.A.R. maximums, therefore the covered deck space isn't counted against the 1,800 sf maximum.

Staff Response: While the existing parcel is non-conforming in terms of lot width, the project as proposed meets all required development standards including lot coverage, setbacks, floor area, height, etc., with the exception of the rear yard setback which will remain in its non-conforming condition of 17 feet.

HISTORIC RESOURCES

The existing home was constructed in approximately 1936 and is not listed on the City's Historic Resources Master List.

Staff Response: The home is not a listed historic resource and was modified in the 1990s; remodeling of the structure would not negatively impact existing historic structures or districts.

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: While the proposed project is not increasing the number of bedrooms, the applicant did provide a water use analysis prepared by Madrone Engineering dated

May 6, 2022 and attached to this report which concluded that the proposed project would result in a reduction of water use on-site. The proposed home would use less water due to the required use of modern water efficient fixtures and appliances. The water neutrality requirement has been demonstrated to the satisfaction of the Public Works Department.

PARKING

SHMC Section 17.124.030 "Minimum On-site Parking Requirements", requires that residential uses provide two parking spaces for the main dwelling unit, one of which shall be contained within a garage or carport.

Staff Response: The existing parcel can accommodate off-street parking for two cars, however, there is no covered parking on-site. As such, there is an existing non-conformity on-site. As the small lot was created and developed before current code requirements were adopted, this non-conformity is permitted to remain. As described above, the existing parcel is heavily constrained and is considered non-conforming due to its width (only 38 feet wide). Additionally, there is an 18 foot easement across the front of the property to accommodate Community Drive which further constrains the site. It should also be noted that the covered parking requirement in the current code is being eliminated in the code update planned for adoption next year.

DESIGN REVIEW

SHMC Sections 17.40.040 and 17.164.050 require design review approval for new second story additions to existing single story single-family homes. The purpose of design review is to, among other things, promote the qualities that bring value to the community and foster attractiveness and functional utility of the community as a place to live and work. The Planning Commission must find that the project takes reasonable account of the design criteria prescribed in SHMC Section 17.164.030 (listed below) in review of this application:

1. *Consistency and compatibility with applicable elements of the general plan in that the project consists of the remodeling of and addition to an existing single-family home in an area where single-family homes are permitted;*
2. *Compatibility of design with the immediate environment of the site in that the project has been designed to be compatible with the site and its surroundings.*
3. *Relationship of the design to the site is found to be consistent in that the project was designed in consideration of the unique characteristics of the site and its surroundings;*
4. *That the design is compatible in areas considered by the board as having a unified design or historical character in that the home is not an area of with a unified design or historical character and has been designed to be compatible with the site and the surrounding area;*
5. *That the design promotes harmonious transition in scale and character in areas between different designated land uses in that the project is the remodeling of and addition to an existing single-family home in an area designated for residential land uses;*

6. *Compatibility with future construction both on and off the site in that the project consists of the remodeling and addition to an existing single-family home in an area designated for residential land uses;*
7. *That the architectural design of structures and their materials and colors are appropriate to the function of the project in that the project uses contemporary materials such as bronze anodized double pane windows, limestone veneer, and a bronze metal roof. The project has been designed to suit the existing single-family home, the unique characteristics of the site itself, and the surrounding environment;*
8. *That the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community in that the home has been designed to be compatible with the site and its surroundings;*
9. *That the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures in that the home and associated landscaping has been designed to be compatible with the site and its surroundings;*
10. *That access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles in that access to the site will remain via Community Drive;*
11. *That natural features and vegetation are appropriately preserved and integrated with the project in that the residence and associated landscaping has been designed to be compatible with the site and its surroundings;*
12. *That the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions in that in that the home will be constructed of modern building materials and will be compatible with surrounding residential development;*
13. *That the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site in that the residence and associated landscaping has been designed to be compatible with the site and its surroundings;*
14. *That sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials in that project related construction is required to meet all California Building Codes and City of St. Helena development standards.*

Additional Staff Response: The proposed remodel and addition has been designed to be compatible with the unique characteristics of the site and its surrounding area. The proposed project would result in an updated and modernized structure on the site. For the reasons stated above, staff believes that the proposed project is consistent with the required design review criteria. Per SHMC Section 17.164.040(C), only the proponent's failure to take reasonable account of the items discussed in Sections 17.164.010 through 17.164.030 shall justify the Commission's disapproving a proposal solely on the basis of design.

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

CORRESPONDENCE
Staff has received one letter of support for the proposed project from the directly adjacent neighbor's (David Trumbull and Kathleen Olson) at 1398 Community Drive who would be most impacted by the project. This letter of support is attached to this report for review.

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Sections 15301 and 15303; and
2. Accept the required findings and approve the attached resolution granting design review approval for the proposed additions to the existing single-family home on the property located at 1386 Community Drive.

ATTACHMENTS
Resolution
Written Discription_revised
APN & Aerial
Plan Set_revised 102622
Materials Sheet
Site Photos
Structure Distance Exhibit
Letter of Support
Water Use Report 05-06-22

CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
GRANTING DESIGN REVIEW APPROVAL TO
1386 COMMUNITY DRIVE (File No. PL22-021)

PROPERTY OWNER: Lori Clancy & Al Warmerdam **APN:** 009-432-025

Recitals

1. The property owners request adoption of a resolution approving design review in order to remodel and add a 400 square foot secondary story on an existing single-family residence on the property located at 1386 Community Drive in the Medium Density Residential zoning district;
2. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law;
3. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on November 15, 2022; and
4. Now, therefore let it be found that, the Planning Commission approves design review thereby authorizing the modifications contained in said plans based on the findings below and subject to the conditions of approval enumerated herein.

Resolution

A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff reports, City files for this matter, correspondence, presentations and other materials.

B. The Planning Commission hereby finds that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301 which exempts the minor alteration of existing private structures and Section 15303 which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.

C. In accordance with the design review criteria identified in St. Helena Municipal Code Section 17.164.030, the Planning Commission finds that the project demonstrates the following:
   1. *Consistency and compatibility with applicable elements of the general plan in that the project consists of the remodeling of and addition to an existing single-family home in an area where single-family homes are permitted;*
   2. *Compatibility of design with the immediate environment of the site in that the project has been designed to be compatible with the site and its surroundings.*

3. *Relationship of the design to the site is found to be consistent in that the project was designed in consideration of the unique characteristics of the site and its surroundings;*
4. *That the design is compatible in areas considered by the board as having a unified design or historical character in that the home is not an area of with a unified design or historical character and has been designed to be compatible with the site and the surrounding area;*
5. *That the design promotes harmonious transition in scale and character in areas between different designated land uses in that the project is the remodeling of and addition to an existing single-family home in an area designated for residential land uses;*
6. *Compatibility with future construction both on and off the site in that the project consists of the remodeling and addition to an existing single-family home in an area designated for residential land uses;*
7. *That the architectural design of structures and their materials and colors are appropriate to the function of the project in that the project uses contemporary materials such as bronze anodized double pane windows, limestone veneer, and a bronze metal roof. The project has been designed to suit the existing single-family home, the unique characteristics of the site itself, and the surrounding environment;*
8. *That the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community in that the home has been designed to be compatible with the site and its surroundings;*
9. *That the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures in that the home and associated landscaping has been designed to be compatible with the site and its surroundings;*
10. *That access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles in that access to the site will remain via Community Drive;*
11. *That natural features and vegetation are appropriately preserved and integrated with the project in that the residence and associated landscaping has been designed to be compatible with the site and its surroundings;*
12. *That the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions in that in that the home will be constructed of modern building materials and will be compatible with surrounding residential development;*
13. *That the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept*

depicts an appropriate unity with the various buildings on the site in that the residence and associated landscaping has been designed to be compatible with the site and its surroundings;

14. That sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials in that project related construction is required to meet all California Building Codes and City of St. Helena development standards.

Planning Department Conditions of Approval

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

1. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit.
2. The project shall be vested within one (1) year from the date of final action. A building permit for the project 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 permitee shall be subject to a Housing Impact Fee, an inclusionary requirement, an in-lieu fee, and/or similar fair and appropriate mechanisms, to provide funds for or to develop additional affordable housing.
7. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use 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. The plans submitted for building permits shall be in substantial conformance with the plans reviewed and approved by the Planning Commission on November 15, 2022, except as modified herein. Any changes to the plans may result in additional requirements and improvements by one or several departments.
13. Substantive changes to the plans may require new entitlements.
14. If at any time the Chief Building Official determines that more than 50% of the finished floor exterior walls have been removed (measured in horizontal linear feet), a stop work order shall be issued and the owner/applicant will be required to submit an application for discretionary demolition permit approval.
15. During construction, the project site shall be adequately fenced and secured to prevent trespassing.
16. Exterior lighting shall be directed or shielded to prevent glare onto public roadways or adjacent properties.
17. 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

18. The Applicant shall be responsible for all City plan check and inspection costs as described in the St. Helena Comprehensive Fee and Rate Schedule.
19. All improvements and utility connections shall be designed in accordance with the City of St. Helena's Construction Standards (SHMC §16.32.230). 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.
20. The City has adopted the latest edition of the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual. Applicant is responsible for conformance construction plans in accordance with the BASMAA Manual, SHMC Section 13.32 et. seq., and the State Water Resources Control Board Phase II Municipal Separate Storm Water System (MS4) General Permit (Order 2013-0001 DWQ). Approval of project by Planning Commission does not constitute compliance with storm water regulations nor a right to develop per approved plans unless this condition of approval is fully satisfied.
21. Grading plans, public improvement plans and connections to public utilities shall be prepared by a California Licensed Civil Engineer.
22. 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.
23. 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.
24. All streets, curbs, gutters, sidewalks, or other public facilities damaged in the course of construction associated with this Project shall be the responsibility of the Applicant and shall be repaired to the satisfaction of the City at the Applicant's expense.
25. During construction, dust control must be maintained to the City's satisfaction.
26. 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).
27. The Applicant is responsible for conformance with the City of St. Helena Water Neutrality Requirements (Policy 9.2.1) in accordance with SHMC Section

13.04.221(B)(13) and 13.12.030. Water Neutrality Calculation submitted conforms with the policy for the number of bedrooms proposed.

Building Department Conditions of Approval

28. A building permit is required for all onsite demolition, construction and/or change of occupancy.
29. 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.
30. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
31. The applicant shall provide a construction waste management plan with the building permit application.
32. 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.
33. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
34. 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.
35. Any deferral of the required submittal items shall have prior approval of the Building Official, however, deferral of fire sprinkler design is not allowed.
36. Properties which are on septic systems and proposing substantial renovations may require approval from the Napa County Environmental Health Department. Applicants are encouraged to engage with the County early in the building permit review process to reduce the potential for delay.

Fire Department Conditions of Approval

37. Plans submitted for building permit shall exhibit compliance with the current St. Helena Fire Code, as adopted and codified in St. Helena Municipal Code Chapter 15.36.
38. Fire sprinklers shall be installed as required by municipal code 903.2.3. – Adding a new floor and installing a new roof structure as well as removing over 50% of the existing ceiling requires sprinklers to be installed.
39. 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.
40. 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.

41. Fire Sprinklers shall be required if scope of work requires demolition of 50% or more of the existing floor area in accordance with St. Helena Municipal Code 903.2.3 - Alterations or Repairs. For alterations or repairs to existing buildings involving demolition of more than 50% of the existing floor area or removal of 50% or more of the existing ceiling covering (i.e. sheetrock, lath and plaster, suspended ceiling etc.), or removal of 50% or more of the existing roof structure or roof sub-structure (excluding roof covering material) the building shall meet the sprinkler requirements for a newly constructed building.

I HEREBY CERTIFY that the foregoing 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 November 15, 2022 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

John Ponte
Chair, Planning Commission

ATTEST:

Maya DeRosa, AICP
Community Development Director

REVISED
3:58 pm, Jun 24, 2022

Date: 4/12/2022 Al & Lori Warmerdam
Re: 1386 Community Drive
St. Helena, CA 94574
APN 009-432-025

Architectural Design Statement/Project Narrative

Owners Al and Lori Warmerdam are applying for a Design Review Permit to remodel/addition to their small single-family home. The home is located on the south side of the city on a private drive at 1386 Community Drive. The nearest cross street is El Bonita Ave. The rear of the property borders a vineyard access road, which is adjacent to Salvestrin Vineyards.

The house is in an area designated as Medium-Density Residential (MR) district. It was constructed in 1936 as a small vineyard worker's cottage. In 1992, 1 of the existing 2 bedrooms was added.
The house is NOT listed on the St. Helena Historic Resource Master List.

Currently, the house has 2 Bedrooms and 1 Bathroom with a total of 802 s.f. of living space. The lot is 38 feet wide and 108 feet long (4104 s.f.) with an 18 ft access easement. This small narrow lot will adhere to the city's "Small Lot Standards". There is a small shed but no garage. The house is on a septic system which has been inspected and is fully functional.

Our proposal is to add 400 s.f. of living area upstairs. This would be below the 50% threshold of added living area. We would like to add 1 bedroom and 1 bath upstairs which would make the house a 2 bedroom & 2 Bath. This will make 1 bedroom and 1 bath on first floor and 1 Bedroom and 1 Bath on second floor. We also propose 490 s.f. of covered deck on the second floor. This additional area would bring the total living space to 1,202 s.f.

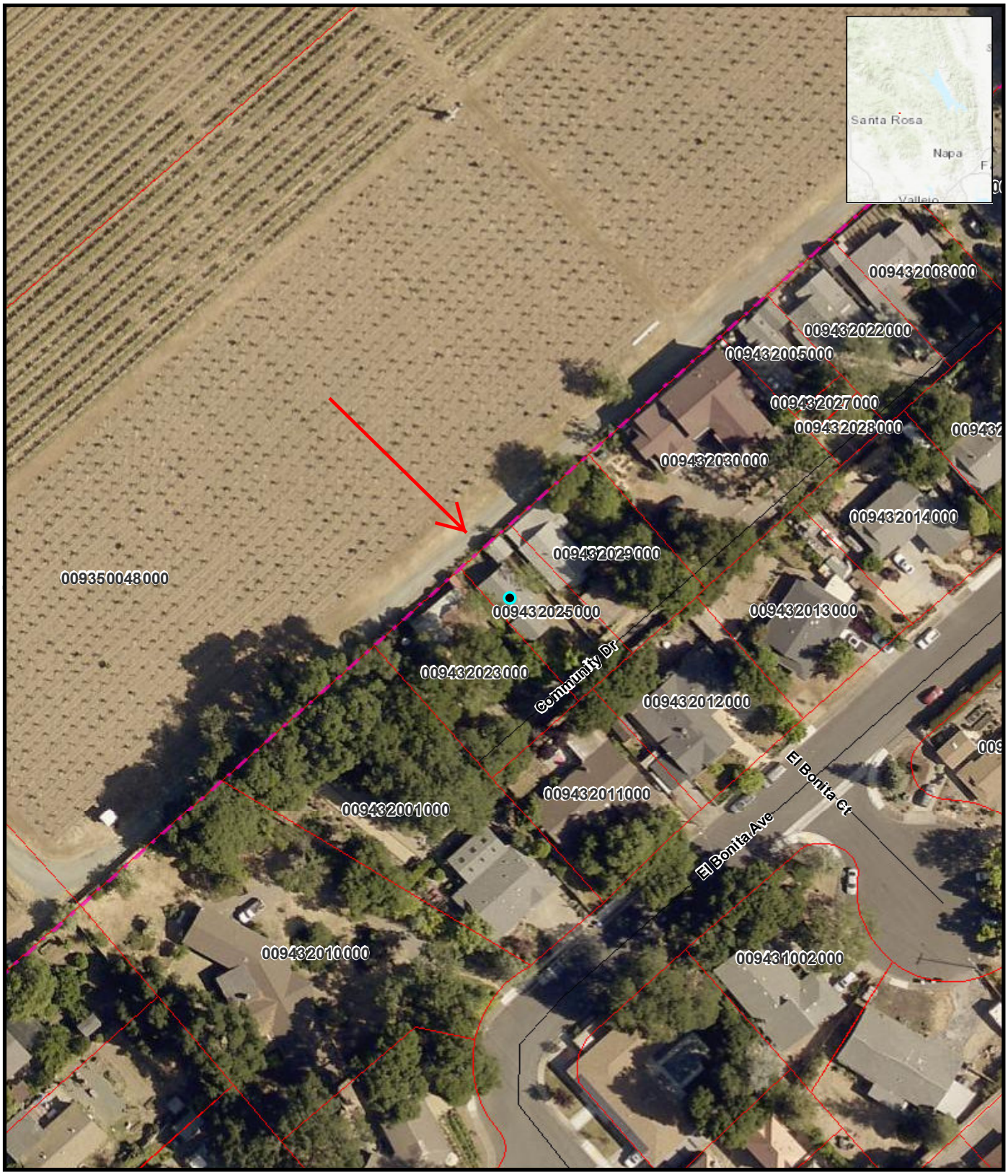
The existing footprint of the house will remain the same. In the rear portion of the house, the foundation will be rebuilt to accommodate a two-story structure.

The proposed remodel/addition would fit well with other houses on the area. The house is on a private drive with other 2 story houses. There is a large two-story house next door to the west and another two-story house, one house away, to the east. The new addition and remodel will be constructed using material that distinguish it as new, non-historic construction.

Summary:	Existing Residence:	802 s.f. 2 Bedroom, 1 Bath residence
	Exsisting Garage:	None
	Proposed Addition:	Add 400 s.f. on Second Story.
	Total Proposed:	1,202 s.f. residence with 490 s.f. of covered deck on Second Story.

Sincerely

Al and Lori Warmerdam



County of Napa

County of Napa | ITS Dept

Printed On: 6/9/2022

0 0.005 0.01 0.02 mi

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

GENERAL NOTES:

BUILDING DATA:

BUILDING ADDRESS:	1386 COMMUNITY DR. ST. HELENA, CA. 94574
OWNER:	AL WARMERDAM/LORI CLANCY agwarmerdam@gmail.com
ASSESSORS #	009-432-025
OCCUPANCY:	R-3
TYPE OF CONSTRUCTION:	VB
BUILDING AREA:	

LIVING	FIRST FLOOR	802 ⊕
LIVING	SECOND FLOOR	400 ⊕
DECK	SECOND FLOOR (COVERED)	489.8 ⊕
DECK	FIRST FLOOR (COVERED)	54 ⊕
LOT COVERAGE TOTAL		912 ⊕ : 26.6 %
	HOUSE	802
	SHED	110

STORIES: TWO

SPRINKLED: NO

(N) FAR: 35%

2019

BUILDING CODES

California Building Code
California Building Standards Code
California Residential Code
California Mechanical Building Code
California Plumbing Code
California Electrical Code
California Green Building Standards Code
California Fire Code

SCOPE OF WORK:

1. REMODEL FIRST FLOOR
2. CREATE NEW SECOND FLOOR

CONSULTANTS

ARCHITECT:

VARRELMANN DESIGN ARCHITECTURE
ROBERT VARRELMANN ARCHITECT
564 JESSE JAMES DR.
SAN JOSE, CA. 95123
(408) 224-1790 CELL: (408)483-4031
E-MAIL : EAGLE ARCHITECT@AOL.COM.
FAX : (408) 225-1791
CA. LICENSE : C-13940

ENERGY CONSULTANT:

FRI ENERGY CONSULTANTS, LLC
21 N. HARRISON AVENUE
SUITE #210
CAMPBELL, CA. 95008
PH. (408) 866-1620
FAX (408) 866-6832

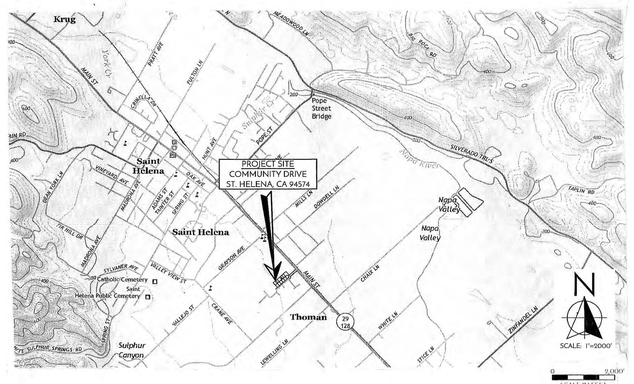
SHEET INDEX:

A-0	TITLE SHEET
A-1.1	EXISTING SITE PLAN
A-1.2	" " " ,NEW SITE PLAN
C-1	SURVEY
A2.1	EXISTING FLOOR PLAN, DEMOLITION PLAN
A2.2	NEW FIRST FLOOR PLAN
A2.3	NEW SECOND FLOOR PLAN ,NEW ROOF PLAN,
A-3	NEW EXTERIOR ELEVATIONS
A-4	NEW REFLECTED CEILING PLANS

LEGEND:

A.C.	ASPHALTIC CONCRETE
A/C	AIR CONDITIONING
ADJ.	ADJACENT
ALUM	ALUMINUM
APPROX.	APPROXIMATE
A.S.B.O.	AS SELECTED BY OWNER
BLDG.	BUILDING
CAB.	CABINET
℄	CENTERLINE
C.O.T.G.	CLEAN OUT TO GRADE
C.B.	CATCH BASIN
CEM.	CEMENT
CONC.	CONCRETE
CONT.	CONTINUOUS
C.J.	CONSTRUCTION JOINT
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
D.S.	DOWNSPOUT
DTL.	DETAIL
(E)	EXISTING
ELEV.	ELEVATION
FDN.	FOUNDATION
FIN.	FINISH
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE
F.O.S.	FACE OF STUD
FT.	FOOT
GA.	GAUGE
GALV.	GALVANIZED
GLU-LAM/GLB	GLU-LAMINATED BEAM
GYP. BD.	GYPSUM
HR.	HOUR
INSUL.	INSULATION
LAM. PLAS.	LAMINATED PLASTIC
MIN.	MINIMUM
MTL.	METAL
(N)	NEW
N.I.C.	NOT IN CONTRACT
NOM.	NOMINAL
O.C.	ON CENTER
REQ'D	REQUIRED
RDWD	REDWOOD
RM.	ROOM
R.O.	ROUGH OPENING
SHT.	SHEET
SIM.	SIMILAR
T.M.E	TO MATCH EXISTING
TYP.	TYPICAL
W/	WITH
W.P.	WATER PROOF

LOCATION MAP



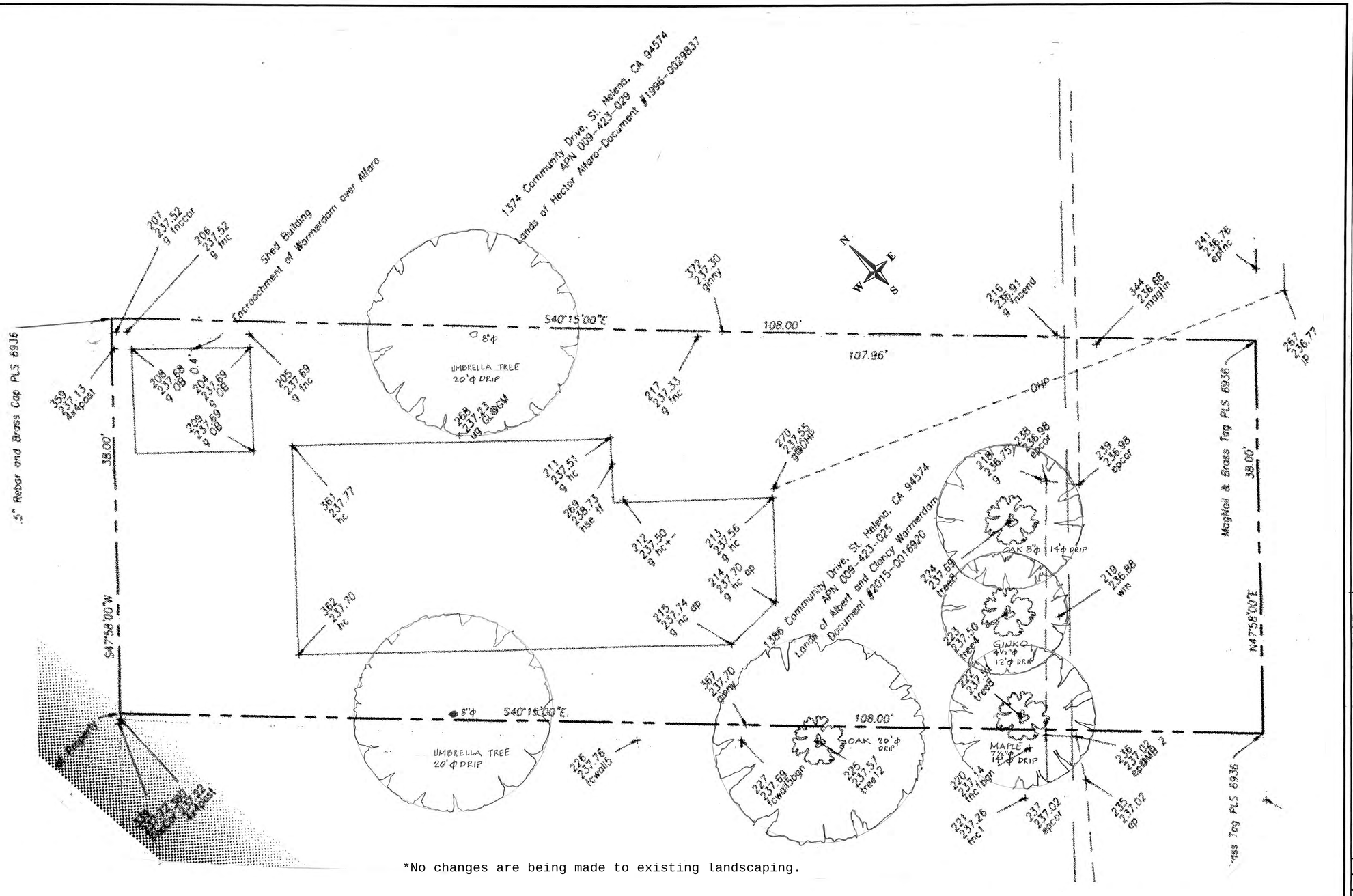
REVISIONS	BY
⚠ 6/13/22 PC#1	R/
⚠ 9/20/22 PC#2	R/

VARRELMANN DESIGN ARCHITECT
ROBERT G. VARRELMANN C-13940
564 JESSE JAMES DR. SAN JOSE, CALIF. 95123 PH. (408) 224-1790 FAX (408) 225-1791

Robert Varrelmann

WARMERDAM-CLANCY RESIDENCE
1386 COMMUNITY DR. ST. HELENA, CA. 94574
REMODEL AND ADDITION
TITLE SHEET

Date 2/14/2022
Scale
Drawn R/
Job 2021-20
Sheet A-0
Of Sheets



*No changes are being made to existing landscaping.

1 EXISTING SITE PLAN

A-1.1

1/4"=1'-0"

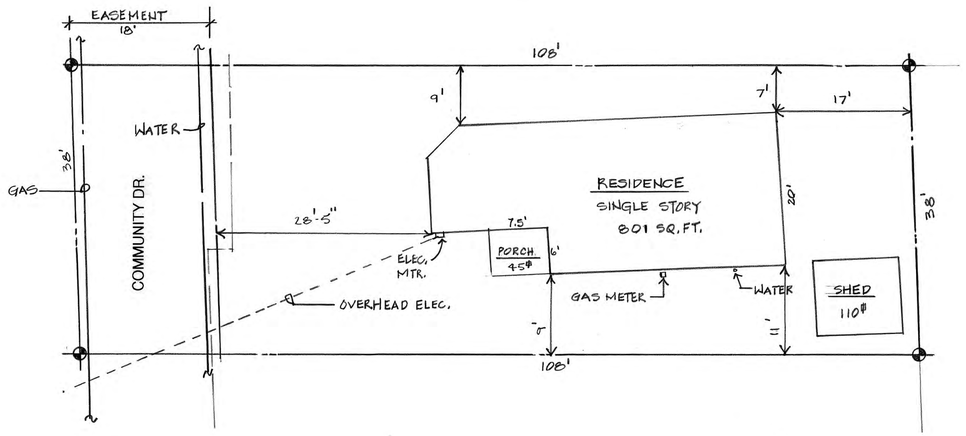
REVISIONS	BY

YARRELMANN DESIGN
ROBERT G. YARRELMANN
564 JESSE JAMES DR. SAN JOSE, CALIF. 95123
(408) 227-7710 FAX (408)225-1781
C-12949
ARCHITECT

8/31/23

WARMERDAM-CLANCY RESIDENCE
1386 COMMUNITY DR. ST. HELENA, CA. 94574
REMODEL AND ADDITION
EXISTING SITE PLAN

Date 2/14/2022
Scale
Drawn I
Job 2021-20
Sheet A-1.1
Of Sheets



1 EXISTING SITE PLAN

A-1.2

1/8"=1'-0"

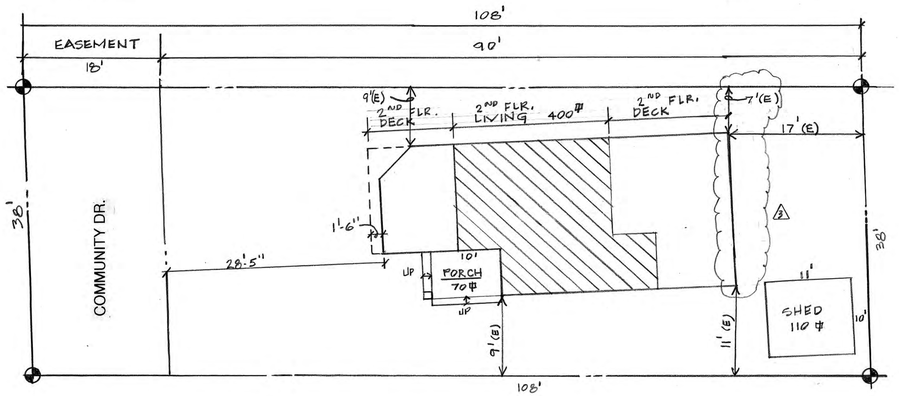


REF. NORTH

EXISTING LOT AREA : 108' x 38' = 4,104 SQ.FT.
EASEMENT, 18'x38' = 684 SQ.FT.
NET AREA : 90'x38' = 3,420 SQ.FT.

HOUSE = 802 SQ.FT.
DECK = 45 SQ.FT.
SHED = 110 SQ.FT.

(E) LOT COVERAGE = 802 SQ.FT. + 110 SQ.FT. = 912 SQ.FT.
(E) % COVERAGE = 26.6 % (2)



2 NEW SITE PLAN

A-1.2

1/8"=1'0"

NEW PROPOSED AREAS

(N) FIRST FLOOR 802 SQ.FT.
(N) 2ND FLOOR 400 SQ.FT.
TOTAL LIVING 1,202 SQ.FT.
FAR 1202 ÷ 3,420 = 35%

NEW LOT COVERAGE :
HOUSE = 802 SQ.FT.
SHED = 110 SQ.FT.
TOTAL NEW LOT COVERAGE 912 SQ.FT.
912 ÷ 3480 = 26.6% (2)

REVISIONS	BY
1 6/13/22 PC#1	RV
2 9/20/22 PC#2	RV
3 10/26/22 PC#2	RV

VARRELMANN DESIGN
ROBERT G. VARRELMANN C-13840
564 JESSE JAMES DR. (530) 225-1791
CHICO, CA. 95973 FAX 530/225-1791
ARCHITECT

8/31/23

Robert Varrelmann

WARMERDAM-CLANCY RESIDENCE
1386 COMMUNITY DR. ST. HELENA, CA. 94574
REMODEL AND ADDITION
NEW & EXISTING SITE PLANS

Date 2/14/2022
Scale
Drawn RV
Job 2021-20
Sheet A-1.2
Of Sheets

SURVEYOR'S STATEMENT

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Professional Land Surveyor's Act at the request of Al Warmerdam, August 2020.

Jeffrey Dillberg, PLS 6936
License Expiration Date 9-30-21

COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8766 of the Professional Land Surveyor's Act

this_____day of_____
of 2020.

Danielle L. Goshert, PLS 8491
County Surveyor
Napa County California

COUNTY RECORDER'S CERTIFICATE

Filed this _____day
of_____, 2020 at _____m.
in Book _____of Record of
Surveys at page _____, at the
request of the County Surveyor.

John Tuteur
Napa County Recorder

Deputy County Recorder

LEGEND

- Property Line
- Adjacent Property Line
- Centerline of Right-of-Way
- Right of Way Easement Line
- TIE
- Found Monument as Noted
- Set Monument as Noted.

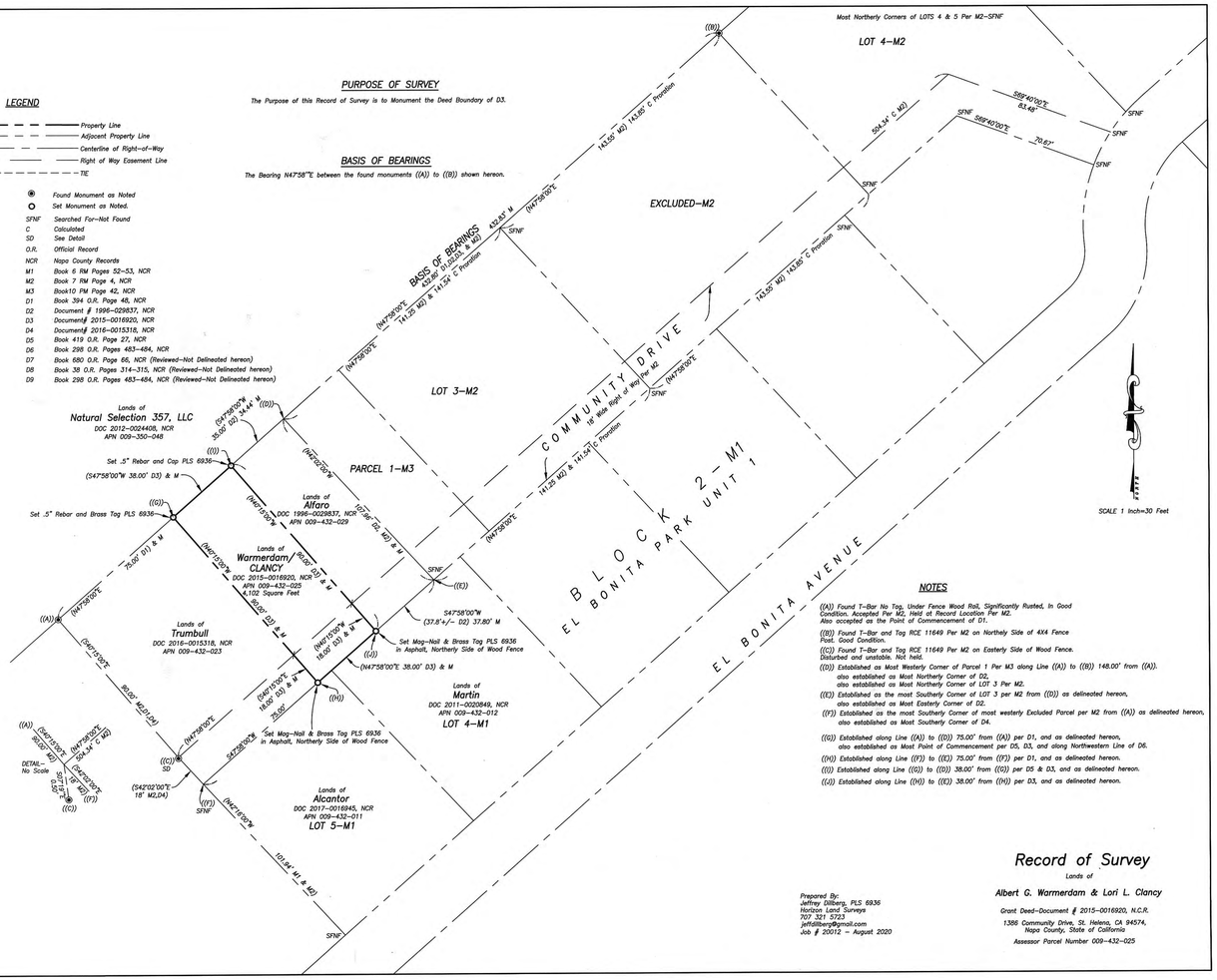
SFNF	Searched For-Not Found
C	Calculated
SD	See Detail
O.R.	Official Record
NCR	Napa County Records
M1	Book 6 RM Pages 52-53, NCR
M2	Book 7 RM Page 4, NCR
M3	Book10 RM Page 42, NCR
D1	Book 394 O.R. Page 48, NCR
D2	Document # 1996-029837, NCR
D3	Document# 2015-0016920, NCR
D4	Document# 2016-0015318, NCR
D5	Book 419 O.R. Page 27, NCR
D6	Book 298 O.R. Pages 483-484, NCR
D7	Book 680 O.R. Page 66, NCR (Reviewed-Not Delineated hereon)
D8	Book 38 O.R. Pages 314-315, NCR (Reviewed-Not Delineated hereon)
D9	Book 298 O.R. Pages 483-484, NCR (Reviewed-Not Delineated hereon)

PURPOSE OF SURVEY

The Purpose of this Record of Survey is to Monument the Deed Boundary of D3.

BASIS OF BEARINGS

The Bearing N47°58'E between the found monuments ((A)) to ((B)) shown hereon.



NOTES

((A)) Found T-Bar No Tag, Under Fence Wood Rail, Significantly Rusted, In Good Condition. Accepted Per M2, Held at Record Location Per M2. Also accepted as the Point of Commencement of D1.

((B)) Found T-Bar and Tag RCE 11649 Per M2 on Northely Side of 4X4 Fence Post. Good Condition.

((C)) Found T-Bar and Tag RCE 11649 Per M2 on Easterly Side of Wood Fence. Disturbed and unstable. Not held.

((D)) Established as Most Westerly Corner of Parcel 1 Per M3 along Line ((A)) to ((B)) 148.00' from ((A)). also established as Most Northerly Corner of D2, also established as Most Northerly Corner of LOT 3 Per M2.

((E)) Established as the most Southerly Corner of LOT 3 per M2 from ((D)) as delineated hereon, also established as Most Easterly Corner of D2.

((F)) Established as the most Southerly Corner of most westerly Excluded Parcel per M2 from ((A)) as delineated hereon, also established as Most Southerly Corner of D4.

((G)) Established along Line ((A)) to ((G)) 75.00' from ((A)) per D1, and as delineated hereon, also established as Most Point of Commencement per D5, D3, and along Northwestern Line of D6.

((H)) Established along Line ((F)) to ((E)) 75.00' from ((F)) per D1, and as delineated hereon.

((I)) Established along Line ((G)) to ((I)) 38.00' from ((G)) per D5 & D3, and as delineated hereon.

((J)) Established along Line ((H)) to ((E)) 38.00' from ((H)) per D3, and as delineated hereon.

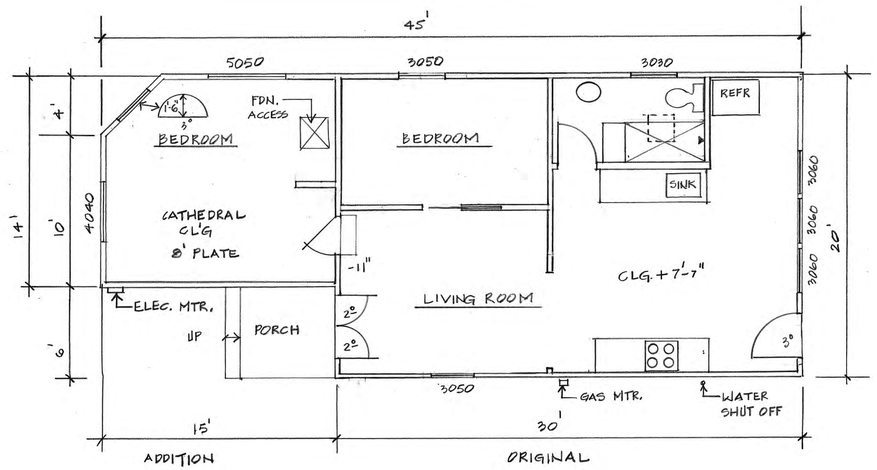
Record of Survey

Lands of

Albert G. Warmerdam & Lori L. Clancy

Grant Deed-Document # 2015-0016920, N.C.R.
1386 Community Drive, St. Helena, CA 94574,
Napa County, State of California
Assessor Parcel Number 009-432-025

Prepared By:
Jeffrey Dillberg, PLS 6936
Horizon Land Surveys
707 321 5723
jeffdillberg@gmail.com
Job # 20012 - August 2020



1 EXISTING FLOOR PLAN

A-2.1

1/4"=1'-0"

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

EXISTING CONDITIONS:

1.	AREAS:	
	LIVING AREA	802 SQ.FT.
	A. FIRST FLOOR	802 SQ.FT.
	B. SECOND FLOOR	N.A. SQ.FT.
	GARAGE AREA	NA. SQ.FT.
	NET LOT AREA	3,420 SQ.FT.
	EXISTING FAR	23.4 %
2.	EXTERIOR MATERIAL: A. WOOD SHINGLES B. C.	
3.	ROOFING MATERIAL : COMP. FRAMING :	
4.	INSULATION: A. ROOF R- B. WALLS R- C. FOUNDATION R- NA.	
5.	WINDOWS: A. METAL - SINGLE GLAZED B. WOOD - SINGLE GLAZED C.	
6.	FURNACE :	
7.	ELECTRICAL SERVICE: A. METER SIZE 100 AMP B. SERVICE TYPE OVERHEAD	
8.	YEAR BUILT : ORIGINAL :	
9.	BUILDER : ADDITION :	
10.	TRACT NO. :	
11.	APN NO. : 009-432-025	
12.	FOUNDATION TYPE : RAISED FLR	

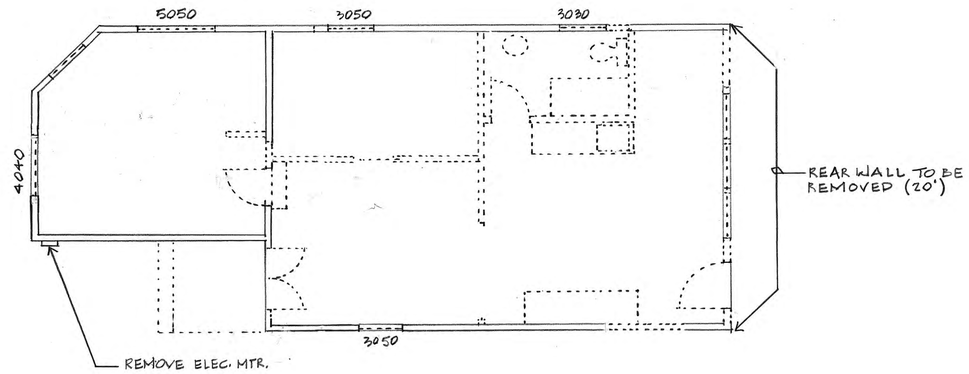


EXISTING RAKE OVERHANG 12" ±

4 EXISTING REAR ELEVATION

A2.1

△2 ADDED PHOTO



2 DEMOLITION PLAN

A2.1

1/4"=1'-0"

LEGEND

WALLS TO REMAIN

WALLS, DOORS, WINDOWS, FIXTURES TO BE REMOVED



3 EXISTING FRONT ELEVATION

A2.1

△2 ADDED PHOTO

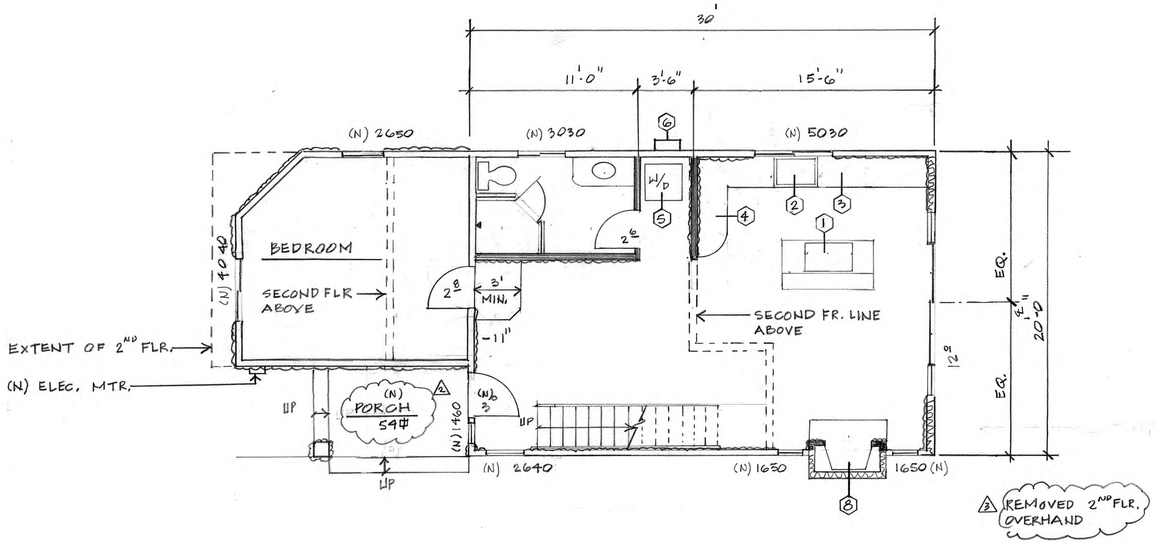
REVISIONS	BY
△1 6/13/22 PC#1	RV
△2 9/20/22 PC#2	RV
△3 10/20/22 PC#3	RV

VARRELMANN DESIGN
ROBERT G. VARRELMANN C-13949 ARCHITECT
564 JESSE JAMES DR. SAN JOSE, CALIF. 95123
(408) 224-1780 FAX 408/265-1781

8/31/23

WARMERDAM – CLANCY RESIDENCE
1386 COMMUNITY DR. ST. HELENA, CA. 94574
RESIDENCE REMODEL AND ADDITION
EXISTING FLOOR PLAN,

Date	2/14/2022
Scale	
Drawn	RV
Job No.	2021-20
Sheet	A-2.1
Of Sheets	



1 NEW FIRST FLOOR PLAN

A-2.2

1/4"=1'-0"



APPLIANCE SCHEDULE

	ITEM	POWER			
1	RANGE / OVEN	ELEC.			
2	SINK / GARBAGE DISP.				
3	UNDERCOUNTER REF.				
4	UNDER COUNTER FREEZER				
5	STACKING WASHER/DRYER				
6	TANKLESS W/H				
7	HVAC UNDER FLR.				
8	GAS FIREPLACE	GAS			

WALL LEGEND

- EXISTING WALL TO REMAIN
- SECOND FLOOR WALL ABOVE
- WALL WITH STONE VENEER
- NEW WALL WITH INSULATION
- NEW INTERIOR WALL

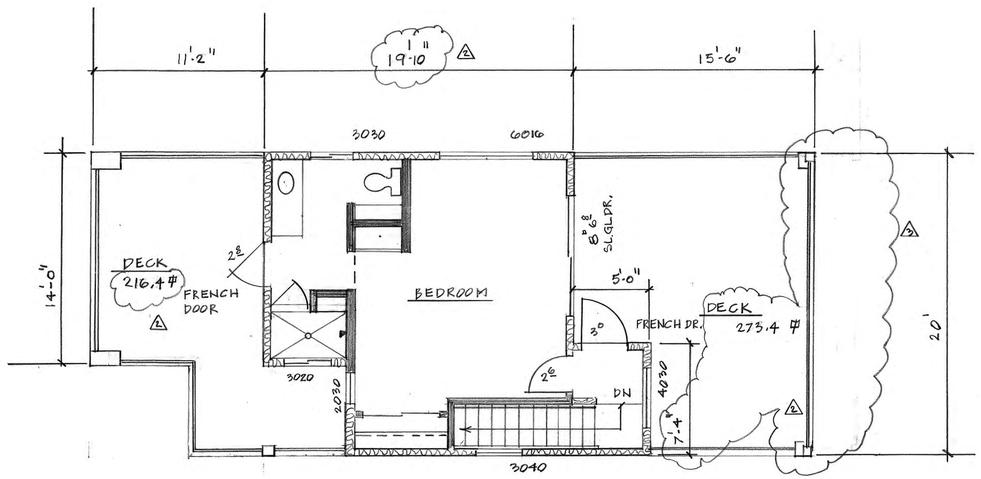
REVISIONS	BY
1 9/20/22 PC#2	RV
2 10/26/22 PC#2	RV

VARRELMANN DESIGN
ROBERT G. VARRELMANN C-12948 ARCHITECT
584 JESSE JAMES DR.
SAN JOSE, CALIF. 95123
(408) 224-1790 FAX 408.224.1791

8/31/23

WARMERDAM-CLANCY RESIDENCE
1386 COMMUNITY DR. ST. HELENA, CA. 94574
REMODEL AND ADDITION
NEW FIRST FLOOR PLAN

Date 2/14/2022
Scale
Drawn RV
Job 2021-20
Sheet A-2.2
Of Sheets



1 NEW SECOND PLAN

A-2.3

1/4"=1'-0"

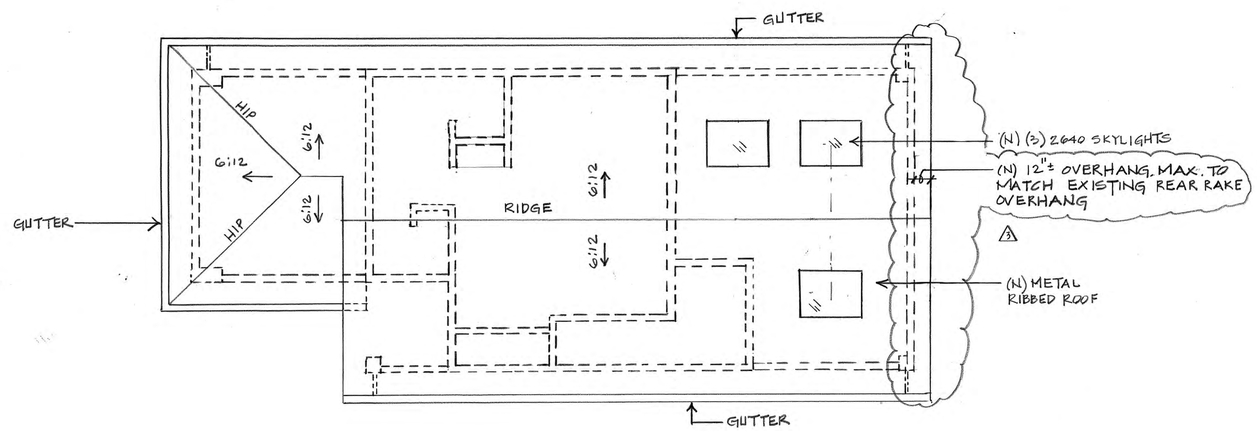
GRAPHIC SCALE 1/4" = 1'-0"

N W E S

SECOND FLOOR AREAS

LIVING AREA : 400.0 SQ. FT.

DECK AREA : 489.8 SQ. FT.



2 NEW ROOF PLAN

A-2.3

1/4"=1'-0"

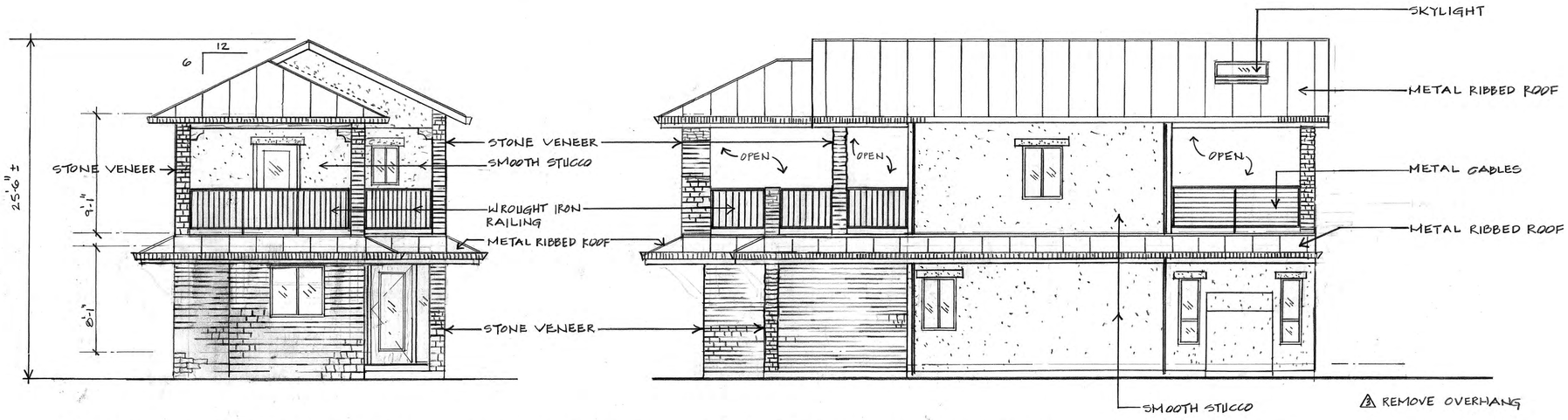
REVISIONS	BY
1 9/20/22 PC #2	RV
2 10/26/22 PC #2	RV

YARRELMANN DESIGN
ROBERT G. YARRELMANN C-18948
564 JESSE JAMES DR.
SAN JOSE, CALIF. 95123
(408) 224-1790 FAX 408/265.1781
ARCHITECT

8/31/23

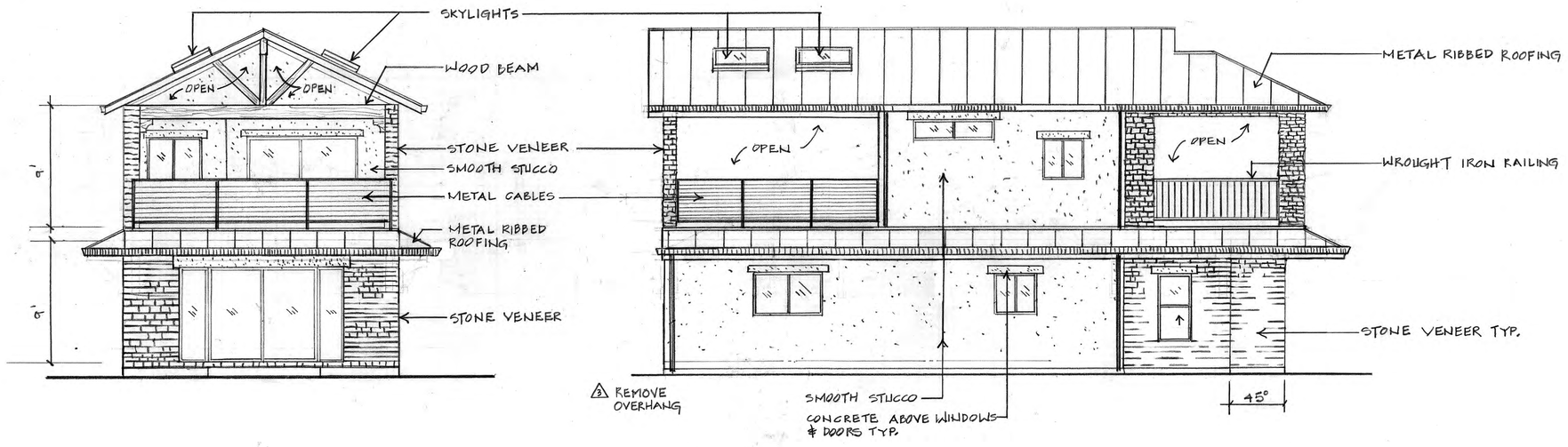
WARMERDAM-CLANCY RESIDENCE
1386 COMMUNITY DR. ST. HELENA, CA. 94574
REMODEL AND ADDITION
NEW SECOND FLOOR PLAN, NEW ROOF PLAN,

Date 2/14/2022
Scale
Drawn RV
Job 2021-20
Sheet A-2.3
Of Sheets



1 SOUTH EXTERIOR ELEVATION
A-3 — 1/4"=1'-0"

2 EAST EXTERIOR ELEVATION
A-3 — 1/4"=1'-0"



3 NORTH EXTERIOR ELEVATION
A-3 — 1/4"=1'-0"

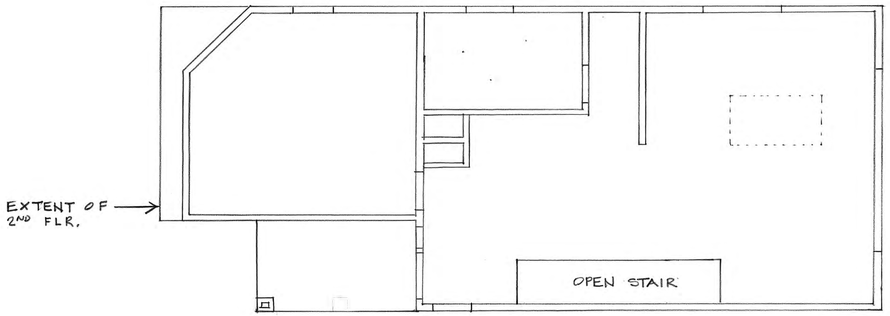
4 WEST EXTERIOR ELEVATION
A-3 — 1/4"=1'-0"

REVISIONS	BY
1 6/13/22 PC#1	RV
2 10/26/22 PC#2	RV

VARRELMANN DESIGN
ROBERT G. VARRELMANN
3841 JESSE JAMES DR. SAN JOSE, CALIF. 95132
PHONE (408) 729-1720
C-13949
ARCHITECT
Robert Varrelmann
8/31/23

WARMERDAM-CLANCY RESIDENCE
1386 COMMUNITY DR. ST. HELENA, CA. 94574
REMODEL AND ADDITION
EXTERIOR ELEVATIONS

Date 2/14/2022
Scale
Drawn RV
Job 2021-20
Sheet A-3
Of Sheets



△2 REMOVED 2ND FLR. OVERHANG

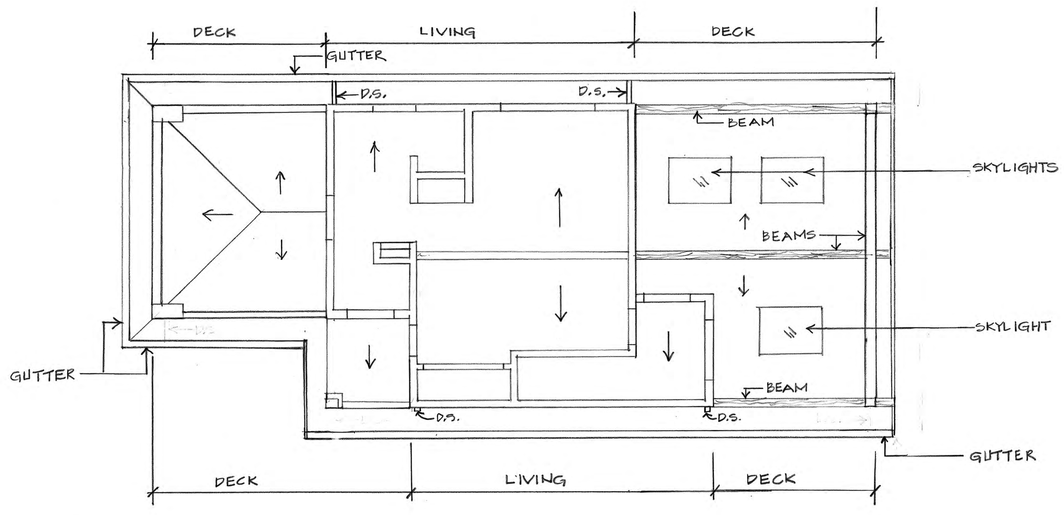
1 NEW FIRST FLOOR REFLECTED CEILING PLAN

A-4

1/4"=1'-0"

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





△2 REVISED OVERHANG

2 NEW SECOND FLOOR REFLECTED CEILING PLAN

A-4

1/4"=1'-0"

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

REVISIONS	BY
△2 10/24/22 PC#2	RV

VARRELMANN DESIGN
ROBERT G. VARRELMANN C-12940
584 JESSE JAMES DR.
SAN JOSE, CALIF. 95123
PHONE: (408) 227-1710 FAX: (408) 225-1781
ARCHITECT

8/31/23

Robert G. Varrelmann

WARMERDAM-CLANCY RESIDENCE
1386 COMMUNITY DR. ST. HELENA, CA. 94574

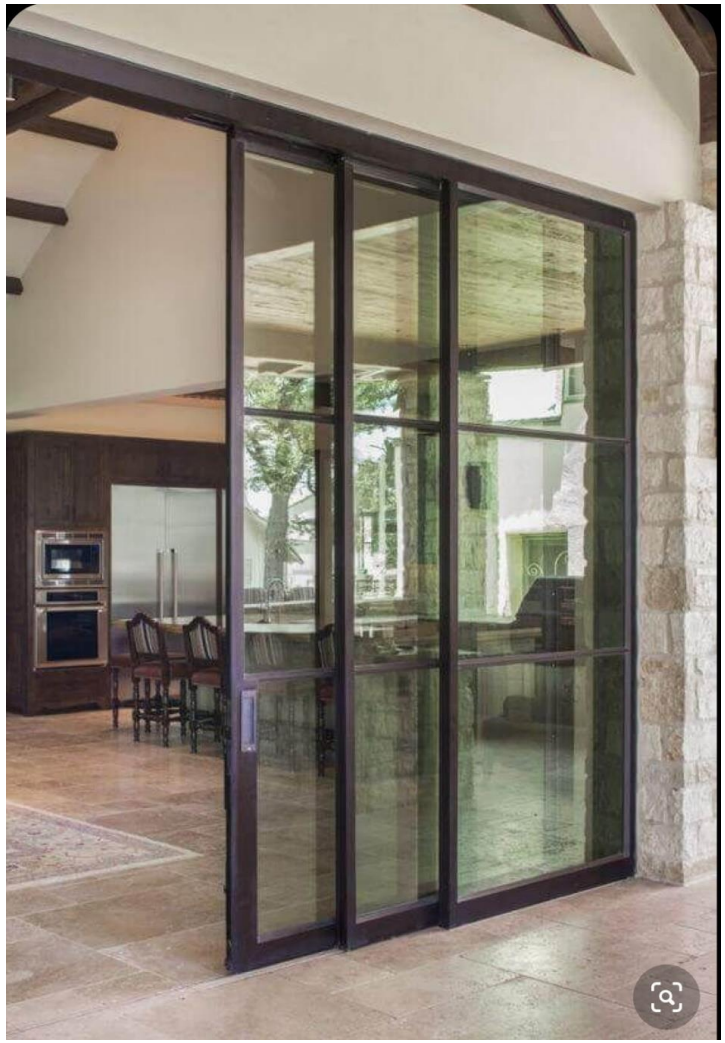
REMODEL AND ADDITION

REFLECTED CEILING PLANS

Date 2/14/2022
Scale
Drawn RV
Job 2021-20
Sheet A-4
Of Sheets

Design elements for 1386 Community Dr, St Helena CA 94549

Warmerdam Residence





1. Milgard - Double Pane Windows and Sliders (Dark bronze Anodized)
2. Eldorado Stone - Limestone Veneer “Grand Banks” (over grouted)



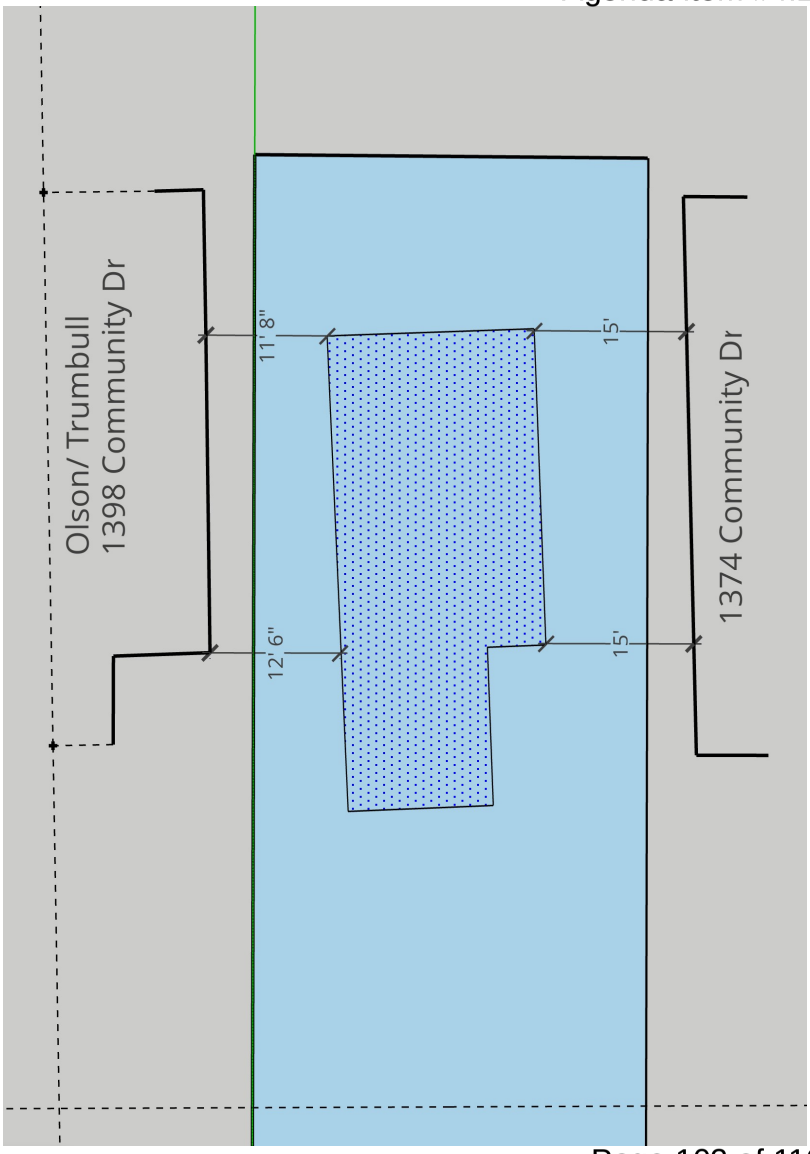
3. Western States Metal Roofing - Dark Bronze Standing Seam (24 gauge)




386


1386




Olson/ Trumbull
1398 Community Dr
11' 8"
15'
12' 6"
15'
1374 Community Dr

July 25, 2022

To: Aaron Hecock, St. Helena Planning Department

From: David Trumbull and Kathleen Olson – Property Owners – 1398 Community Drive

Re: 1386 Community Drive, St. Helena – 2nd story Addition Project

Mr. Hecock,

This letter serves as our show of support for the 2nd-story addition project at 1386 Community Drive, for applicants Al and Lori Warmerdam.

We have reviewed the Architectural Design Statement and the Project Plans.

Thank you for assisting the Warmerdams as they navigate the approval process. Please let us know if you need any other information from us. (707-291-0867).

Best regards,

David Trumbull Kathleen McInerney Olson

David Trumbull and Kathleen Olson

RECEIVED
By Xgamero at 2:41 pm, May 10, 2022

WATER USE ANALYSIS

1386 COMMUNITY DRIVE, ST. HELENA, CA 94574

APN: 009-432-025

MAY 6, 2022



PREPARED BY:

MADRONE ENGINEERING

1485 MAIN STREET, SUITE 302

ST. HELENA, CA 94574

Table Of Contents

I. Introduction & General Overview 3
A. Introduction 3
B. Project Description 3
II. Existing Water Use Analysis 3
III. Proposed Water Use Analysis 4
IV. Conclusion 4

I. Introduction & General Overview

A. Introduction

Madrone Engineering has prepared this report to assist the 1386 Community Drive 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 1386 Community Drive is proposing to remodel the main residence and create a second floor. The existing main house is a 2-bedroom.

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 1386 Community Drive is a 2-bedroom constructed in 1936. 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 **300 gallons per day**.

Existing landscaped area appears to total approximately 800 square feet. The proposed main residence remodel will not alter existing landscaping, so we estimate that post-project landscaping water use will be roughly the same as the pre-project landscaping water use.

Based on the above calculations, the existing **baseline water usage** for the parcel can be estimated at **300 gallons per day**.

III. Proposed Water Use Analysis

The project proposes to replace existing fixtures in the 2-bedroom residence, and add a second floor with low-flow fixtures as required by the 2019 California Plumbing Code. The residence fixtures include 2 toilets, 2 showers, 2 bathroom sinks, 1 sink in the kitchen, and a clothes washer.

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

TABLE 1 - EXISTING 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	2	1.28 gal		4	4	20 gal	7475 gal	0.02 af
Low Flow Lavatory Faucet	2	1.0 gpm	0.50 min	4	4	8 gal	2920 gal	0.01 af
Low Flow Kitchen Faucet	1	2.0 gpm	8 min	1	4	64 gal	23360 gal	0.07 af
Low Flow Shower Head	2	1.75 gpm	8 min	1	4	56 gal	20440 gal	0.06 af
Bath		35 gal		0.14	4	0 gal	0 gal	0.00 af
Low Flow Laundry Faucet		1.0 gpm	4 min	1	4	0 gal	0 gal	0.00 af
Clothes Washer	1	16 gal per load		0.37	4	24 gal	8643 gal	0.03 af
Dish Washer		4 gal per cycle		0.25	4	0 gal	0 gal	0.00 af
Total						**172 gal**	**62,838 gal**	**0.19 af**

Based on the above calculations, the **proposed water usage** for the parcel can be estimated at **172 gallons per day**.

IV. Conclusion

Table 2, 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 2 - ESTIMATED TOTAL WATER USE

Use	Gallons		Acre-Feet
	Daily	Annual	Annual
Existing Water Use	300	109,500	0.336
Proposed Water Use	172	62,780	0.193
Net Water Usage	**-128**	**-46,720**	**-0.143**

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.



Community Drive



Two-story house two houses to the right.



Home immediately to the right.



Two-story home immediately to the left.